



## **CITY OF MENIFEE**

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SUBJECT: Acceptance of Public Improvements and Release of Security for Tract Map 36485-3, Audie Murphy Ranch, by Sutter Mitland 01, LLC

MEETING DATE: March 1, 2023

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, as well as subdivision monuments for Tract Map 36485-3, Audie Murphy Ranch, located on the west side of Rancho Del Oro Drive and north of Audie Murphy Road South; and
2. Authorize the City Engineer to release the posted securities per the City's Standard Policies.

### **DISCUSSION**

Sutter Mitland 01, LLC is the developer of Audie Murphy Ranch ("AMR") Tract 36485-3, a subdivision of 11.02 gross acres into 52 lots for residential purposes. The tract is located on the west side of Rancho Del Oro Drive and north of Audie Murphy Road South, as depicted in the attached project map. As part of the development requirements, Sutter Mitland 01, LLC, constructed streets, drainage, water, and sewer system improvements, as well as subdivision monuments.

Sutter Mitland 01, LLC 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 performance security and labor and materials security in accordance with City policy. A 10% warranty security will 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 No. Performance / Material	Faithful Performance	Material and Labor
Streets/Drainage	1000829620/TCS0171576	\$ 1,679,500	\$ 839,750
Water System	1000829620/TCS0171576	\$ 326,500	\$ 163,250
Sewer System	1000829620/TCS0171576	\$ 345,000	\$ 172,500
<b>Total</b>		<b>\$ 2,351,000</b>	<b>\$ 1,175,500</b>

**Table 2 - Original Posted Survey Monuments Bond**

Improvement	Security No.	Monument Bond
Survey Monuments	1000829623/TCS0171575	\$ 45,720
<b>Total</b>		<b>\$ 45,720</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 Community Facilities District (CFD) 2012-1.

### **ATTACHMENTS**

1. Project Map
2. Agreement – Streets and Drainage
3. Agreement – Water System
4. Agreement – Sewer System
5. Bond - Improvements
6. Agreement – Monuments
7. Bond – Monuments