



CITY OF MENIFEE

SUBJECT: Agreement with Motte Historical Museum, Inc. for Park Development within the Meniffee North Specific Plan Planning Area 10

MEETING DATE: July 17, 2024

TO: Mayor and City Council

PREPARED BY: Mariana Mitchell, Community Services Manager

REVIEWED BY: Jonathan Nicks, Deputy City Manager

APPROVED BY: Armando G. Villa, City Manager

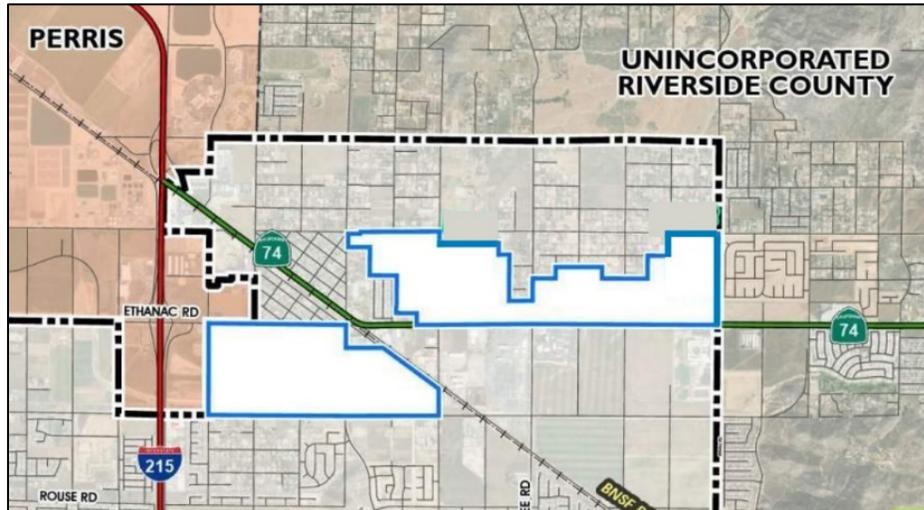
RECOMMENDED ACTION

1. Approve and authorize the City Manager to execute the Park Development Agreement with Motte Historical Museum, Inc. for the Meniffee North Specific Plan, Planning Area 10, Tentative Tract Map No. 34118, generally located on the north side of Highway 74 from Antelope Road to Juniper Flats Road and an area of land on the south of Ethanac Road west of Case/Matthews Road.

DISCUSSION

The Meniffee North Specific Plan (Specific Plan No. 260) was originally approved by the Riverside County Board of Supervisors in 1994. The Meniffee North Specific Plan covers lands located on the north side of Highway 74 from Antelope Road on the west to Juniper Flats Road on the east, the area located on the east side of Briggs Road from Highway 74 on the north to Matthews Road on the south, and a detached island of land located south of Ethanac Road west of Case/Matthews Road. See Image 1 on the following page for project location.

IMAGE 1 – MENIFEE NORTH SPECIFIC PLAN PROJECT LOCATION



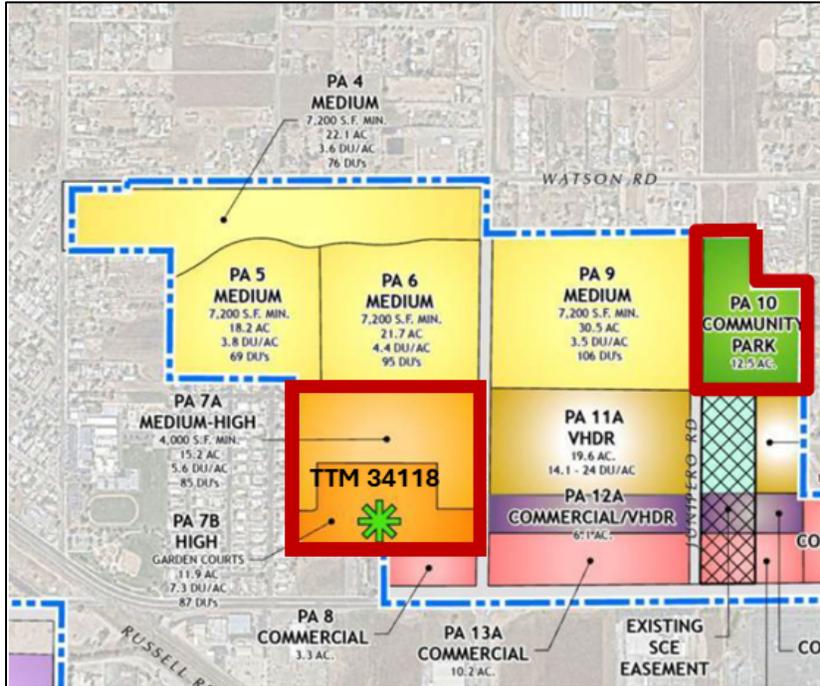
When fully developed, the Menifee North Specific Plan will provide a combination of land uses including residential, commercial, industrial, business park, recreation, and institutional uses. Since the adoption of the Menifee North Specific Plan, various Specific Plan Amendments and substantial conformances have been approved by the Riverside County Board of Supervisors and the City of Menifee with the most recent being Specific Plan Amendment No. 5 approved by City Council on April 17, 2024.

