



CITY OF MENIFEE

SUBJECT: Irrevocable Offer of Dedication with MR-56, LLC for Meniffee North Planning Area 10 Park Development

MEETING DATE: October 2, 2024

TO: Mayor and City Council

PREPARED BY: Mariana Mitchell, Community Services Manager

REVIEWED BY: Rebekah Kramer, Deputy City Manager

APPROVED BY: Armando G. Villa, City Manager

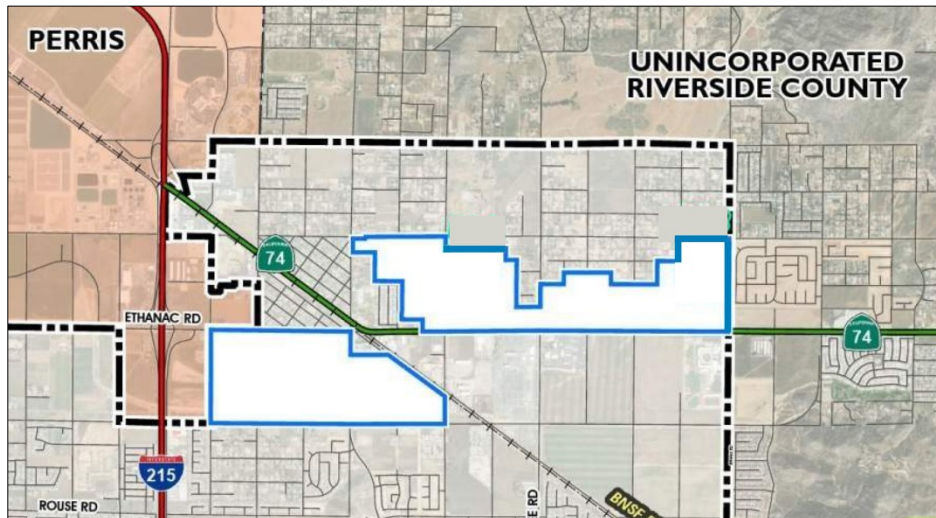
RECOMMENDED ACTION

1. Approve and authorize the City Manager, or their designee, to accept and execute the Irrevocable Offer of Dedication from MR-56, LLC for the future acceptance of the developed park in Meniffee North Specific Plan, Planning Area 10, located near the cross streets of Stone Lane and Man of War Lane just north of Highway 74.

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

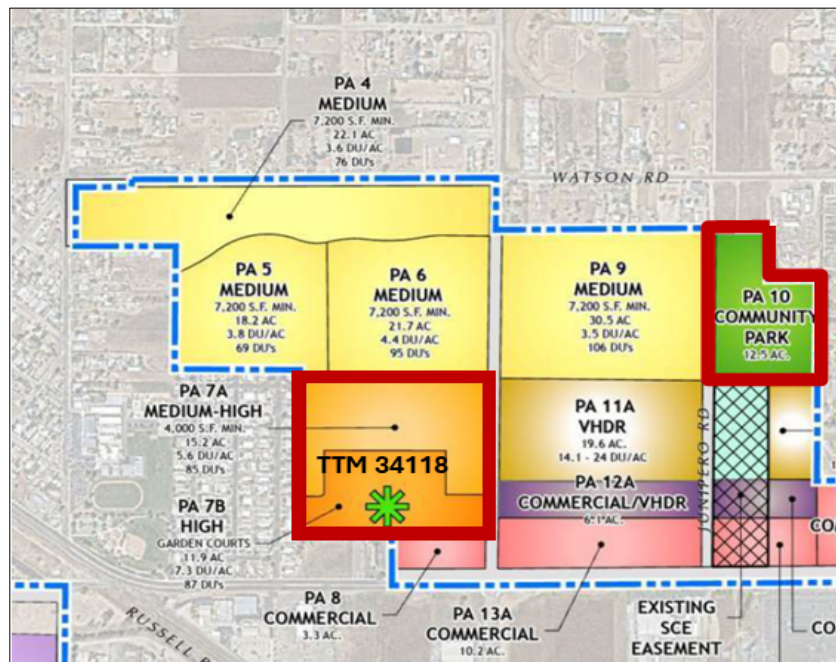


When fully developed, the Menifee North Specific Plan would provide a combination of land uses including residential, commercial, industrial, business park, recreation, institutional uses. Since the adoption of the Menifee North Specific Plan, various Specific Plan Amendments and substantial conformances 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. In order to ensure the Community Park in Planning Area 10 is built according to the Menifee North Specific Plan, all current and future developers will be subject to a Park Development Agreement outlining the responsibilities of both the property owner and the City.

On July 17, 2024, City Council approved a Park Development Agreement between the City and Motte Historical Museum, Inc., the current owner of Tentative Tract Map 34118 (Planning Area 7A and 7B) which 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 Park Development Agreement is a condition of approval of the map. See Image 2 on the following page for TTM 34118 property and Community Park locations.

IMAGE 2 – TTM 34118 AND COMMUNITY PARK LOCATIONS



In alignment with the Park Development Agreement, the current owner of TM 34118 along with their contracted developer, have formed MR-56, LLC to facilitate the purchase of the required land that is outside of TTM 34118 and would ensure the fulfillment of their fair share of the Quimby Act parkland dedication requirements. MR-56, LLC is requesting the execution of the Irrevocable Offer of Dedication (IOD) 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.

STRATEGIC PLAN OBJECTIVE

Community Engagement and Social Infrastructure

FISCAL IMPACT

There is no fiscal impact for the recommended action. However, upon completion of the development of the Community Park in Planning Area 10, the City would proceed with accepting the completed park and would have to plan for future maintenance in the corresponding fiscal years' budget.

ATTACHMENTS

1. Irrevocable Offer of Dedication
2. Recorded Park Development Agreement