

City of Menifee General Plan Annual Progress Report

Calendar Year 2024



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, 2024, and December 31, 2024. 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 12, 2025
- City Council – February 19, 2025

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 46 goals and 278 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)	6	27
Housing	4	22
Circulation	6	25
Open Space and Conservation	10	54
Community Design	6	57
Economic Development	4	15
Safety	8	58
Noise	2	20
Total	46	278

General Plan Implementation Actions - 2024 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 2024 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 2024			
General Plan (excluding Housing Element)			
Summary of Major Accomplishments for 2024 (See Appendix A for complete list of General Plan Program Actions and their status)			
Action #	Abbreviated Description	Goals / Policies	2024 Accomplishments
LU-2	Prepare Annual Report on the General Plan	All	Ongoing. This 2024 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	Goal LU-1 Policies LU-1.1, 1.2, 1.8 & 1.9	Ongoing. In 2020, the City approved Resolution No. 20-924 approving a 3rd amendment to the Menifee North Specific Plan (SP 260) and in 2022 approved Ordinance No. 2022-356, a fourth amendment to the Menifee North Specific Plan to refine uses in a few planning areas. On May 1, 2024 the City approved Ordinance No. 2024-392 for a 5th amendment to the Menifee North Specific Plan. On April 3rd 2024, the City adopted Ordinance No. 2024-390 for an amendment to the Cimarron Ridge Specific Plan. Additionally, Ordinance 2024-386 amended revised the City's Zoning map to include the Menifee Valley Specific Plan, which removed 590.3 acres from the Menifee Valley Ranch Specific Plan.
LU-10	Develop specific plans for areas that need additional design or land use guidance	Goal LU-1 Policies LU-1.1, 1.2 & 1.9	In progress. The City has approved and continues to review developer initiated specific plans. As of January 2024, the City initiated the preparation of the Menifee Innovation District Specific Plan comprising

			approximately 300 acres located south of Scott Road and west of the I-215 Freeway.
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>Ongoing. GP consistency findings are made as part of the City's bi-annual CIP program adoption. On May 10, 2023 the Planning Commission adopted Resolution No. PC 24-634 finding the Fiscal Years 2024-25 through 2028-29 CIP consistent with the City's General Plan. On June 7, 2024, the City Council adopted Capital Improvement Program (CIP) for FY 2024/25 through 2028/29. 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>On May 22, 2024 the Planning Commission determined the Fiscal Year (FY) 2024/25 Mid Cycle CIP to be consistent with the General Plan & on June 5, 2024, the City Council adopted the Fiscal Year (FY) 2024/25 Mid Cycle CIP, which added four more projects to the CIP including:</p> <ul style="list-style-type: none"> • 1 Street Improvement Project – Goetz Road Pedestrian Improvements • 1 Public Facility Project – Kay Cenicerros Display Sign • 1 Parks, Trails & Recreation Project – Banner Park Playground • 1 Technology & Infrastructure – City Hall Back-Up Generator <p>Notable FY 2023/24 CIP projects include:</p> <ul style="list-style-type: none"> • Bradley Road Bridge Over Salt Creek • McCall Blvd./I-215 Overpass/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>

			Notable CIP projects completed or under construction in 2024: <ul style="list-style-type: none"> Holland Road/I-215 Overpass (4-lane bridge over the I-215 FWY) (completed Oct. 22, 2024). Fire Station #5 at Goetz Rd. south of Vista Way, (completed December 3, 2024). Central Park Amphitheater (under construction)
C-7	Upgrade and Maintain Traffic Signal Interconnect Systems	Goal C-1 Policies C-1.1 & C-1.2	In Progress. 2020/2021 - City will have all traffic signals communicating to the City's traffic Management Center (TMC). As of 2020, the City has approximately 80 traffic signals and will have about 150 at buildout of the city. In the first year the City will have about 10% of signals running in a coordination plan from 6 am to 7 pm and running in a free mode outside of those hours. The following year the City anticipates coordination plans for another 10% of traffic signals along the heavily travelled corridors that have closely spaced traffic signals. Another 10% will likely be added the following year. As more and more signals are added and spaced closer together the City will place those in coordination during part of the day. The City is requiring installation of conduits to existing adjacent traffic signals to provide hardwire interconnect, this is required for capital projects as well as private developer projects.
C-8	Periodically analyze and improve high-accident locations to improve traffic flow and safety.	Goals C-1 & C-2 Policies C-1.1, C-2.1 & C-2.3	Ongoing. The City adopted its Local Road Safety Plan (LRSP) in August 2022 and has and will continue to apply for implementation grants (HSIP). On January 17, 2024, Council accepted \$162,000 in grant funds from the Highway Safety Improvement Program (HSIP) Cycle 11 for the first phase of the Citywide Traffic Signal Safety Improvements Project, CIP 24-01. On July 17, 2024, the City adopted the Complete Streets Plan. The City's goal is to update the LRSP and Complete Streets Plan every 5 years.
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.	Goals C-1 & C-2 Policies C-1.1, C-2.1 & C-2.3	In Progress. The City adopted an updated Parks Master Plan on July 19, 2023 with Resolution No. 2023-1348, available for download on the City's website. The plan includes an updated inventory and provides recommendations for future adoption of a Trails Master Plan separate from the Parks Master Plan. Additionally, both the Paloma Wash Trail and Salt Creek Trail locations have been added to official park maps available on the City's website, city app, and printed in the quarterly Menifee Matters publication. Staff will continue to work with IT to identify and map smaller City-maintained community trails within developments to park maps.
C-18	Aggressively seek funding for trails and bikeways from	Goals C-1 & OSC-2 Policies C-	Ongoing. On November 18, 2020, the City adopted Resolution No. 20-976 approving the City of Menifee Active Transportation Plan (ATP). The ATP identifies

