



CITY OF MENIFEE

SUBJECT: General Plan Amendment - Circulation and Safety Element Updates

MEETING DATE: May 10, 2023

TO: Planning Commission

PREPARED BY: Doug Darnell, Principal Planner

REVIEWED BY: Orlando Hernandez, Planning Manager

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: City of Meniffee

RECOMMENDED ACTION

1. Adopt a resolution recommending that the City Council find General Plan Amendment No. LR23-0013 exempt from further environmental review, and approve General Plan Amendment No. LR23-0013, based upon the findings and conclusions incorporated in the staff report and resolution.

PROJECT DESCRIPTION

General Plan Amendment No. LR23-0013 is a proposal to amend the Safety and Circulation Elements of the City of Meniffee General Plan. The proposal adds clarifying language to describe the City's Local Hazard Mitigation Plan (LHMP) and incorporates the latest adopted LHMP by reference into the Safety Element in compliance with State Assembly Bill (AB) 2140. The proposed Circulation Element Amendment will remove and realign various roadway segments identified/designated in Exhibit C-3 (Roadway Network) to be consistent with the existing built roadway conditions. The amendments are minor and will not modify any policies of the adopted General Plan.

DISCUSSION

Safety Element

Assembly Bill (AB) 2140 provides cities the authority to adopt their respective Local Hazard Mitigation Plan (LHMP) and incorporate the LHMP by reference as part of the Safety Element of its General Plan. By doing so, a city becomes eligible for additional funding from the California Office of Emergency Services (OES) under the California Disaster Assistance Act. Absent

adoption of the LHMP into the Safety Element, the State limits funding from OES to 75% of the total cost of mitigation for qualifying events (Government Code Section 8685.9).

The City Council adopted its updated Local Hazard Mitigation Plan on March 1, 2023, and the Federal Emergency Management Agency (FEMA) reviewed and approved the adopted LHMP on March 24, 2023.

The proposed Amendment to incorporate Menifee's LHMP by reference into the Safety Element of the General Plan complies with the requirements of AB 2140 ensuring that the City of Menifee is eligible for greater mitigation funding from OES for qualifying events that may occur within the City. No General Plan policies would be modified as part of this General Plan Amendment.

Circulation Element

The Circulation Element identifies the City's circulation/roadway system to be coordinated with future land use patterns and levels of development. Circulation Element Exhibit C-3, Roadway Network identifies all major roadways within the City having the following roadway classifications:

- Expressway (6 to 8 Lanes, Divided); Urban Arterial (6 Lanes, Divided)
- Arterial (4 Lanes, Divided); Major (4 Lanes, Divided)
- Mountain Arterial (4 Lanes, Undivided)
- Secondary (4 Lanes, Undivided)
- Collector/Interconnected Local (2 Lanes)
- Rural Collector/Interconnected Local

Certain roadway segments and classifications as depicted on Exhibit C-3 are not consistent with and do not align with the pattern of development that has occurred over time. In some cases, Exhibit C-3 reflects roadway designations and alignments that have changed with County specific plans and tentative maps approved prior to the City's incorporation and before much of the City's most recent growth. Proposed amendments to Exhibit C-3 of the Circulation Element are minor amendments intended to resolve conflicts and inconsistencies with existing established patterns of development. The following type of changes are proposed:

- Remove or change a roadway classification where roads were not built to the designated road classification and function under a different classification or function as residential streets which are not included/classified in the roadway network system.
- Extension of a roadway classification to an existing roadway segment that currently connects with the overall circulation system and where the segment functions per the classification (e.g., Southshore Drive between Bouris Drive and Tres Lagos Drive which serves as a Collector and Sherman Road to Highway 74).
- Realignments to various roadways to be consistent with existing built roadway conditions.

There are nine different areas where changes to roadway segments/alignments are proposed to Exhibit C-3, which are summarized below but described in more detail along with a graphic for each in Attachment 1:

1. Goetz Road (Major Roadway) realignment between Rouse and McLaughlin.
2. Chambers Avenue (Secondary realignment between Sherman and Encanto)
3. Evans Road (Collector) realignment between Troy Lane and Rouse Road.
4. Presley Street (Collector) removal between Rouse Road and Sun City Boulevard.
5. a. Watson (Secondary) removal between Sherman and SR 74; and
b. Sherman Road (Collector) extend designation between Watson Road and SR 74.
6. Realignments of Bradley (Major) and Garbani Road (Major) adjacent to their intersection.
7. Removal of Rim Creek Path (Collector), Santa Rosalia Drive (Collector), San Quintin Road (Collector), and Puerto Vallarta Way (Collector) between Murietta Road and Winter Hawk Road; addition of Winter Hawk Road as Collector Roadway between Rim Creek Path and Newport Road.
8. Removal of Bouris Drive (Collector), Alston Lane (Collector), Fall River Lane (Collector), and Laguna Vista Drive (Collector) between Southshore Lane (Collector) and Tres Lagos Drive (Collector); Addition/Extension of Southshore Drive as Collector Roadway between Bouris Drive and Tres Lagos Drive.
9. Valley Boulevard (Arterial) Realignment south of Honeyrun Road and west of Murrieta Road.

ENVIRONMENTAL DETERMINATION

Staff has reviewed the proposed General Plan Amendment in accordance with the CEQA Guidelines and has determined that the General Plan Amendment is exempt pursuant to Section 15061 (b) (3) "Common Sense Exemption" of the CEQA Guidelines, as it can be seen with certainty that there is no possibility that the proposed General Plan amendment will have a significant impact on the environment. This is because the proposed Safety Element amendment simply incorporates by reference the existing adopted Local Hazard Mitigation Plan (LHMP) into the Safety Element as required by State law (AB 2140) and does not change any goal, policy, or program of the Safety Element. In addition, the proposed amendments to Exhibit C-3, Roadway Network of the Circulation Element are minor amendments to resolve inconsistencies with existing patterns of development and to be consistent with existing built roadway conditions. None of the map changes will result in the addition of or construction of a new road not previously approved or built as part of existing entitled development, and will not change any goal, policy, or program of the Circulation Element. Finally, the project will not involve any physical improvements or changes to the environment that could result in impacts to air, water, minerals, flora, ambient noise, and objects of historic or aesthetic significance.

FINDINGS

Findings for approval of the General Plan Amendment are included in the draft resolution.

PUBLIC NOTICE

The proposed Project was noticed April 30, 2023, for the May 10, 2023, Planning Commission hearing. The public notices were published in *The Press Enterprise*. Notices were also mailed to anyone requesting a notice.

ATTACHMENTS

1. Resolution
2. Exhibit A – Proposed Safety Element Amendments
3. Exhibit B – Proposed Circulation Element Exhibit C-3 Roadway Network Map
4. Exhibit C-3 - Description of Circulation Element Roadway Network Amendments
5. Weblink to the 2022 City of Menifee Local Hazard Mitigation Plan