



**NOTICE OF PUBLIC HEARING
AND
NOTICE OF AVAILABILITY OF AND NOTICE OF INTENT TO CERTIFY
A FINAL ENVIRONMENTAL IMPACT REPORT**

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.

DATE OF HEARING: **November 10, 2021**

PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS**
29844 Haun Road
Menifee, CA 92586

Note: To confirm means and methods for participation, see the agenda, which will be posted at least 72 hours prior to the meeting at:

<https://www.cityofmenifee.us/agendas>

A **PUBLIC HEARING** has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the Project shown below:

Project Title: The City of Menifee 6th Cycle Housing Element Update. General Plan Amendment No. GPA PLN21 0022, Change of Zone No. ZC PLN21-0021, Programmatic Environmental Impact Report (PEIR) (State Clearinghouse Number #2021020031).

Project Location: City of Menifee. The proposed General Plan Update Policy Amendments apply citywide. The location of eleven sites/parcels proposed for General Plan land use amendments and a Change of Zone are as follows:

- Southwest corner of Murrieta Road and Lazy Creek Road – Assessor’s Parcel No. (APN) 339-200-008
- North side of McCall Blvd. east of Sherman Road – APNs 333-060-014, 333-060-015 & 333-060-002
- South side of La Piedra Road between Old Windmill Road and Sherman Road – APN 360-100-016
- Southwest corner of Bradley Road and Lazy Creek Road – APNs 338-170-007 & 338-170-020
- Northeast corner of Antelope Road and Garbani Road – APN 372-050-043
- Northerly of Newport Road at the terminus of Normandy Road – APNs 339-200-012 & 339-200-013
- Southwest corner of Antelope Road and Chambers Avenue – 333-050-034

The Planning Commission will consider whether to approve the following Project at a public hearing:

The City of Menifee 6th Cycle Housing Element Update Project includes updates within multiple elements of the City of Menifee General Plan (Menifee GP) including the Housing Element, the Land Use Element, and Safety Element along with the addition of new Environmental Justice policies and programs.

The Housing Element Update (HEU) component proposes updates to the Menifee GP Housing Element in accordance with California Government Code (CGC) §§65580–65589.8 which requires the revision of housing elements every eight years. The HEU would align with the 2021-2029 cycle. The HEU will include revised goals and policies, and new, modified, and continuing implementation programs that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. Per CGC §65584(d), the HEU will also address existing and projected housing needs through the accommodation of the City’s Regional Housing Needs Assessment (RHNA) allocation. The RHNA allocates housing need based on future estimates of housing unit growth need over the RHNA planning period (2021-2029). The City was allocated a total of 6,609 additional units from the RHNA. The RHNA allocation is broken down into very low-, low-, moderate-, and above moderate-income categories based on the most current Median Family Income (MFI) for Riverside County (the County).

The City's RHNA allocation for each income category is as follows:

- 1,761 very low-income housing units;
- 1,051 low-income housing units;
- 1,106 moderate-income housing units; and
- 2,691 above moderate-income units.

To accommodate its RHNA allocation, the City has identified 69 candidate housing sites which could accommodate up to 8,696 additional housing units within the City. The identified candidate housing sites would accommodate units for a 32 percent buffer beyond the 6,609-unit RHNA requirement. Eleven of the candidate housing sites will require General Plan land use amendments and rezoning as follows:

- Eight parcels (APNs 339-200-008, 333-060-014, 333-060-015, 333-060-002, 360-100-016, 338-170-007, 338-170-020 and 372-050-043) totaling approximately 55.02 acres to be rezoned from Economic Development Corridor (EDC) zones (EDC-MB, EDC-NR & EDC-CC) to the High Density Residential (HDR) Zone. This will also include General Plan land use amendment for this site from EDC to 20.1-24 du/ac Residential.
- One approximately 9.27-acre parcel (APN 333-050-034) to be rezoned from the Economic Development Corridor McCall Blvd. (EDC-MB) Zone to the Medium Density Residential (MDR) Zone. This will also include General Plan land use amendment for this site from EDC to 8.1-14 du/ac Residential.
- Two parcels (APNs 339-200-012 & 339-200-013) totaling 10.12 acres to be rezoned from the Economic Development Corridor Newport Road (EDC-NR) Zone to the Low Medium Density Residential (LMDR) Zone. This will also include General Plan land use amendment for these sites from EDC to 5.1-8 du/ac Residential.

