



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and 90% Release of Security for Tract Map 36485-8, Audie Murphy Ranch, by Sutter Mitland 01, LLC

MEETING DATE: May 17, 2023

TO: Mayor and City Council

PREPARED BY: Andrew Walle, 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, recycled water, sewer and survey monuments for Tract Map 36485-8, Audie Murphy Ranch, located on the northwest corner of Normandy Road and Audie Murphy Road North; and
2. Authorize the City Engineer to release 90% of the posted securities per the City's Standard Policies.

DISCUSSION

Sutter Mitland 01, LLC is the developer of Audie Murphy Ranch (AMR) Tract 36485-8, a subdivision of 23.03 gross acres into 93 lots for residential purposes. The tract is located on the northwest corner of Normandy Road and Audie Murphy Road North, as depicted in the attached project map. As part of the development requirements, Sutter Mitland 01, LLC, constructed streets, drainage, water, recycled water and sewer system improvements and installed survey 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 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 No. Performance / Material	Faithful Performance	Material and Labor
Streets/Drainage	TM5207443	\$ 2,537,000	\$ 1,268,500
Water System	TM5207443	\$ 505,500	\$ 252,750
Recycled Water System	TM5207443	\$ 20,500	\$ 10,250
Sewer System	TM5207443	\$ 417,000	\$ 208,500
Total		\$ 3,480,000	\$ 1,740,000

Table 1 - Original Posted Security Monument Improvements

Improvement	Security No.	Monument Bond
Survey Monuments	30027017	\$ 81,720
Total		\$ 81,720

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant 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 – Recycled Water System
5. Agreement – Sewer System
6. Bond - Improvements
7. Agreement – Monuments
8. Bond – Monuments