



CITY OF MENIFEE

SUBJECT: Sphere of Influence Update

MEETING DATE: March 20, 2024

TO: Mayor and City Council

PREPARED BY: Doug Darnell, Principal Planner

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Provide direction to staff regarding the pursuit of a City Sphere of Influence amendment for 1,929 acres within the County of Riverside's Sun City Area Plan, extending from the City's easterly boundary at Briggs Road east to Leon Road, and from Domenigoni Road south to Scott Road.

DISCUSSION

On October 19, 2022, staff provided the City Council with an update on the Local Agency Formation Commission's ("LAFCO") update to its Municipal Services Review ("MSR") and Sphere of Influence ("SOI") recommendations for all jurisdictions in Riverside County. LAFCO's recommendations recognized Riverside County's pending Winchester Community Plan/County planning for the unincorporated area east of Menifee and emphasized that the City work closely with Riverside County toward reaching mutual agreement on a SOI amendment in the future. At that time, the City Council formed an Ad Hoc SOI Committee to engage in discussions with Riverside County officials regarding the City's interest in expanding its SOI.

The Council has expressed an interest in approximately 1,929 acres within the County of Riverside's Sun City/Menifee Valley Area Plan as a potential SOI amendment area. The area extends from the City's easterly boundary at Briggs Road east to Leon Road, and from Domenigoni Road south to Scott Road. This area represents approximately one-half (southern portion) of SOI Alternative 1 presented to the Council at a SOI workshop held in December 2019. This area consists of 1,929 acres including approximately 75 large parcels totaling approximately 1,500 acres and recorded County tract maps at the southwest corner, new homes west of Liberty High School, an approved tract south of Liberty High School, and Liberty High School.

In the past year, the SOI Committee met with County representatives and provided an update to the City Council in May of 2023. The Council recognized the importance of balancing County/City

interests and decided not to move forward with any action towards pursuing an amendment to the City's SOI until execution of a Memorandum of Understanding ("MOU") between the County and City, and further updates on the proposed Winchester Community Plan were available. The purpose of the MOU is to establish protocols for communication and coordination between City and County staff on City projects within the vicinity of the County, and County projects within the vicinity of the City. The below is a summary of actions since May 2023:

- September 6, 2023 – The City Council adopted an MOU for City/County communication and coordination on City/County projects.
- September 14, 2023 - Winchester/Homeland Municipal Advisory Council ("MAC") – Land Use Report discussed pending update on the Winchester Community Plan.
- December 12, 2023 – The County Board of Supervisors adopted the MOU for City/County communication and coordination on City/County projects.
- December 22, 2023 - The SOI Committee met and discussed status update and next steps.
- February 15, 2024 – The SOI Committee met with Supervisor Washington (and staff) to reaffirm the City's interest in 1,929 acres within the Sun City Area Plan and garnered support for moving forward. This meeting occurred on February 15, 2024.

In conclusion, staff seeks direction from the City Council on whether to move forward processing a General Plan Amendment ("GPA") and CEQA environmental review necessary to complete an SOI amendment application to LAFCO. Such effort would involve:

- A minimum of 12-18 months
- Could cost upwards of \$700,000
- Would require a Request for Proposals for consultant services
- Earliest start date would be June 2024 and best-case scenario for submission of an application to LAFCO would be December 2025.

Options for Council Consideration:

- Option 1: Direct staff to wait for the completion of the County's Winchester Community Plan and EIR; or
- Option 2: Direct staff to pursue a GPA and SOI amendment (with CEQA); or
- Option 3: Direct staff to pursue a GPA, SOI amendment, and annexation (with CEQA).

STRATEGIC PLAN OBJECTIVE

Thriving Economy

FISCAL IMPACT

The fiscal impact associated with initiating a GPA and SOI amendment including a CEQA environmental review is projected to be upwards of \$700,000. If the City Council provides direction to move forward with either option 2 or option 3 presented above, staff will initiate a request for proposal (RFP) to select a qualified firm to complete the required work. Following

conclusion of the RPP process, a professional services agreement for completion of the GPA and SOI will be presented to the City Council for consideration.

ATTACHMENTS

1. Potential Sphere of Influence Study Area Map
2. Draft Winchester Community Plan Land Use Map