

City of Menifee General Plan Annual Progress Report

Calendar Year 2023



City of Menifee, California

29844 Haun Road, Menifee, CA 92586

Submitted to:

Governor's Office of Planning and Research (OPR) and
California Department of Housing and Community Development (HCD)

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Pursuant to Government Code § 65400

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Introduction

The City of Menifee has prepared this Annual Progress Report (APR) for submission to the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). This report has been prepared to satisfy Government Code Section 65400(a)(2), and reflects the programs and actions undertaken to implement the City's General Plan between January 1, 2023, and December 31, 2023. The State of California Government Code Section 65400 requires the planning agency of cities to provide an annual review to their legislative body, the Governor's Office of Planning and Research (OPR), and California Housing and Community Development (HCD) on the status of the City's General Plan and progress. The report highlights completed areas of the General Plan and future priorities and amendments. State law requires that the annual report be completed and submitted to the State by April 1 of each year.

Date of presentation/acceptance by the legislative body (City Council):

- Planning Commission – February 14, 2024
- City Council – March 6, 2024

The City's current General Plan, adopted December 18, 2013, contains a thorough accounting of past and current (2013) conditions, and the vision of the future (2035). The City of Menifee General Plan is accessible on the City's website at:

<http://www.cityofmenifee.us/221/General-Plan>

As shown in Table 1 below, General Plan contains eight (8) elements, including 47 goals and 297 policies as required by the California Government Code, and OPR General Plan Guidelines.

Table 1 Contents of General Plan		
Element	Number of Goals	Number of Policies
Land Use (includes Environmental Justice goals & policies)	7	36
Housing	4	22
Circulation	6	25
Open Space and Conservation	10	62
Community Design	6	57
Economic Development	4	15
Safety	8	57
Noise	2	23
Total	47	297

General Plan Implementation Actions - 2023 Progress

The General Plan contains an Implementation Program, which is comprised of “Actions” to achieve the goals and policies of each general plan element. For reference, the General Plan Implementation Actions and Housing Element Implementation Actions are included as Appendix A and B of the Report, respectively. The Housing Element Implementation Actions were also amended as part of the Housing Element Update. The Housing Implementation Actions aim at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal opportunities for all residents.

Table 2 below identifies 2023 progress towards completion of City of Menifee General Plan Goals, Policies, and Implementation Actions. “On-going” efforts, or those, which rely on standardized processes (such as California Environmental Quality Act (CEQA) compliance), are not included. The list of items below is a snapshot of significant programs or targeted efforts. Please refer to Appendices A and B of this Report for greater detail on all General Plan Implementation Actions and progress on implementation.

Table 2 - Implementation Actions for 2023			
General Plan (excluding Housing Element)			
Summary of Major Accomplishments for 2023			
(See Appendix A for complete list of General Plan Program Actions and their status)			
Action #	Abbreviated Description	Goals / Policies	2023 Accomplishments
LU-2	Prepare Annual Report on the General Plan	All	This 2023 Annual Report of the City of Menifee General Plan implements this Action item.
LU-7	Revisit Older Specific Plans approved in the County to determine if land uses are still appropriate		Brookfield Homes has proposed an amendment to the Menifee Valley Ranch Specific Plan to remove 590 acres from the northerly portion original 1997 County-approved and subsequently amended Specific Plan No. 301 (over 1,500 acres). On January 10, 2024 the Planning Commission recommended that the City Council certify an Environmental Impact Report and approve of the General Plan/Specific Plan Amendments, Change of Zone, a Development Agreement & tentative map establishing a new specific plan (Menifee Valley Specific Plan) for the 590 acres located north of the Burlington Northern Santa Fe Railroad tracks and Mathews Road, west of Briggs Road/City limits, south of Highway 74 and east of Menifee Road. The new specific plan includes a mix of residential (over 1,700 units), commercial, industrial (over 5 million square feet), open space, and public/quasi-public facilities, and is scheduled for consideration by the City Council on February 7, 2024.

