



CITY OF MENIFEE

SUBJECT: Final Maps, Security Improvement Agreements, and Bonds for Tract Maps 37671-1, 37671-2, and 37671-F, Banner Park South, by Pulte Homes 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 the final maps for Tract Map 37671-1, 37671-2, and 37671-F, Banner Park South, by Pulte Homes Company, LLC, located south of Domenigoni Parkway and west of Briggs Road; and
2. Approve and authorize the City Manager to execute improvement agreements to guarantee completion of required improvements and placement of survey monuments associated with Tract Maps 37671-1, 37671-2, and 37671-F.

DISCUSSION

Tract Maps (TM) 37671-1, 37671-2, and 37671-F are three proposed phases of the map for Banner Park South ("Project") by Pulte Homes Company, LLC ("Developer"), which will replace the residential development Tract Map No. 32101 (TM32101), previously approved by City Council in August 2015. The Project is located south of Domenigoni Parkway and west of Briggs Road.

TM 37671-1, the first phase, is a proposed subdivision of 12.10 gross acres of land into 51 total lots for residential use, along with five lots for park and open space purposes. TM 37671-2, the second phase, is a proposed subdivision of 24.62 gross acres of land into 78 total lots for residential use, along with four lots for open space purposes. TM 37671-F (also known as TM 37671), the third and final phase, is a proposed subdivision of 12.64 gross acres of land into 53 total lots for residential use, along with two lots for open space purposes.

In February 2024, the City Council approved Parcel Map 38627 for the Project, which served to facilitate the merge of all existing non-public lots within TM32101 into a single parcel for financing purposes. PM 38627 did not consolidate five City-owned lots, numbered 198 through 202, that were previously dedicated for open space and park land. The Developer has requested Lot Line Adjustments to lots 198 through 202 via an additional item on this agenda to ensure these City-owned lots align with the proposed final maps for consideration included in this agenda report.

Via this report, the Developer is requesting approval and filing of the final maps for TM 37671-1, TM 37671-2, & TM 37671-F and approval of the associated improvement agreements for streets and drainage, water system, recycled water system, sewer system, traffic signal, and placement of survey monuments (“Agreements”) as required by the Project’s conditions of approval. The Agreements require that improvement securities are posted to guarantee the completion of the required improvements for each phase of the Project. The Agreements require that these improvements be completed within 24 months from the date of City Council approval.

Staff has reviewed the Developer’s request and determined that the associated Agreements meet the requirements of the Project’s conditions of approval. A summary of the bonds being posted to guarantee the required improvements are shown in Tables 1 through 8 below.

TABLE 1 – IMPROVEMENTS TM 37671-1

Improvement	Security	Faithful Performance	Labor & Materials
Streets and Drainage	7901125771 / 7901125774	\$ 5,145,000	\$ 2,572,500
Water System	7901125771 / 7901125774	\$ 666,500	\$ 333,250
Recycled Water System	7901125771 / 7901125774	\$ 416,000	\$ 208,000
Sewer System	7901125771 / 7901125774	\$ 410,000	\$ 205,000
Total		\$ 6,637,500	\$ 3,318,750

TABLE 2 – TRAFFIC SIGNAL TM 37671-1

Improvement	Security	Faithful Performance	Labor & Materials
Traffic Signal	59BSBJD9680	\$ 336,500	\$ 168,250
Total		\$ 336,500	\$ 168,250

TABLE 3 – SURVEY MONUMENT TM 37671-1

Improvement	Security	Subdivision Monument	
Survey Monument	CMS356943	\$ 72,720	-
	Total	\$ 72,720	-

TABLE 4 – IMPROVEMENTS TM 37671-2

Improvement	Security	Faithful Performance	Labor & Materials
Streets and Drainage	7901125772 / 7901125773	\$ 1,614,000	\$ 807,000
Water System	7901125772 / 7901125773	\$ 368,500	\$ 184,250
Sewer System	7901125772 / 7901125773	\$ 205,500	\$ 102,750
Total		\$ 2,188,000	\$ 1,094,000

TABLE 5 – TRAFFIC SIGNAL TM 37671-2

Improvement	Security	Faithful Performance	Labor & Materials
Traffic Signal	59BSBJD9679	\$ 577,000	\$ 288,500
Total		\$ 577,000	\$ 288,500

TABLE 6 – SURVEY MONUMENT TM 37671-2

Improvement	Security	Subdivision Monument	
Survey Monument	CMS356942	\$ 145,080	-
Total		\$ 145,080	-

TABLE 7 – IMPROVEMENTS TM 37671-F

Improvement	Security	Faithful Performance	Labor & Materials
Streets and Drainage	7901181732 / 7901181733	\$ 826,000	\$ 413,000
Water System	7901181732 / 7901181733	\$ 283,000	\$ 141,500
Sewer System	7901181732 / 7901181733	\$ 217,000	\$ 108,500
Total		\$ 1,326,000	\$ 663,000

TABLE 8 – SURVEY MONUMENT TM 37671-F

Improvement	Security	Subdivision Monument	
Survey Monument	CMS356941	\$ 73,440	-
Total		\$ 73,440	-

It is important to note that the approvals and recordations of lot line adjustments for City Lot Nos. 198 through 202 are required before TM 37671-1, -2, and -F can be recorded. In addition, the Developer would be required to terminate the previous Covenants, Conditions and Restrictions (CC&Rs) for TM 32101 and record replacement CC&Rs for TM 37671 as authorized by the City Manager to implement 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 has paid all necessary fees associated with review of TM 37671-1, 37671-2, and 37671-F. 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 23, Zone 23.

ATTACHMENTS

1. Project Map
2. Final Map 37671-1
3. Final Map 37671-2
4. Final Map 37671-F
5. Agreement - TM 37671-1 Street & Drainage
6. Agreement - TM 37671-1 Water
7. Agreement - TM 37671-1 Recycled Water
8. Agreement - TM 37671-1 Sewer
9. Bond - TM 37671-1 Improvements
10. Agreement - TM 37671-1 Traffic Signal
11. Bond - TM 37671-1 Traffic Signal
12. Agreement - TM 37671-1 Survey Monument
13. Bond - TM 37671-1 Survey Monument
14. Agreement - TM 37671-2 Street & Drainage
15. Agreement - TM 37671-2 Water
16. Agreement - TM 37671-2 Sewer
17. Bond - TM 37671-2 Improvements
18. Agreement - TM 37671-2 Traffic Signal
19. Bond - TM 37671-2 Traffic Signal
20. Agreement - TM 37671-2 Survey Monument
21. Bond - TM 37671-2 Survey Monument
22. Agreement - TM 37671-F Street & Drainage
23. Agreement - TM 37671-F Water
24. Agreement - TM 37671-F Sewer
25. Bond - TM 37671-F Improvements
26. Agreement - TM 37671-F Survey Monument
27. Bond - TM 37671-F Survey Monument