	federal and state sources.	2.2, OSC-2.1	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. The 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 continuously applies for Active Transportation type grants.
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 of Menifee adopted its Complete Streets Plan on July 17, 2024.
OSC-3	Conduct outreach to identify park and recreation program needs and receive feedback on existing facilities and activities.	Goal OSC-1 Policy OSC-1.1	In Progress. The City adopted an updated Parks Master Plan on July 19, 2023 with Resolution No. 2023-1348, available for download on the City's website. The plan contains community engagement responses for program needs and feedback. Beginning 2025, participant surveys will be collected at City events to obtain updated feedback, surveys will also be distributed to stakeholders regarding senior program offerings, placemaking tourism and identity, and suggested programming for the Central Park Amphitheater.
OSC-8	Work with school districts, the County of Riverside, Valley Wide Park and Recreation District, the Kay Cisneros Community Center, the Sun City Civic Association, and other organizations and agencies to create additional recreational program opportunities for Menifee's residents.	Goal OSC-1 Policies OSC-1.1 & 1.7	Ongoing. The City has finalized an event partnership (MOU) with the Menifee Arts Council to assist in the curation of stand-alone art programs as well as incorporation of Arts into regular city events. An MOU with Lake Menifee Women's is expected to be finalized in 2025 which will formalize a partnership to provide key components of the Independence Celebration and sponsorship of the Teen Awards. Also, staff has begun discussions with the Menifee Library to provide additional parking access for the future Menifee Community Center.
OSC-9	Periodically assess the condition of park facilities and communicate with the County of Riverside's	Goal OSC-1	Ongoing. The City adopted an updated Parks Master Plan on July 19, 2023 with Resolution No. 2023-1348, available for download on the City's website. The plan includes an updated inventory and staff is working on the recommended maintenance schedule to assist with funding and planning. Maintenance is primarily

	Economic Development Agency and Valley Wide Park and Recreation District on any outstanding maintenance issues.		conducted by Community Services Staff. An asset inventory, mapping, and conditions assessment will be completed in 2025 via consultant services.
OSC-10	CIP to address shortage of parks and recreation facilities	Goal OSC-1 Policies OSC-1.2 & OSC-1.3	<p>Ongoing. The City adopted an updated Parks Master Plan on July 19, 2023 with Resolution No. 2023-1348, available for download on 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.</p> <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 (Phase 1 Evans Park South/Gale Webb Kids-R-1, Action Sports Park complete) Phase 2 - Evans Park North in environmental review & design. • Central Park Amphitheater (under construction) • 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)
OSC-11	Develop park at Craig & Bradley Road <u>Craig & Evans Roads</u>	Goal OSC-1 Policies OS-1.2 & OS-1.3	<p>Partially Complete & In Progress. Phase 1 - Evans Park South, now the Gale Webb Kids-R-#1 Action Sports Park, has been completed and opened to the public. Phase 2 - Evans Park North is currently under Environmental Review, which will be concluded following completion of park design. The City is currently exploring options for full design.</p>
OSC-16	Develop trailheads with appropriate parking and other necessary facilities and amenities to ensure long-term access to trails	Goal OSC-2 Policy OS-2.5	<p>Ongoing. The City adopted an updated Parks Master Plan on July 19, 2023 with Resolution No. 2023-1348, available for download on the City's website. The plan includes an updated inventory and provides recommendations for future adoption of a Trails Master Plan separate from the Parks Master Plan. A study was completed in 2024, which assessed environmental and financial feasibility of expanding a portion of the Salt Creek Trail within city limits.</p>
OSC-28	Identify sites in the City that meet the	Goal OSC-5	<p>Complete. On May 4, 2022, Menifee's City Council requested a future agenda item to discuss the</p>