LU-16	Annually Review the Capital Improvement Program for consistency with the General Plan	Goal C-1 Policies C-1.1 through C-1.5	<p>Capital Improvement Program (CIP): On May 10, 2023 the Planning Commission adopted Resolution No. PC 23-593 finding the Fiscal Years 2023-24 through 2027-28 CIP consistent with the City's General Plan. On June 7, 2023, the City Council adopted Capital Improvement Program (CIP) for FY 2023/24 through 2027/28. CIP programs to implement General Plan Goals and Policies over the next 5 years consist of a total of 191 projects with a cost of roughly \$736.24 million:</p> <ul style="list-style-type: none"> - Transportation Projects (35 projects) - Traffic Signal Projects (25 projects) - Street Improvement Projects (30 projects) - Pavement Management Projects (33 projects) - Drainage Projects (10 projects) - Street Light Projects (4 projects) - Public Facility Projects (22 projects) - Parks, Trails, and Recreation Projects (29 projects) - Technology Infrastructure (3 projects) <p>Notable FY 2023/24 CIP projects include:</p> <ul style="list-style-type: none"> • Holland Road Overpass construction began in early 2023, with substantial progress made toward completion (bridge construction anticipated to be completed in late summer 2024). • Bradley Road Bridge Over Salt Creek • McCall Blvd./I-215 Interchange • Scott Road/Bundy Canyon Road Widening – in design phase • Street widening projects: <ul style="list-style-type: none"> ◦ Valley Blvd. & Missing Links ◦ McCall Blvd. ◦ Baily Park Blvd. • Complete Streets Plan <p>Funding for these efforts comes from many sources, including a substantial amount of funding from Measure DD, a 1 percent sales tax approved by the voters in November 2016.</p> <p>Notable CIP projects completed in 2023:</p> <ul style="list-style-type: none"> • Traffic Signal at Antelope Road & MSJC Entrance • Fire Station No. 68 interior improvements completed August, 2023. • Murrieta Road and Sun City Blvd. Traffic Signal including traffic signal interconnection equipment, upgrade to existing ADA ramps, standardize turn pocket lanes and drainage deficiencies addressed. Completed July, 2023. • Murrieta Road and Rouse Road Traffic Signal. Completed June, 2023. • Murrieta Road and La Piedra Road Traffic Signal. Completed June, 2023.
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			<ul style="list-style-type: none"> • Lazy Creek Pedestrian Project – reconstruction of 11 ADA compliant ramps, truncated domes, & installation of high visibility crosswalks. Completed June 2023 • Sun City Community Pedestrian Project – reconstruction of 20 ADA compliant ramps, truncated domes, and installation of 9 high visibility crosswalks at 3 different locations. Completed June, 2023. • Patomac and Meadows Resurfacing – Slurry seal, upgrade to 22 curb ramps to ADA standards, & restriping. Completed February, 2023 • Tradewinds Community Resurfacing (Romoland north of Highway 74) – resurfacing and ADA ramps. Completed Jan., 2023. <p>CIP Projects Under Construction in 2023:</p> <ul style="list-style-type: none"> • Normandy Road pedestrian and bicycle trail improvements over Salt Creek. • Audie Murphy Ranch neighborhood slurry seal project • Holland Road/I-215 Overpass (4-lane bridge over the I-215 FWY). • Fire Station #5 at Goetz Rd. south of Vista Way. • FY 2022-23 Slurry Seal Program. Slurry seal of existing roadway and restriping in the southeast community (south of Wickerd Rd., Brigata and Lake Ridge communities. • Willows Neighborhood road resurfacing, upgrade of curb ramps to current ADA standards & restriping. • Murrieta Rd. Resurfacing (Salt Creek to San Quintin). • Casa Blanca Neighborhood (South of McCall) road resurfacing • Romoland Grid Neighborhood Resurfacing South • FY 2023/24 Slurry Seal Program • Central Park Amphitheater <p>Other non-City CIP projects under construction or completed within Menifee in 2023:</p> <ul style="list-style-type: none"> • Quail Valley Sewer Improvement Project by Eastern Municipal Water District (EMWD) – A multi-phased effort to construct sewer and abandon septic tanks in two areas (Subarea 9 and 4) of the Quail Valley community. Goetz Road backbone sewer line and Subarea 4 sewer system in design phase at end of 2023. • Menifee Justice Center (a \$90 million project by the State of California) is under construction and nearing completion as of January, 2024.
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			<ul style="list-style-type: none"> The Scott Road/Bundy Canyon Road Widening Project, located west of the I-215, will expand the roadway between Haun Road and Sunset Avenue from a two-lane to a four-lane roadway with Class II buffered bicycle lanes along the corridor. These improvements are expected to help improve the overall safety of this well-traveled, east-to-west route between the cities of Menifee and Wildomar. County Board of Supervisor's approved donation of land adjacent to La Piedra Library for future community center.
LU-17	Work w/ agencies to secure external funding to construct a new sewer system for Quail Valley	Goal LU-3 Policies LU-3.1 & LU-3.2	<p>Eastern Municipal Water District (EMWD) Quail Valley Sewer Improvement Project: EMWD is working on obtaining funds to complete the sewer connections of the remaining residences in Subarea 9 and Subarea 4. EMWD secured \$2.5 million in funding from Congressman Calvert to support next phases of the Quail Valley septic to sewer conversion project.</p>
C-8	Periodically analyze and improve high-accident locations to improve traffic flow and safety.		The City has completed the Local Road Safety Plan. City will apply for implementation grants (HSIP). City is also working on its Complete Streets Study and Plan.
C-16	Develop and maintain bicycle and walking trail system brochures and maps that educate and inform trail users. This information should be made available on the City's website.		The City adopted an updated Parks Master Plan on July 19, 2023 with Resolution No. 2023-1348 and is available of the City's website. Trails have been integrated into all Park Maps both online, in the quarterly Menifee Matters publication and a stand alone parks map. CSD is actively working with IT for integration of Trail Maps into the Menifee App.
C-17	Periodically analyze and improve high-accident locations to improve traffic flow and safety.		The City has completed the Local Road Safety Plan. City will apply for implementation grants (HSIP). City is also working on its Complete Streets Study and Plan.
C-18	Aggressively seek funding for trails and bikeways from federal and state sources.		On November 18, 2020, the City adopted Resolution No. 20-976 approving the City of Menifee Active Transportation Plan (ATP). The ATP identifies funding sources which the City will pursue for trails and bikeways identified in the ATP. Staff continuously seeks federal and state funding for various projects and has received several grants to implement projects. City will receive \$4M from the ATP6 grant for the Harvest Valley School Safe Routes to School, which includes sidewalks and bike lanes. The City has also

			applied for the SS4A grant for an ATP project on Murrieta Road
C-8	Periodically analyze and improve high-accident locations to improve traffic flow and safety.		The City has completed the Local Road Safety Plan. City will apply for implementation grants (HSIP). City is also working on its Complete Streets Study and Plan.
OSC- 1, OSC-3, OSC-10 OSC-14	Recreational Trails – Parks, Trails, Open Space & Recreation Master Plan	Goals OSC-1 & OSC-2 Policies OSC-1.1 through OSC-1.10 & OSC-2.1 through OSC 2.8	The City adopted an updated Parks Master Plan on July 19, 2023 with Resolution No. 2023-1348 and is available of the City's website. The plan includes an updated inventory and defines areas that are deficient in various park amenities to better direct parkland development efforts.
OSC-10	CIP to address shortage of parks and recreation facilities	Goal OSC-1 Policies OSC-1.2 & OSC-1.3	<p>On June 7, 2023, the City adopted the 2023/24 – 2027/28 Five-Year CIP Budget, which includes 29 parks, trails, and recreation projects. Priority 1 projects include:</p> <ul style="list-style-type: none"> • Evans Park, Design & Construction (complete) • Central Park Amphitheater • Paloma Wash Trail Improvements (complete) • AMR Skate Park Improvement • Parking Lot Resurfacing – E.L. Peterson Park • Evans Park North, Design & Construction • Gail Webb Actions Sports Park Restroom • Park and Right-of-Way Signage • Sun City Park Development • La Ladera Park Enhancements • Quail Valley Park • Fence and Safety Enhancements (complete) <p>CIP: Parks projects completed in 2023 include:</p> <ul style="list-style-type: none"> • The City adopted an updated Parks Master Plan on July 19, 2023 with Resolution No. 2023-1348 and is available of the City's website. Phase 1 of Evans Park South, now the Gale Webb Kids-R-#1, Action Sports Park has been completed and opened to the public. Evans Park North is now under Environmental Review to determine next steps in development. <p>Other Non-CIP Park Projects completed as part of new residential development in 2023.</p> <ul style="list-style-type: none"> • Underwood (Shadow Mountain) Park – 9-acre park within the Underwood (Shadow Mountain) residential development (completed July 11, 2023) • Remington Park, a 5-acre park within the Remington/McCall Mesa residential development (completed April, 2023)