The Menifee North Specific Plan is comprised of approximately 821 acres with 23 Planning Areas defining the land use for current and future development. Although there is not a designated developer to serve as the master developer for the entirety of the project, the Menifee North Specific Plan details master planned infrastructure and amenities that each approved project must contribute their fair share to complete. One such amenity is the community park identified in Planning Area 10, which is currently privately owned.

The Menifee North Specific Plan has requirements for the construction of a community park however, due to multiple property owners and various tracts already approved and built within the specific plan, a Park Development Agreement is needed to ensure the funding and construction of the park. All future tracts within the specific plan are subject to a condition to enter into a Park Development Agreement prior to map recordation to ensure funding is available and the park is constructed.

Tentative Tract Map (TTM) No. 34118 (Planning Areas 7A and 7B) proposes to subdivide 27.58 acres into 85 single-family residential lots with a minimum size of 4,000 square feet, 82 garden court condominium homes within one common lot, with a clubhouse, pool and two parks, for an overall density of 6.24 dwelling units per acre. The proposed park development agreement is a condition of approval of the map. Although it is anticipated that this map will expire, there is an interested developer that would be required to submit a new TTM and would be subject to the same park requirements. The interested developer is committed to securing the Planning Area 10 park property as part of their purchase of the TTM 34118 property. See Image 2 on the following page for TTM 34118 property and Community Park locations.

IMAGE 2 – TTM 34118 AND COMMUNITY PARK LOCATIONS



In order to ensure the community park in Planning Area 10 is built according to the Menifee North Specific Plan, all future developers would be subject to a park development agreement outlining the responsibilities of both the property owner and the City. The community park development schedule outlined in the Menifee North Specific Plan are as follows:

- Prior to the issuance of the 400th building permit within the Specific Plan, a minor plot plan application shall be submitted and approved by the Community Services Department and/or Community Development Department showing conceptual park plans for Planning Area 10.
- Prior to the issuance of the 550th building permit within the Specific Plan, working/construction park plans shall be submitted and approved by the Community Services Department and/or Engineering and Public Works Department for the park within Planning Area 10.
- Prior to the issuance of the 650th building permit within the Specific Plan, the park within Planning Area 10 shall be constructed.

The current owner of the property for TTM 34118, Motte Historical Museum, Inc., is requesting the approval of an Irrevocable Offer of Dedication (IOD) for the fulfillment of their fair share of the Quimby Act parkland dedication requirements. The intent of the IOD is to ensure the land in Planning Area 10 is dedicated to the future construction of the community park and once completed per the schedule provided in the Menifee North Specific Plan, would be deeded over to the City of Menifee.

As the Menifee North Specific Plan continues to be developed, all future residential projects would be subject to a similar Park Development Agreement to ensure progress towards the completion of the community park in Planning Area 10.

STRATEGIC PLAN OBJECTIVE

Community Engagement and Social Infrastructure

FISCAL IMPACT

There is no fiscal impact for the recommended action as the parkland dedication outlined in the Menifee North Specific Plan currently meets the Quimby Act requirements per Menifee Municipal Code 7.75. However, should more than 167 dwelling units be constructed on the property, all units in excess of 167 would be subject to payment of Quimby in-lieu fees in accordance with the above stated Menifee Municipal Code.

ATTACHMENTS

1. Park Development Agreement