	criteria to be in the State Historic Resources Inventory as Riverside County Landmarks, as State Points of Historic Interest, as State Landmarks, or as sites on the National Register of Historic Places, and encourage owners to apply for recognition.	Policy OS-5.1	creation of historical districts and preserving rural areas. On April 5, 2023, the City Council discussed historic preservation and requested staff to bring back additional information for consideration. On April 3, 2024, further information regarding historic preservation strategies was presented to the Council. The Council discussed the need and options for a historic preservation program/ordinance for Menifee and decided not to pursue a program/ordinance but rather continue with the existing process of evaluating historic resources on a case-by-case basis under CEQA as development proposals are reviewed. The City Council acknowledged efforts of the Menifee Valley History Museum and current historical markers in the City, which are viewable at the Menifee History Museum and via the following website: https://menifeehistory.com/historical-monuments
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	In progress. Based on findings in the WRCOG Energy Resilience Plan, the Kay Cenicerros Senior Center has been identified as a facility that would benefit from sustainable design features. WRCOG will work with the City Engineering/Public Works team to begin working on proposed upgrades to the facility. CSD is also working with architecture consultants on design of the future Menifee Community Center to align with Community Resilience Center sustainable design standards.
CD-1	Identify specific locations for community gateways (based on general locations provided in Exhibit CD-1) and install landscaping, signage, lighting, and other design features to announce arrival.	Goal CD-1 Policies CD-1.1 & CD-1.4	In progress. A Citywide Signage Program was taken to the City Council for approval on August 2, 2024. Minor adjustments have been requested for the overpass signage design and City Council has directed staff to continue with a phased approach for implementation. The Citywide Signage Program identifies specific locations for community gateways.
S-23	Pursue grant funding, such as FEMA's Hazard Mitigation Grant and Flood Mitigation Assistance Programs and their Predisaster Mitigation Program, to implement the mitigation measures required	Goal S-3 Policies S-3.2 & S-3.6	Ongoing. The City has obtained \$4,500,000 in funds from the Local Transportation Climate Adaptation Program (LTCAP) towards the construction of the Bradley Road Bridge over Salt Creek.

	to reduce flooding in the City.		
2021-2029 Housing Element Summary of Major Accomplishments for 2024 (See Appendix B, Sheet D for complete list of Housing Element Program Actions and their status)			
Action #	Abbreviated Description	Goals / Policies	2024 Accomplishments
#6	Promotion of Accessory Dwelling Units (ADU) & Permit-Ready ADU Plans	Goal HE-1 HE Policy 1.4	Complete & Ongoing: In August of 2022, the City launched its permit-ready accessory dwelling unit (ADU) plans, building code compliant plans for use by the public in obtaining permits for construction of an ADU. Since that time, the plans and program have been promoted on regularly on the City website, news releases and Menifee Matters (citywide publication). Additionally, on February 7, 2024, the City Council adopted Ordinance No. 2024-384 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, and added provisions for Junior ADU's and ADUs for multifamily development.
#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 1 household in 2024 (1 grant completed & 4 approved & pending) 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 were 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 2024.
#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 29 households for home improvements during the 2024 calendar year.
#17	Lower-Income Housing	Goal HE-3 Policies HE-3.1, 3.4 & 3.5	Ongoing. The City has three low-income apartment complexes and also refers low-income residents to the County of Riverside Housing Authority. Currently, the City has provided seven low-income households with a \$100,000 Down Payment Assistance through the PLHA funds.
#18	Development Fee Monitoring Program and Entitlement Streamlining	Goal HE-4 Policy HE-4.3	Complete. The City re-evaluated the User Fee Schedule and on July 15, 2024, Menifee's User Fee Schedule (Application Fees) were updated per Resolution No. 24-1423. Additionally, City Council adopted Ordinance No. 2024-384 removing the ADU Entitlement Chapter/ADU

			Permit requirement to only require a building permit for ADUs.
#20	CDBG Funds for Community Service Providers	Goal HE-3 HE Policies 3.3 & 3.5	Ongoing. The City allocates approximately \$80,000 annually in CDBG funds to non-profits agencies that 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, and services to those who experience abuse and violence.
#21	Emergency Shelters, Transitional & Supportive Housing	Goal HE-3 HE Policy 3.3	Complete: On February 7, 2024, the City Council adopted Ordinance No. 2024-384 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.
#22	Housing for Homeless People	Goal HE-3 HE Policy 3.3	Complete: On February 7, 2024, the City Council adopted Ordinance No. 2024-384 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 amendments 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.
#23	Supportive Housing/Lower Barrier Navigation Centers	Goal HE-3 HE Policy 3.3	Complete: On February 7, 2024, the City Council adopted Ordinance No. 2024-384 approving provisions for Low Barrier Navigation Centers as a matter of right in appropriate zones, per State law (AB 101).
#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 February 7, 2024, the City Council adopted Ordinance No. 2024-384 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 and day care facilities.
#26	Farmworker & Employee Housing Act Compliance	Goal HE-3 HE Policy 3.3	Complete: On February 7, 2024, the City Council adopted Ordinance No. 2024-384 approving a Development Code amendment to include provisions for farmworker housing in compliance with the

			Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code).
#28	Proactive Education and Outreach to Prospective Developers	Goal HE-1 HE Policies 1.1 & 1.6	Complete & Ongoing - In early 2024, the City completed a marketing material/informational guide (Housing Opportunity Sites Guide) to promote 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 has been available on City's website and via other methods since early 2024.
#29	Housing Market Impact Study	Goal HE-3 HE Policies 3.3 & 3.5	Complete: The Housing Market Impact Study was presented to the City Council on June 19, 2024, where the Council discussed the Housing Market & Inclusionary Housing Feasibility studies presented together.
#30	Inclusionary Housing Feasibility Study	Goal HE-3 HE Policies 3.3 & 3.5	Complete: The Inclusionary Housing Feasibility Study is a Local Early Action Planning (LEAP) Grant funded effort to streamline and remove barriers to housing production. The Inclusionary Housing Feasibility Study was presented to the City Council on June 19, 2024 where recommendations & options for an inclusionary program were provided to the Council. The Council decided not to pursue an inclusionary housing program/ordinance at the time but would look at other options for achieving affordable housing in the future.
#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 to be completed in 2025.
#32	Specific City Actions related to Availability of Affordable Housing	Goal HE-3 HE Policies 3.1 & 3.3	In Progress: Permit-Ready ADU plans complete - launched to public August, 2022. On February 7, 2024, the City Council adopted Ordinance No. 2024-384 approving a Development Code Amendment to include SB-9 provisions and to allow ADUs in all residential zones. An Inclusionary Housing Feasibility Study was presented to the City Council on June 19, 2024, where recommendations & options for an inclusionary program were provided to the Council. The Council decided not to pursue an inclusionary housing program/ordinance at the time but would look at other options for achieving affordable housing in the future. PLHA First Time Homebuyer workshops were held in 2023 and 2024 (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	Complete: On February 7, 2024, the City Council adopted Ordinance No. 2024-384 approving an

		HE Policy 4.3	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.
#35	Encourage Development of Opportunity Sites	Goal HE-1 HE Policies 1.1 & 1.6	Complete & Ongoing: Technical assistance is currently being provided and ongoing, and Appendix B-Sites Inventory of the Housing Element is located on the City's website. In early 2024, the City completed a marketing material/informational guide (Housing Opportunity Sites 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 is available on City's website. The sites inventory will be updated as needed. The City will pursue expedited entitlement processing, fee waivers, & deferrals to encourage the development of affordable housing. An Inclusionary Housing Feasibility Study was presented to the City Council on June 19, 2024 where recommendations & options for an inclusionary program were provided to the Council. The Council decided not to pursue an inclusionary housing program/ordinance at the time but would look at other options for achieving affordable housing in the future.
#36	Definition of Family	Goal HE-4 HE Policy 4.2	Complete: On February 7, 2024, the City Council adopted Ordinance No. 2024-384 amending the Development Code definition of "Family" to comply with all federal and state fair housing law.
#41	Annual Housing Reporting Program	Goal HE-4 HE Policy 4.1	Ongoing: This 2024 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 2024 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 2024 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 2024 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 2024 HUD Median Family Income (MFI) for Riverside County is \$97,500.

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	--	\$51,250	1,761 units
Low Income	51-80% MFI	\$51,251	\$82,000	1,051 units
Moderate Income	81-120% MFI	\$82,001	\$117,000	1,106 units
Above Moderate Income	>120% MFI	\$117,001	--	2,691 units
Total:				6,609 units
*Income range is based on the 2024 HUD Median Family Income (MFI) for Riverside County of \$97,500.				

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 2024, building permits were issued for a total of 635 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		2						6	1,755
Low	1,051		4		6						10	1,041
Moderate	1,106	1	5	14	10						30	1,076
Above Moderate	2,691	287	892	1575	617						3,371	-
Total RHNA	6,609	288	905	1589	635						3,417	3,872

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 (635) and units completed (1,115) in 2024.

Table 5: Building Permits Issued in 2024 – Number of Units by Structure Type		
Structure Type	Permitted	Completed
Single-Family Attached	0	0
Single-Family Detached	475	919
2 to 4 Units per Structure	0	0
5+ Units per Structure	130	186
Accessory Dwelling Unit	19	4
Mobile/Manufactured Home	11	6
Total	635	1,115

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 quarterly tribal consultation agendas for 2024, the City conducted AB52 consultation with the Soboba and Pechanga Native American tribes on 21 development projects, and 1 Capital Improvement Project (Paloma Wash Pedestrian Bridge). Additionally, the City conducted 1 AB2022 consultation regarding a street name. These projects/items are described below:

1. **Menifee Business Park (PEMCOR): Plot Plan No. PLN 23-0245** - A commercial/industrial business park development consisting of eleven single-story buildings ranging in size from approximately 23,100 square feet to 37,840 square feet (total 337,770 square feet) on approximately 20-acres generally located south of Scott Rd. at 33521 Zeiders Road (APN 384-150-001)
2. **Home2Suites Hotel: Plot Plan No. PLN 23-0069, Conditional Use Permit No. PLN 23-0070, & Variance No. PLN 23-0071** - A 4-story, 65,463 square foot hotel, consisting of 106-rooms with an extended stay option located behind (or to the south) of Living Spaces within the Menifee Village Shopping Center. Located east of the I-215 FWY, west of Antelope Road, south of Newport Road and north of La Piedra Road (APN: 364-010-015) (IS/MND).
3. **Cimarron Ridge: Specific Plan No. PLN 23-0060 and Major Modification No. PLN 22-0246, and Development Agreement (DA) No. PLN 23-0241**- Proposed transfer of 49 residential lots from Planning Area (PA) 4 to PA-5 and transfer a 10.19-acre park from PA-5 to PA-4 (Addendum to EIR).
4. **Di Capri Residential: Tentative Parcel Map (TPM) No. 38674 (PLN 23-0025 and Plot Plan (PP) No. PLN 23-0026)** - to subdivide an existing 7.65 net acre lot into three parcels to create 61 single-family detached condominiums (IS/MND).
5. **Villagio Villas: General Plan Amendment (GPA) No. PLN 21-0377, Zone Change (ZC) No. PLN21-0376 and Plot Plan (PP) No. PLN21-0375** - A two-story apartment totaling 22,588 square feet for an addition of 24 dwelling units to the existing apartment complex located south of McCall Blvd. and east of the I-215 FWY (MND).
6. **Capstone Industrial: Plot Plan No. PLN 21-0370** - A 700,037 square-foot warehouse/industrial building with 10,000 square feet of office space and 690,037 square feet of warehouse space on a 36.8 gross acre site. The project site is located north of Corsica Lane, south of Kuffel Road, east of Wheat Street and west of Byers Road (APNs: 330-190-002, 003, 004, 005, 010, 011, and 012).
7. **Ethanac & Goetz Road Commercial Center: Plot Plan No. PLN 21-0319** - A 7,250 square-foot convenience store with quick-serve restaurant and drive-thru, 3,978 sf gas station canopy, 2,890 sf car wash, and 7,040 sf multi-tenant building for a total of 20,978 sf on a 3.81-gross acre (2.82-net acre) site. Located at the southeast corner of Ethanac Road and Goetz Road (APN: 330-180-045)
8. **Double Butte: Battery Energy Storage System - Plot Plan No. PLN 22-0282, Major Plot Plan No. PLN 22-0282 & Major Conditional Use Permit No. PLN 22-0281** - Construction and operation of a 500-Megawatt (MW) utility-scale (lithium-ion, flow or other technology) battery energy storage system that will interconnect with the nearby Valley Substation that is owned and operated by Southern California

Edison. located north of McLaughlin Road and a drainage channel, south of Matthews Road, east of San Jacinto Road, north of McLaughlin Road, and west of Palomar Road (APN 331-190-014, -010, -017, -011, -047, -060, and -056).

9. **Northern Gateway Logistics Center: PLN 23-0040** - Development of two concrete tilt-up warehouse buildings (Building 1 - 105,537 square feet & Building 2 - 292,715 sq. ft.) on 20.17 acres of land located north of McLaughlin Road. between Evans and Barnett Roads.
10. **Compass Project: DEV2022-010** - Three (3) warehouses totaling approximately 276,682 on four (4) existing parcels totaling approximately 15.47 gross acres / 14.81 net acres located east of Goetz Road (APNs: 330-180-006; 010; 029; and 046). **DEV2022-012** – An 87,676 square-foot warehouse on approximately 4.77 net acres of land located on the westside of Wheat Street in between Ethanac Road and Aaron Alan Drive (APN: 330-180-012). **DEV2022-018** - A 137,896 square-foot warehouse (131,896 square feet of warehouse space and 6,000 square feet of office space) located on the southeast corner of Evans Road and Ethanac Road (APN: 331-060-018).
11. **DEV2022-016** - Five warehouses (each approximately 100,000 sq. ft., of which, 5,000 to 10,000 sq. ft. is office use) on approximately 31.44 net acres of land located on the southeast corner of Antelope Road and McLaughlin Road (APNs: 331-200-012; 013; 014; 018; 019; 020; 028; 030; 031 & 032) (EIR).
12. **Coronado Condos: Tentative Tract Map (TTM) No. 38577, Plot Plan (PP) No. PLN 22-0231** – Proposes 73 detached one-story and two-story units ranging in size from 1,292 square feet to 1,840 square feet on 9.07 net acres (IS/MND).
13. **PLN 23-0150** - A mixed-use development, which includes a 9,000 sq. ft. office building and a combined 35,000 sq. ft. fitness center / museum, and a 34,200 sq. ft. multi-purpose center in a second building located at (APN: 360-350-014) (IS/MND).
14. **PLN 23-0185 PP, PLN 23-186 CUP, PLN 23-0187 PM** – A 326-unit multifamily development on 13.61 gross acres (13.54 net) (Includes 125, 1-bedroom units, 169, 2-bedroom units, and 32, 3-bedroom units) located at the southeast corner of Newport Road and Evans Road (APN: 360-020-063) (IS/MND).
15. **Ethanac Business Park: General Plan Amendment (GPA) No. PLN 23-0173** to change assessor parcel number 331-110-023 from Heavy Industrial (HI) to Specific Plan (SP) Specific Plan Amendment No. PLN23-0175, Zone Change No. PLN23-0174 and Plot Plan No. PLN23-0171 for the construction of a 264,710 square foot warehouse (IS/MND).