			<ul style="list-style-type: none"> • Neighborhood park within Lennar Homes, Quartz Ranch residential development • Neighborhood park within Pulte Homes Banner Park single-family residential development
OSC-11	Develop park at Craig & Bradley Road <u>Craig & Evans Roads</u>	Goal OSC-1 Policies OS-1.2 & OS-1.3	The City adopted an updated Parks Master Plan on July 19, 2023 with Resolution No. 2023-1348 and is available of the City's website. With initial adoption of the General Plan, this Implementation Action identified Craig and Bradley Road as the location for development of a park, however, this is an error/typo. The correct location is Craig and Evans Roads, approximately one quarter mile west of Craig and Bradley Road, within the same vicinity and serving the same area/neighborhood. This implementation action is revised to reflect the correct location. Phase 1 of Evans Park South, now the Gale Webb Kids-R-#1, Action Sports Park has been completed and opened to the public. Evans Park North is now under Environmental Review to determine next steps in development.
OSC-66	Air Quality - Complete a solar analysis and implement a five-year plan to establish solar energy generation on municipal buildings	Goal OSC-9.1 Policies OS-9.1 OS-9.3 OS-9.4 & OS-9.5	Community Services Department participated in a pilot project with WRCOG to develop an Energy Resilience Plan to identify how to keep critical infrastructure running in the event of power outages. Using the findings of the WRCOG Energy Resilience Plan where the Kay Cenicerros Senior Center was used as the focus of the study in Menifee, CSD is working with an architecture design consultant on the future Menifee Community Center that will align with the Community Resilience Center components as a sustainable design.
OSC-77	Air Quality - Adopt a Green Building Ordinance that requires energy efficient design, in excess of Title 24 standards, for all new residential and non-residential buildings.	Goal OSC-9.1 Policies OS-9.1 OS-9.3 OS-9.4 & OS-9.5	COMPLETE. In 2019, the City adopted the 2019 Cal Green Code. (Ordinance No. 2019-285). On November 16, 2022, the City adopted Ordinance No. 2022-364 incorporating the 2022 California Building and Fire Codes into the City's Building Code (Title 8 of the Menifee Municipal Code).
C-13 through C-20	Bikeway and Pedestrian Actions (e.g., seek funding for bikeway and pedestrian)	Goals C-2 & C-4 Policies C2.1 through C2.5 & C-4.1	CIP: Citywide Pedestrian Safety Improvements ongoing. Complete Streets Plan: The City has made substantial progress on the preparation of a Complete Streets Plan.

C-7	Upgrade and Maintain Traffic Signal Interconnect Systems	Goal C-1 Policies C-1.1 & C-1.2	<p>On June 7, 2023, the City adopted the 2023/24 – 2027/28 Five-Year CIP Budget, which includes 25 traffic signal projects. Priority 1 projects include:</p> <ul style="list-style-type: none"> • Meniffee Road/La Piedra Road Traffic Signal • Murrieta Road/Sun City Blvd. Traffic Signal • Murrieta Road/Rouse Road Traffic Signal • Meniffee Road/Garbani Road Traffic Signal • Antelope Road/MSJC Entrance Traffic Signal • Murrieta Road/La Piedra Road Traffic Signal • Goetz Road/Vista Way Traffic Signal • Meniffee Road/Fire Station No. 76 entrance Traffic Signal • Citywide Traffic Signal Safety Improvements - LRSP • Evans Road/Craig Avenue Traffic Signal • Hwy 74/3rd Street Traffic Signal • Meniffee Road/Mathews Road Traffic Signal
S-37	Local Hazard Mitigation Plan (LHMP)	Goal S-6 Policy S-6.1	<p>On March 1, 2023, the City adopted its 2022 Local Hazard Mitigation Plan (LHMP) in compliance with the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended by Section 322 of the Disaster Mitigation Act of 2000, and the 44 Code of Federal Regulations Part 201. The State Office of Emergency Services and the Federal Emergency Management Agency (FEMA) have approved the City's LHMP.</p>

2021-2029 Housing Element

Summary of Major Accomplishments for 2023

(See Appendix B, Sheet D for complete list of Housing Element Program Actions and their status)

Action #	Abbreviated Description	Goals / Policies	2023 Accomplishments
#5	Non-Vacant Sites used in Previous Housing Element	Goal HE-1 HE Policies 1.1 & 1.6	Complete: Completed with the adoption of Ordinance No. 2023-370 on April 5, 2023 - A Development Code Amendment for by right approval of 20 percent affordable projects on non-vacant carry over sites to accommodate the lower income RHNA, completing Housing Element Program Action 5 as required for final HCD certification of the City's adopted Housing Element.
#6	Promotion of Accessory Dwelling Units (ADU) & Permit-Ready ADU Plans	Goal HE-1 HE Policy 1.4	Complete & Ongoing: With SB 2 Planning Grant Program (PGP) Funds provided by the State Department of Housing and Community Development (HCD), the City developed building code compliant permit-ready accessory dwelling unit (ADU) plans for use by the public in obtaining permits for construction of an ADU. The Permit-Ready ADU construction plans were launched and made available to the public on the City's website in August of 2022. Since that time, the plans and program have been promoted on regularly on the City website, news releases and Meniffee Matters (citywide publication). Additionally, on January 17, 2024, the

