

DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT APPENDICES

STATE CLEARINGHOUSE NO. SCH2021020031

2021-2029 Housing Element Update Project

Lead Agency



City of Menifee

29844 Haun Road
Menifee, CA 92586

June 2021

APPENDIX A

Candidate Housing Sites

CITY MENIFEE 6TH CYCLE HOUSING ELEMENT UPDATE PROJECT CANDIDATE SITES LIST

Multiple candidate sites were identified throughout the City which were found to be suitable to accommodate future development in order to meet the City's Regional Housing Needs Assessment (RHNA) allocation. These candidate sites are chosen based on their ability to accommodate very low, low, moderate, and above moderate income housing sites. An additional group of 48 parcels were identified separately for inclusion in the City's Land Use Element Update. However, those are not listed here since they would not be considered for RHNA accommodation. Each of the tables included in this appendix is categorized based on the sites' ability to be developed for each of these income categories associated with the Housing Element Update (HEU). Very Low- and Low-income housing sites are listed first, in **Table A-1, Very Low- and Low-Income Housing Sites Identified for the Housing Element Update**.

Table A-1: Very Low- and Low-Income Housing Sites Identified for the Housing Element Update

Site #	HEU ID #	Assessor Parcel Number (APN)	Size (AC)	Vacant?	Potential Capacity (units)	Land Use	Zone	Proposed Land Use	Proposed Zone	5th Cycle Site?
Very Low- and Low-Income Sites Identified for the Housing Element Update										
1	1.2	329050027	1.10	NONVAC	24	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
2	1.4	329050029	1.18	NONVAC	25	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
3	1.5	329050035	1.29	NONVAC	27	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
4	1.6	329050036	1.09	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
5	1.7	329050037	1.09	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
6	1.8	329050038	1.08	VAC	23	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
7	1.9	329050039	1.42	NONVAC	30	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
8	1.10	329050040	1.20	NONVAC	26	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
9	1.11	329050041	1.20	NONVAC	25	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
10	1.12	329050042	1.20	NONVAC	25	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
11	1.13	329050047	1.02	NONVAC	21	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes

Site #	HEU ID #	Assessor Parcel Number (APN)	Size (AC)	Vacant?	Potential Capacity (units)	Land Use	Zone	Proposed Land Use	Proposed Zone	5th Cycle Site?
12	1.14	329050048	1.01	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
13	1.15	329050049	1.03	VAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
14	1.16	329050050	1.03	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
15	1.17	329120003	1.00	NONVAC	21	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
16	1.18	329120004	0.95	NONVAC	20	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
17	1.19	329120005	0.96	VAC	21	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
18	1.20	329120006	1.75	NONVAC	37	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
19	1.21	329120008	0.96	NONVAC	20	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
20	1.22	329120009	0.99	NONVAC	21	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
21	1.25	329120028	3.02	NONVAC	65	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
22	1.26	329120033	1.50	NONVAC	32	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
23	1.29	329290025	1.08	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
24	1.30	329290028	1.12	NONVAC	23	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
25	1.31	329290030	1.08	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
26	1.32	329290031	1.04	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
27	1.35	329290034	1.05	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
28	1.36	329290035	0.89	NONVAC	18	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
29	1.37	329290036	1.13	NONVAC	23	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes

Site #	HEU ID #	Assessor Parcel Number (APN)	Size (AC)	Vacant?	Potential Capacity (units)	Land Use	Zone	Proposed Land Use	Proposed Zone	5th Cycle Site?
30	1.38	329290037	1.13	NONVAC	23	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
31	1.40	329290039	1.07	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
32	1.41	329290040	1.07	NONVAC	23	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
33	1.42	329290041	1.07	NONVAC	23	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
34	1.43	329300001	4.79	NONVAC	104	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
35	1.44	329300013	1.27	NONVAC	26	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
36	1.45	329300014	1.07	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
37	1.46	329300015	1.07	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
38	1.47	329300016	1.06	NONVAC	22	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
39	1.50	329300019	1.04	NONVAC	21	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
40	1.51	329300020	1.03	NONVAC	21	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
41	1.55	329300027	1.15	NONVAC	24	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
42	1.56	331250008	6.93	VAC	152	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
43	1.57	331250011	8.23	VAC	181	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
44	1.58	331250013	4.72	NONVAC	103	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
45	1.59	331250014	5.02	VAC	110	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
46	1.60	331250015	5.04	VAC	110	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
47	1.61	331250016	2.10	VAC	46	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no

Site #	HEU ID #	Assessor Parcel Number (APN)	Size (AC)	Vacant?	Potential Capacity (units)	Land Use	Zone	Proposed Land Use	Proposed Zone	5th Cycle Site?
48	1.62	331250018	2.15	VAC	47	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
49	1.63	331250019	17.75	VAC	390	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
50	1.64	331250020	4.84	VAC	106	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	no
51	1.65	336060019	5.71	VAC	125	20.1-24 du/ac Residential (20.1-24 R)	HDR	N/A	N/A	yes
Rezoning Opportunity Sites Identified for the Housing Element Update (Low- and Very Low-Income/<i>Moderate and Above Moderate</i>^{1, 2})										
52	4.1	339200008	4.93	VAC	108	Economic Development Corridor (EDC)	EDC-NR	20.1-24 du/ac Residential (20.1-24 R)	HDR	no
<u>53</u>	<u>4.4</u>	<u>339200013</u>	<u>5.01</u>	<u>VAC</u>	<u>30</u>	<u>Economic Development Corridor (EDC)</u>	<u>EDC-NR</u>	<u>5.1-8 du/ac Residential (5.1-8 R)</u>	<u>LMDR</u>	<u>no</u>
<u>54</u>	<u>4.5</u>	<u>339200012</u>	<u>5.11</u>	<u>VAC</u>	<u>30</u>	<u>Economic Development Corridor (EDC)</u>	<u>EDC-NR</u>	<u>5.1-8 du/ac Residential (5.1-8 R)</u>	<u>LMDR</u>	<u>no</u>
55	4.6	333060014	3.60	VAC	79	Economic Development Corridor (EDC)	EDC-MB	20.1-24 du/ac Residential (20.1-24 R)	HDR	no
56	4.7	333060015	1.53	VAC	33	Economic Development Corridor (EDC)	EDC-MB	20.1-24 du/ac Residential (20.1-24 R)	HDR	no
57	4.8	333060002	0.89	VAC	19	Economic Development Corridor (EDC)	EDC-MB	20.1-24 du/ac Residential (20.1-24 R)	HDR	no
<u>58</u>	<u>4.9</u>	<u>333050034</u>	<u>9.27</u>	<u>VAC</u>	<u>92</u>	<u>Economic Development Corridor (EDC)</u>	<u>EDC-MB</u>	<u>8.1-14 du/ac Residential (8.1-14 R)</u>	<u>MDR</u>	<u>no</u>
59	4.13	360100016	5.02	VAC	110	Economic Development Corridor (EDC)	EDC-CC	20.1-24 du/ac Residential (20.1-24 R)	HDR	no
60	4.18	338170007	4.61	VAC	101	Economic Development Corridor (EDC)	EDC-NR	20.1-24 du/ac Residential (20.1-24 R)	HDR	no
61	4.19	338170020	4.92	VAC	108	Economic Development Corridor (EDC)	EDC-NR	20.1-24 du/ac Residential (20.1-24 R)	HDR	no
62	4.20	372050043	29.53	VAC	325	Economic Development Corridor (EDC)	EDC-CC	20.1-24 du/ac Residential (20.1-24 R)	HDR	no

1. Rows that are *italicized and underlined* indicate sites that are identified for rezoning to accommodate moderate- and above moderate-income units.

2. Sites 53, 54, and 58 are identified for rezoning to accommodate moderate- and above moderate-income units.

The City was able to identify suitable sites to accommodate the required moderate and above moderate housing requirements within their previously approved specific plans. Each of these specific plans is thereby identified as an individual candidate site in ***Table A-2, Moderate- and Above Moderate-Income Sites Identified for the Housing Element Update.***

Table A-2: Moderate- and Above Moderate-Income Sites Identified for the Housing Element Update.

Site #	Specific Plan Name	Above Moderate Capacity	Moderate Capacity
63	Audie Murphy Ranch Specific Plan	457	0
64	Catalena Specific Plan	295	639
65	Cimarron Ridge Specific Plan	756	0
66	Legado Specific Plan (Formerly Fleming Ranch)	1,061	0
67	Menifee North Specific Plan (Amend. 3)	418	874
68	Newport Estates Specific Plan	366	0
69	Rockport Ranch Specific Plan	305	0

APPENDIX B

Noticing

APPENDIX B1

Notice of Preparation



NOTICE OF SCOPING MEETING & PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

Date: February 3, 2021

To: State Clearinghouse, Responsible and Trustee Agencies; Property Owners; and Interested Individuals and Organizations.

Subject: A Notice of Scoping Meeting and a Notice of Preparation (NOP) for the City of Menifee 6th Cycle Housing Element Update Project, Program Environmental Impact Report (PEIR) and related Planning Application Nos. General Plan Amendment No. (GPA) PLN21-0022, and Change of Zone No. (CZ) PLN21-0021.

Scoping Meeting: To be held virtually via ZOOM on February 25, 2021 at 6 p.m. with Meeting ID: 717 211 9849 and Passcode: 164671. Further information provided below.

Comment Period: February 3, 2021 through March 5, 2021

Notice of Preparation of a Draft PEIR:

The City of Menifee (City) will serve as the Lead Agency under the California Environmental Quality Act (CEQA) and will be responsible for the preparation of a Draft PEIR for the City of Menifee 6th Cycle Housing Element Update Project (Project) referenced above. The PEIR will evaluate the potential significant environmental impacts that may result from implementation of an updated Housing Element and expanded housing potential. Additionally, the PEIR will evaluate the related General Plan Land Use Element, Safety Element, and Environmental Justice component updates that will be evaluated to ensure consistency with the new laws and regulation, General Plan, and updated Housing element policies.

Project Setting and Location:

The Project encompasses the entire City, which is located in the western portion of Riverside County (County). The City is directly north of Murrieta; south of Perris; east of Canyon Lake, Lake Elsinore, and Wildomar; and west of unincorporated County land. The City is characterized by its mixture of residential, commercial, and industrial uses distributed to create an eclectic, diverse community. The City fosters a cohesive range of activity for its residents and visitors which vary from rural uses to urban uses. The City is also poised for continued growth through 2040 in both population and job availability as the Menifee community continues to develop and expand.

Project Description:

The 6th Cycle Housing Element Project includes the following:

Housing Element Update

The Housing Element is a California (State)-mandated policy document within the Menifee General Plan that provides direction for the implementation of various programs to meet existing and projected future housing needs for all income levels within the City. The Housing Element provides policies, programs, and actions that accommodate growth, produce opportunity for the development of new housing units, preserve existing housing stock, and assist the existing population.

California Government Code §§65580–65589.8 requires that jurisdictions evaluate and update their Housing Elements every eight years. The current statutory update in the SCAG region covers the eight-year 5th Cycle

Housing Element (2013-2021). The City of Menifee 2021-2029 Housing Element is proposed to ensure consistency with current State Housing laws and cover the 6th Cycle Housing Element Update (2021-2029). The Project represents a comprehensive update to the City's last adopted Housing Element (i.e., the 5th Cycle). The Project will include revised goals and policies, and new, modified, and continuing implementation programs.

The Housing Element will provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The Housing Element Update will be prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Housing Element will institute policies intended to guide City decision-making and establish an Implementation Program to achieve housing goals through the year 2029.

The statutory deadline for adopting the Housing Element is October 15, 2021. The City's goal is to complete the approval process by August 31, 2021. Regularly scheduled meetings with the Planning Commission, Joint City Council and Planning Commission, and workshops, may be used as a public forum to further discuss associated housing issues, receive public input, discuss options, and provide direction regarding the content of the Housing Element.

6th Cycle Housing Element Update Components

The 6th Cycle Housing Element update will consist of five main components:

1. Assessment of City-wide Housing Needs and Opportunities;
2. Drafting of Goals, Policies, Programs, and Objectives (GPPOs);
3. Preparation of CEQA - Environmental Review Documents;
4. Preparation of the Sixth Cycle Housing Element; and
5. Coordination with HCD to Obtain State Certification

Completion of these five components and local adoption process are currently underway and are expected to continue through August 2021, and will include additional public engagement opportunities, such as public workshops and meetings, and public hearings before the City Council and Planning Commission.

