



CITY OF MENIFEE

SUBJECT: Agreements for Meniffee Village Specific Plan Amendment Project

MEETING DATE: July 7, 2021

TO: Mayor and City Council

PREPARED BY: Margarita Cornejo, Financial Services Manager

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the City Manager or his designee to execute a Developer Reimbursement Agreement with Diamond Brothers, Five Partnerships for Meniffee Village Specific Plan Project located northwest of Domenigoni Parkway and Lindenberger Road, for the CEQA Technical Study Peer Review and Initial Study/Mitigated Negative Declaration ("IS/MND") or Environmental Impact Report Addendum ("Addendum") preparation; and
2. Adopt a Resolution appropriating \$55,440 from available fund balance for FY 21/22 to Account #100-4330-52825 (Professional Services (Recoverable)); and
3. Approve and authorize the City Manager to execute a Professional Services Agreement with MIG Inc. in the not-to-exceed amount of \$50,400 for CEQA Technical Study Peer Review and preparation of IS/MND or Addendum.

DISCUSSION

The Meniffee Village Specific Plan Project includes Planning Application No. 2019-007 (Tentative Tract Map ("TTM") 37671), PLN20-0055 (TTM 37828), Change of Zone No. 2019-018, and Specific Plan Amendment No. PA 2019-017 ("Meniffee Village Specific Plan Project"). The project encompasses property located northwest of Domenigoni Parkway and east of Lindenberger Road (APNs: 340-050-003, 340-050-014, 340-050-021, 340-040-030, 340-040-027). TTM 37671 proposes a subdivision of 64.0 gross acres into 182 single family residential lots ranging in size from 6,000 to 16,172 square feet. The subdivision also creates 15 lots for homeowners association ("HOA") landscape, a park and open space purposes with the landscape and open space encompassing 16.0 acres and the park having an overall area of 2.9 acres. TTM 37828 proposes a subdivision of 18.17 gross acres into 94 lots with 91 single family detached residential lots ranging in size from 2,720 to 4,819 square feet, a 1.1 acre parcel for future commercial

purposes, a 4.7 acre parcel for future community facilities center and a 0.04 acre parcel for park purposes. The subdivision also creates 25 lots for HOA and street purposes. Planning Application No. 2019-017 proposes to amend the Menifee Village Specific Plan No. 158 by transferring dwelling units between Planning Areas ("PAs"), the addition of a new Planning Area (High Density – 8-12 dus/ac), revisions to the definition of the Medium High Density designation, the addition of two residential product types, the reduction of the area designated as commercial as well as revisions to the open space and community facilities center within the plan. Lastly, Change of Zone No. 2019-018 proposes revisions to the Zoning Ordinance text of the Specific Plan to reflect the proposed Menifee Village Specific Plan Project.

As a next step to move forward with the project, peer review of the previously completed technical studies will need to be completed, and depending on the findings/outcome of the peer review, either an Initial Study/Mitigated Negative Declaration ("IS/MND") or an Environmental Impact Report Addendum ("Addendum") will need to be completed. To ensure objectivity and protect public interest, the City shall select consultant(s) in the preparation of California Environmental Quality Act ("CEQA") documents and related studies, for projects within the City boundaries. Accordingly, staff has solicited and received project specific proposals from qualified firms in the peer review of technical studies and preparation of an IS/MND or Addendum for the Menifee Village Specific Plan Project.

In the spring of 2019, the City's Community Development Department issued a competitive Request for Qualifications ("RFQ") for qualified firms to provide various on-call Professional Planning Services. A Selection/Evaluation Committee comprised of internal Community Development (Planning) staff evaluated and ranked each proposal on the following criteria: qualifications of the firm, proposed team and organization, past experience and references, and project management system, and an On-Call List resulting from the RFQ was approved at the June 19, 2019 City Council meeting. A total of three proposal responses were received and evaluated for this project. Proposals were received from Kimley-Horn, LSA and MIG. The proposals were evaluated by Community Development staff for completeness in meeting the requested services, cost proposals, project teams, and past experiences.

All costs associated with the peer review of technical studies and MND or EIR Addendum for the Menifee Village Specific Plan will be fully recovered as the project applicant is required to deposit sufficient funds with the City prior to the work in the study commences

STRATEGIC PLAN OBJECTIVE

Regular City Business

FISCAL IMPACT

The fiscal impact of the proposed Professional Services Agreement with MIG Inc. for this project is \$50,400 and requires a corresponding FY 21/22 budget appropriation from available fund balance in the amount of \$55,440 (to include any potential necessary amendment(s) up to 10%).

A Resolution authorizing a FY 21/22 budget appropriation in the amount of \$55,440 from available General Fund balance to Account # 100-4330-52825 (Professional Services (Recoverable)) is included for approval.

The full costs of the services rendered by MIG Inc. for this project are covered by a fee deposited with the city by the project applicant. The applicant will pay all contract and preparation costs plus a 15% administrative fee, per standard procedure.

ATTACHMENTS

1. Project Location Map
2. Developer Reimbursement Agreement with Diamond Brothers Inc.
3. Budget Adjustment Resolution (BAR)
4. Professional Services Agreement with MIG Inc.