16. **Murrieta Road Warehouse: Plot Plan No. PLN 22-0179** - A 517,720 square-foot speculative distribution warehouse facility, with related site improvements, on a 28.27-acre site (EIR).
17. **Menifee Boardwalk: Major Plot Plan No. PLN 24-0118 & Tentative Map 39000** - A mixed-use development consisting of five buildings totaling 39,626 square feet of building area on approximately 6.01 acres located south of Newport Road, west Menifee Road, and east of Calle Pompeii (APN: 364-030-016) (IS/MND).
18. **Garbani North: PLN 23-0062 (TTM 38683)** – A tentative tract map subdividing 9.21 acres into 39 single-family lots, located north of Garbani Road, south of Tupelo Road, west of Linda Lee Drive and east of Bradley Road at the southwest corner of Linda Lee Drive and Tupelo Road (IS/MND).
19. **Liberty Center: Plot Plan No. PLN 24-0079** – Consist of 60,651 square feet of retail commercial (9 buildings ranging from 2,632 to 9,900 square feet in size on 10.7 acres of the site), a 4-story hotel, a 1-acre outdoor community space, and 18 class A concrete tilt-up industrial buildings on 54.78 acres
20. **Menifee 37: Tentative Tract Map No. PLN 24-0186 (TTM 39018)** proposes a subdivision for condominium purposes of 37.17 gross acres (34.55 net acres) into one (1) lot to accommodate a proposed condominium project consisting of 587 units.
21. **Cypress Sands: Tentative Tract Map No. PLN 24-0136 & Plan No. PLN 24-0137** - A subdivision for condominium purposes of 9.71 gross acres (7.34 net acres) into one (1) lot with a proposed 124-unit “attached row townhome” project located north of Tioga Lane, east of Chatham Lane, south of Chambers Avenue, and west of Antelope Rd. (APN 333-050-034).
22. **Paloma Wash Pedestrian Bridge: CIP 20-13** - Construction of a pre-fabricated 170-foot long and 14-foot-wide pedestrian bridge over Paloma Wash (EIR).
23. **Consultation per AB2022: Squaw (Sq.) Valley Drive (Sq. 24-9)** - Request to identify replacement names for Sq. Valley Drive in support of the AB2022 implementation. The street is located north of Lazy Creek Road, south of Baldy Peak Drive, east of Mt. Bachelor Way, and west of McGalliard Road.

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, Menifee 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.

2024 Legislative Actions

Legislative Actions (e.g., general plan amendments, specific plans/specific plan amendments, development code amendments) for the 2024 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 10, 2024:** The City Council adopted Resolution No. 24-1398 approving General Plan Amendment No. PLN21-0336 amending the General Plan land use designation of 590.3 acres from Menifee Valley Ranch Specific Plan to Menifee Valley Specific Plan.
- **August 21, 2024:** The City Council adopted Resolution No. 24-1486 approving General Plan Amendment No. PLN21-0377 to change General Plan land use designation of land from freeway right-of-way, no General Plan land use to 20.1-24 dwelling units per acre (du/ac) for the Villagio Villas expansion located south of McCall Blvd. at the southern terminus of Encanto Drive. The Villagio Villas project consists of the addition of two, 2-story apartment buildings (12 units each) for a total of 24 units added to an existing 96-unit apartment complex (25 percent of the units (six units) are low-income units to be counted towards the City's Regional Housing Needs Allocation (RHNA) numbers).
- **November 20, 2024:** The City Council adopted Resolution No. 24-1514 approving General Plan Amendment (GPA) No. PLN23-0173 to change the land use designation of an 11.47-acre parcel (APN 331-110-023) from Heavy Industrial to Specific Plan, specifically the Menifee North Specific Plan. Approval of the GPA was in conjunction with approval of related Specific Plan Amendment, Zone Change and Plot Plan to allow for the Ethanac Business Park, a 264,710 square-foot warehouse industrial building, on the 11.47-acre parcel located north of McLaughlin Road, south of Ethanac Road, east of Trumble Road and west of Sherman Road.

Ordinances - Development Code, Zoning Map & Specific Plan Amendments

- **January 17, 2024:** The City Council adopted Ord. 2024-383 approving Zoning Code Amendment No. PLN21-0201 for Tentative Tract Map No. 31194 “Golden Meadows” amending Chapter 9.155.030(E) (PD-5: Golden Meadows TR31194) of the Menifee Municipal Code (MMC) revisions to development standards to allow revisions to County of Riverside TTM No. 31194.

- **January 17, 2024:** The City Council adopted Ordinance 2024-384 approving Zoning Code Amendment No. LR23-0012 to amend housing related provisions of the Menifee Municipal Code as required to comply with State law and to implement the City's 6TH Cycle, 2021-2029 Housing Element. Includes amendments to the following chapters and/or sections of the Development Code and includes the addition of new chapters and/or sections:
 - Section 9.30.090 Approving Authority Table
 - Chapter 9.35 Accessory Dwelling Unit Permit (removed chapter)
 - Chapter 9.85 Reasonable Accommodation
 - Chapter 9.125 Agricultural & Rural Residential Zones
 - Chapter 9.130 Residential Zones
 - Chapter 9.135 Commercial and Industrial Zones
 - Chapter 9.140 Economic Development Corridor Zones
 - Chapter 9.180 Density Bonus
 - Chapter 9.215 Parking and Loading Standards
 - Chapter 9.295 Special Housing Types:
 - Section 9.295.020 Accessory Dwelling Units
 - Section 9.295.025 Affordable Housing in Commercial Zones (new section)
 - Section 9.295.027 Emergency Shelter (new section)
 - Section 9.295.035 Low Barrier Navigation Center (new section)
 - Chapter 9.296 SB9 Urban Lot Split & 2-Unit Developments (new chapter)
 - Chapter 9.300 Universal Definitions
 - Section 9.305.030 Density Bonus & Related Terms Defined