Regional Housing Needs Assessment Allocation (RHNA)

The RHNA is a State Housing law requirement that is part of the periodic process of updating local General Plan Housing Elements. The RHNA allocation process is conducted by regional planning agencies every eight years. On September 3, 2020 the Southern California Association of Governments (SCAG) adopted the final draft RHNA allocations and distributed the RHNA allocation to all local jurisdictions. The City is a member city of SCAG, which allocates to the Riverside County cities and unincorporated areas their fair share of the total RHNA housing needed for each income category. The RHNA quantifies the housing need within each jurisdiction for all economic segments of the community in four income categories: very low, low, moderate, and above moderate. Each jurisdiction must demonstrate within its Housing Element that it can accommodate its RHNA at all income levels. The City's RHNA allocation is as follows:

City of Menifee Final Draft RHNA Allocation: 6th Cycle (2021 – 2029)			
Income Category	Income Range*		RHNA Allocation (Housing Units)
	Min	Max	
Very Low (31% to 50% MFI)	--	\$37,650	1,756 units
Low (51% to 80% MFI))	\$37,651	\$60,240	1,049 units
Moderate (81% to 120% MFI))	\$61,241	\$90,360	1,104 units
Above Moderate (120% MFI) or more)	\$90,361	> \$91,361	2,685 units
TOTAL			6,594 units
*MFI= Median Family Income. Income ranges are based on the 2020 HUD Median Family Income (MFI) for Riverside County of \$75,300			

Available Sites and Capacity Analysis

To comply with Housing Element law, the City must identify candidate housing sites that can accommodate their 2021-2029 RHNA allocation. This may include the identification of current vacant land that can accommodate residential use or infill sites that permit residential development. If the City cannot identify enough sites/parcels appropriately zoned to accommodate RHNA allocations, then the City must identify additional candidate housing sites. Approved specific plans containing entitlements for residential uses were found to accommodate a large portion of the required moderate and above moderate housing units. These specific plans include:

- Cantalena Specific Plan;
- Cimarron Ridge Specific Plan;
- Menifee North Specific Plan;
- Newport Estates Specific Plan;
- Legado Specific Plan;
- Audie Murphy Ranch Specific Plan; and
- Rockport Ranch Specific Plan.

The City is not required to build dwelling units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. The Housing Element will explore opportunities to accommodate the RHNA through current production, entitled units, or the availability of properly zoned land that can accommodate additional growth. The Housing Element will further identify and address potential and actual governmental and non-governmental constraints on the development of housing for all income levels.

The City can also accommodate very low- and low-income housing development through the utilization of existing high-density residential zones as well as specific plan areas. To fully generate adequate potential for very low- and low-income housing units, the City proposes to rezone select residential parcels to higher density zones in order to further accommodate the required RHNA units.

Land Use Element Update

In coordination with the Housing Element update, the General Plan Land Use Element will be evaluated to identify future growth and development patterns. The analysis will outline the existing land uses with undeveloped and underutilized parcels to ensure adequate land for housing, commercial, industrial and public facility uses within the City limits and sphere of influence. The analysis will help identify potential land use conflicts and will be an opportunity to address amendments necessary as part of the Housing Element Update. This will ensure consistency with the Housing Element Update. General Plan land use amendments and rezoning of land may be required as necessary to support the policies of the Housing Element Update.

Safety Element Update

The General Plan Safety Element will be updated to be consistent with Government Code Section 65302 (g) and to address any relevant safety issue to reduce the potential short and long-term risk to the public from fires, floods, droughts, earthquakes, landslides, climate changes and other hazards. The Safety Element must identify hazards and hazard abatement as well as methods of minimizing risks to guide local decisions related to zoning, subdivisions and entitlement permits and economic disruptions.

The Safety Element shall address at a minimum, seismic, slope instability, flooding, fire, and climate change hazards and create a set of feasible mitigation measures. As the Safety Element directly relates to the topics in the Land Use Element and proposed Environmental Justice policies, any relevant policy will also be updated in applicable elements for consistency. The fire hazard goals and policies of the Safety Element will include input from the Fire Department/CalFire and will identify Fire Hazard Severity Zones based on the latest updated California Department of Forestry High Fire Hazard Severity Zone Maps. Finally, State law requires the Draft Safety Element to be submitted to the State Board of Forestry and Fire Protection for review 90 days prior to adoption.

Environmental Justice

Under Senate Bill 1000 (SB 1000), cities are required to incorporate environmental justice goals and policies into the General Plan if they have disadvantaged communities within their jurisdiction and when updating/revising two or more elements of the General Plan. CalEnviroScreen 3.0 is an online Global Info Systems (GIS) mapping tool used to identify disadvantaged communities in the State. While this tool does not show any disadvantaged communities (DACs) for the City of Menifee (i.e., DACs as defined by SB 535), the Governor's Office of Planning and Research (OPR) guidance recommends that identification of DACs involve mapping of areas of the City with household incomes that are at or below 80 percent of the area median income, to comply with SB 1000.

For disadvantaged communities identified within the City, the City will analyze existing policies and programs to help identify and develop policies directing resources to disadvantaged communities to improve health, recreation, and economic mobility through cleaner air, better access to transportation, education and employment. This will help inform more equitable development and design to improve community resilience. Environmental justice policies will be located in various Elements of the General Plan, where appropriate.

Potential Environmental Effects:

The City, as the lead agency for the proposed 6th Cycle Housing Element and PEIR, is responsible for environmental review under CEQA. CEQA Guidelines §15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an PEIR will need to be prepared based on the Project's potential to create short-term, long-term, and cumulative impacts. Therefore, a PEIR will be prepared to fully evaluate the potential impacts of the Project. The PEIR will be comprehensive in nature evaluating all identified issues from the 2019 CEQA Initial Study Checklist.

The City will address the following potentially significant impacts in the PEIR: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; Tribal Cultural Resources; Utilities and Service Systems; Wildfire Hazards; and Mandatory Findings of Significance.

The PEIR will address the short-term and long-term effects of the Project on the environment. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated based on their ability to reduce impacts that are determined to be significant in the PEIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring and reporting program (MMRP) will also be developed as required by §15097 of the CEQA Guidelines. The environmental determination in this NOP is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the City of Menifee in the PEIR.

Agency/Public Comments:

This transmittal constitutes the official NOP for the proposed Project PEIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed PEIR document. Please be sure to address the scope and content of environmental information or issues that may relate to your agency's statutory responsibilities in connection with the proposed Project.

PEIR Public Scoping Meeting:

Notice is hereby given that the City of Menifee, Community Development Department will hold a Scoping meeting for the general public and any interested agencies regarding the PEIR addressing the proposed Project. The Scoping meeting will be held on Thursday, February 25, 2021 at 6:00 p.m. The Scoping meeting will be held virtually on ZOOM.

To join the ZOOM meeting please follow this link:

<https://cityofmenifee-us.zoom.us/j/7172119849?pwd=UWlwZjVJWEx4MmNoMWpMamlFZDUvQT09>

Meeting ID: 717 211 9849

Passcode: 164671

To participate by phone, dial: 1-669-900-6833

Meeting ID: 717 211 9849

Passcode: 164671

Purpose of the Notice of Preparation:

The purpose of this NOP is to fulfill legal notification requirements and inform the public, and CEQA Responsible and Trustee Agencies, that an EIR is being prepared for the proposed Project by the City. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed Project at the Project location. CEQA encourages early consultation with private persons and organizations that may have information or may be concerned with any potential adverse environmental effects related to physical changes in the environment that may be caused by implementing the Project. Responses to the NOP that specifically focus on potentially significant environmental issues are of particular interest to the City of Menifee. All written responses to this NOP will be included in the appendices to the PEIR. The content of the responses will help guide the focus and scope of the PEIR in accordance with State CEQA Guidelines.

Public Comment Period:

Based on the time limits defined by CEQA, the 30-day public review/comment period on the NOP will commence on February 3, 2021 and conclude on March 5, 2021 at 5:00 p.m. Further information regarding the City's 6th Cycle Housing Element Update and PEIR is available on the City's website:

<https://cityofmenifee.us/658/2021-2029-Housing-Element-Update>

Any responses must be submitted to the City of Menifee, Community Development Department at the earliest possible date, but no later than the March 5, 2021 deadline. Comments must be submitted in writing, or via email, to:

Douglas A Darnell, Senior Planner

City of Menifee, Community Development Department

29844 Haun Road

Menifee, CA 92586

(951) 723-3744

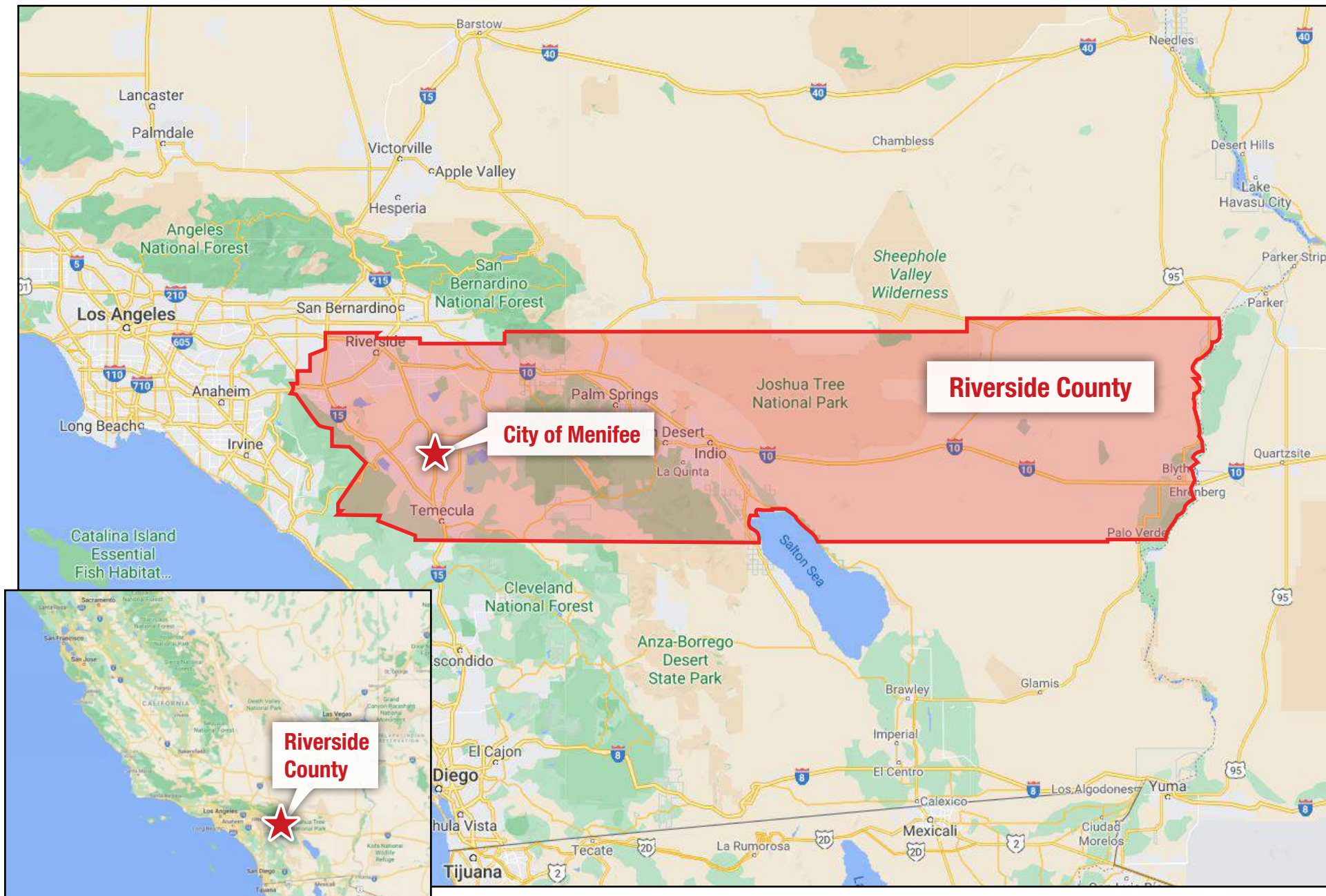
ddarnell@cityofmenifee.us

AS A RESULT OF THE COVID-19 VIRUS, AND RESULTING ORDERS AND DIRECTION FROM THE PRESIDENT OF THE UNITED STATES, THE GOVERNOR OF THE STATE OF CALIFORNIA, AND THE RIVERSIDE COUNTY PUBLIC HEALTH DEPARTMENT, AS WELL AS THE CITY OF MENIFEE EMERGENCY DECLARATION, THE PUBLIC WILL NOT BE PERMITTED TO PHYSICALLY ATTEND THE MENIFEE MEETING TO WHICH THIS NOP APPLIES. YOU MAY PARTICIPATE IN THE MEETING VIRTUALLY (SEE MEETING PARTICIPATION INFORMATION PROVIDED ABOVE).

