



CITY OF MENIFEE

SUBJECT: General Plan Amendment and Change of Zone to Expand the Economic Development Corridor – Community Core (EDC-CC) to Scott Road and Update the Business Park Land Use Designation

MEETING DATE: January 18, 2023

TO: Mayor and City Council

PREPARED BY: Orlando Hernandez, Planning Manager

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Adopt a resolution adopting an Addendum to the City's General Plan Final Environmental Impact Report (EIR) (SCH No. 2012071033) and Housing Element Update EIR and direct staff to file a Notice of Determination; and
2. Adopt a resolution approving General Plan Amendment No. PLN21-0404; and
3. Introduce an ordinance approving Change of Zone No. PLN21-0405

DISCUSSION

Background

At a City Council meeting on December 15, 2021, staff presented a discussion item identifying the approach staff would take to develop Good Neighbor Policies, amend the Economic Development Corridors to prohibit warehouse/distribution, as well as updating the land use Business Park definition.

On March 2, 2022, the City Council approved Ordinance 2022-337 amending Menifee's Municipal Code Title 9 regarding updating definitions and permitted uses in the Economic Development Corridor McCall and Southern Gateway Subareas. More specifically, warehouse and distribution were removed as a permitted use in both districts.

The proposed project is to complete the work effort directed by Council on December 15, 2021. Staff proposes a General Plan Amendment (GPA) (PLN 21-0404) and Change of Zone (COZ) (PLN 21-0405) in the southern portion of Menifee. The GPA would expand the existing Economic Development Corridor Community Core (EDC-CC) in the southern portion of Menifee from Garbani Road to Scott Road and update the definition of the Business Park (BP) land use designation. The COZ would facilitate the application of EDC-CC in the southern portion of

Menifee from Garbani Road to Scott Road by rezoning specific parcels from Economic Development Corridor – Southern Gateway (EDC-SG) to EDC-CC to be consistent with the proposed General Plan land use designation for the subject parcels.

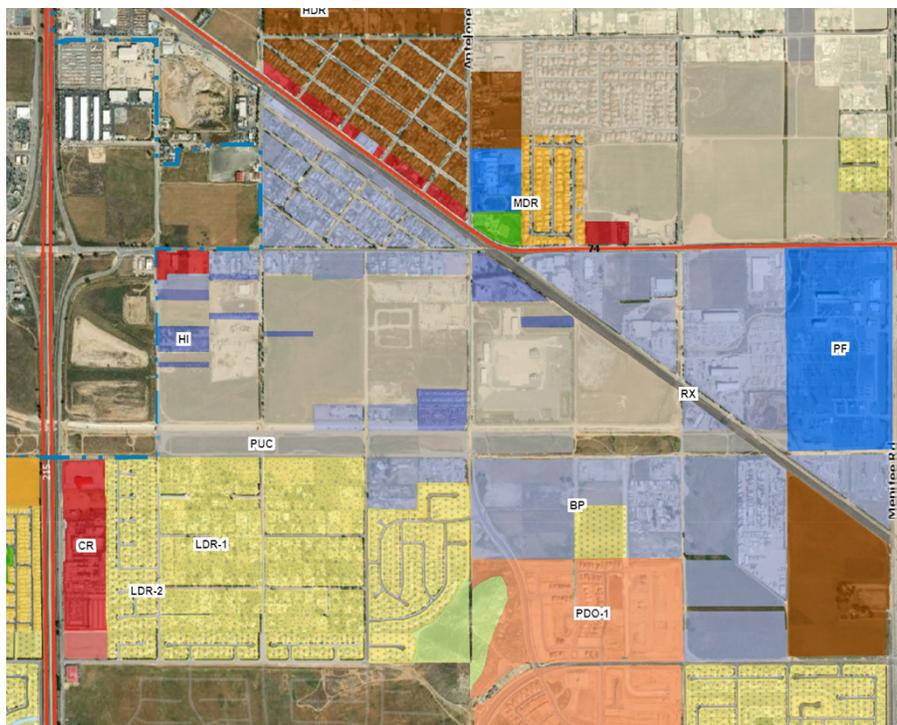
The EDC-CC Project area comprises 28 parcels on 533.87 acres of land. The majority of the Project site is vacant and undeveloped with the exception of a few developments. As a result of the Community Core District Expansion, the District will increase from 356 acres to 889 acres and the Southern Gateway district will decrease from 832 acres to 299 acres.

In order to be consistent with Council's direction, there is a need to update the BP land use designation. The existing and proposed language is as follows:

- **Existing BP Land Use Designation Definition:** Industrial and related uses including warehousing/distribution, assembly, and light manufacturing, repair facilities, and business parks, including corporate offices. Employee-intensive uses, including research and development, technology centers, "clean" industry, and supporting hotel and ancillary retail uses are also permitted.
- **Proposed BP Land Use Designation Definition:** Industrial and related uses including assembly and light manufacturing, repair facilities, and business parks, including corporate offices. Employee-intensive uses, including research and development, technology centers, "clean" industry, and supporting hotel and ancillary retail uses are also permitted.