- **February 21, 2024:** The City Council adopted Ordinance 2024-386 approving Change of Zone No. PLN 21-0335, Specific Plan Amendment No. PLN 21-0221, and Specific Plan No. PLN21-0217 which revises the City Zoning Map to include the Menifee Vally Specific Plan Zone, removes 590.3 acres from the Menifee Valley Ranch Specific Plan and establishes land uses and development standards for the 590.3-acre Menifee Valley Specific Plan.

- **February 21, 2024:** The City Council adopted Ordinance 2024-387 approving Development Agreement No. PLN 21-0338, by and between the City of Menifee and Minor Ranch, LLC for development of the 590.3-acre Menifee Valley Specific Plan (MVSP) including provisions for infrastructure improvement, park benefits, vesting of development rights and timing of public improvements.

- **April 3, 2024:** The City Council adopted Ordinance 2024-390 approving Specific Plan Amendment PLN23-0060, an amendment to the Cimarron Ridge Specific Plan modifying planning areas (PA-4, PA-5 & PA-6) of the 240-acre, 756 lot, single-family residential specific plan located south of McLaughlin Rd., east of Goetz Road.

- **April 3, 2024:** The City Council adopted Ordinance 2024-391 approving an amendment to the Cimarron Ridge Specific Plan Development Agreement No. PLN 23-0241 by and between the City of Menifee and Pulte Home Company, LLC, and Minor Ranch, LLC for development of the 590.3-acre Menifee Valley Specific Plan (MVSP) including provisions for infrastructure improvement, park benefits, vesting of development rights and timing of public improvements.
- **May 1, 2024:** The City Council adopted Ordinance 2024-392 approving Menifee North Specific Plan Amendment No. 5 (PLN21-0276) to combine Planning Areas 22 and 23A and establish acreage, density, number of dwelling units, development standards, and permitted uses for Planning Area 9, located south of Watson Road, east of Palomar Road, west of Junipero Road, and north of Highway 74, and Planning Area 22 located south of Watson Road, east of Malone Avenue, west of Briggs Road, and north of Highway 74.
- **September 4, 2024:** The City Council adopted Ordinance 2024-402 approving Zone Change No. PLN21-0376 for Villagio Villas located south of McCall Boulevard at the southern terminus of Encanto Drive. In conjunction with a General Plan Amendment, the Zone Change established HDR Zoning (20.1-24 dwelling units per acre) to allow for construction of two, 2-story apartment buildings (12 units each) adding 24 dwelling units to the existing 96-unit Villagio Villas apartment complex.
- **December 4, 2024:** The City Council adopted Ordinance 2024-405 approving Specific Plan Amendment No. PLN23-0175 to change the boundary of the Menifee North Specific Plan to include an 11.47-acre parcel (APN 331-110-023) within the Specific Plan and designate it as Planning Area 2 - Industrial Zone, and Zone Change No. PLN23-0174 to change the Zoning of the parcel from Heavy Industrial to Menifee North Specific Plan to allow for development of the Ethanac Business Park, a 264,710 square-foot warehouse industrial building on the 11.47-acre parcel located north of McLaughlin Road, south of Ethanac Road, east of Trumble Road and west of Sherman Road.

Other Planning Guidance & Regulatory Documents

- **June 5, 2024:** On June 7, 2023, the City Council adopted Resolution No. 23-1332 adopting a Capital Improvement Program for the Five-Year 2024-2029 CIP Program along with appropriations for 2 Fiscal Years (2023/2024 and 2024/2025). The CIP includes over \$700 million in funding for 191 CIP projects over the next five years. Projects include:
 - 35 Transportation Projects
 - 25 Traffic Signals
 - 30 Street Improvement Projects
 - 33 Pavement Management Projects
 - 10 Drainage Projects
 - 4 Streetlights

- 22 Public Facilities Projects
- 29 Parks, Trails, and Recreation Projects

On June 5, 2024, the City Council adopted the Fiscal Year (FY) 2024/25 Mid Cycle CIP, which added four more projects to the CIP including:

- 1 Street Improvement Project – Goetz Road Pedestrian Improvements
 - 1 Public Facility Project – Kay Cenicerros Display Sign
 - 1 Parks, Trails & Recreation Project – Banner Park Playground
 - 1 Technology & Infrastructure – City Hall Back-Up Generator
- **July 17, 2024:** The City adopted its Complete Streets Plan (CSP), which aims to improve access, mobility and safety for all modes of travel including walking, bicycling, public transit, and automobiles. Key elements include Equitable Access, Choice/Leisure, Environmental Benefits, Health Benefits, Economic Benefits, Social Benefits, and Safety & Security Benefits.