Attachments:

Exhibit 1 – Regional Map

Exhibit 2 – City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 21-54869

State Clearinghouse # (if applicable): _____

Lead Agency: CITY OF MENIFEE

Date: 02/04/2021

County/Agency of Filing: RIVERSIDE

Document No: E-202100134

Project Title: THE 6TH CYCLE HOUSING ELEMENT PROJECT

Project Applicant Name: CITY OF MENIFEE

Phone Number: (951) 335-8276

Project Applicant Address: 3880 LEMON ST. STE 420, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☐ County Administration Fee

\$0.00

☐ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☐ Project that is exempt from fees (Notice of Exemption)

Total Received

\$0.00

Signature and title of person receiving payment



Deputy

Notes:

E-202100134

02/04/2021 12:03 PM

Customer Copy Label

The paper to which this label is affixed has not been compared with the filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

NOTICE OF SCOPING MEETING & PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

Date: February 3, 2021

To: State Clearinghouse, Responsible and Trustee Agencies; Property Owners; and Interested Individuals and Organizations.

Subject: A Notice of Scoping Meeting and a Notice of Preparation (NOP) for the City of Menifee 6th Cycle Housing Element Update Project, Program Environmental Impact Report (PEIR) and related Planning Application Nos. General Plan Amendment No. (GPA) PLN21-0022, and Change of Zone No. (CZ) PLN21-0021.

Scoping Meeting: To be held virtually via ZOOM on February 25, 2021 at 6 p.m. with Meeting ID: 717 211 9849 and Passcode: 164671. Further information provided below.

Comment Period: February 3, 2021 through March 5, 2021

Notice of Preparation of a Draft PEIR:

The City of Menifee (City) will serve as the Lead Agency under the California Environmental Quality Act (CEQA) and will be responsible for the preparation of a Draft PEIR for the City of Menifee 6th Cycle Housing Element Update Project (Project) referenced above. The PEIR will evaluate the potential significant environmental impacts that may result from implementation of an updated Housing Element and expanded housing potential. Additionally, the PEIR will evaluate the related General Plan Land Use Element, Safety Element, and Environmental Justice component updates that will be evaluated to ensure consistency with the new laws and regulation, General Plan, and updated Housing element policies.

Project Setting and Location:

The Project encompasses the entire City, which is located in the western portion of Riverside County (County). The City is directly north of Murrieta; south of Perris; east of Canyon Lake, Lake Elsinore, and Wildomar; and west of unincorporated County land. The City is characterized by its mixture of residential, commercial, and industrial uses distributed to create an eclectic, diverse community. The City fosters a cohesive range of activity for its residents and visitors which vary from rural uses to urban uses. The City is also poised for continued growth through 2040 in both population and job availability as the Menifee community continues to develop and expand.

Project Description:

The 6th Cycle Housing Element Project includes the following:

Housing Element Update

The Housing Element is a California (State)-mandated policy document within the Menifee General Plan that provides direction for the implementation of various programs to meet existing and projected future housing needs for all income levels within the City. The Housing Element provides policies, programs, and actions that accommodate growth, produce opportunity for the development of new housing units, preserve existing housing stock, and assist the existing population.

California Government Code §§65580–65589.8 requires that jurisdictions evaluate and update their Housing Elements every eight years. The current statutory update in the SCAG region covers the eight-year 5th Cycle

Housing Element (2013-2021). The City of Menifee 2021-2029 Housing Element is proposed to ensure consistency with current State Housing laws and cover the 6th Cycle Housing Element Update (2021-2029). The Project represents a comprehensive update to the City's last adopted Housing Element (i.e., the 5th Cycle). The Project will include revised goals and policies, and new, modified, and continuing implementation programs.

The Housing Element will provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The Housing Element Update will be prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Housing Element will institute policies intended to guide City decision-making and establish an Implementation Program to achieve housing goals through the year 2029.

The statutory deadline for adopting the Housing Element is October 15, 2021. The City's goal is to complete the approval process by August 31, 2021. Regularly scheduled meetings with the Planning Commission, Joint City Council and Planning Commission, and workshops, may be used as a public forum to further discuss associated housing issues, receive public input, discuss options, and provide direction regarding the content of the Housing Element.

6th Cycle Housing Element Update Components

The 6th Cycle Housing Element update will consist of five main components:

1. Assessment of City-wide Housing Needs and Opportunities;
2. Drafting of Goals, Policies, Programs, and Objectives (GPPOs);
3. Preparation of CEQA - Environmental Review Documents;
4. Preparation of the Sixth Cycle Housing Element; and
5. Coordination with HCD to Obtain State Certification

Completion of these five components and local adoption process are currently underway and are expected to continue through August 2021, and will include additional public engagement opportunities, such as public workshops and meetings, and public hearings before the City Council and Planning Commission.

Regional Housing Needs Assessment Allocation (RHNA)

The RHNA is a State Housing law requirement that is part of the periodic process of updating local General Plan Housing Elements. The RHNA allocation process is conducted by regional planning agencies every eight years. On September 3, 2020 the Southern California Association of Governments (SCAG) adopted the final draft RHNA allocations and distributed the RHNA allocation to all local jurisdictions. The City is a member city of SCAG, which allocates to the Riverside County cities and unincorporated areas their fair share of the total RHNA housing needed for each income category. The RHNA quantifies the housing need within each jurisdiction for all economic segments of the community in four income categories: very low, low, moderate, and above moderate. Each jurisdiction must demonstrate within its Housing Element that it can accommodate its RHNA at all income levels. The City's RHNA allocation is as follows:

City of Menifee Final Draft RHNA Allocation: 6th Cycle (2021 – 2029)			
Income Category	Income Range*		RHNA Allocation (Housing Units)
	Min	Max	
Very Low (31% to 50% MFI)	--	\$37,650	1,756 units
Low (51% to 80% MFI)	\$37,651	\$60,240	1,049 units
Moderate (81% to 120% MFI)	\$61,241	\$90,360	1,104 units
Above Moderate (120% MFI) or more)	\$90,361	> \$91,361	2,685 units
TOTAL			6,594 units
*MFI= Median Family Income. Income ranges are based on the 2020 HUD Median Family Income (MFI) for Riverside County of \$75,300.			

Available Sites and Capacity Analysis

To comply with Housing Element law, the City must identify candidate housing sites that can accommodate their 2021-2029 RHNA allocation. This may include the identification of current vacant land that can accommodate residential use or infill sites that permit residential development. If the City cannot identify enough sites/parcels appropriately zoned to accommodate RHNA allocations, then the City must identify additional candidate housing sites. Approved specific plans containing entitlements for residential uses were found to accommodate a large portion of the required moderate and above moderate housing units. These specific plans include:

- Cantalena Specific Plan;
- Cimarron Ridge Specific Plan;
- Menifee North Specific Plan;
- Newport Estates Specific Plan;
- Legado Specific Plan;
- Audie Murphy Ranch Specific Plan; and
- Rockport Ranch Specific Plan.

The City is not required to build dwelling units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. The Housing Element will explore opportunities to accommodate the RHNA through current production, entitled units, or the availability of properly zoned land that can accommodate additional growth. The Housing Element will further identify and address potential and actual governmental and non-governmental constraints on the development of housing for all income levels.

The City can also accommodate very low- and low-income housing development through the utilization of existing high-density residential zones as well as specific plan areas. To fully generate adequate potential for very low- and low-income housing units, the City proposes to rezone select residential parcels to higher density zones in order to further accommodate the required RHNA units.

Land Use Element Update

In coordination with the Housing Element update, the General Plan Land Use Element will be evaluated to identify future growth and development patterns. The analysis will outline the existing land uses with undeveloped and underutilized parcels to ensure adequate land for housing, commercial, industrial and public facility uses within the City limits and sphere of influence. The analysis will help identify potential land use conflicts and will be an opportunity to address amendments necessary as part of the Housing Element Update. This will ensure consistency with the Housing Element Update. General Plan land use amendments and rezoning of land may be required as necessary to support the policies of the Housing Element Update.

Safety Element Update

The General Plan Safety Element will be updated to be consistent with Government Code Section 65302 (g) and to address any relevant safety issue to reduce the potential short and long-term risk to the public from fires, floods, droughts, earthquakes, landslides, climate changes and other hazards. The Safety Element must identify hazards and hazard abatement as well as methods of minimizing risks to guide local decisions related to zoning, subdivisions and entitlement permits and economic disruptions.

The Safety Element shall address at a minimum, seismic, slope instability, flooding, fire, and climate change hazards and create a set of feasible mitigation measures. As the Safety Element directly relates to the topics in the Land Use Element and proposed Environmental Justice policies, any relevant policy will also be updated in applicable elements for consistency. The fire hazard goals and policies of the Safety Element will include input from the Fire Department/CalFire and will identify Fire Hazard Severity Zones based on the latest updated California Department of Forestry High Fire Hazard Severity Zone Maps. Finally, State law requires the Draft Safety Element to be submitted to the State Board of Forestry and Fire Protection for review 90 days prior to adoption.

Environmental Justice

Under Senate Bill 1000 (SB 1000), cities are required to incorporate environmental justice goals and policies into the General Plan if they have disadvantaged communities within their jurisdiction and when updating/revising two or more elements of the General Plan. CalEnviroScreen 3.0 is an online Global Info Systems (GIS) mapping tool used to identify disadvantaged communities in the State. While this tool does not show any disadvantaged communities (DACs) for the City of Menifee (i.e., DACs as defined by SB 535), the Governor's Office of Planning and Research (OPR) guidance recommends that identification of DACs involve mapping of areas of the City with household incomes that are at or below 80 percent of the area median income, to comply with SB 1000.

For disadvantaged communities identified within the City, the City will analyze existing policies and programs to help identify and develop policies directing resources to disadvantaged communities to improve health, recreation, and economic mobility through cleaner air, better access to transportation, education and employment. This will help inform more equitable development and design to improve community resilience. Environmental justice policies will be located in various Elements of the General Plan, where appropriate.

Potential Environmental Effects:

The City, as the lead agency for the proposed 6th Cycle Housing Element and PEIR, is responsible for environmental review under CEQA. CEQA Guidelines §15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an PEIR will need to be prepared based on the Project's potential to create short-term, long-term, and cumulative impacts. Therefore, a PEIR will be prepared to fully evaluate the potential impacts of the Project. The PEIR will be comprehensive in nature evaluating all identified issues from the 2019 CEQA Initial Study Checklist.

The City will address the following potentially significant impacts in the PEIR: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; Tribal Cultural Resources; Utilities and Service Systems; Wildfire Hazards; and Mandatory Findings of Significance.

The PEIR will address the short-term and long-term effects of the Project on the environment. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated based on their ability to reduce impacts that are determined to be significant in the PEIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring and reporting program (MMRP) will also be developed as required by §15097 of the CEQA Guidelines. The environmental determination in this NOP is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the City of Menifee in the PEIR.

Agency/Public Comments:

This transmittal constitutes the official NOP for the proposed Project PEIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed PEIR document. Please be sure to address the scope and content of environmental information or issues that may relate to your agency's statutory responsibilities in connection with the proposed Project.

PEIR Public Scoping Meeting:

Notice is hereby given that the City of Menifee, Community Development Department will hold a Scoping meeting for the general public and any interested agencies regarding the PEIR addressing the proposed Project. The Scoping meeting will be held on Thursday, February 25, 2021 at 6:00 p.m. The Scoping meeting will be held virtually on ZOOM.

To join the ZOOM meeting please follow this link:

<https://cityofmenifee-us.zoom.us/j/7172119849?pwd=UWlwZjVJWEx4MmNoMWpMamlFZDUvQT09>

Meeting ID: 717 211 9849

Passcode: 164671

To participate by phone, dial: 1-669-900-6833

Meeting ID: 717 211 9849

Passcode: 164671

Purpose of the Notice of Preparation:

The purpose of this NOP is to fulfill legal notification requirements and inform the public, and CEQA Responsible and Trustee Agencies, that an EIR is being prepared for the proposed Project by the City. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed Project at the Project location. CEQA encourages early consultation with private persons and organizations that may have information or may be concerned with any potential adverse environmental effects related to physical changes in the environment that may be caused by implementing the Project. Responses to the NOP that specifically focus on potentially significant environmental issues are of particular interest to the City of Menifee. All written responses to this NOP will be included in the appendices to the PEIR. The content of the responses will help guide the focus and scope of the PEIR in accordance with State CEQA Guidelines.

Public Comment Period:

Based on the time limits defined by CEQA, the 30-day public review/comment period on the NOP will commence on February 3, 2021 and conclude on March 5, 2021 at 5:00 p.m. Further information regarding the City's 6th Cycle Housing Element Update and PEIR is available on the City's website:

<https://cityofmenifee.us/658/2021-2029-Housing-Element-Update>

Any responses must be submitted to the City of Menifee, Community Development Department at the earliest possible date, but no later than the March 5, 2021 deadline. Comments must be submitted in writing, or via email, to:

Douglas A Darnell, Senior Planner
City of Menifee, Community Development Department
29844 Haun Road
Menifee, CA 92586
(951) 723-3744
ddarnell@cityofmenifee.us

AS A RESULT OF THE COVID-19 VIRUS, AND RESULTING ORDERS AND DIRECTION FROM THE PRESIDENT OF THE UNITED STATES, THE GOVERNOR OF THE STATE OF CALIFORNIA, AND THE RIVERSIDE COUNTY PUBLIC HEALTH DEPARTMENT, AS WELL AS THE CITY OF MENIFEE EMERGENCY DECLARATION, THE PUBLIC WILL NOT BE PERMITTED TO PHYSICALLY ATTEND THE MENIFEE MEETING TO WHICH THIS NOP APPLIES. YOU MAY PARTICIPATE IN THE MEETING VIRTUALLY (SEE MEETING PARTICIPATION INFORMATION PROVIDED ABOVE).

