



CITY OF MENIFEE

SUBJECT: Final Map, Subdivision Improvement Agreement and Bonds for Tract Map 37131-1, Rockport Ranch, by Lennar Homes of California, LLC

MEETING DATE: March 15, 2023

TO: Mayor and City Council

PREPARED BY: Daniel Padilla, City 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 37131-1, Rockport Ranch, by Lennar Homes of California, LLC, located at the southwest corner of Old Newport Road and Briggs Road; and
2. Approve and authorize the City Manager to execute the Subdivision Improvement Agreement to guarantee completion of required public improvements associated with Tract Map 37131-1; and
3. Approve the modification of Conditions of Approval for Tentative Tract Map 2016-285 (TM 37131) Condition 210, Section 210.a.(i) to read:
 - (i) “provide for the establishment of a property owner’s or home owner’s association comprised of the owners of each individual lot or unit,”.

DISCUSSION

Phase one of Tract Map (“TM”) 37131-1, also known as Rockport Ranch (“Project”), is a proposed subdivision of 47.6 gross acres of land into 183 residential lots. The Project is located at the southwest corner of Old Newport Road and Briggs Road.

On May 20, 2020, the City Council adopted Resolution No. 20-905, approving Tentative Tract Map 2016-285 (TM 37131). Lennar Homes of California, LLC. (“Developer”) is now requesting approval and filing of the final map for TM 37131-1 and approval of the associated Subdivision Improvement Agreement (“SIA”). 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 24-months from the date of City Council approval.

Staff have reviewed the Developer's request to record the final map and has determined that the SIA meets the requirements of the Project's Conditions of Approval (COA). A summary of the bonds being posted to guarantee the required improvements are shown in the tables below:

Table 1 – Offsite Public Improvements

Improvement	Security	Faithful Performance	Material and Labor
Streets and Drainage	800117986	\$ 4,174,000	\$ 4,174,000
Total		\$ 4,174,000	\$ 4,174,000

Table 2 – Onsite Public Improvements

Improvement	Security	Faithful Performance	Material and Labor
Street Improvements	6131049921	\$ 3,153,500	\$ 1,576,750
Drainage Improvements	0808972	\$ 1,032,000	\$ 516,000
Water, Recycled Water, and Sewer System	0808959	\$ 2,905,000	\$ 1,452,500
Total		\$ 7,090,500	\$ 3,545,250

The total securities required for all improvements have been provided by the Developer in the total amount of \$11,264,500.

As part of the final map review process, staff worked with the City Attorney's office to review the COA for TM 37131. Following that review it was determined that there is a need to modify language in condition 210. "CC&R Submittal Process and Timing", Section a.(i). This section, in reference to the project's CC&R conditions, currently states:

- (i) provide for the establishment of a property owner's or home owner's association comprised of the owners of each individual lot or unit *as tenants in common*,

The requirement for all common owned areas of the tract to be held by all the property owners as "tenants in common" is not in conformance with common practice and may pose a barrier for the maintenance and operations of the common owned spaces. City Council's approval is required to modify the COA in order to strike the language "as tenants in common," from condition 210.a(i). If approved by the City Council, condition 210.a(i) would be modified to read as follows:

- (i) provide for the establishment of a property owner's or home owner's association comprised of the owners of each individual lot or unit,

STRATEGIC PLAN OBJECTIVE

Safe and Attractive Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ATTACHMENTS

1. Final Map
2. Site Plan
3. Subdivision Improvement Agreement
4. Bonds