



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and 90% Release of Security for Tract Map 29835, Underwood, Offsite Improvements, by KB Home Coastal Inc.

MEETING DATE: September 4, 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 and drainage on Meniffee Road and Matthews Road associated with Tract Map 29835, Underwood by KB Home Coastal, Inc., located north of Chambers Avenue and east of Antelope Road; and
2. Authorize the City Engineer to release 90% of the posted securities per the City's standard policies.

DISCUSSION

KB Home Coastal Inc., a Delaware Limited Liability Company, is the developer of Underwood Tract 29835, a subdivision of 235.1 gross acres into 514 lots for residential purposes. The tract is located north of Chambers Avenue and east of Antelope Road, as depicted in the attached project map. As part of the development requirements, KB Home Coastal Inc. ("Developer"), was required to construct offsite streets and drainage improvements at the existing intersection of Meniffee Road and Matthews Road. The improvements included lane widening on Meniffee Road approaching its intersection with Matthews Road and installation of delineators for safe turning movements at the intersection.

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 below.

TABLE 1 - ORIGINAL POSTED SECURITY IMPROVEMENTS

Improvement	Security No. Performance / Material	Faithful Performance	Material and Labor
Streets/Drainage	024254364	\$ 559,500	\$ 279,750
Total		\$ 559,500	\$ 279,750

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 offsite improvements at Menifee Road and Matthews Road would be supported through approved Fiscal Year 2024/2025 operating budgets under street maintenance and striping and marking within the Gas Tax Street Maintenance Fund (2200-PWD-STMA-652600/652603).

ATTACHMENTS

1. Project Map
2. Agreement
3. Bond