



## **CITY OF MENIFEE**

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SUBJECT: Acceptance of Public Improvements and Release of Security  
for Tract Map 28789, Primrose, by Pinehurst, LLC

MEETING DATE: November 2, 2022

TO: Mayor and City Council

PREPARED BY: Chris Heron, Associate Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

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### **RECOMMENDED ACTION**

1. Accept the public improvements for streets, drainage, and survey monuments for Tract Map 28789, Primrose by Pinehurst, LLC, located east of Evans Road and north of La Piedra Road; and
2. Authorize the City Engineer to release the posted securities per the City's Standard Policies.

### **DISCUSSION**

Pinehurst, LLC ("Pinehurst") is the developer of Primrose, Tract Map ("TM") 28789, a residential housing tract consisting of 9.313 gross acres of land subdivided into 46 lots for residential use. TM 28789 is located east of Evans Road and north of La Piedra Road as depicted in the attached project map. As part of the development requirements, Pinehurst constructed streets and drainage improvements.

Pinehurst 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, has determined that the improvements have been constructed in accordance with City specifications and standards, and has verified that all project conditions of approval have been met to release the 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 security improvements are listed in Table 1 and Table 2 on the following page.

**Table 1 - Original Posted Security Improvements**

Improvement	Security	Faithful Performance	Labor & Materials
Streets/Drainage	759678S	\$251,000	\$125,500
<b>Total</b>		<b>\$251,000</b>	<b>\$125,500</b>

**Table 2 –Survey Monuments Bond**

Improvement	Security	Faithful Performance	Labor & Material
Survey Monuments	759679S	\$45,000	N/A
<b>Total</b>		<b>\$45,000</b>	<b>N/A</b>

### **STRATEGIC PLAN OBJECTIVE**

Safe and Attractive 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 will be supported through approved Fiscal Year 2022/2023 operating budgets in Landscape Maintenance District 89-1C, Zone 3.

### **ATTACHMENTS**

1. Project Map
2. Security Improvement Agreement
3. Security Improvement Bond
4. Survey Monuments Agreement
5. Subdivision Monument Bond