

RESOLUTION NO. 24-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, CALIFORNIA,
ACCEPTING AND APPROVING THE GRANT DEED AND CERTIFICATES OF
ACCEPTANCE FOR LOT LINE ADJUSTMENTS LLA24-001, LOTS 198 AND 200 OF
TRACT 32101 AND FOR LOT LINE ADJUSTMENT LLA24-002, LOTS 199, 201, AND
202 OF TRACT 32101**

WHEREAS, Tract Map ("TM") 32101 is an existing undeveloped subdivision of 64.02 gross acres of land with 197 residential lots; and

WHEREAS, on December 14, 2022, Planning Commission approved a new tentative map, Tract 37671, that upon final map recordation would replace the existing Tract 32101 subdivision; and

WHEREAS, as a pre-requisite to the new tentative map, City Council authorized the filing and recordation of Parcel Map 38627 to consolidate the 197 existing residential lots and unimproved streets into a single lot on February 21, 2024; and

WHEREAS, due to the original Tract Map 32101 dedicating the Park and Open Space lots which were accepted by the City, the City-owned Lot 198 through Lot 202 of TM32101 were not a part of PM38627 and were left undisturbed. In other words, the City-owned lots were not consolidated, but the privately owned residential lots and unimproved streets were consolidated into one lot; and

WHEREAS, in order to satisfy the proposed Tract Map 37671 conditions of approval, the lot lines of the existing TM32101 require revisions to the properties' shape and size to match the approved, larger park entitlement and the new subdivision layout, as shown in the Lot Line Adjustment LLA24-001, Lots 198 and 200 of Tract 32101 and Lot Line Adjustment LLA24-002, Lots 199, 201, and 202 of Tract 32101;

WHEREAS, City properties, including open space and park, will increase in overall size by approximately 3.86 AC from 10.59 AC to 14.45 AC. Lots 198 through 201 will increase in size while open-space Lot 202 fronting Domenigoni Road will decrease in size as a result of the lot line adjustments; and

WHEREAS, LLA24-001 will be recorded first, since LLA24-002 relies on the new lot lines created by LLA24-001; and

WHEREAS, the form of Grant Deed conveying land to the City from Pulte Home Company, LLC is attached hereto as **Exhibit "A"** and from Pulte Home Company, LLC to the City is attached hereto as **Exhibit "B"** as described in the Lot Line Adjustment LLA24-001, Lots 198 and 200 of Tract 32101 has been reviewed by City staff; and

WHEREAS, the form of Grant Deed exchanging land to the City from Pulte Home Company, LLC is attached hereto as **Exhibit "C"** and from Pulte Home Company, LLC to the City is attached hereto as **Exhibit "D"** as described in the Lot Line Adjustment LLA24-002, Lots 199, 201 and 202 of Tract 32101 has been reviewed by City staff; and

WHEREAS, in order to satisfy the proposed Tract Map 37671 conditions of approval and complete transfer of the land from Pulte Home Company, LLC to the City, the City Council now desires to accept the Grant Deeds and issue the Certificates of Acceptance (in the form attached hereto as **Exhibit "A" through Exhibit "D"**) through adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menifee, California:

Section 1. Approval of Grant Deeds and Certificates of Acceptance – The City of Menifee hereby accepts and approves the Grand Deeds and Certificates of Acceptance for the Lot Line Adjustment LLA24-001, Lots 198 and 200 of Tract 32101 and Lot Line Adjustment LLA24-002, Lots 199, 201, and 202 of Tract 32101.

PASSED, APPROVED AND ADOPTED this 17 day of July, 2024.

Bill Zimmerman, Mayor

Attest:

Stephanie Roseen, Acting City Clerk

Approved as to form:

Jeffrey T. Melching, City Attorney