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Exhibit 2 – City Map

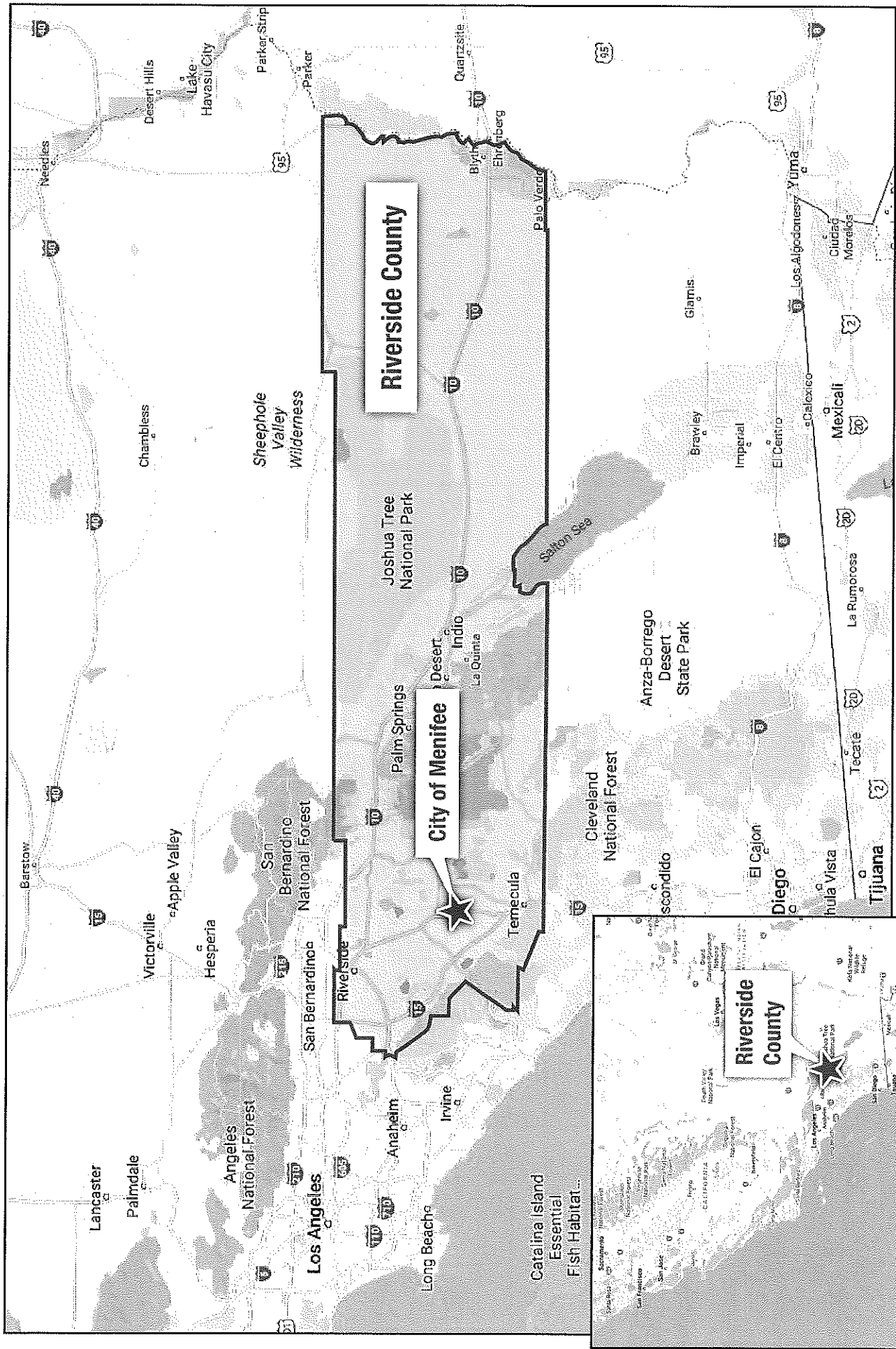
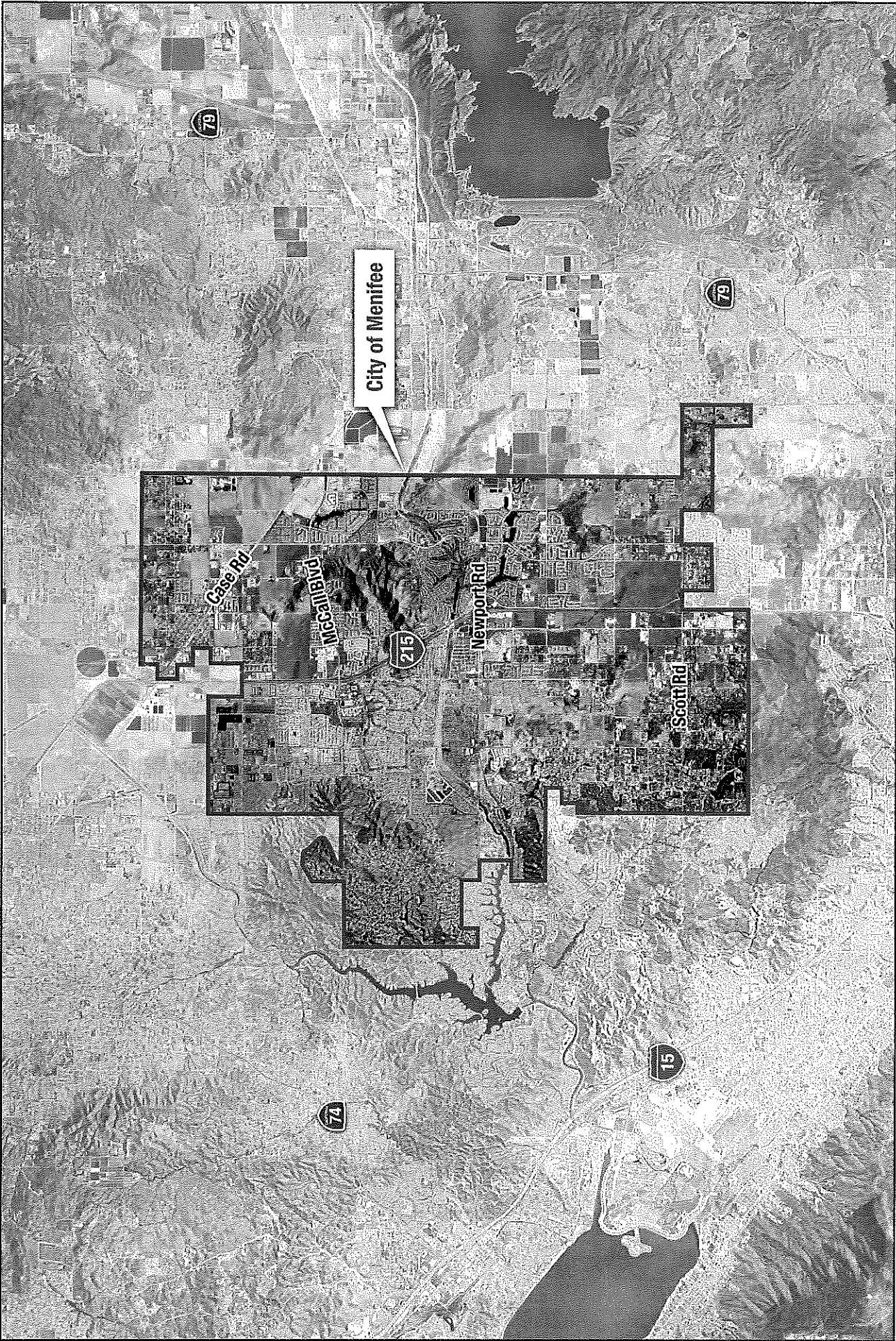


EXHIBIT 1: Regional Map
 City of Menifee 6th Cycle Housing Element Update Project
 City of Menifee



Not to scale



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

FyneNsofor, John

From: Rull, Paul <PRull@RIVCO.ORG>
Sent: Thursday, February 4, 2021 9:02 AM
To: Doug Darnell
Subject: PLN21-0022 transmittal ALUC review

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Doug,

I received your transmittal for a scoping meeting for the City's housing element update (via GPA and CZ applications). I wanted to check with you to see if we had previous discussions or ALUC applications regarding this project. If the proposed GPA/CZ occurs within the airport influence area (which I would think it would), it would require ALUC review.

If you have any questions, please feel free to contact me.

Paul Rull

ALUC Principal Planner



Riverside County Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, Ca 92501
(951) 955-6893
(951) 955-5177 (fax)
PRULL@RIVCO.ORG
www.rcaluc.org

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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[County of Riverside California](#)

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
951.788.9965 FAX
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

237059

March 3, 2021

City of Menifee
Planning Division
29714 Haun Road, Building A
Menifee, CA 92586

Attention: Doug Darnell

Re: PLN 21-0022, 6th Cycle Housing Element

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received August 4, 2020. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- ☒ This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- ☐ This project involves District proposed Master Drainage Plan facilities, namely, _____. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.
- ☐ This project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension of the adopted Romoland Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.
- ☐ This project is located within the limits of the District's _____ Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

March 3, 2021

City of Menifee

Re: PLN 21-0022, 6th Cycle Housing Element

237059

- ☐ An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, _____. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- ☐ The District's previous comments are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

Digitally signed by Edwin Quinonez

Date: 2021.03.03 17:16:24 -08'00'

DEBORAH DE CHAMBEAU

Engineering Project Manager

cc: Riverside County Planning Department

Attn: John Hildebrand

SLJ:blm



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL:

March 2, 2021

ddarnell@cityofmenifee.us

Douglas A. Darnell, Senior Planner
City of Menifee, Community Development Department
29844 Haun Road
Menifee, California 92586

Notice of Preparation of a Draft Program Environmental Impact Report for the City of Menifee Sixth Cycle Housing Element Update Project (Proposed Project)

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. Our comments are recommendations on the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Program Environmental Impact Report (PEIR). Please send a copy of the Draft PEIR upon its completion and public release directly to South Coast AQMD as copies of the Draft PEIR submitted to the State Clearinghouse are not forwarded. **In addition, please send all appendices and technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all emission calculation spreadsheets, and air quality modeling and health risk assessment input and output files (not PDF files). Any delays in providing all supporting documentation for our review will require additional review time beyond the end of the comment period.**

CEQA Air Quality Analysis

Staff recommends that the Lead Agency use South Coast AQMD's CEQA Air Quality Handbook and website¹ as guidance when preparing the air quality and greenhouse gas analyses. It is also recommended that the Lead Agency use the CalEEMod² land use emissions software, which can estimate pollutant emissions from typical land use development and is the only software model maintained by the California Air Pollution Control Officers Association.

South Coast AQMD has developed both regional and localized significance thresholds. South Coast AQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance thresholds³ and localized significance thresholds (LSTs)⁴ to determine the Proposed Project's air quality impacts. The localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips, and hauling trips). Operation-related air quality impacts may include, but are not limited to, emissions from

¹ South Coast AQMD's CEQA Handbook and other resources for preparing air quality analyses can be found at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>.

² CalEEMod is available free of charge at: www.caleemod.com.

³ South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

⁴ South Coast AQMD's guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

stationary sources (e.g., boilers and air pollution control devices), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

If the Proposed Project generates diesel emissions from long-term construction or attracts diesel-fueled vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment⁵.

The California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*⁶ is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process with additional guidance on strategies to reduce air pollution exposure near high-volume roadways available in CARB's technical advisory⁷.

The South Coast AQMD's *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*⁸ includes suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. It is recommended that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions.

Mitigation Measures

In the event that the Proposed Project results in significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts. Any impacts resulting from mitigation measures must also be analyzed. Several resources to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project include South Coast AQMD's CEQA Air Quality Handbook¹, South Coast AQMD's Mitigation Monitoring and Reporting Plan for the 2016 Air Quality Management Plan⁹, and Southern California Association of Government's Mitigation Monitoring and Reporting Plan for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy¹⁰.

South Coast AQMD staff is available to work with the Lead Agency to ensure that air quality, greenhouse gas, and health risk impacts from the Proposed Project are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

RVC210204-01

Control Number

⁵ South Coast AQMD's guidance for performing a mobile source health risk assessment can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

⁶ CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>.

