



CITY OF MENIFEE

SUBJECT: Lot Line Adjustments for Tract Map 32101, Banner Park II, by Pulte Home Company, LLC

MEETING DATE: July 17, 2024

TO: Mayor and City Council

PREPARED BY: Crystal Nguyen, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the filing of two Lot Line Adjustments, LLA24-001, Lot Nos. 198 and 200 and Lot Line Adjustment LLA24-002, Lot Nos. 199, 201 and 202 of Tract Map 32101, located south of Domenigoni Parkway and west of Briggs Road; and
2. Adopt a resolution approving the four grant deeds and certificates of acceptance for the Lot Line Adjustments LLA24-001 and LLA24-002; and
3. Approve and authorize the City Manager, or designee, to execute the grant deeds and certificates of acceptance for the Lot Line Adjustments LLA24-001 and LLA24-002.

DISCUSSION

Background

On March 29, 2005, prior to City incorporation, the Riverside County Board of Supervisors approved Tentative Tract Map No. 32101 for the residential development of property located south of Domenigoni Parkway and west of Briggs Road. On August 5, 2015, the City Council approved Final Tract Map No. 32101 (TM 32101), also known as Banner Park South ("Project"); a subdivision of approximately 58 acres of land into 197 single family residential units, additional lettered lots "A" through "M" for streets, and five lots numbered 198 through 202 for open space and a park. TM 32101 was recorded on August 18, 2015.

On December 14, 2022, the Project's owner at the time, Diamond Brothers Five Partnership, LP ("Former Owner"), submitted an application and Parcel Map for Reversion to Acreage No. 38627 (PM 38627) to the City for the purpose of reverting TM 32101 back to unpartitioned land. This reversion was intended to consolidate all the lots into a single lot. On October 4, 2023, following a public hearing, the City Council adopted Resolution 23-1361 approving PM 38627.

Unfortunately, the Former Owner's title company declined to accept the parcel map for reversion to acreage as approved, and as a result, PM 38627 was never recorded, leaving TM 32101 lots in place.

The Former Owner ultimately revised and resubmitted PM 38627 for financing purposes and the map was approved by the City Council on February 21, 2024, and recorded with the County of Riverside. The revisions to PM 38627 served to facilitate the merge of all existing non-public lots within the Project into a single parcel for financing purposes rather than revert it back to acreage. The approval of PM 38627 also served to abandon public streets originally created by TM 32101 in 2015, allowing for the establishment of a new tract map for the Project.

The City-owned lots for public parkland and open space (Lot Nos. 198 through 202) ("City Lots") were not consolidated via PM 38627 and currently exist as they were originally dedicated on TM 32101. Shortly after PM 38627 was recorded, the ownership of the Project transferred to Pulte Home Company, LLC ("Developer"), who recently initiated preliminary Project work for on-site grading, utilities, and perimeter wall construction on the property.

Lot Line Adjustments

On February 22, 2023, the Planning Commission approved a tentative tract map 37671 for the Project; a three-phase map which, upon final approval and recordation, would replace TM 32101. The Developer has now requested, via an additional item included on this agenda, that the City Council approve final tract maps 37671-1, -2, and -F (TM 37671) for the Project. In order to ensure the City Lots align with TM 37671 when recorded, approval and recordation of proposed lot line adjustments (LLAs) are required for City Lot Nos. 198 through 202 before recordation of TM 37671.

The proposed LLAs make minor changes to the existing lots' shapes and sizes to match a larger park lot and to accommodate the new subdivision layout proposed for TM 37671, as shown in the attached LLA 24-001 and LLA 24-002 documents. The City Lots, which include open space and park lots, would have a net overall increase in size by approximately 3.86 acres. The largest City Lot adjustment would increase hillside open space east of Briggs Road (Lot No. 201 on TM 32101). Lot No. 202, fronting Domenigoni Road, would be the only City Lot to be decreased in size as a result of the proposed LLAs as detailed in Table 1 below.

TABLE 1 - SUMMARY OF PARCEL SIZE CHANGES DUE TO LOT LINE ADJUSTMENTS

Lot Number	Existing Lot Size (in Acres)	Proposed Lot Size (in Acres)	Net Lot Size Adjustment (in Acres)
198	1.56 AC	1.70	+ 0.14
199	0.33 AC	0.43	+ 0.10
200	0.75 AC	0.93	+ 0.18
201	7.61 AC	11.20	+ 3.59
202	0.34 AC	0.19	- 0.15
Total Net Acreage Adjustment			+ 3.86

Typically, a LLA would not require City Council approval as this type of action is considered ministerial per City of Menifee Municipal Code §7.05.020 *Responsibilities and Authorities*.

Because the City is one of the landowners involved, it is necessary that the City Council provide consent for the authorization and filing of the LLAs prior to their recordation. It is also necessary for City Council to approve and accept the grant deeds and certificates of acceptance transferring land to and from the Developer to reflect the properties' changes in shape and size per LLA24-001 and LLA24-002.

LLA24-001 would need to be approved, and ultimately recorded, before LLA24-002 as the later relies on the new lot lines created by LLA24-001. The associated grant deeds and certificates of acceptance would also need to be approved and recorded in the same order.

Approval of this item would provide the necessary updates to the City lot lines originally dedicated with Tract 32101, allowing for a clean overlay of the future TM 37671 subdivision map. Completion of the proposed LLAs is a pre-requisite to approval and recordation of TM 37671. The TM 37671 internal boundaries would not align properly with the open space and park lots unless both LLAs are processed. Staff has reviewed the proposed LLAs and determined that the documents meet 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. The Developer previously submitted all application fees associated with the review, processing, and approval of LLA24-001 and LLA24-002 for TM 32101. If approved, any costs associated with the recordation of these lot line adjustments would be borne by the Developer.

ATTACHMENTS

1. Project Location Map
2. LLA24-001
3. LLA24-002
4. Resolution
5. Exhibit A – Grant Deed to City: Lots 198 and 200
6. Exhibit B – Grant Deed to Pulte: Lots 198 and 200
7. Exhibit C – Grant Deed to City: Lots 199, 201 and 202
8. Exhibit D – Grant Deed to Pulte: Lots 199, 201 and 202
9. TM 32101
10. PM 38627
11. TM 37671-1, TM 37671-2, & TM 37671-F