			City Council introduced an Ordinance approving updates to the ADU provisions of the Development Code for compliance with latest State laws including streamlining the ADU review process, only requiring a ministerial building plan check review, added provisions for Junior ADU's and ADUs for multifamily development (Ordinance adoption scheduled February 7, 2024).
#8	Annual Reporting of Specific Plans	Goal HE-1 HE Policy 1.1	Ongoing: The City has 18 approved specific plans that comprise 7,200 acres of land in the City. As required by the State, in October 2023, the City provided updated specific plan information to the Governor's Office and Planning Research (OPR) confirming the identity of active specific plans in the City and providing PDF and GIS shapefiles for the specific plans.
#9	Minor Home Repair - Issue grants for up to 10 households annually. Request County to expand program to cover mobile home units. CDBG	Goal HE-3 HE Policies 3.1, 3.5 & 3.6	Ongoing: The City assisted 12 households in 2023 and continues to incorporate the Senior Minor Home Repair Grant Program in the annual CDBG Program activities 5-year Consolidated Plan (2022-2027) and will continue the program into the 6th cycle. The City launched a new Minor Home Repair Grant Program in January 2023. Grants are available to homeowners up to age 61 and funded through American Rescue Plan Act (ARPA) grant funds. For this Program, the City assisted 8 households in 2023.
#11	Habitat for Humanity - Allocate funds to sub-recipients who assist in improving housing needs	Goal HE-3 HE Policies 3.1, 3.5 & 3.6	Ongoing: The City works with Habitat for Humanity on projects for home repairs within the City. Habitat for Humanity provided service to 37 households for home improvements during the 2023 calendar year.
#20	CDBG Funds for Community Service Providers	Goal HE-3 HE Policies 3.3 & 3.5	Ongoing: The City allocates \$80,000 annually in CDBG funds to the Assistance League, Boys & Girls Club, Community Cupboard, Fair Housing, Habitat for Humanity, Hospice of the Valley, Menifee Mustangs Track and Field Club, RUHS, and SAFE Family Justice Center. All sub-recipients assist Low-Income residents within Menifee with either school clothing; before & after school assistance, hunger, and malnutrition, provide tenant/landlord mediation and anti-discrimination services, living conditions, care for terminally ill patients, provide youth with positive outlets through the sport of track and field, homeless outreach, and services to those who experience abuse and violence.
#21	Emergency Shelters, Transitional & Supportive Housing	Goal HE-3 HE Policy 3.3	Complete: On January 17, 2024, the City Council introduced an Ordinance approving updates to the Emergency Shelters, Transitional and Supportive Housing provisions of the Development Code for compliance with latest State laws (AB 2162 & AB 139)

			including adding provisions for Low Barrier Navigation Centers (Ordinance adoption scheduled February 7, 2024).
#22	Housing for Homeless People	Goal HE-3 HE Policy 3.3	Complete: On January 17, 2024, the City Council introduced an Ordinance approving updates to the Emergency Shelters, Transitional and Supportive Housing provisions of the Development Code for compliance with latest State laws (AB 2162 & AB 139) including adding provisions for Low Barrier Navigation Centers. The Ordinance amendments will allow Transitional & Supportive Housing in the EDC and CO zones subject to the same standards and processes required for other housing in the same zones (Ordinance adoption scheduled February 7, 2024).
#23	Supportive Housing/Lower Barrier Navigation Centers	Goal HE-3 HE Policy 3.3	Complete: On January 17, 2024, the City Council introduced an Ordinance approving provisions for Low Barrier Navigation Centers as a matter of right in appropriate zones, per State law (AB 101) (Ordinance adoption scheduled February 7, 2024).
#24	Housing for People with Disabilities	Goal HE-3 HE Policy 3.3	Complete & Ongoing: The City annually advertises its CDBG Notice of Funding Availability (NOFA) to seek services for people with disabilities, including developmental disabilities. Additionally, on January 17, 2024, the City Council introduced an Ordinance approving amendments to the Day Care provisions of the Development Code for compliance with latest State law including allowing for day care facilities, six or fewer by right in all residential zones, and amending the Reasonable Accommodation provisions to support objectivity and a direct relationship to health and safety to provide more approval certainty for persons with disabilities. The amendment also reduces potential constraints to permitting group residential facilities and day care (Ordinance adoption scheduled February 7, 2024).
#26	Farmworker & Employee Housing Act Compliance	Goal HE-3 HE Policy 3.3	Complete: On January 17, 2024, the City Council introduced an Ordinance approving a Development Code amendment to include provisions for farmwork housing in compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code). (Ordinance adoption scheduled February 7, 2024).
#28	Proactive Education and Outreach to Prospective Developers	Goal HE-1 HE Policies 1.1 & 1.6	Ongoing - The City began undertaking these efforts in 2023 and has completed draft marketing material/informational guide for housing opportunity sites to accommodate the City's housing need as identified in the "Housing Sites Inventory" of the adopted 6th Cycle, 2021-2029 Housing Element. This information will be finalized and made available on City's website and other methods in early 2024.

#29	Housing Market Impact Study	Goal HE-3 HE Policies 3.3 & 3.5	Nearing Completion: A draft Housing Market Study is complete and will be presented to the Planning Commission and City Council in early 2024.
#30	Inclusionary Housing Feasibility Study	Goal HE-3 HE Policies 3.3 & 3.5	Nearing Completion: The Inclusionary Housing Feasibility Study is a Local Early Action Planning (LEAP) Grant funded effort to streamline and remove barriers to housing production. A draft Inclusionary Housing Feasibility Study is complete and will be presented to the Planning Commission and City Council in early 2024.
#31	Design Guideline Update	Goal HE-1 HE Policies 1.3, 1.4 & 1.7	Pending: The City is working on the update to the Design Guidelines and will complete the update in 2024.
#32	Specific City Actions related to Availability of Affordable Housing	Goal HE-3 HE Policies 3.1 & 3.3	Nearing Completion & Ongoing: Permit-Ready ADU plans were completed and launched to public in August 2022. On January 17, 2024, the City Council introduced an Ordinance approving a Development Code Amendment to include SB-9 provisions and to allow ADUs in all residential zones (Ordinance is scheduled for Council adoption on February 7, 2024). A Draft Inclusionary Housing Feasibility Study is complete and will be presented to the Planning Commission and City Council in early 2024. PLHA First Time Homebuyer workshops were held in 2022 and 2023 (applicants need to go through pre-purchase counseling to get their credit or income up to level for sustainable homeownership). The City was successful providing \$100,000 in funds with an additional \$100,000 in matching funds for its first PLHA First Time Homebuyer loan.
#34	Density Bonus	Goal HE-4 HE Policy 4.3	Complete: On January 17, 2024, the City Council introduced an Ordinance approving an update to the Density Bonus provisions of the Development Code amendment related to density bonus provisions for a "commercial developer partnering with an affordable housing developer," increase in density bonus allowances, "shared housing building," incentives allowed for qualified housing developments, and parking in compliance with latest State density bonus law (e.g., AB 2334, AB 1551, AB 682 & AB 1287. (Ordinance adoption scheduled February 7, 2024).
#35	Encourage Development of Opportunity Sites	Goal HE-1 HE Policies 1.1 & 1.6	Nearing Completion: Technical assistance is currently being provided and ongoing, and Appendix B-Sites Inventory of the Housing Element is located on the City's website. Staff has completed draft marketing material/informational guide for housing opportunity sites to accommodate the City's housing need as identified in the "Housing Sites Inventory" of the adopted 6th Cycle, 2021-2029 Housing Element. This information will be finalized and made available on

			City's website and other methods in early 2024. The City will pursue expedited entitlement processing, fee waivers, & deferrals to encourage the development of affordable housing, once Program Actions 29 (Housing Market & Impact Study) and 30 (Inclusionary Housing Feasibility Study) are complete by end of 2023. The sites inventory will be updated as needed.
#36	Definition of Family	Goal HE-4 HE Policy 4.2	Complete: On January 17, 2024, the City Council introduced an Ordinance amending the Development Code definition of "Family" to comply with all federal and state fair housing law. (Ordinance adoption scheduled February 7, 2024).
#41	Annual Housing Reporting Program	Goal HE-4 HE Policy 4.1	Ongoing: This 2023 Annual Housing Report of the City of Menifee General Plan implements this action item.

