



CITY OF MENIFEE

SUBJECT: Final Map for Tract Map 37131-2, Rockport Ranch, by Lennar Homes of California, LLC

MEETING DATE: October 4, 2023

TO: Mayor and City Council

PREPARED BY: Steve Strapac, Principal 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 No. 37131-2, Rockport Ranch, by Lennar Homes of California, LLC, located at the southwest corner of Old Newport Road and Briggs Road.

DISCUSSION

Tract Map 37131-2, also known as Rockport Ranch ("Project"), is a proposed subdivision of 32.04 gross acres of land into 131 total lots for residential use, including eight lettered lots for open space, roads and utilities. Tract Map 37131-2 is the second and final phase of the Project by Lennar Homes of California, LLC ("Developer"). The Project is located at the southwest corner of Old Newport Road and Briggs Road.

On May 20th, 2020, the City Council adopted Resolution No. 20-905 approving Tentative Tract Map 37131 for the Project. On March 15, 2023, the final tract map for phase one of the Project (Tract Map 37131-1) was approved by the City Council along with the Subdivision Improvement Agreement and total securities of \$11,261,500 required for the overall project improvements.

The Developer is now requesting the filing of the final tract map for the second phase of the Project. Staff has reviewed the Developer's request and determined that Tract Map 37131-2 meets the requirements of the Project's conditions of approval.

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ATTACHMENTS

1. Final Map