⁷ CARB's technical advisory can be found at: <https://www.arb.ca.gov/ch/landuse.htm>.

⁸ South Coast AQMD. 2005. *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*. Available at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>.

⁹ South Coast AQMD's 2016 Air Quality Management Plan can be found at: <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf> (starting on page 86).

¹⁰ Southern California Association of Governments' 2020-2045 RTP/SCS can be found at: https://www.connectsoocal.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf.



NATIVE AMERICAN HERITAGE COMMISSION

February 3, 2021

Douglas A. Darnell, Senior Planner
City of Menifee, Community Development Department
29844 Haun Road
Menifee, CA 92586

CHAIRPERSON
Laura Miranda
Luiseño

Re: 2021020031, City of Menifee 6th Cycle Housing Element Update Project, Riverside County

VICE CHAIRPERSON
Reginald Pagaling
Chumash

Dear Mr. Darnell:

SECRETARY
Merril Lopez-Keller
Luiseño

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines § 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

PARLIAMENTARIAN
Russell Attebery
Karuk

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamall-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:

A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code § 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code § 5097.9 and § 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

FyneNsofor, John

From: Ron Sullivan <ersullivan888@verizon.net>
Sent: Thursday, March 4, 2021 10:40 AM
To: Doug Darnell
Cc: rwsullivan8@gmail.com; Cheryl Kitzerow
Subject: Comments for RHNA Program EIR for General Plan
Attachments: 3-1-21HOUSING ELEMENT UPDATE rws.docx

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Darnell:

Please find the attached comment letter for items I believe need to be addressed after your presentation about this program.

Please feel free to contact me if you have any questions. I will look forward to the next update and comments from your office and the Consultant.

Regards,

Ron Sullivan

HOUSING ELEMENT UPDATE

COMMENTS FOR PEIR PREPARATION HOPEFULLY TO BE ADDRESSSED

- There are a total of 7 Specific Plans that have the availability to absorb some of the needed units. Please confirm those Specific Plans are under consideration for accommodating the new RHNA requirements. Please identify out of the 7 where you can absorb the Very Low, Low, Moderate, and Above Moderate allocations. These entitlements exist, please allocate the use by price established in the guideline by each Specific Plan as a reference.
- There needs to be an inventory of vacant land by land use that demonstrates feasibility for achieving HCD RHNA requirements for future housing, within the current and established General Plan. That inventory should be depicted on a City-wide map, certainly for future use.
- The inventory map should depict those General Plan vacant lands that can currently accommodate high density low income that will accommodate the RHNA allocation.
- The inventory map should delineate the vacant lands currently zoned/General Plan approved Commercial, Industrial, and Public facility uses that support the residential housing and RHNA criteria.
- Inclusive in the CEQA analysis for each element where potential constraints are identified such as Biology, Hydrology, Geology /Soils, Transportation and Traffic, Cultural Resources must show general areas of concern, feasibility or impact on a map.
- To demonstrate areas of potential CEQA mitigation, a Constraint Map needs to accompany and Summarize the City Wide CEQA findings .
- Need to discuss the classification of Quail Valley for future allocations other than Low-Cost housing as significant infrastructure has elevated the economic future of the vacant land and existing lots. Due to constraints (soils/sewer) achieving increased density is infeasible.
- Due to constraints previously mentioned, the current zoning classification and limited densities in the City for hi-density is not enough to make the cost of housing to be affordable. Has the City considered higher per acre D/U such as 35- 40? If not, will the City subsidize the development in order to qualify a project as Low-Cost per the RHNA.

- Once this RHNA PEIR is drafted or approved, other than those vacant parcels of land that have CEQA impacts, Will the remaining parcel be allowed to proceed with development on a MND. In other words, if no constraints are shown, there would be not a need for a project EIR?
- Will this RHNA analysis require a change in the Land Use element of the City General Plan?

APPENDIX B2

Notice of Completion

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: City of Menifee 6th Cycle Housing Element Update Project

Lead Agency: City of Menifee

Contact Person: Douglas A Darnell

Mailing Address: 29844 Haun Road

Phone: 951-723-3744

City: Menifee

Zip: 92586

County: Riverside County

Project Location: County: Riverside County City/Nearest Community: City of Menifee

Cross Streets: Entire City of Menifee Zip Code: 92586

Longitude/Latitude (degrees, minutes and seconds): 33 ° 41 ' 14.1 " N / 117 ° 10 ' 27.7 " W Total Acres: 29,824

Assessor's Parcel No.: Entire City

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #: 74

Waterways: Canyon Lake and Salt Creek

Airports:

Railways:

Schools: Menifee Unified School C

Document Type:

CEQA: ☒ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

☒ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

☒ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☒ Rezone
☐ Prezone
☐ Use Permit
☐ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☒ Economic/Jobs

☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☒ Schools/Universities
☒ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☒ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

The project encompasses the entire City.

Project Description: (please use a separate page if necessary)
 See Attachment A, Project Description

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #8	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #8
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 3, 2021 Ending Date March 5, 2021

Lead Agency (Complete if applicable):

Consulting Firm: Kimley-Horn and Associates
Address: 3880 Lemon Street, Suite 420
City/State/Zip: Riverside, CA 92501
Contact: Kari Cano
Phone: 951-824-8697

Applicant: City of Menifee
Address: 29844 Haun Road
City/State/Zip: Menifee, CA 92586
Phone: 951-723-3744

Signature of Lead Agency Representative: Doug Darnell

Date: 2/1/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

ATTACHMENT A

Project Description:

The 6th Cycle Housing Element Project includes the following:

Housing Element Update

The Housing Element is a California (State)-mandated policy document within the Meniffee General Plan that provides direction for the implementation of various programs to meet existing and projected future housing needs for all income levels within the City. The Housing Element provides policies, programs, and actions that accommodate growth, produce opportunity for the development of new housing units, preserve existing housing stock, and assist the existing population.

California Government Code §§65580–65589.8 requires that jurisdictions evaluate and update their Housing Elements every eight years. The current statutory update in the SCAG region covers the eight-year 5th Cycle Housing Element (2013-2021). The City of Meniffee 2021-2029 Housing Element is proposed to ensure consistency with current State Housing laws and cover the 6th Cycle Housing Element Update (2021-2029). The Project represents a comprehensive update to the City's last adopted Housing Element (i.e., the 5th Cycle). The Project will include revised goals and policies, and new, modified, and continuing implementation programs.

The Housing Element will provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The Housing Element Update will be prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Housing Element will institute policies intended to guide City decision-making and establish an Implementation Program to achieve housing goals through the year 2029.

The statutory deadline for adopting the Housing Element is October 15, 2021. The City's goal is to complete the approval process by August 31, 2021. Regularly scheduled meetings with the Planning Commission, Joint City Council and Planning Commission, and workshops, may be used as a public forum to further discuss associated housing issues, receive public input, discuss options, and provide direction regarding the content of the Housing Element.

6th Cycle Housing Element Update Components

The 6th Cycle Housing Element update will consist of five main components:

1. Assessment of City-wide Housing Needs and Opportunities;
2. Drafting of Goals, Policies, Programs, and Objectives (GPPOs);
3. Preparation of CEQA - Environmental Review Documents;
4. Preparation of the Sixth Cycle Housing Element; and
5. Coordination with HCD to Obtain State Certification

Completion of these five components and local adoption process are currently underway and are expected to continue through August 2021, and will include additional public engagement opportunities,

such as public workshops and meetings, and public hearings before the City Council and Planning Commission.

Regional Housing Needs Assessment Allocation (RHNA)

The RHNA is a State Housing law requirement that is part of the periodic process of updating local General Plan Housing Elements. The RHNA allocation process is conducted by regional planning agencies every eight years. On September 3, 2020 the Southern California Association of Governments (SCAG) adopted the final draft RHNA allocations and distributed the RHNA allocation to all local jurisdictions. The City is a member city of SCAG, which allocates to the Riverside County cities and unincorporated areas their fair share of the total RHNA housing needed for each income category. The RHNA quantifies the housing need within each jurisdiction for all economic segments of the community in four income categories: very low, low, moderate, and above moderate. Each jurisdiction must demonstrate within its Housing Element that it can accommodate its RHNA at all income levels. The City's RHNA allocation is as follows:

City of Menifee Final Draft RHNA Allocation: 6th Cycle (2021 – 2029)			
Income Category	Income Range*		RHNA Allocation (Housing Units)
	Min	Max	
Very Low (31% to 50% MFI)	--	\$37,650	1,756 units
Low (51% to 80% MFI))	\$37,651	\$60,240	1,049 units
Moderate (81% to 120% MFI))	\$61,241	\$90,360	1,104 units
Above Moderate (120% MFI) or more)	\$90,361	> \$91,361	2,685 units
TOTAL			6,594 units
*MFI= Median Family Income. Income ranges are based on the 2020 HUD Median Family Income (MFI) for Riverside County of \$75,300.			

Available Sites and Capacity Analysis

To comply with Housing Element law, the City must identify candidate housing sites that can accommodate their 2021-2029 RHNA allocation. This may include the identification of current vacant land that can accommodate residential use or infill sites that permit residential development. If the City cannot identify enough sites/parcels appropriately zoned to accommodate RHNA allocations, then the City must identify additional candidate housing sites. Approved specific plans containing entitlements for residential uses were found to accommodate a large portion of the required moderate and above moderate housing units. These specific plans include:

- Cantalena Specific Plan;
- Cimarron Ridge Specific Plan;
- Menifee North Specific Plan;
- Newport Estates Specific Plan;
- Legado Specific Plan;
- Audie Murphy Ranch Specific Plan; and
- Rockport Ranch Specific Plan.

The City is not required to build dwelling units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. The Housing Element will explore opportunities to accommodate the RHNA through current production, entitled units, or the availability of properly zoned land that can accommodate additional growth. The Housing Element will further identify and address potential and actual governmental and non-governmental constraints on the development of housing for all income levels.

The City can also accommodate very low- and low-income housing development through the utilization of existing high-density residential zones as well as specific plan areas. To fully generate adequate potential for very low- and low-income housing units, the City proposes to rezone select residential parcels to higher density zones in order to further accommodate the required RHNA units.

Land Use Element Update

In coordination with the Housing Element update, the General Plan Land Use Element will be evaluated to identify future growth and development patterns. The analysis will outline the existing land uses with undeveloped and underutilized parcels to ensure adequate land for housing, commercial, industrial and public facility uses within the City limits and sphere of influence. The analysis will help identify potential land use conflicts and will be an opportunity to address amendments necessary as part of the Housing Element Update. This will ensure consistency with the Housing Element Update. General Plan land use amendments and rezoning of land may be required as necessary to support the policies of the Housing Element Update.

Safety Element Update

The General Plan Safety Element will be updated to be consistent with Government Code Section 65302 (g) and to address any relevant safety issue to reduce the potential short and long-term risk to the public from fires, floods, droughts, earthquakes, landslides, climate changes and other hazards. The Safety Element must identify hazards and hazard abatement as well as methods of minimizing risks to guide local decisions related to zoning, subdivisions and entitlement permits and economic disruptions.

The Safety Element shall address at a minimum, seismic, slope instability, flooding, fire, and climate change hazards and create a set of feasible mitigation measures. As the Safety Element directly relates to the topics in the Land Use Element and proposed Environmental Justice policies, any relevant policy will also be updated in applicable elements for consistency. The fire hazard goals and policies of the Safety Element will include input from the Fire Department/CalFire and will identify Fire Hazard Severity Zones based on the latest updated California Department of Forestry High Fire Hazard Severity Zone Maps. Finally, State law requires the Draft Safety Element to be submitted to the State Board of Forestry and Fire Protection for review 90 days prior to adoption.

Environmental Justice

Under Senate Bill 1000 (SB 1000), cities are required to incorporate environmental justice goals and policies into the General Plan if they have disadvantaged communities within their jurisdiction and when updating/revising two or more elements of the General Plan. CalEnviroScreen 3.0 is an online Global Info Systems (GIS) mapping tool used to identify disadvantaged communities in the State. While this tool does not show any disadvantaged communities (DACs) for the City of Menifee (i.e., DACs as defined by SB 535), the Governor's Office of Planning and Research (OPR) guidance recommends that identification of DACs

involve mapping of areas of the City with household incomes that are at or below 80 percent of the area median income, to comply with SB 1000.

For disadvantaged communities identified within the City, the City will analyze existing policies and programs to help identify and develop policies directing resources to disadvantaged communities to improve health, recreation, and economic mobility through cleaner air, better access to transportation, education and employment. This will help inform more equitable development and design to improve community resilience. Environmental justice policies will be located in various Elements of the General Plan, where appropriate.

APPENDIX B3

Tribal Consultation

Community Development Department

February 9, 2021

Cultural Resources Manager Cheryl Madrigal
Valley Center, CA 92082

RE: AB 52 Tribal Notification for the City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report

Dear Cheryl Madrigal:

The City of Menifee requests your participation in the review of the “City of Menifee 6th Cycle Housing Element Update Project”.

