



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and Release of Security for Tracts 30142 and 30142-2, Hidden Hills, by KB Home Coastal

MEETING DATE: November 2, 2022

TO: Mayor and City Council

PREPARED BY: Chris Heron, Assistant 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 and sewer tract map 30142, and streets, drainage, water, recycled water and sewer for tract map 30142-2, Hidden Hills by KB Home Coastal, located east of Murrieta Road and south of Craig Avenue; and
2. Authorize the City Engineer to release the posted securities per the City's Standard Policies.

DISCUSSION

KB Home Coastal ("KB Homes") is the developer of Hidden Hills located east of Murrieta Road and south of Craig Avenue, as shown in the attached project map. Tract Map ("TM") 30142 is a residential housing tract consisting of 53.67 gross acres of land subdivided into 202 lots for residential use. TM 30142-2 is a separate residential housing tract consisting of 65.94 gross acres of land subdivided into 195 residential lots. As part of the development requirements for these tracts, KB Homes constructed improvements including streets, drainage, water, recycled water, and sewer infrastructure.

KB Homes has now completed construction of these facilities and is requesting acceptance of the completed improvements into the City's maintenance system for both TM 30142 and TM 30142-2. Staff has inspected the completed improvements, determined that the improvements have been constructed in accordance with City specifications and standards, and have 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 for TM 30142 and TM 30142-2 are listed in Table 1 and Table 2 on the following page.

Table 1 - Original Posted Security Improvements TM 30142

Improvement	Security	Faithful Performance	Labor & Materials
Roads/Drainage	024036009	\$ 3,672,000	\$ 2,272,500
Water System	024036009	\$ 584,500	\$ 292,250
Sewer System	024036009	\$ 506,500	\$ 253,250
Total		\$ 4,763,000	\$ 2,818,000

Table 2 – Original Posted Security Survey Monuments TM 30142-2

Improvement	Security	Faithful Performance	Labor & Materials
Roads/Drainage	K07948074	\$ 6,166,500	\$ 4,491,000
Water System	K07948074	\$ 719,500	\$ 359,750
Recycled Water System	K07948074	\$ 21,500	\$ 10,750
Sewer System	K07948074	\$ 702,000	\$ 351,000
Total		\$ 7,609,500	\$ 5,212,500

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 Community Facilities District No. 2012-2 (Hidden Hills).

ATTACHMENTS

1. Project Map
2. Agreement – road and drainage – TM 30142
3. Agreement – water – TM 30142
4. Agreement – sewer – TM 30142
5. Bonds – TM 30142
6. Agreement – road and drainage – TM 30142-2
7. Agreement – water – TM 30142-2
8. Agreement – recycled water – TM 30142-2
9. Agreement – sewer – TM 30142-2
10. Bonds – TM 30142-2