



CITY OF MENIFEE

SUBJECT: Acceptance of Public Improvements and 90% Release of Security for Tract Map No. 36485-9, Audie Murphy Ranch, by Sutter Mitland 01, LLC

MEETING DATE: November 1, 2023

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Acting Principal Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Rebekah Kramer, Acting 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 No. 36485-9, Audie Murphy Ranch, located on the south side of Audie Murphy Road North at Patriot Drive; and
2. Authorize the City Engineer to release the posted securities per the City's Standard Policies.

DISCUSSION

Audie Murphy Ranch ("AMR") Tract Map No. 36485-9 is a subdivision of 25.99 gross acres into 126 lots for residential purposes. The tract is located on the south side of Audie Murphy Road North at Patriot Drive, as depicted in the attached project map. As part of the development's requirements, Sutter Mitland 01 LLC, a Delaware limited liability company ("Developer"), constructed streets, drainage, water, recycled water, and sewer system improvements and installed survey monuments.

The Developer 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 improvement securities 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	TM5207444	\$ 2,935,000	\$ 1,467,500
Water System	TM5207444	\$ 605,000	\$ 302,500
Recycled Water System	TM5207444	\$ 8,000	\$ 4,000
Sewer System	TM5207444	\$ 623,500	\$ 311,750
Total		\$ 4,171,500	\$ 2,085,750

Table 2 - Original Posted Security - Monument Improvements

Improvement	Security No.	Monument Bond
Survey Monuments	30027018	\$ 111,960
Total		\$ 111,960

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 2023/2024 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
5. Agreement – Sewer System
6. Bond – Improvements
7. Agreement – Monuments
8. Bond – Monuments