



CITY OF MENIFEE

SUBJECT: Menifee Valley Specific Plan

MEETING DATE: February 21, 2024

TO: Mayor and City Council

PREPARED BY: Ryan Fowler, Principal Planner

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

APPLICANT: Minor Ranch, LLC

RECOMMENDED ACTION

1. Adopt a resolution certifying the Environmental Impact Report (EIR) (State Clearinghouse No. 2022030233), adopting the Findings of Fact and Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program for the Menifee Valley Specific Plan (MVSP) Project located north of the Burlington Northern Santa Fe Railroad tracks and Matthews Road, west of Briggs Road, south of SR-74, and east of Menifee Road; and
2. Adopt a resolution approving General Plan Amendment No. PLN21-0336; and
3. Adopt a resolution approving Tentative Tract Map No. PLN22-0033; and
4. Adopt an ordinance approving Change of Zone No. PLN21-0335, Specific Plan Amendment No. PLN21-0221, and Specific Plan No. PLN21-0217 for the Menifee Valley Specific Plan (MVSP) Project located north of the Burlington Northern Santa Fe Railroad tracks and Matthews Road, west of Briggs Road, south of State Route 74 (SR-74), east of Menifee Road; and
5. Adopt an ordinance approving Development Agreement No. PLN22-0033.

DISCUSSION

At the February 7, 2024 City Council meeting, a public hearing was conducted for the Menifee Valley Specific Plan Project ("Project") including the entitlements listed above. The City Council voted 4-1 (Estrada) to introduce the ordinances to adopt Change of Zone (CZ) No. PLN21-0335, Specific Plan Amendment (SPA) No. PLN21-0221, Specific Plan (SP) No. PLN21-0217, and Development Agreement (DA) No. PLN22-0033, as well as continue actions to adopt resolutions

certifying the EIR, and approving General Plan Amendment No. PLN21-0336 and Tentative Tract Map No. PLN22-0033. At the request of the Council, the resolutions were continued to the February 21, 2024 City Council meeting to allow staff and the City's California Environmental Quality Act (CEQA) consultant appropriate time to prepare a response to a letter received from the City of Perris on the evening of the February 7, 2024 public hearing. Responses to the letter will be provided prior to Council consideration.

STRATEGIC PLAN OBJECTIVE

Thriving Economy

FISCAL IMPACT

The positive fiscal impacts to the City associated with the recommended actions were previously discussed in the Findings and Statement of Overriding Consideration within the resolution to certify the Final Environmental Impact Report (FEIR) on February 7, 2024. However, to highlight the major fiscal impacts, the Developer would provide public benefits valued at more than \$37 million established through the Development Agreement between the Project Applicant and the City that would establish early and additional transportation improvements (above what would otherwise be required). The Developer would also remit a \$10 million cash contribution/land dedication for a City fire station, park, and pedestrian bridge. The Developer is also responsible for payment of fair share fees in the amount of more than \$4.7 million for offsite improvements. Lastly, the Project would have a net fiscal benefit estimated at more than \$1 million per year to the City of Menifee General Fund.

Revenues received as part of the Project shall be budgeted in future fiscal years where appropriate. No additional budget appropriation action(s) is required.

ATTACHMENTS

1. Resolution – EIR
2. Exhibit A – FEIR
3. Exhibit B – Findings and SOOC
4. Exhibit C – MMRP
5. Resolution – GPA
6. Exhibit A – GPA Exhibit
7. Resolution – TTM
8. Exhibit A – Conditions of Approval
9. Exhibit B – TTM Exhibits
10. Ordinance – CZ/SPA/SP
11. Exhibit A – CZ Exhibit
12. Exhibit B – SP 301 Amendment No. 3
13. Exhibit C – MVSP
14. Ordinance – DA
15. Exhibit A – DA