



CITY OF MENIFEE

SUBJECT: Final Map, Agreement, and Bonds for Tract Map 37409-1, Legado, by Lennar Homes of California, LLC

MEETING DATE: April 16, 2025

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 37409-1, Legado, by Lennar Homes of California, LLC, located south of Rouse Road and east of Sherman Road; 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 37409-1.

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. Tract Map 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 as shown in the attached Legado Site Map.

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 three tract maps within Phase 1 ("Project"). Tract Map 37409-1 (TM37409-1), the first of the three maps within the Project, is a proposed subdivision of 23.35 gross acres of land into 86 single-family residential lots. TM37409-1 is located south of Rouse Road and east of Sherman Road as shown in the attached Project Site Map. The filing of final maps TM37409-2 & TM37409-3 have been provided as separate agenda items for City Council consideration.

The Developer is now requesting approval and filing of the final map for TM37409-1 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 Table 1 and Table 2 below.

TABLE 1 – ONSITE PUBLIC IMPROVEMENTS

Improvement	Security	Faithful Performance	Labor & Materials
Streets and Drainage	SPA150818_036	\$ 1,342,000	\$ 1,342,000
Water System	SPA150818_036	\$ 230,000	\$ 230,000
Sewer System	SPA150818_036	\$ 266,000	\$ 266,000
Total		\$ 1,838,000	\$ 1,838,000

TABLE 2 – MONUMENT IMPROVEMENTS

Improvement	Security	
Survey Monuments	SPA150818_037	\$ 91,440
Total		\$ 91,440

The securities required for all improvements have been provided by the Developer in the total amount of \$1,929,440.

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 TM37409-1. 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