2024 Major Development Projects

Major Development Projects entitled in the 2024 calendar year are described below:

- **Major Battery Energy Storage System (BESS), NOVA Power Bank Project, approved in 2023/Completed and Energized in 2024 – Plot Plan PLN22-0154 and Conditional Use Permit No. PLN22-0155** - 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 with interconnection capacity of 680 Megawatts (MW).
- **Menifee Valley Specific Plan (CC Approved January 10, 2024)** - 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.
- **Coronado Condos: Tentative Tract Map 38577 & Plot Plan (PP) No. PLN22-0231 (PC Approved March 13, 2024)** – A Tentative Tract Map for condominium purposes combining two existing lots into one for 73 detached one-story and two-story condominium units on approximately 9 acres located south of Thornton Avenue, east of Upper Crest Drive, north of Esther Lane, and west of Murrieta Road.
- **Menifee North Specific Plan Amendment: (SPA) No. 5 (PLN21-0276) and Tentative Tract Map Nos. 38132 & 38133 (CC Approved April 17, 2024)**
 - **SPA No. 5** - Modified Planning Area (PA) 9 from Medium Residential to Medium High Residential, 3.5 dwelling units per acre to 5.8 dwelling units per acre to yield a difference in dwelling units from 106 to 170. The acreage for PA 9 is reduced from 30.5 to 29.4 due to changes in the frontage improvements and roadway configurations of Palomar Road and Junipero Road.
 - **TTM No. 38132** - Subdivision of PA 9 (29.4 acres) into 169 dwelling units at a density of 5.7 dwelling units per-acre with the inclusion of a 0.15-acre tot lot and a 1.43-acre water quality basin. The lot sizes range from 4,300 square feet to 11,801 square feet.
 - **TTM No. 38133** - Subdivision of PA 22 (26.5 acres) into 145 dwelling units at a density of 5.5 dwelling units per acre with the inclusion of a 0.15-acre tot lot

and a 1.6-acre water quality basin. The lot sizes will range from 3,700 square feet to 10,836 square feet.

- **Home2Suites Hotel: Plot Plan No. PLN23-0069 and Conditional Use Permit No. PLN23-0070 (PC Approved June 12, 2024)** - A 4-story, 65,463 square-foot hotel, consisting of 106 rooms behind (or to the south) of the Living Spaces furniture store within the Menifee Town Center Shopping Center on approximately 2-acres located on Antelope Road, south of Newport Road and north of La Piedra Road.
- **CADO Menifee Industrial Warehouse (Capstone): Tentative Parcel Map (TPM) No. 38139 (PLN22-0041) and Plot Plan (PP) No. PLN21-0370 (PC approved August 14, 2024)** - A 700,037 square-foot warehouse/industrial building with 10,000 square feet of office space and 690,037 square feet of warehouse space on a 36.8 net acre (40.03 gross acre) site generally located west of Interstate 215 (I-215) and south of Ethanac Road, more specifically, north of Corsica Lane, south of Kuffel Road, east of Wheat Street, and west of Byers Road.
- **SB 330 Garbani and Evans: Tentative Tract Map No. 38766 (PC Approved October 9, 2024)** - A subdivision of an 18.15-acre property into 67 single family lots located at the northwest corner of Garbani Road and Evans Road pursuant to Senate Bill 330 (Housing Crisis Act of 2019). Each lot includes a main dwelling and a detached accessory dwelling unit (ADU) for a total of 134 units.
- **Ethanac Business Park – General Plan Amendment (GPA) No. PLN23-0173** - An amendment to the General Plan by changing the land use designation of APN 331-110-023 (1.16 acres) from Heavy Industrial (HI) to Specific Plan (SP), more specifically the Menifee North SP.
 - **Specific Plan Amendment (SPA) No. PLN23-0175** proposes to change the boundary of the Menifee North SP by adding APN 331-110-023 (1.16 acres) and designating it as Planning Area 2 – Industrial.
 - **Zone Change (ZC) No. PLN23-0174** A Zone Change APN 331-110-023 (1.16 acres) from HI to Menifee North SP.
 - **Plot Plan (PP) No. PLN23-0171** proposes to construct a new approximately 264,710 square-foot warehouse consisting of 254,710 square feet of warehouse area and 10,000 square feet of office area on a 11.47-acre site along with associated improvements. The building proposes a maximum overall height of 41 feet and will include 32 dock doors.

- **The View Church Expansion - Major Modification (MJMOD) No. PLN24-0001 and Conditional Use Permit (CUP) No. PLN24-0002 (PC Approved December 11, 2024)**
 - A modification to an existing church (previously approved by the County of Riverside under Plot Plan No. PP9749) by adding 6,949 square feet of new floor area to the existing sanctuary building, and by adding 5,689 square feet to the existing fellowship hall and a CUP to allow for the use of a church or religious institution in the Public/Quasi Facilities (PF) Zone. The church is located on two parcels with a total area of 4.06 acres,