Project Description:

Housing Element Update. The City of Menifee 6th Cycle Housing Element Update Project (Project) involves a comprehensive update to the City of Menifee’s (City’s) last adopted Housing Element (i.e., the 5th Cycle) in accordance with the California Government Code §§65580–65589.8 which requires that jurisdictions evaluate and update their Housing Elements every eight years. The Project will include revised goals and policies, and new, modified, and continuing implementation programs. The Housing Element Update will be prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Housing Element will institute policies intended to guide City decision-making and establish an Implementation Program to achieve housing goals through the year 2029. Regularly-scheduled meetings with the Planning Commission, Joint City Council and Planning Commission, and workshops, may be used as a public forum to further discuss associated housing issues, receive public input, discuss options, and provide direction regarding the content of the Housing Element.

Regional Housing Needs Assessment. On September 3, 2020 the Southern California Association of Governments (SCAG) adopted the final draft Regional Housing Needs Assessment (RHNA) allocations and distributed the RHNA allocation to all local jurisdictions including the City. To comply with Housing Element law and the complete the RHNA allocation, the City must identify candidate housing sites that can accommodate their 2021-2029 RHNA allocation. This may include the identification of current vacant land that can accommodate residential use or infill sites that permit residential development. If the City cannot identify enough sites/parcels appropriately zoned to accommodate RHNA allocations, then the City must identify additional candidate housing sites. Approved specific plans containing entitlements for residential uses were found to accommodate a large portion of the required moderate and above moderate housing units. The City is not required to build dwelling units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units.

Land Use Element Update. The General Plan Land Use Element will be evaluated to identify future growth and development patterns. The analysis will outline the existing land uses with undeveloped and underutilized parcels to ensure adequate land for housing, commercial, industrial and public facility uses within the City limits. The analysis will help identify potential land use conflicts and will be an opportunity to address amendments necessary as part of the Housing

Date: February 9, 2021

Re: City of Menifee 6th Cycle Housing Element Update

Element Update. This will ensure consistency with the Housing Element Update. Residential provisions within the City's Economic Development Corridors will also be analyzed for potential effects of future growth and development. General Plan and use amendments and rezoning of land may be required as necessary to support the policies of the Housing Element Update.

Safety Element. The General Plan Safety Element will be updated to be consistent with Government Code Section 65302 (g) and to address any relevant safety issue to reduce the potential short and long-term risk to the public from fires, floods, droughts, earthquakes, landslides, climate changes and other hazards. The Safety Element must identify hazards and hazard abatement as well as methods of minimizing risks to guide local decisions related to zoning, subdivisions and entitlement permits and economic disruptions. As the Safety Element directly relates to the topics in the Land Use Element and Environmental Justice policies, any relevant policy will also be updated in applicable elements for consistency. Fire hazard goals and policies of the Safety Element will include input from the Fire Department/CalFire and will identify Fire Hazard Severity Zones based on latest updated California Department of Forestry High Fire Hazard Severity Zone Maps.

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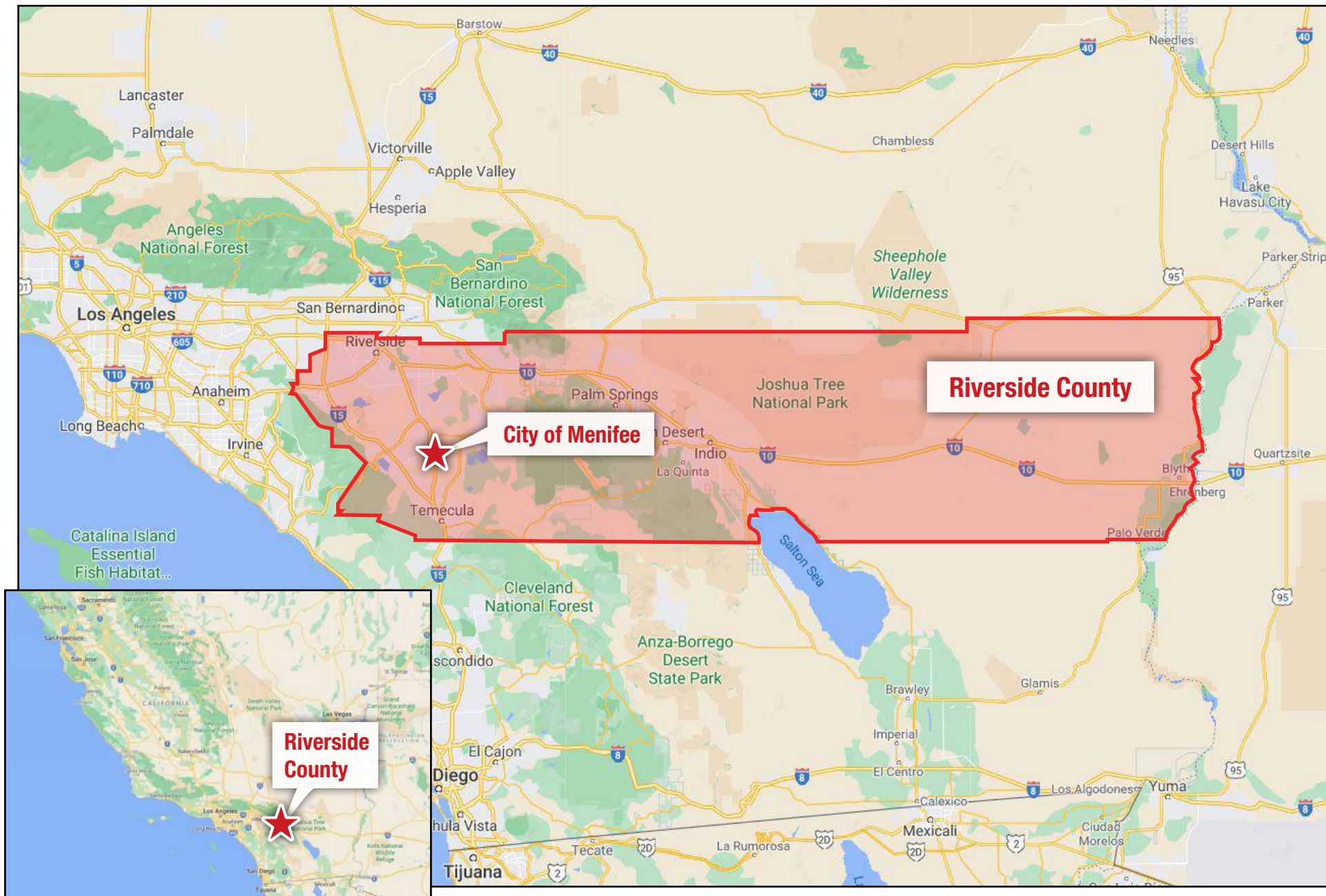
Project Location: The Project involves the modification of existing policies and regulations with no physical development proposed. The site would therefore consist of the entire City of Menifee.

Potential impacts of the project will be analyzed in compliance with the requirements of the California Environmental Quality Act (CEQA).

The City is seeking consultation with your tribe pursuant to AB 52 concerning the potential of Native American cultural resources that may be impacted by the above project. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public. The City of Menifee feels that your assistance is vital to the preservation and conservation of cultural resources during the current growth that the City is experiencing. It is the desire of the City of Menifee to protect the past and our collective heritage as we proceed towards the future. The Tribe has 30 days to request a consultation. The last day to submit comments has been extended from March 11, 2021 to March 21, 2021. Please forward any comments or requests for meetings concerning this project to my attention by March 21, 2021.

Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 9, 2021

Planning Specialist Ebru Ozdil
Temecula, CA 92593

RE: AB 52 Tribal Notification for the City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report

Dear Ebru Ozdil:

The City of Menifee requests your participation in the review of the “City of Menifee 6th Cycle Housing Element Update Project”.

Project Description:

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Date: February 9, 2021

Re: City of Menifee 6th Cycle Housing Element Update

Element Update. This will ensure consistency with the Housing Element Update. Residential provisions within the City's Economic Development Corridors will also be analyzed for potential effects of future growth and development. General Plan and use amendments and rezoning of land may be required as necessary to support the policies of the Housing Element Update.

Safety Element. The General Plan Safety Element will be updated to be consistent with Government Code Section 65302 (g) and to address any relevant safety issue to reduce the potential short and long-term risk to the public from fires, floods, droughts, earthquakes, landslides, climate changes and other hazards. The Safety Element must identify hazards and hazard abatement as well as methods of minimizing risks to guide local decisions related to zoning, subdivisions and entitlement permits and economic disruptions. As the Safety Element directly relates to the topics in the Land Use Element and Environmental Justice policies, any relevant policy will also be updated in applicable elements for consistency. Fire hazard goals and policies of the Safety Element will include input from the Fire Department/CalFire and will identify Fire Hazard Severity Zones based on latest updated California Department of Forestry High Fire Hazard Severity Zone Maps.

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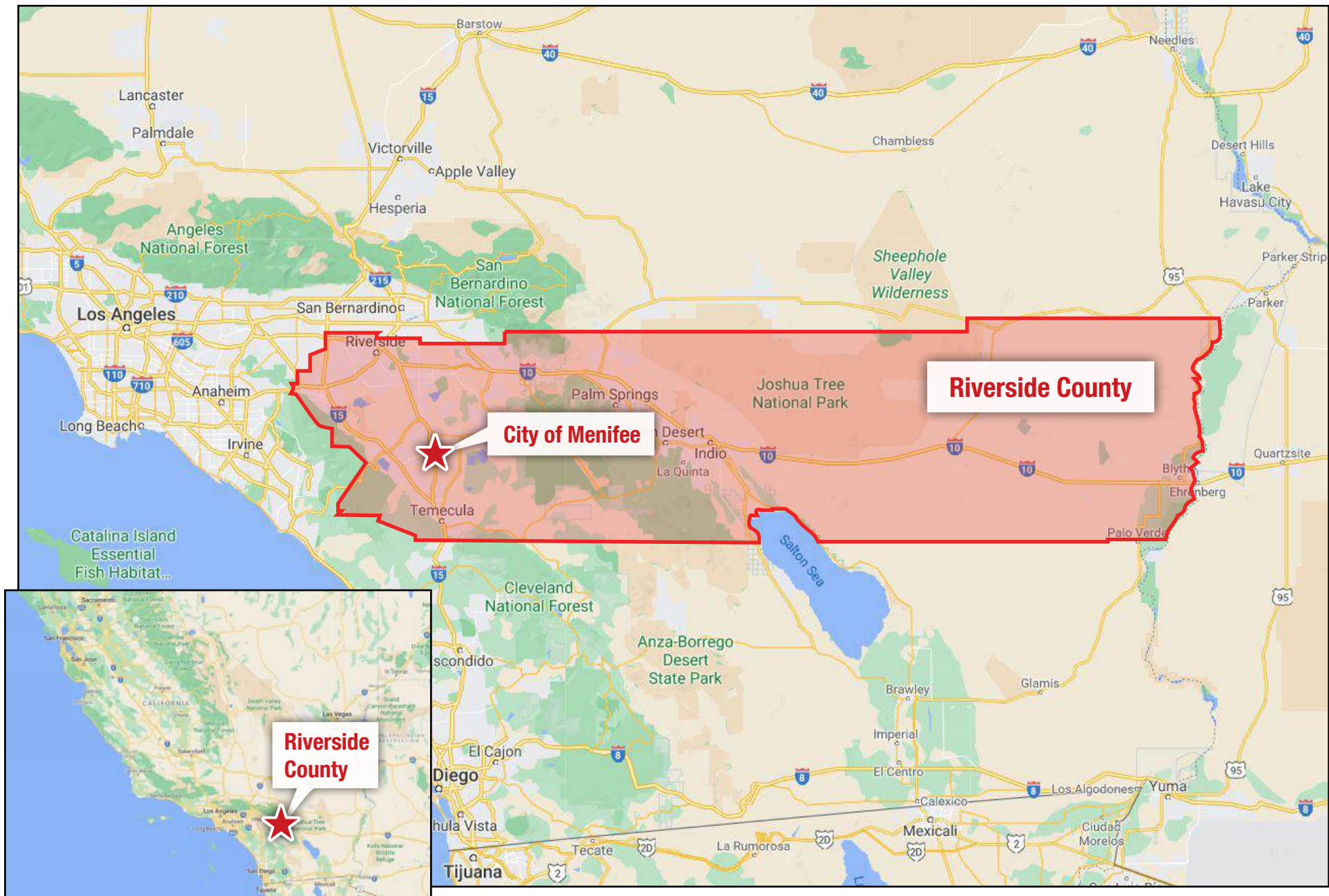
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Potential impacts of the project will be analyzed in compliance with the requirements of the California Environmental Quality Act (CEQA).