The City does not propose any site development on a candidate housing site/parcel. Future housing development could occur on these candidate housing sites/parcels, according to the General Plan land use and zoning as proposed under the Housing Element and as local conditions dictate with timing at the discretion of each individual property owner. Future development of these parcels will require site specific environmental review and entitlement approval.

The Land Use Element Update (LUEU) component will include amendments to the Menifee GP Land Use Element for land use changes required for and consistent with the HEU candidate sites to be rezoned as described above. The LUEU would also amend the City's Economic Development Corridor (EDC) land use policies to include:

- Removal of the 15 percent limitation placed on residential land uses within EDC land use areas (the 15 percent is met for EDC land use areas changing to residential land use for stand-alone residential development that is not vertically integrated with non-residential development),
- Amending language to NOT allow stand-alone residential development and require residential to be vertically integrated with non-residential development, thereby ensuring no loss of EDC commercial, office and retail, and
- Amend the EDC Subarea use descriptions and preferred use mix.

The Safety Element Update (SEU) component is created in accordance with CGC §65302(g) and to address any relevant safety issues to reduce the potential short and long-term risk to the public from fires, floods, droughts, earthquakes, landslides, climate changes and other hazards. Fire hazard goals and policies of the SEU includes input from the Fire Department/CalFire and identifies Fire Hazard Severity Zones based on latest updated California Department of Forestry High Fire Hazard Severity Zone Maps. Additionally, the SEU proposes climate change adaptability goals and policies based on a Climate Vulnerability Assessment conducted for the City. The Climate Vulnerability Assessment discusses hazards that the City may face as an effect of increased climate change. These effects include increased risks due to temperature changes, extreme temperature days, and increased wildfire risks due to the effects of climate change. New policies based on the conclusions of the Climate Vulnerability Assessment is incorporated into the SEU to account for potential risks due to fire susceptibility, heat damage, and drought.

The Environmental Justice (EJ) component, in accordance with Senate Bill 1000 (SB 1000), incorporates environmental justice goals and policies into the General Plan to direct resources to disadvantaged communities within the City of Menifee to improve health, recreation, and economic mobility through cleaner air, better access to transportation, education and employment. This promotes more equitable development and design to improve community resilience. Environmental justice policies are included in various Elements of the General Plan.

City of Menifee entitlements and approvals required for the Project include: Adoption/approval of the City of Menifee Housing Element Update Programmatic Environmental Impact Report; General Plan Amendment No. GPA PLN21-0022; and Change of Zone No. ZC PLN21-0021 as described below:

General Plan Amendment GPA PLN21-0022 would adopt the proposed changes to the Housing Element, Land Use Element, Safety Element, and Environmental Justice policies in compliance with State law. These changes also include land use amendments to accommodate the HEU RHNA.

Change of Zone ZC PLN21-0021 would rezone of parcels required to accommodate the HEU RHNA.

Environmental Information: A Notice of Availability of the Draft Environmental Impact Report (DEIR) was published in the Press Enterprise on June 25, 2021 and mailed to agencies stating that copies of the DEIR were available for public review at the City of Menifee City Hall, the Sun City Library, and online at <https://cityofmenifee.us/325/Environmental-Notices-Documents>. The public review period was for the State-mandated 45 days, from June 25, 2021, through August 9, 2021. All potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures identified in the PEIR. Additionally, no cumulative significant impacts were identified in the PEIR based on findings that the Project's contributions to such impacts are considered not to be cumulatively considerable.

The Final Environmental Impact Report (FEIR) responds to the comments and includes text revisions to the DEIR in response to input received on the Draft PEIR. Unlike the Draft PEIR, comments on the Final PEIR are not required to be responded to by the City. If written comments are received, they will be provided to the Planning Commission as part of the staff report for the Project. The Draft PEIR and FEIR will be submitted to the Planning Commission for requested recommendation and action on the Project to the City Council.

The FEIR is available on the City of Menifee Community Development Department website: <https://cityofmenifee.us/325/Environmental-Notices-Documents>. In addition, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Any person wishing to comment on the proposed Project may do so in writing between the date of this notice and the public hearing and be heard at the time and place noted above. All comments must be received prior to the time of public hearing. All such comments will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a recommendation to the City Council on the proposed Project.

If this Project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed Project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed Project, may be changed in a way other than specifically proposed.

For further information regarding this Project, please contact Doug Darnell, at (951) 723-3744 or via e-mail at ddarnell@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file for the proposed Project contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT

Attn: Doug Darnell, Senior Planner

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Menifee, CA 92586