Housing Element Reporting Requirements

As required by State law, the City completed its 2022 Housing Element Annual Progress Report (APR) to show progress towards implementation of its General Plan Housing Element Goals. Annual reporting specific to the Housing Element is also required at the same time as the General Plan APR. Therefore, the Housing Element APR is included as part of this General Plan APR.

Housing Element Annual Progress Report

State Law, specifically Government Code Section 65400, requires the City to provide an Annual Housing Element Progress Report to show progress on the General Plan Housing Element. This report provides an overview of the Housing Element including an update on the progress in meeting the Regional Housing Need Allocation (RHNA) for the 6TH Housing Element Cycle. The 2022 Annual Housing Progress Report forms are included as Appendix C of this report.

General Plan 6th Cycle Housing Element

The Housing Element identifies and plans for the City's existing and projected housing needs. It also contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. State law requires regular updates to the Housing Element to ensure relevancy and accuracy. The time from one update to the next is called a housing cycle. The 2023 APR reporting period covers progress for the City's 6th cycle, eight-year housing element planning period from 2021-2029.

On December 15, 2021, the City of Menifee adopted its 6th Cycle, 2021-2029 Housing Element; however, upon review of the adopted Housing Element by the Department of Housing and Community Development (HCD), further revisions to the Housing Element were required for compliance with State law. The Housing Element was subsequently revised as required by HCD and re-adopted by the City on November 16, 2022. Additionally, for the City's Housing Element to be found in full compliance by HCD, the City was required to complete Program Action 5 of the Housing Element, involving a code amendment to comply with State law (Candidate Sites Used in Previous Housing Element) to allow by-right processing of sites identified in previous housing elements pursuant to Government Code section 65583.2, subdivision (c). Following HCD review of the City's adopted revised Housing Element and upon notifying HCD of the City's completion of Program Action 5 and adoption of the required code amendment, on April 5, 2023, HCD determined the City's Housing Element to be in full compliance with State law.

Housing Element - Progress in Meeting Regional Housing Need Allocation

RHNA is a housing production goal calculated by the Southern California Association of Governments (SCAG), based upon a State established goal, for the Housing Element planning period and provides data to assist cities in accommodating the estimated housing needs of the projected population and employment growth during the planning period.

State Housing law does not require that market-rate and affordable housing units be constructed to meet RHNA projects. Instead, State law requires that the cities adopt policies, zoning standards, regulatory provisions, and review processes that will accommodate the housing need identified by SCAG. The Housing Element is also required to identify potential sites for development, and/or propose a rezoning program to create the required capacity to accommodate the RHNA units. Once these policies and programs are in place, the expectation is that the private market will construct new units to meet the established goal.

As shown in Table 3 below, the City's 6th cycle, 2021-2029 Regional Housing Needs Allocation (RHNA) obligation is 6,609 total units. The City's RHNA allocation is divided into four income categories (Very Low, Low, Moderate and Above Moderate-Income) based on the County of Riverside's median income for a family of four. The 2023 HUD Median Family Income (MFI) for Riverside County is \$94,500.

Table 3: 6th Cycle RHNA Allocation (2021-2029)				
Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0-50% MFI	--	\$46,600	1,761 units
Low Income	51-80% MFI	\$46,601	\$74,550	1,051 units
Moderate Income	81-120% MFI	\$74,551	\$113,400	1,106 units
Above Moderate Income	>120% MFI	\$113,401	--	2,691 units
Total:				6,609 units
*Income range is based on the 2023 HUD Median Family Income (MFI) for Riverside County of \$94,500.				

Table 4, below, illustrates the City's 6th Cycle RHNA allocation and the number of building permits issued by affordability from October 15, 2021, through October 15, 2029. In 2023, building permits were issued for a total of 1,589 housing units for the 6th Cycle planning period.

Table 4: Building Permits Issued – Number of Units by Affordability – 6th Cycle												
Income Category	RHNA	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Remaining RHNA
Very Low	1,761		4								4	1,757
Low	1,051		4								4	1,047
Moderate	1,106	1	5	14							20	1,086
Above Moderate	2,691	287	892	1575							2,754	0
Total RHNA	6,609	288	905	1589							2,782	3,890

Table 5, below, provides a breakdown of number of units by housing type (single-family attached, single-family detached, 2-4 units, multi-family 5+ units, accessory dwelling units and mobile/manufactured homes) for building permits issued in 2023. Building permits were issued for 1,227 detached single-family units, 341 multi-family units (5 or more units), 13 accessory dwelling units, and 8 mobile/manufactured home units in 2023.

Table 5: Building Permits Issued in 2023 – Number of Units by Structure Type		
Structure Type	Permitted	Completed
Single-Family Attached	0	0
Single-Family Detached	1,227	646
2 to 4 Units per Structure	0	0
5 Units per Structure	341	0
Accessory Dwelling Unit	13	2
Mobile/Manufactured Home	8	5
Total	1,589	653

OPR General Plan Guidelines Compliance

The following overview addresses topics specified by the Governor's Office of Planning and Research's (OPR's) General Plan Annual Progress Report Guidance (2016).

Collaborative Planning with Military Lands and Facilities:

The March Air Reserve Base/Inland Port Airport (MARB/IPA), situated between the cities of Riverside, Moreno Valley, and Perris, is located approximately eight (8) miles northerly of the City of Menifee. Portions of the City of Menifee located northerly of Newport Road are within MARB/IPA Airport Influence areas and land use compatibility zones established by the Riverside County Airport Land Use Commission. The City of Menifee's collaborative planning related to military operations of the MARB/IPA consists of ensuring development in the City of Menifee is compatible with the Riverside County Airport Land Use Commission's 2014 MARB/IPA Airport Land Use Compatibility Plan. As required by State law, on February 7, 2018 the City Council adopted Ordinance No. 2018-233 amending the City's General Plan to add policies to the Land Use Element and Implementation Actions to ensure consistency with the MARB/IPA Airport Land Use Compatibility Plan.