The City is seeking consultation with your tribe pursuant to AB 52 concerning the potential of Native American cultural resources that may be impacted by the above project. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public. The City of Menifee feels that your assistance is vital to the preservation and conservation of cultural resources during the current growth that the City is experiencing. It is the desire of the City of Menifee to protect the past and our collective heritage as we proceed towards the future. The Tribe has 30 days to request a consultation. The last day to submit comments has been extended from March 11, 2021 to March 21, 2021. Please forward any comments or requests for meetings concerning this project to my attention by March 21, 2021.

Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 9, 2021

Cultural Resource Director Joseph Ontiveros
San Jacinto, CA 92581

RE: AB 52 Tribal Notification for the City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report

Dear Joseph Ontiveros:

The City of Menifee requests your participation in the review of the “City of Menifee 6th Cycle Housing Element Update Project”.

Project Description:

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Date: February 9, 2021

Re: City of Menifee 6th Cycle Housing Element Update

Element Update. This will ensure consistency with the Housing Element Update. Residential provisions within the City's Economic Development Corridors will also be analyzed for potential effects of future growth and development. General Plan and use amendments and rezoning of land may be required as necessary to support the policies of the Housing Element Update.

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Environmental Justice. For disadvantaged communities identified within the City, the City will analyze existing policies and programs to help identify and develop policies directing resources to disadvantaged communities to improve health, recreation, and economic mobility through cleaner air, better access to transportation, education and employment. This will help inform more equitable development and design to improve community resilience. Environmental justice policies will be located in various Elements of the General Plan, where appropriate.

Project Location: The Project involves the modification of existing policies and regulations with no physical development proposed. The site would therefore consist of the entire City of Menifee.

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Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 9, 2021

Cultural Resource Coordinator Michael Mirelez
Thermal, CA 92274

RE: AB 52 Tribal Notification for the City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report

Dear Michael Mirelez:

The City of Menifee requests your participation in the review of the “City of Menifee 6th Cycle Housing Element Update Project”.

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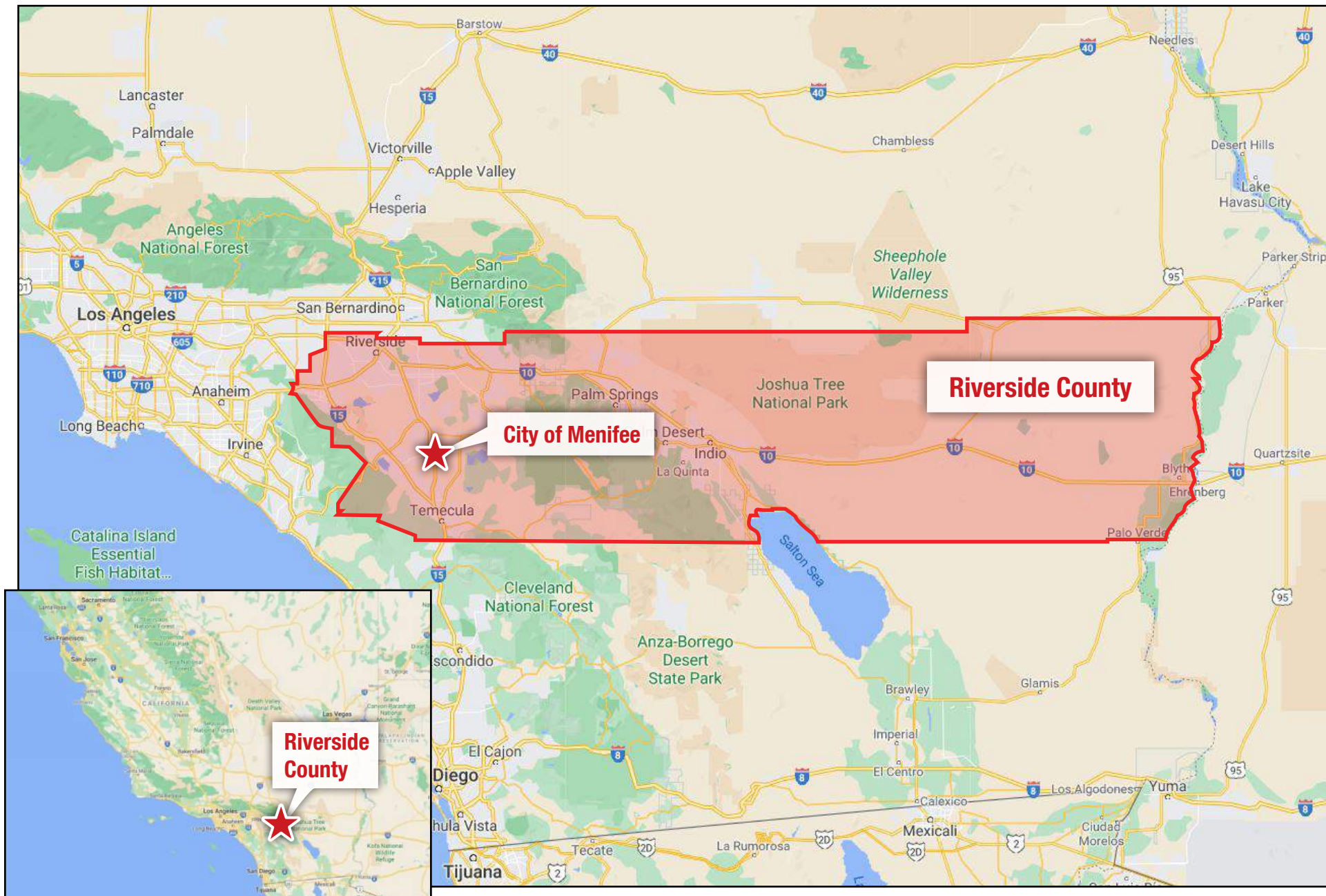
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Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 9, 2021

Director of Tribal Historic Preservation Office Patricia Garcia
Palm Springs, CA 92264

RE: AB 52 Tribal Notification for the City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report

Dear Patricia Garcia:

The City of Menifee requests your participation in the review of the “City of Menifee 6th Cycle Housing Element Update Project”.

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Date: February 9, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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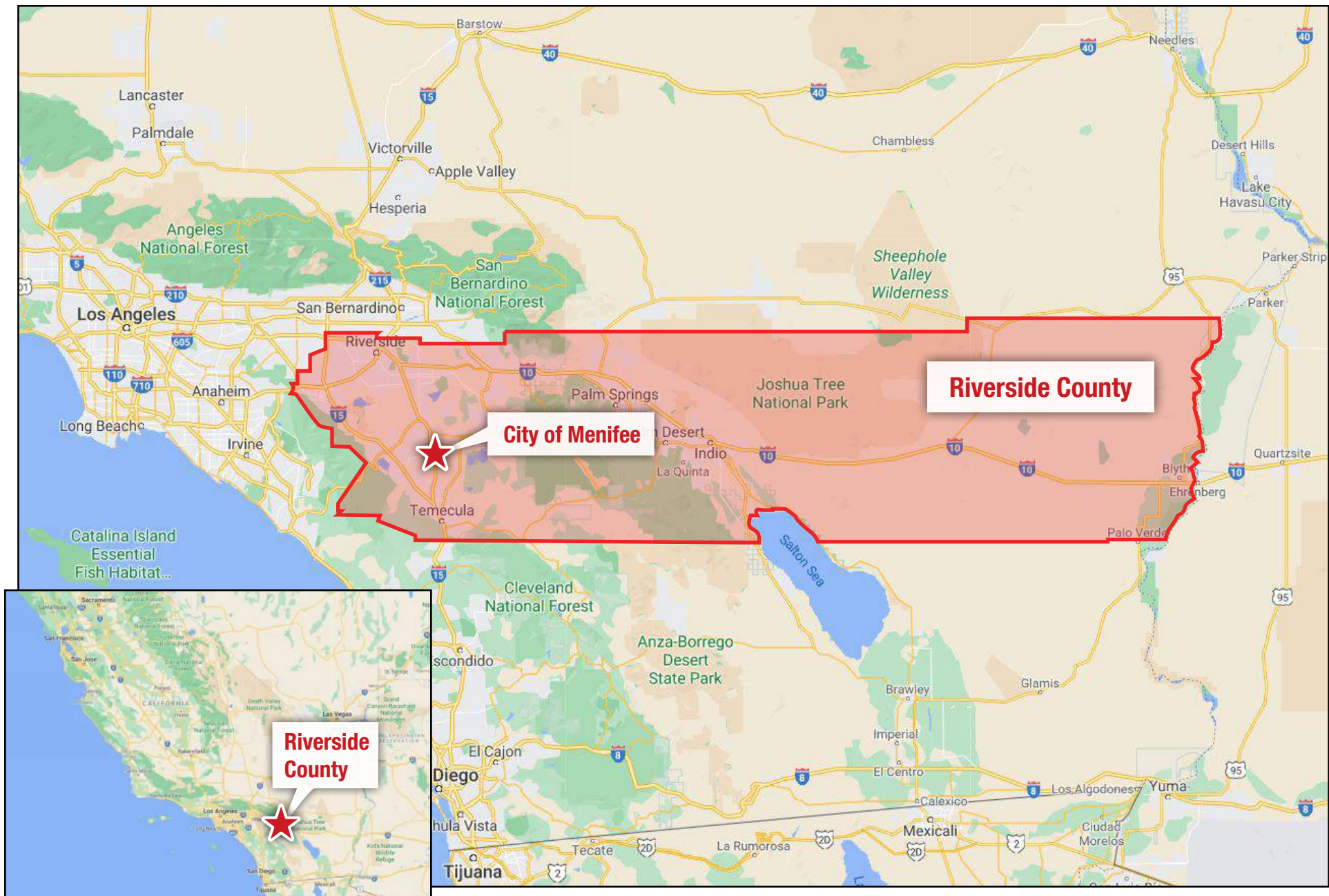
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Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

March 22, 2021

Attn: Douglas A. Darnell, Senior Planner
City of Menifee
Community Development Department
29844 Haun Road
Menifee, CA 92586



RE: AB 52 Consultation; City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the City of Menifee. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", followed by a long horizontal line.

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of Menifee. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

**NATIVE AMERICAN HERITAGE COMMISSION**

February 9, 2021

Doug Darnell
City of Menifee Planning Department

Via Email to: ddarnell@cityofmenifee.us

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: Native American Consultation, Pursuant to Senate Bill 18, Government Code §65352.3 and §65352.4, General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021 Project, Riverside County

Dear Mr. Darnell:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties.

Government Code §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

The law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

The NAHC also believes that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources that have already been recorded or are adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code §6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission. The request form can be found at <http://nahc.ca.gov/wp-content/uploads/2015/08/Local-Government-Tribal-Consultation-List-Request-Form-Update.pdf>.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we are able to assure that our consultation list remains current.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Riverside County
2/9/2021**

Agua Caliente Band of Cahuilla Indians

Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919

Cahuilla

Juaneno Band of Mission Indians Acjachemen Nation - Belardes

Matias Belardes, Chairperson
32161 Avenida Los Amigos
San Juan Capistrano, CA, 92675
Phone: (949) 293 - 8522
kaamalam@gmail.com

Juaneno

Agua Caliente Band of Cahuilla Indians

Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive
Palm Springs, CA, 92264
Phone: (760) 699 - 6907
Fax: (760) 699-6924
ACBCI-THPO@aguacaliente.net

Cahuilla

La Jolla Band of Luiseno Indians

Norma Contreras, Chairperson
22000 Highway 76
Pauma Valley, CA, 92061
Phone: (760) 742 - 3771

Luiseno

Augustine Band of Cahuilla Mission Indians

Amanda Vance, Chairperson
P.O. Box 846
Coachella, CA, 92236
Phone: (760) 398 - 4722
Fax: (760) 369-7161
hhaines@augustinetribe.com

Cahuilla

Los Coyotes Band of Cahuilla and Cupeño Indians

Shane Chapparosa, Chairperson
P.O. Box 189
Warner Springs, CA, 92086-0189
Phone: (760) 782 - 0711
Fax: (760) 782-0712

Cahuilla

Cabazon Band of Mission Indians

Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA, 92203
Phone: (760) 342 - 2593
Fax: (760) 347-7880
jstapp@cabazonindians-nsn.gov

Cahuilla

Morongo Band of Mission Indians

Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA, 92220
Phone: (951) 849 - 8807
Fax: (951) 922-8146
dtorres@morongo-nsn.gov

Cahuilla
Serrano

Cahuilla Band of Indians

Daniel Salgado, Chairperson
52701 U.S. Highway 371
Anza, CA, 92539
Phone: (951) 763 - 5549
Fax: (951) 763-2808
Chairman@cahuilla.net

Cahuilla

Pala Band of Mission Indians

Shasta Gaughen, Tribal Historic Preservation Officer
PMB 50, 35008 Pala Temecula Rd.
Pala, CA, 92059
Phone: (760) 891 - 3515
Fax: (760) 742-3189
sgaughen@palatribe.com

Cupeno
Luiseno

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65352.4 et seq for the proposed General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021 Project, Riverside County.

