



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and Release of Security for Tract Map 37576, Meadow Run, by Meritage Homes of California, Inc.

MEETING DATE: April 5, 2023

TO: Mayor and City Council

PREPARED BY: Run Chen, Senior 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, recycled water and sewer systems, as well as subdivision monuments for Tract Map 37576, Meadow Run, located south of Holland Road and east of Bradley Road; and
2. Authorize the City Engineer to release the posted securities per the City's Standard Policies.

DISCUSSION

Meritage Homes of California, Inc. (Meritage Homes) is the developer of Meadow Run Tract 37576, a subdivision of 17 gross acres of land into 65 lots for residential purposes. The tract is located south of Holland Road and east of Bradley Road, as depicted in the attached project map. As part of the development requirements, Meritage Homes constructed streets, drainage, water, and sewer system improvements, as well as subdivision monuments.

Meritage Homes 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 materials and labor 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 improvement securities are listed in Table 1 and Table 2 on the following page.

Table 1 - Original Posted Improvement Securities

Improvement	Security No. Performance / Material	Faithful Performance	Material and Labor
Streets/Drainage	LICX1195845	\$ 1,804,000	\$ 1,804,000
Water System	LICX1195845	\$ 380,500	\$ 380,500
Recycled Water System	LICX1195845	\$ 99,500	\$ 99,500
Sewer System	LICX1195845	\$ 335,500	\$ 335,500
Total		\$ 2,619,500	\$ 2,619,500

Table 2 - Original Posted Survey Monuments Bond

Improvement	Security No.	Monument Bond
Survey Monuments	609203154	\$ 34,200
Total		\$ 34,200

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) 2017-1, Annexation No. 1, Zone 2.

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