In 2017/2018, the Department of the Air Force prepared an updated AICUZ Study to address recent changes in aircraft operations. This study will likely result in a future amendment to the MARB/IPA Airport Land Use Compatibility Plan. The City will amend its General Plan as needed to be consistent with future Compatibility Plan amendments.

Consultation with Native American Tribes:

The City has established positive relationships with Native American tribes in the area, particularly after the State Legislature adopted Assembly Bill 52. Today the City regularly conducts AB52 consultation with two (2) tribes:

- Pechanga Band of Luiseno Indians

- Soboba Band of Luiseno Indians

Other tribes that have requested AB 52 consultation notification of projects subject to AB 52 are:

- Rincon Band of Luiseno Indians
- Torrez Martinez Band of Luiseno Indians
- Agua Caliente Band of Cahuilla Indians

In reviewing the Planning Commission agendas for 2023, fifteen projects involved CEQA review requiring AB52 consultation with Native American tribes. These projects include:

- Core 5, Motte Business Center Warehouse TPM 38432 (PLN22-0114) Plot Plan PLN22-0115 - 1,138,683 square-foot concrete tilt-up warehouse building on approximately 46.33 gross acres located southeast of the I-215/Ethanac Road interchange, south of Ethanac Road, between Dawson and Antelope Roads (EIR).
- Richland Communities Golden Meadows Major Modification & Zoning Code Amendment – Addendum to a Certified Final EIR (State Clearinghouse No. 2003061122) for Golden Meadows Tentative Tract Map (TTM) No. 31194) - Increase in number of residential lots from 161 to 259, ZCA for text revisions to Planning Dev. Districts new min. development standards, located north of Wickerd Rd., south of Garbani Road, west of Haun Road, and east of Murrieta Road. (Addendum to EIR)
- McCall Square Shopping Center Major Modification PLN23-0015 & Revisions to TPM 37642 (2017-091) - Request to modify previously approved Plot Plan ("PP") No. 2017-090 and Tentative Parcel Map ("TPM") No. 37624 (2017-091) located in Phase II of the McCall Square Shopping Center ("Project"), previously approved as Heritage Square Shopping Center. The Major Modification replaces a pharmacy with a quick serve restaurant and drive-thru, modify the circulation and parking around the grocer, and add Pad E, approximately 4,000 sq. ft. of building area (MND).
- Foremost Pacific Group, Tentative Tract Map 38346 (PLN22-0003) and PLN22-004 – LDW Condominiums – Consolidation of 3 parcels to one parcel for condominium purposes and 162 two-story condominiums on 9.5 gross acres at the northwest corner of Rouse Rd. and Menifee Rd. (MND)
- Tentative Tract Map No. 37450 (PLN21-0361), 33-lot subdivision on 10.27 gross acres southwest corner of Garbani & Sherman Roads (MND).
- Tentative Tract Map No. 38128 (PLN22-0002) – 96 lot single-family residential subdivision on 28.38 acres southwest corner of Byers Rd. & Troy Lane approximately 360 feet northwest of the western terminus of Rouse Rd. (MND).
- Valley Blvd. widening project, CIP No. 2202 IS-MND. Widening of Valley Blvd. between Murrieta Road and Chambers Avenue extending to through and eliminating two gaps for a continuous route, raised medians, turn lanes and seven new traffic signals. Project will enhance and complete the multi-modal network with sidewalks and bike lanes (MND).

- Mapes and Sherman Commerce Center – Plot Plan No. PLN22-0015. Concrete tilt-up warehouse building totaling approximately 277,578 square feet on 13.34 acres located at the southwest corner of Mapes and Sherman Roads (MND).
- Normandy Road Pedestrian Improvements (MND).
- General Plan Amendment – Circulation & Safety Elements (Exempt). Tribes consulted even though project was Categorically Exempt.
- Nova Power Bank Project – Plot Plan PLN22-0154 and Conditional Use Permit PLN 22-0155. Redevelopment of the Inland Empire Energy Center (IEEC) Generation Plant with a battery energy storage system (BESS) using lithium-ion flow batteries or other battery technology to store electrical energy from the grid to be discharged later when customer demand is high. Project capacity not to exceed the interconnection capacity which is presently 680 MW (MND).
- 4/12/23 – StaxUp Storage Expansion – Major Modification No. PLN22-0026, Conditional Use Permit No. PLN22-0027 and Minor Exception No. PLN23-0043 - Addition of three new self-storage buildings to an existing self-storage facility (one three-story 31,040 square-foot bldg. and two one-story 2,800 square-foot buildings) (Negative Declaration)
- 4/12/23 – Village at Junipero – 240 market rate apartment units on 17.87 gross acres located north of McCall Blvd. and west of Menifee Road (MND).
- 3/8/24 – Ethanac Barnett Warehouse(s) – Plot Plan PLN21-0290 – Two concrete tilt-up buildings totaling 251,133 square feet (206,019 square feet of warehousing, 25,114 square feet of manufacturing, and 20,000 square feet of office) on 13.89 gross acres south of Ethanac Road, west of Barnett Road and Interstate 215 (MND).
- 3/8/23 - Trumble Road Open Pit Restoration Project – Grading Permit No. 22-019 – Rough grading and restoration of 7.8 acres of an open pit located at 25675 Trumble Road (MND).

Related to tribal cultural resources, the Open Space and Conservation Element of the Menifee General Plan states:

"The City of Menifee is a community with a dynamic topography; hills and small mountains that can be found dispersed throughout the city alongside low-lying plains and waterways. The steepest slopes and largest cluster of hillsides can be found north of Menifee Lakes, traveling northward across McCall Boulevard. Quail Valley also has a number of steep hillsides that influence development patterns in the area. Menifee's 2 tallest peaks-Quail Hill at 2,250 feet and Bell Mountain at 1,850 feet-are important landmarks in the city and have been important to the Native American tribes who have ancestral territories within the city. In addition, rock outcroppings and large boulders often contain archaeological features associated with the Native American tribes who inhabited this area prehistorically and whose descendants still live in and around the city proper. Preserving these features whenever feasible will further preserve and protect the unique history of the city, while adding to the future character of Menifee. Menifee's prominent natural hillsides are one of the city's most identifiable features."

