



## **CITY OF MENIFEE**

---

SUBJECT: Acceptance of Backbone Improvements for Tract Map 30142-1, Hidden Hills, by KB Homes

MEETING DATE: June 1, 2022

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

---

### **RECOMMENDED ACTION**

1. Authorize the City Engineer to accept the public improvements for Tract (TR ) 30142-1 Backbone improvements for Hidden Hills by KB Homes located east of Murrieta Road and north of Garbani Road; and
2. Approve the 90% bond reduction for backbone improvements for Tract 30142-1.

### **DISCUSSION**

Tract (TR) 30412-1 also known as Hidden Hills Phase I, is a development of 114 single-family residential homes in a subdivision of approximately 51.4 acres. The project is located east of Murrieta Road and north of Garbani Road in the southwest portion of the City of Menifee.

TR 30142-1 is one of three tract phases in the Hidden Hills Development that was approved by the Riverside County Board of Supervisors in 2004. In 2010, recordation of the final map and improvement bonds were approved. To comply with the project's conditions of approval, developer KB Homes posted the required securities to complete backbone improvements that include road improvements on Craig Ave, Murrieta Road, and western portions of Garbani Road as shown in the Backbone Road Improvement Map. Additional backbone improvements included the installation of three traffic signals at the intersections of:

- Craig Avenue/Murrieta Road
- Beth Drive/Murrieta Road
- Garbani Road/Murrieta Road

KB Homes has now fully completed the construction of the backbone improvements and is requesting that the City accept the improvements into the City's maintenance system. Staff has

inspected the completed improvements and determined the public improvements have been constructed according to City specifications and standards, and that all project conditions of approval have been met. The associated bonds are summarized in Tables 1 and 2 below. The remaining 10% of the improvement bonds would be held as a warranty for a period of one year in accordance with the City Municipal Code.

**Table 1- Backbone Road Improvement Bond Summary**

Improvement	Security	Faithful Performance (Original Amount)	Labor & Materials (Original Amount)	Faithful Performance (90% Reduction)
Backbone Street Improvements Phase 2	0151422	\$2,147,000	\$1,073,500	\$214,700
<b>Total</b>		<b>\$2,147,000</b>	<b>\$1,073,500</b>	<b>\$214,700</b>

**Table 2- Backbone Traffic Signal Improvement Bond Summary**

Improvement	Security	Faithful Performance (Original Amount)	Labor & Materials (Original Amount)	Faithful Performance (90% Reduction)
Backbone Traffic Signal Improvement	1145786	\$540,000	\$270,000	\$54,000
<b>Total</b>		<b>\$540,000</b>	<b>\$270,000</b>	<b>\$54,000</b>

## **STRATEGIC PLAN OBJECTIVE**

Safe and Attractive Community

## **FISCAL IMPACT**

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 will be budgeted as part of future fiscal year operating budgets.

## **ATTACHMENTS**

1. Backbone Road Improvement Map
2. Backbone Road Improvement Agreement
3. Backbone Traffic Signal Improvement Map
4. Backbone Traffic Signal Improvement Agreement