



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and 90% Release of Security for Tract Map 37067, Menifee Town Center - Camden Place, by RSI Communities – California, LLC

MEETING DATE: June 21, 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

RECOMMENDED ACTION

1. Accept the public improvements for streets, drainage, water, recycled water, and sewer for Tract Map 37067, Camden Place, located on the northwest corner of La Piedra Road and Great Oak Road; and
2. Authorize the City Engineer to release 90% of the posted securities per the City's Standard Policies.

DISCUSSION

RSI Communities - California, LLC is the developer of Camden Place Tract 37067, a subdivision of 28.68 gross acres into 151 lots for residential purposes. The tract is located on the northwest corner of La Piedra Road and Great Oak Road, as depicted in the attached Project Map. As part of the development requirements, RSI Communities – California, LLC, constructed streets, drainage, water, recycled water and sewer system improvements.

RSI Communities – California, 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 material and labor security in accordance with City policy. A 10% warranty security would be held from the faithful performance security for a period of one year in accordance with the City Municipal Code. The original posted security improvements are listed in Table 1 on the following page.

Table 1 - Original Posted Security Improvements

Improvement	Security No. Performance / Material	Faithful Performance	Material and Labor
Streets/Drainage	PB03010404966	\$ 2,945,000	\$ 1,472,500
Water System	PB03010404966	\$ 522,000	\$ 261,000
Recycled Water System	PB03010404966	\$ 28,000	\$ 14,000
Sewer System	PB03010404966	\$ 499,000	\$ 249,500
Total		\$ 3,994,000	\$ 1,997,000

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) 2017-1, Zone 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