The prohibition of warehousing/distribution centers apply to 356 acres of property designated Business Park that is generally located on the northeast section of the City.

Business Park Zone Areas



Allowable uses in the Business Park zoning district need to be updated in order to be consistent with the new land use definition. Table 9.135.030-1 is modified as follows:

Table 9.135.030-1 Commercial and Industrial Zones - Allowed Uses and Approval Requirements					
Allowed Use	CR	CO	BP	HI	Additional Requirements
General warehousing, distribution centers, and storage (except noxious, explosives, or dangerous materials)	--	--	-P	P	

Planning Commission Recommendation

At the November 9, 2022, Planning Commission meeting, the Planning Commission voted 5 to 0 to adopt Resolution No. 22-575 recommending the City Council adopt an addendum to the City’s General Plan Environmental Impact Report (EIR) and Housing Element Update EIR, adopt a resolution approving GPA No. 21-0404 and adopt an ordinance approving COZ No. 21-0405. The recommendation included allowing handcraft and light manufacturing as a permitted use and guns and ammo sales as a conditionally permitted use in the EDC-CC. For the most part, staff received general questions about the changes with no one in opposition to the changes. A letter was received from Stephen J. Manfredi, owner of All Star Super Storage, attached to this Staff Report.

The Planning Commission recommendation included changes to the permitted uses in the EDC-CC as follows:

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Guns and ammunition store	C	--	-- C	C	C	
Manufacturing, Handcraft	P	C	€ P	C	P	
Manufacturing, Light-Intensity	P	C	€ P	C	P	

Project Description

GPA No. 21-0404 is to expand the existing Economic Development Corridor - Community Core (EDC-CC) in the southern portion of Menifee from Garbani Road to Scott Road and update the definition of the Business Park (BP) land use designation.

COZ No. 21-0405 would do the following: 1) change the zoning to be consistent with the proposed GPA from Economic Development Corridor – Southern Gateway (EDC-SG) to EDC-CC for the subject parcels; 2) amend the Business Park land use definition (Section 9.135.020 – Description and Intent of Zone); and, 3) amend Table 9.135.030-1 of the development code by prohibiting general warehousing/distribution centers from the Business Park Zone.

Outreach

As part of the EDC land use amendment process, staff has completed the following community outreach:

1. The proposed changes were discussed at a Design Review Committee meeting where staff from all City departments provided comments.
2. The proposed changes were discussed at a Developer Stakeholder meeting in July 2022.
3. A letter was sent out to all affected property owners specifying the proposed boundary changes in October 2022.
4. Staff met with individual property owners that requested additional clarification on the changes.

Environmental Information

The City is the lead agency under the California Environmental Quality Act (CEQA). The City certified the General Plan EIR (State Clearinghouse No. 2012071033) by Resolution No. 13-347 on December 18, 2013, and certified the Housing Element Update EIR by Resolution No. 21-1111 on December 15, 2021, in compliance with CEQA. Following review of the proposed project, the City, as the Lead Agency, determined it is subject to CEQA Guidelines and regulations. The City has prepared this Addendum to the General Plan EIR and Housing Element update EIR to analyze the potential impacts associated with the proposed project (GPA and COZ) and satisfy the requirements of CEQA Guidelines Section 15164, Addendum to an EIR or Negative Declaration.

The proposed project does not require revisions to the General Plan EIR and Housing Element update EIR and no new significant environmental effect or substantial increase in the severity of previously identified significant effects would occur with implementation of the proposed project. The proposed project would not satisfy any of the conditions that warrant preparation of a Subsequent EIR.

As outlined in the Addendum analysis, all impacts of the proposed project were fully examined and mitigated to the extent discussed in this Addendum to the EIRs, and the proposed project does not require substantial changes to the prior-certified General Plan EIR and the Housing Element update EIR, or previously adopted mitigation measures. Therefore, the preparation of an Addendum to the existing certified EIRs is the appropriate CEQA document to support the City's consideration of the proposed project, as outlined in CEQA Guidelines Sections 15162 and 15164.

The Addendum, as well as all its technical appendices, can be accessed for review on the City website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

Public Notice

Public notices distributed on January 6, 2023, for the January 18, 2023, City Council hearing. Notices were published in a newspaper of general circulation (*The Press Enterprise, Daily Bulletin and The Sun*) and notices were sent to owners within 300 feet of the Project site boundaries and to all relevant agencies and interested parties.

STRATEGIC PLAN OBJECTIVE

Livable and Economically Prosperous Community

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with the recommended action.

ATTACHMENTS

1. Resolution – Addendum EIR
2. Exhibit A - Addendum CEQA
3. Resolution – GPA PLN21-0404
4. Exhibit A - GPA PLN21-0404 Resolution
5. Ordinance – COZ
6. Exhibit COZ Ordinance
7. Public Hearing Notice
8. Correspondence Received