



CITY OF MENIFEE

SUBJECT: Final Map, Agreement, and Bonds for Tract Map 37408-3, Legado, by Lennar Homes of California, LLC

MEETING DATE: November 6, 2024

TO: Mayor and City Council

PREPARED BY: Amanda Backlund, Assistant Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the filing of final map for Tract Map 37408-3, Legado, by Lennar Homes of California, LLC, located south of Rouse Road and north of Chambers Ave; and
2. Approve and authorize the City Manager to execute a Subdivision Improvement Agreement to guarantee the completion of required public improvements associated with Tract Map 37408-3.

DISCUSSION

Tract Map 37391, also known as Legado ("Development"), is an approved subdivision that consists of 331 gross acres of land to be subdivided into 18 lots for residential, commercial, and park use, and 28 lots for roads and utilities. TM 37391 was recorded to establish the Development's planning areas to be further subdivided in the future. The Development is located east of Encanto Drive, south of Rouse Road, west of Antelope Road, and north of Chambers Avenue.

In 2024, Lennar Homes of California, LLC. ("Developer") purchased the first phase of the Development, entered into improvement agreements with the City for construction of backbone infrastructure, and began preparing four tract maps within Phase 1 ("Project"). Tract Map 37408-3 (TM37408-3), the third of the four Project maps, is a proposed subdivision of 45.88 gross acres of land into 115 single-family residential lots and a water quality/detention basin. TM37408-3 is located east of the I-215 Freeway, south of Rouse Road, and north of Chambers Avenue. The final filing of maps TM37408-1, -2, and -4 have been provided as separate agenda items for City Council consideration.

The Developer is now requesting approval and filing of the final map for TM37408-3 and approval of the associated Subdivision Improvement Agreement (“SIA”) as required by the Project’s conditions of approval. The SIA requires that improvement securities are posted to guarantee the completion of the required onsite and offsite improvements. The SIA requires that public improvements be completed within 12 months from the date of City Council approval.

Staff has reviewed the Developer’s request and determined that the SIA meets the requirements of the Project’s conditions of approval. A summary of the bonds being posted to guarantee the required improvements are shown in the tables below.

TABLE 1 – ONSITE PUBLIC IMPROVEMENTS

| Improvement | Security | Faithful Performance | Labor & Materials |
|----------------------|----------|----------------------|---------------------|
| Streets and Drainage | 1109178 | \$ 1,802,000 | \$ 901,000 |
| Water System | 1109178 | \$ 357,500 | \$ 178,750 |
| Sewer System | 1109178 | \$ 392,500 | \$ 196,250 |
| Total | | \$ 2,552,000 | \$ 1,276,000 |

TABLE 2 – MONUMENT IMPROVEMENTS

| Improvement | Security | |
|------------------|----------|-------------------|
| Survey Monuments | 0809131 | \$ 131,400 |
| Total | | \$ 131,400 |

The total securities required for all improvements have been provided by the Developer in the total amount of \$2,683,400.

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 associated with review of TM37408-3. Upon completion of the improvements, and subsequent acceptance by the City, ongoing maintenance costs for the improvements would be supported through future fiscal year budgets in maintenance Community Facilities District 2017-1 Annexation 12, Zone 12.

ATTACHMENTS

1. Legado Site Map
2. Project Site Map
3. Final Map
4. Agreement
5. Bond – Improvements
6. Bond – Monuments