Open Space and Conservation Element Goals and Policies related to tribal cultural resources are:

- **Goal OSC-3** Natural landforms. Undisturbed slopes, hillsides, rock outcroppings, and other natural landforms that enhance the City's environmental setting and rich cultural and historical past and present. Examples of policies in support of this Goal are:
 - **Policy OCS-3.4:** Support the preservation of natural vegetation and rock outcroppings during and after the construction process.
 - **Policy OCS-3.5:** Develop suitable long-term preservation plans with appropriate Native American tribes who have ancestral lands within the city to ensure the perpetual preservation of cultural resources, boulders, and rock outcroppings protected under this policy.
- **Goal OSC-5** - Archeological, historical, and cultural resources that are protected and integrated into the city's built environment. Under Goal OSC-5, Policies OCS-5.1 through OSC-5.6 are all policies related to protecting tribal cultural resources.

Environmental Justice Considerations:

The term "environmental justice" has traditionally been used to define a need to provide equity and protect lower income communities from the impacts of pollution. In 2016, the State Legislature adopted Senate Bill (SB) 1000, which mandates the inclusion of environmental justice policies and programs within general plans. Additionally, SB 1000 expands the meaning of environmental justice to include a broader context of community health, as the legislation requires cities to promote public facilities, food access, safe and sanitary homes, and physical activities. It also requires the promotion of civil engagement in the public decision-making processes and requires that specific improvements and programs be identified to address the needs of disadvantaged communities.

Environmental Justice policies of the Land Use Element of the General Plan are intended to direct resources to disadvantaged communities to improve health, recreation, and economic mobility through cleaner air, better access to transportation, education, and employment. The Environmental Justice policies included in the Land Use Element are:

- **Goal EJ-1:** Reduced Rates of Obesity, Eating Disorders, and Chronic Disease Such as Heart Disease and Breast Cancer. Improve individual and community health through prevention, screening, education, and treatment strategies regarding nutrition and physical activity related health issues.
 - **Policy EJ-1.1:** Support neighborhood-oriented, specific sources of healthful foods, such as farmers' markets and local outlets. Support food banks,

- pantries, and other sources that help provide federal food assistance to low-income residents so that all families, seniors, schools, and community-based organizations are able to access, purchase, and increase intake of fresh fruits, vegetables, and other nutritious foods.
- **Policy EJ-1.2:** Support community education programs on healthy eating habits and lifestyles, including topics such as nutrition, physical activity, and vegetable gardening.
 - **Policy EJ-1.3:** Collaborate with the Riverside County Department of Public Health, Meniffee Global Medical Center, and other non-profit health sector groups to encourage existing neighborhood markets or convenience stores in nutrition deficient neighborhoods to sell fresh fruits and vegetables.
- **Goal EJ-2:** Strengthen Partnerships with Social Service Groups that Serve the Community.
 - **Policy EJ-2.1:** Support social service programs that reduce homelessness and ensure that children have safe and stable homes.
 - **Policy EJ-2.2:** Ensure that new policies, services, and programs improve the lives of those more vulnerable to poor health outcomes, including persons living in poverty, older adults, children, persons with disabilities, people of color, and immigrants.
 - **Goal EJ-3:** Encourage Community Health Best Practices, Diversity in Housing, & Strong Public Engagement.
 - **Policy EJ-3.1:** Establish relationships and collaborate with local health officials, planners, nonprofit organizations, hospitals, local health clinics, and community groups to monitor trends of City's health and wellness and improve community health.
 - **Policy EJ-3.2:** Encourage safe, high quality, and affordable childcare services for residents and workers in or near housing, transportation, and employment centers.
 - **Policy EJ-3.3:** Encourage partnerships with regional and national organizations to promote programs to reduce dependence on substances harmful to health, including drugs, alcohol, and tobacco.
 - **Policy EJ-3.4:** Establish the community's trust by holding open meetings available to any community member to attend and participate. The City will proactively and meaningfully engage residents in planning decisions that impact their housing and neighborhoods through these public meetings.

2023 Legislative Actions

Legislative Actions (e.g., general plan amendments, specific plans/specific plan amendments, development code amendments) for the 2023 calendar year are listed

below. Note that there were no specific plans/specific plan amendments approved for 2023, however final approval of the Menifee Valley Ranch Specific Plan Amendment and Menifee Valley Specific Plan is pending in February 2024 (see description of this specific plan under “Major Development Projects” below).

General Plan Amendments

- **January 18, 2023:** The City Council adopted Resolution No. 23-1276 approving General Plan Amendment No. PLN21-0404 amending 1) the General Plan land use designation of approximately 533.9 acres of land (28 parcels) from Economic Development Corridor Southern Gateway (EDC-SG) to Economic Development Corridor Community Core (EDC-CC) including amending General Plan Land Use Exhibits LU-3 and LU-4; Land Use Background Document and Definitions; and the Economic Development Corridor subareas.
- **June 7, 2023:** The City Council adopted Resolution No. 23-1331 approving General Plan Amendment No. LR23-0013 to update the Safety and Circulation Elements of the General Plan. Safety Element updates included adding language to describe the City's Local Hazard Mitigation Plan (LHMP) and to incorporate the LHMP into the General Plan by reference for compliance with Assembly Bill (AB) 2140.

Ordinances/Code Amendments

- **February 1, 2023:** The City Council adopted Ord. 2023-365 approving Change of Zone No. LR21-0405, which: 1) changed the zoning classification of 28 properties consisting of 533.9 acres from Economic Development Corridor - Southern Gateway (EDC-SG) to Economic Development Corridor – Community Core (EDC-CC); 2) updated the definition of the Business Park land use designation; and 3) changed the permitted use table for Business Park and Economic Development Corridor Zoning Districts.
- **March 1, 2023:** The City Council adopted Ordinance 2023-366 repealing Riverside County Ordinance No. 760 and adding Chapter 5.80 “Mobile Home Park Rent Stabilization” to the Menifee Municipal Code.
- **April 5, 2023:** The City Council adopted Ord. 2023-369 approving Code Amendment LR22-0130 to amend the Development Code and Menifee North Specific Plan No. 260 Zoning Ordinance relating to utility-scale battery energy storage systems. Specifically, the amendment made “Battery Energy Storage” an allowable use under the existing “Energy Storage Facilities” use category of the Development Code and amended zoning text specific to Planning Areas 2 & 3 of the Menifee North Specific Plan No. 260, Amendment No. 3 to include Battery Energy Storage as an allowed use.

