



## **CITY OF MENIFEE**

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SUBJECT: Acceptance of Public Improvements and Release of Security for Tract Map 32025, Canyon Cove at Audie Murphy Ranch, by Sutter Mitland 01, LLC

MEETING DATE: November 2, 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

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### **RECOMMENDED ACTION**

1. Accept the public improvements for streets/drainage, water, and sewer systems for tract map 32025, Canyon Cove at Audie Murphy Ranch, located south of Newport Road at Long Valley Lane; and
2. Authorize the City Engineer to release the posted securities per the City's Standard Policies.

### **DISCUSSION**

Sutter Mitland 01, LLC (formerly known as Riverside Mitland Investor 03, LLC) is the developer of Canyon Cove at Audie Murphy Ranch Tract Map ("TM") 32025, a residential housing tract consisting of 130.18 gross acres of land subdivided into 198 lots for residential use. TM 32025 is located south of Newport Road at Long Valley Lane as depicted in the attached project map. As part of the development requirements, the master developer, Sutter Mitland 01, LLC (Sutter Mitland), constructed streets and drainage, water system, and sewer system improvements.

On November 6, 2019, the City Council approved an initial 75% reduction in the original bond amounts for TM 32025 based on the public improvements completed at that time. Sutter Mitland has now completed construction of all TM 32025 public improvements and is requesting acceptance of the completed improvements into the City's maintenance system. Staff has inspected the completed improvements and have determined that the improvements have been constructed in accordance with City specifications and standards, and 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 of the improvement bonds 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 and Surety Rider Improvement Bonds**

Improvement	Security	Original Faithful Performance	Original Labor & Materials
Streets/Drainage	TM5156514/015043705	\$ 7,042,500	\$ 3,521,250
Water System	TM5156514/015043705	\$ 1,117,000	\$ 558,500
Sewer System	TM5156514/015043705	\$ 966,000	\$ 483,000
<b>Total</b>		<b>\$ 9,125,500</b>	<b>\$ 4,562,750</b>

**Table 2 – Survey Monuments and Surety Rider Bond**

Improvement	Security	Faithful Performance	Labor & Materials
Survey Monument	TM5156516/015043707	\$ 180,000	N/A
<b>Total</b>		<b>\$ 180,000</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 CFD 2012-1.

### **ATTACHMENTS**

1. Project Map
2. Agreement - road and drainage
3. Agreement - sewer
4. Agreement - water
5. Faithful Performance Bond and Riders
6. Agreement - Survey Monuments
7. Subdivision Monument Bond and Riders