



CITY OF MENIFEE

SUBJECT: Street Vacation No. 22-002, Vacating of a Portion of Public Right-of-way on Craig Avenue at the Entrance to Tract 32628, Adler Ranch

MEETING DATE: September 6, 2023

TO: Mayor and City Council

PREPARED BY: Kristen Jensen, Financial Analyst

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Conduct a public hearing to consider Street Vacation 22-022 (VAC22-002) for the vacation of a portion of public right-of-way on Craig Avenue, located east of Antelope Road, associated with the entrance to Tract 32628, Adler Ranch; and
2. Approve a resolution ordering the filing of the Notice of Vacation No. 22-002.

DISCUSSION

Streets and Highways Code (SHC) section 8312, gives a legislative body the power to vacate all or part of a street and sets forth the procedures by which the power to vacate may be executed under the general vacation procedures outlined in SHC sections 8320 through 8325. These sections establish a process by which a legislative body may initiate vacation proceedings either on its own initiative or upon a petition or request of an interested person or persons. As part of the vacation procedures outlined in the SHC, the City is required to conduct a public hearing and approve a resolution of vacation for recordation with the county recorder's office.

The proposed street vacation is a result of a written vacation request received by FPG Tricon Meniffee Property, LLC ("Developer"). The Developer has requested that the City vacate a portion of Craig Avenue to allow for the proper design and alignment of sidewalk and a planned gated entrance at Willowood Way for the Adler Ranch residential development. Adler Ranch (formerly Christensen Ranch) consists of 303 single-family residential units within approved and recorded Tract Map 32628 (TM32628). The area proposed for vacation is of a portion of public right-of-way located on the south side of Craig Avenue, east of Antelope Road.

On July 19, 2023, the City Council authorized staff to initiate street vacation proceedings and set a public hearing date of September 6, 2023, to consider the Developer's right-of-way vacation request. Staff has reviewed the Developer's request and determined that the portion of right-of-way under consideration for vacation is unnecessary for present or prospective public use. Existing easements within the vacated segment would be reserved for utility purposes and would maintain access for public safety vehicles to the development.

The attached Notice of Public Hearing ("Notice") was mailed electronically and via standard mail to local public and private utilities agencies, communication agencies, public safety agencies, and other City departments on August 22, 2023. The Notice was published in the Press Enterprise on August 19 and August 26, 2023, and posted at the vacation location on August 21, 2023. As of the drafting of this report, no comments have been received on this item.

If approved, the proposed resolution would approve the recordation of the attached Notice of Vacation No. VAC22-002 with the Riverside County Clerk Recorder's Office.

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with approval of this item. Costs incurred for the publishing of the Notice of Public Hearing would be supported by Developer deposits previously submitted to the City. There is no cost associated with the actual recordation of the vacation related documents.

ATTACHMENTS

1. Resolution
2. Notice of Vacation No. VAC22-002
3. Notice of Public Hearing
4. Vacation Request