



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and 90% Release of Security for Tract Map 31822-F, Audie Murphy Ranch, by Sutter Mitland 01, LLC

MEETING DATE: September 18, 2024

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Principal Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Accept the public improvements for streets, drainage, water, recycled water, sewer system, and survey monuments for Tract Map 31822-F, Audie Murphy Ranch, located north of Audie Murphy Road at Whispering Way; and
2. Authorize the City Engineer to release 90% of the posted securities per the City's standard policies.

DISCUSSION

Sutter Mitland 01, LLC is the developer of Audie Murphy Ranch (AMR) Tract 31822-F, a subdivision of 45.95 gross acres into 147 lots for residential purposes. The tract is located north of Audie Murphy Road at Whispering Way, as depicted in the attached project map. As part of the development requirements, Sutter Mitland 01, LLC ("Developer"), constructed streets, drainage, water, recycled water, and sewer system improvements and installed survey monuments.

The Developer has now completed construction of these facilities and is requesting acceptance of the completed improvements into the City's maintenance system. Staff has inspected the completed improvements, determined that the improvements have been constructed in accordance with City specifications and standards, and verified that all project conditions of approval have been met to release the faithful performance security and labor and materials security in accordance with City policy. A 10% warranty security would be held for a period of one year in accordance with the City Municipal Code. The original posted securities for the improvements and the monuments are listed in Table 1 and Table 2 on the following page.

TABLE 1 - ORIGINAL POSTED SECURITY IMPROVEMENTS

Improvement	Security No. Performance / Material	Faithful Performance	Material and Labor
Streets/Drainage	TM5224867	\$ 4,779,500.00	\$ 2,389,750.00
Water System	TM5224867	\$ 711,500.00	\$ 355,750.00
Recycled Water System	TM5224867	\$ 50,000.00	\$ 25,000.00
Sewer System	TM5224867	\$ 635,000.00	\$ 317,500.00
Total		\$ 6,176,000.00	\$ 3,088,000.00

TABLE 2 - ORIGINAL POSTED SECURITY MONUMENT IMPROVEMENTS

Improvement	Security No.	Monument Bond
Survey Monuments	TM5224872	\$ 132,800.00
Total		\$ 132,800.00

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. The developer has paid all necessary fees and deposits to cover the costs of the required inspection of the completed improvements. Ongoing maintenance costs for the improvements would be supported through approved Fiscal Year 2024/2025 operating budgets in Community Facilities District (CFD) 2012-1.

ATTACHMENTS

1. Project Map
2. Agreement – Streets and Drainage
3. Agreement – Water System
4. Agreement – Recycle Water System
5. Agreement – Sewer System
6. Bond - Improvements
7. Agreement – Monuments
8. Bond – Monuments