



CITY OF MENIFEE

SUBJECT: Tract Map, Security Improvement Agreements, and Bonds for Tract Map No. 37391, Legado, by BLC Fleming, LLC.

MEETING DATE: December 6, 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. Approve and authorize the filing of Tract Map No. 37391, Legado, by BLC Fleming, LLC, located east of Encanto Drive, south of Rouse Road, west of Antelope Road, and north of Chambers Avenue; and
2. Approve and authorize the City Manager to execute the subdivision improvement agreements to guarantee completion of required backbone infrastructure improvements associated with Tract Map No. 37391.

DISCUSSION

Tract Map No. 37391 (“TM 37391”), also known as Legado (“Project”), is a proposed subdivision 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 is part of the Legado Specific Plan by BLC Fleming, LLC, a Delaware Limited Liability Company (“Developer”). The Project is located east of Encanto Drive, south of Rouse Road, west of Antelope Road, and north of Chambers Avenue.

The Developer is now requesting approval and filing of the final map for TM 37391 and approval of the associated Subdivision Improvement Agreements (SIAs) as required by the Project’s conditions of approval. The SIAs require that improvement securities are posted to guarantee the completion of the required backbone improvements. The SIAs have been separated into three backbone infrastructure improvement phases for the Legado project. The SIAs require that offsite improvements be completed within 24 months from the date of City Council approval.

Staff has reviewed the Developer’s request and determined that the associated SIAs meet the requirements of the Project’s conditions of approval. An aggregate total of \$51,369,140 in backbone infrastructure improvement securities have been posted by the Developer as required by the SIAs. A summary of the bonds being posted to guarantee the required improvements for the Phase 1 backbone improvements and the survey monuments are shown in Table 1 and Table 2 below. Summaries of the Phase 2 backbone improvements and the Phase 3 backbone improvements are shown in Tables 3 and Table 4 on the following page.

Table 1 – Phase 1 Backbone Street/Drainage/Water/Recycled Water/Sewer Systems TM 37391

| Improvement | Security | Faithful Performance | Material and Labor |
|--|---------------|----------------------|---------------------|
| IP21-026 – Street, Drainage, Water, Recycled Water, Sewer | PB03010409617 | \$9,169,000 | \$4,584,500 |
| IP21-028 – Street, Drainage, Water, Recycled Water, Sewer | PB03010409618 | \$4,809,000 | \$2,404,500 |
| IP21-030 – Drainage | PB03010409619 | \$ 362,000 | \$ 181,000 |
| IP21-031 – Drainage | PB03010409620 | \$1,872,000 | \$ 936,000 |
| IP21-032 – Drainage | PB03010409621 | \$ 516,500 | \$ 258,250 |
| IP21-033 – Drainage | PB03010409622 | \$3,893,000 | \$1,946,500 |
| IP21-034 – Drainage | PB03010409623 | \$ 215,500 | \$ 107,750 |
| IP21-036 – Drainage | PB03010409624 | \$2,149,000 | \$1,074,500 |
| IP21-038 – Drainage | PB03010409625 | \$ 308,500 | \$ 154,250 |
| IP21-040 – Drainage | PB03010409626 | \$1,092,500 | \$ 546,250 |
| IP21-059 - Landscape | PB03010409627 | \$5,237,000 | \$2,618,500 |
| IP21-060 – Traffic Signal | PB03010409628 | \$1,088,500 | \$ 544,250 |
| IP21-068 – Drainage | PB03010409629 | \$ 19,500 | \$ 9,750 |
| IP21-069 – Drainage | PB03010409630 | \$ 69,000 | \$ 34,500 |
| IP21-078 – Landscape | PB03010409631 | \$ 616,000 | \$ 308,000 |
| IP21-079 – Landscape | PB03010409632 | \$1,161,000 | \$ 580,500 |
| IP21-088 – Traffic Signal | PB03010409633 | \$ 471,000 | \$ 235,500 |
| Total | | \$33,049,000 | \$16,524,500 |

Table 2 – Survey Monuments TM 37391

| Improvement | Security | |
|------------------------|---------------|------------------|
| Survey Monument | PB03010409616 | \$ 53,640 |
| | Total | \$ 53,640 |

Table 3 – Phase 2 Backbone Street/Drainage/Water/Recycled Water/Sewer Systems TM 37391

| Improvement | Security | Faithful Performance | Material and Labor |
|---|---------------|----------------------|--------------------|
| IP21-035 – Drainage | PB03010409656 | \$1,093,500 | \$ 546,750 |
| IP21-037 – Drainage | PB03010409657 | \$ 340,500 | \$ 170,250 |
| IP21-070 – Drainage | PB03010409658 | \$ 67,000 | \$ 33,500 |
| IP21-027 – Street, Drainage, Water, Recycled Water, Sewer | PB03010409659 | \$1,522,000 | \$ 761,000 |
| IP22-033 – Landscape | PB03010409660 | \$1,404,500 | \$ 702,250 |
| IP22-034 Landscape | PB03010409661 | \$1,634,000 | \$ 817,000 |
| IP22-035 – Landscape (Community Park) | PB03010409662 | \$3,928,000 | \$1,964,000 |
| IP22-037 – Street, Drainage | PB03010409663 | \$ 891,500 | \$ 445,750 |
| IP22-052 – Water, Sewer | PB03010409664 | \$1,065,500 | \$ 532,750 |
| Total | | \$11,946,500 | \$5,973,250 |

Table 4 – Phase 3 Backbone Street/Drainage/Water/Recycled Water/Sewer Systems TM 37391

| Improvement | Security | Faithful Performance | Material and Labor |
|--|---------------|----------------------|--------------------|
| IP21-029 – Streets, Drainage, Water, Recycled Water, Sewer | PB03010409665 | \$3,017,000 | \$1,508,500 |
| IP21-039 – Drainage | PB03010409666 | \$ 382,500 | \$ 191,250 |
| IP22-032 – Streets, Drainage | PB03010409667 | \$1,895,000 | \$ 947,500 |
| IP22-033 – Streets, Drainage | PB03010409668 | \$1,025,500 | \$ 512,750 |
| Total | | \$6,320,000 | \$3,160,000 |

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ATTACHMENTS

1. Tract Map 37391
2. Agreement – Phase 1 Backbone Improvements and Survey Monuments
3. Bonds – Phase 1 Backbone Improvements
4. Bond – Survey Monuments
5. Agreement – Phase 2 Backbone Improvements
6. Bonds – Phase 2 Backbone Improvements

7. Agreement – Phase 3 Backbone Improvements
8. Bonds – Phase 3 Backbone Improvements