- **April 19, 2023:** The City Council adopted Ord. 2023-370 approving a Development Code Amendment to implement Housing Element Program Action 5 and comply with State law. Specifically, language was added to Chapter 9.130.030 for residential projects with a minimum of 20 percent of the units affordable to lower income households. This applies to non-vacant sites identified in the Housing Element to accommodate the City's lower income portion of the City's Regional Housing Needs Allocation (RHNA), and which were also used in the City's prior 5th cycle Housing Element.
- **August 2, 2023:** The City Council adopted an Ordinance amending Municipal Code Title 2, Chapter 2.20, Section 2.20.150, Appeals Procedures and Section 2.20.160, City Council Referral back to the Planning Commission related to time limits on conducting City Council hearing of appeals and City Council referrals back to the Planning Commission.

Other Planning Guidance & Regulatory Documents

- **March 1, 2023:** The City Council adopted Resolution No. 23-1293 approving the 2022 City of Menifee Local Hazard Mitigation Plan.
- **June 7, 2023:** The City Council adopted Resolution No. 23-1332 adopting the Capital Improvement Program for the Five-Year 2023-2028 CIP Program along with appropriations for Fiscal Years 2023/2024 and 2024/2025.
- **July 19, 2023:** The City Council adopted Resolution No. 23-1348 approving the July 2023, City of Menifee Parks Master Plan.

2023 Major Development Projects

Major Development Projects entitled in the 2023 calendar year are described below:

- **March 8, 2023:** Ethanac Barnett Warehouse(s) – Plot Plan PLN21-0290 – Two concrete tilt-up buildings totaling 251,133 square feet (206,019 square feet of warehousing, 25,114 square feet of manufacturing, and 20,000 square feet of office) on 13.89 gross acres south of Ethanac Road, west of Barnett Road and Interstate 215 (Resolution PC 23-582 approving Major Plot Plan No. PLN21-0290 adopted by Planning Commission March 8, 2023).
- **April 12, 2023:** Villages at Junipero – 240 market rate apartment units on 17.87 gross acres located north of McCall Blvd. and west of Menifee Road (Resolution PC 23-589 approving DEV2022-006 consisting of Tentative Tract Map No. PLN22-0268 (TM38340) and Plot Plan No. PLN22-0030 adopted by Planning Commission April 12, 2023).

- **April 26, 2023:** Nova Power Bank Project – Plot Plan PLN22-0154 and Conditional Use Permit PLN 22-0155. Redevelopment of the Inland Empire Energy Center (IEEC) Generation Plant with a battery energy storage system (BESS) using lithium-ion flow batteries or other battery technology to store electrical energy from the grid to be discharged later when customer demand is high. Project capacity not-to-exceed the interconnection capacity of 680 megawatts (MW) (Resolution PC 23-590 approving Major Plot Plan No. PLN22-0154 and Major Conditional Use Permit No. PLN22-0155 adopted by Planning Commission April 26, 2023).
- **June 14, 2023:** Mapes and Sherman Commerce Center – Plot Plan No. PLN22-0015. Concrete tilt-up warehouse building totaling approximately 277,578 square feet on 13.34 acres located at the southwest corner of Mapes and Sherman Roads (Resolution PC 23-595 approving Major Plot Plan No. PLN22-0015 adopted by Planning Commission June 14, 2023).
- **June 28, 2023:** Tentative Tract Map No. 38128 (PLN22-0002) – 96 lot, single-family residential subdivision on 28.38 acres southwest corner of Byers Road and Troy Lane approximately 360 feet northwest of the western terminus of Rouse Road (Resolution PC 23-599 approving TTM 38128 adopted by Planning Commission June 28, 2023).
- **August 9, 2023:** Foremost Pacific Group, Tentative Tract Map 38346 (PLN22-0003) and PLN22-004 – LDW Condominiums – Consolidation of 3 parcels to one parcel for condominium purposes and 162 two-story condominiums on 9.5 gross acres at the northwest corner of Rouse Road. and Menifee Road (Resolution PC 23-604 approving TTM 38346 adopted by Planning Commission August 9, 2023).
- **December 6, 2023:** Richland Communities Golden Meadows Major Modification & Zoning Code Amendment – Addendum to a Certified Final EIR (State Clearinghouse No. 2003061122) for Golden Meadows Tentative Tract Map (TTM) No. 31194) - Increase in number of residential lots from 161 to 259, ZCA for text revisions to Planning Dev. Districts new min. development standards, located north of Wickerd Road, south of Garbani Road, west of Haun Road., and east of Murrieta Road (Resolution 23-1384 approving Major Modification No. PLN21-0199 for TTM 31194 adopted by City Council December 6, 2023).
- **December 13, 2023:** Core 5, Motte Business Center Warehouse TPM 38432 (PLN22-0114) Plot Plan PLN22-0115 - 1,138,683 square-foot concrete tilt-up warehouse building on approximately 46.33 gross acres located southeast of the I-215/Ethanac Road interchange, south of Ethanac Road, between Dawson and Antelope Roads (Resolution PC 23-612 approving TPM 38432 (PLN22-0114), and Plot Plan No. PLN22-0115 adopted by Planning Commission December 13, 2023).

- **January 10, 2024 (Planning Commission Recommendation):** Menifee Valley Specific Plan - An Environmental Impact Report (EIR) General Plan/Specific Plan Amendments, Change of Zone, Development Agreement & tentative map establishing a new specific plan (Menifee Valley Specific Plan) for the 590 acres located north of the Burlington Northern Santa Fe Railroad tracks and Mathews Road, west of Briggs Road/City limits, south of Highway 74 and east of Menifee Road. The new specific plan includes a mix of residential (over 1,700 units), commercial, industrial (over 5 million square feet), open space, and public/quasi-public facilities. (Planning Commission Resolutions PC 24-613 recommending City Council Certification of an EIR (SCH#2022030233); PC 24-614 recommending City Council approve General Plan Amendment No. PLN21-0336; PC 24-615 recommending City Council approve Change of Zone No. PLN21-0335, Specific Plan Amendment No. PLN21-0221 and Specific Plan No. PLN21-0217; and PC 24-616 recommending City Council approve Tentative Tract Map PLN22-0033, adopted by Planning Commission January 10, 2024). This project is scheduled for a public hearing for consideration by the City Council on February 7, 2024.