**Native American Heritage Commission
Tribal Consultation List
Riverside County
2/9/2021**

Pauma Band of Luiseno Indians

Temet Aguilar, Chairperson
P.O. Box 369 Luiseno
Pauma Valley, CA, 92061
Phone: (760) 742 - 1289
Fax: (760) 742-3422
bennaecalac@aol.com

Pechanga Band of Luiseno Indians

Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6000
Fax: (951) 695-1778
epreston@pechanga-nsn.gov

Quechan Tribe of the Fort Yuma Reservation

Jill McCormick, Historic
Preservation Officer
P.O. Box 1899 Quechan
Yuma, AZ, 85366
Phone: (760) 572 - 2423
historicpreservation@quechantribe.com

Ramona Band of Cahuilla

Joseph Hamilton, Chairperson
P.O. Box 391670 Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
admin@ramona-nsn.gov

Rincon Band of Luiseno Indians

Bo Mazzetti, Chairperson
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
bomazzetti@aol.com

Rincon Band of Luiseno Indians

Cheryl Madrigal, Tribal Historic
Preservation Officer
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 297 - 2635
crd@rincon-nsn.gov

San Luis Rey Band of Mission Indians

San Luis Rey, Tribal Council
1889 Sunset Drive Luiseno
Vista, CA, 92081
Phone: (760) 724 - 8505
Fax: (760) 724-2172
cjmojado@slrmissionindians.org

Santa Rosa Band of Cahuilla Indians

Lovina Redner, Tribal Chair
P.O. Box 391820 Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
Isaul@santarosa-nsn.gov

Soboba Band of Luiseno Indians

Scott Cozart, Chairperson
P. O. Box 487 Cahuilla
San Jacinto, CA, 92583 Luiseno
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Torres-Martinez Desert Cahuilla Indians

Thomas Torte, Chairperson
P.O. Box 1160 Cahuilla
Thermal, CA, 92274
Phone: (760) 397 - 0300
Fax: (760) 397-8146
tmchair@torresmartinez.org

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Community Development Department

February 19, 2021

Chairperson Amanda Vance
Augustine Band of Cahuilla Mission Indians
P.O. Box 846
Coachella, CA 92236

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Amanda Vance:

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Project Location: The Project involves the modification of existing policies and regulations with no physical development proposed. The site would therefore consist of the entire City of Menifee.

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Regional Housing Needs Assessment. On September 3, 2020 the Southern California Association of Governments (SCAG) adopted the final draft Regional Housing Needs Assessment (RHNA) allocations and distributed the RHNA allocation to all local jurisdictions including the City. To comply with Housing Element law and the complete the RHNA allocation, the City must identify candidate housing sites that can accommodate their 2021-2029 RHNA allocation. This may

Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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Land Use Element Update. The General Plan Land Use Element will be evaluated to identify future growth and development patterns. The analysis will outline the existing land uses with undeveloped and underutilized parcels to ensure adequate land for housing, commercial, industrial and public facility uses within the City limits and sphere of influence. The analysis will help identify potential land use conflicts and will be an opportunity to address amendments necessary as part of the Housing Element Update. This will ensure consistency with the Housing Element Update. Rezoning may be required as necessary to support the policies of the Housing Element Update.

Safety Element. The General Plan Safety Element will be updated to be consistent with Government Code Section 65302 (g) and to address any relevant safety issue to reduce the potential short and long-term risk to the public from fires, floods, droughts, earthquakes, landslides, climate changes and other hazards. The Safety Element must identify hazards and hazard abatement as well as methods of minimizing risks to guide local decisions related to zoning, subdivisions and entitlement permits and economic disruptions. As the Safety Element directly relates to the topics in the Land Use Element and the Environmental Justice Element any relevant policy will also be updated in these elements for consistency. Fire hazard goals policies of the Safety Element will include input from the Fire Department/CalFire and will identify Fire Hazard Severity Zones based on latest updated California Department of Forestry High Fire Hazard Severity Zone Maps.

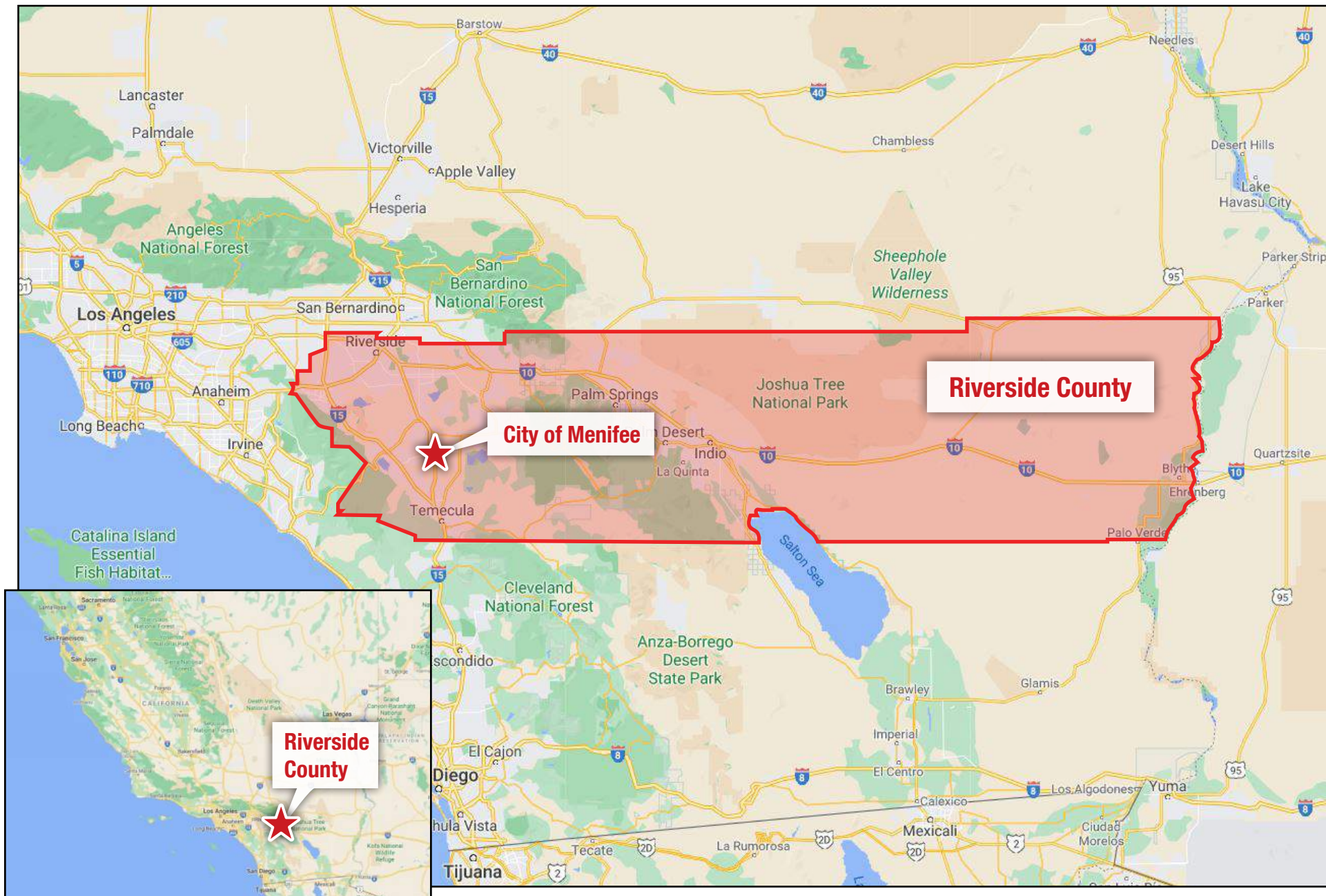
Environmental Justice. For disadvantaged communities identified within the City, the City will analyze existing policies and programs to help identify and develop policies directing resources to disadvantaged communities to improve health, recreation, and economic mobility through cleaner air, better access to transportation, education and employment. This will help inform more equitable development and design to improve community resilience. Environmental justice policies will be located in various Elements of the General Plan, where appropriate.

Potential impacts of the project will be analyzed in compliance with the requirements of the California Environmental Quality Act (CEQA).

If you desire to consult with the City on review of this project, please provide a written request for consultation including the name of a designated lead contact person to the address above or via email to ddarnell@cityofmenifee.us. Within a 90-day period lasting from March 2, 2021 to May 31, 2021. Should the City not receive a response by May 31, 2021, it will be presumed that you have declined consultation.

Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Bo Mazzetti
Rincon Band of Luiseno Indians
One Government Center Lane
Valley Center, CA 92082

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Bo Mazzetti:

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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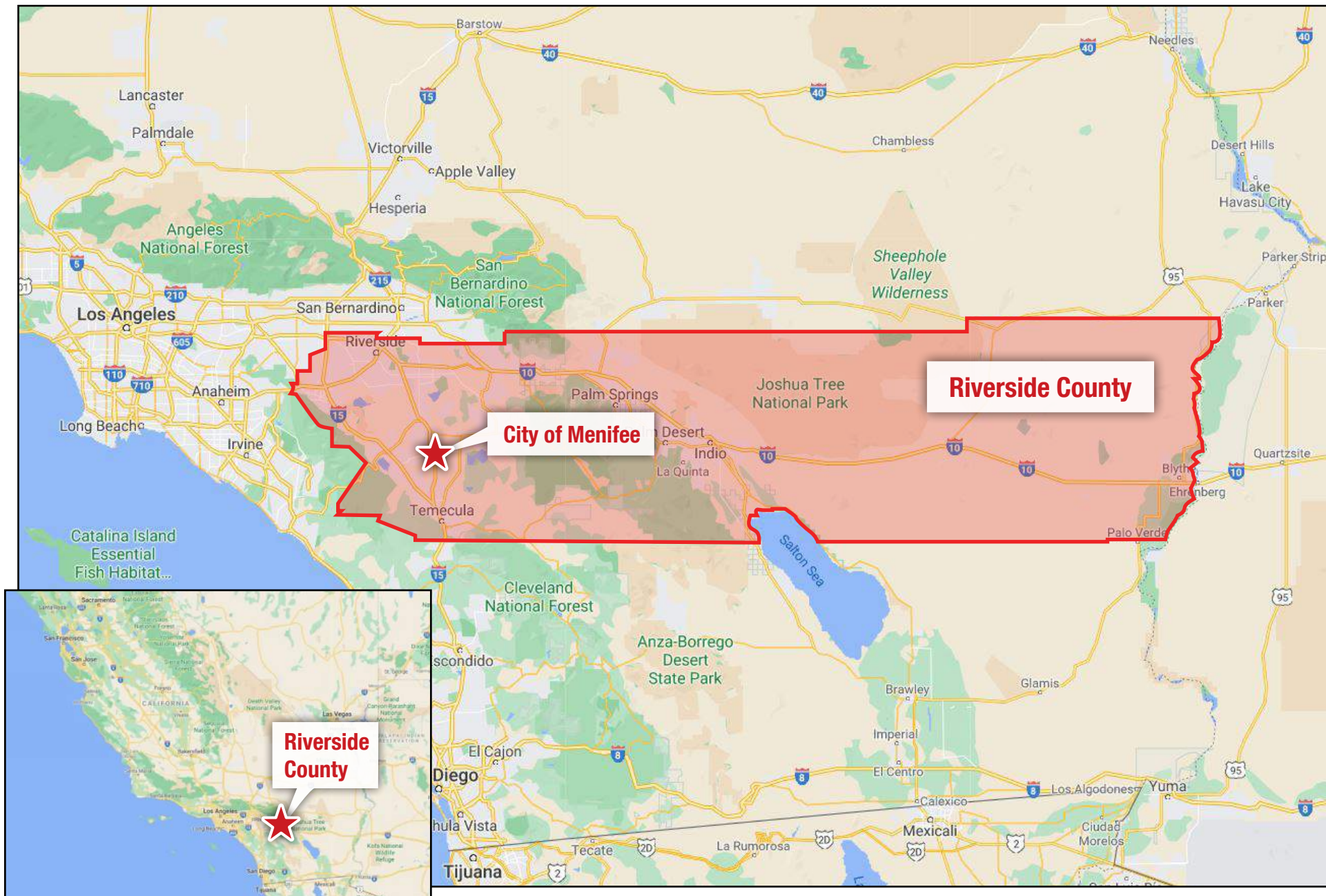
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Email: ddarnell@cityofmenifee.us

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City of Menifee



Not to scale

Kimley»Horn



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City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Tribal Historic Preservation Officer Cheryl Madrigal
Rincon Band of Luiseno Indians
One Government Center Lane
Valley Center, CA 92082

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Dear Cheryl Madrigal:

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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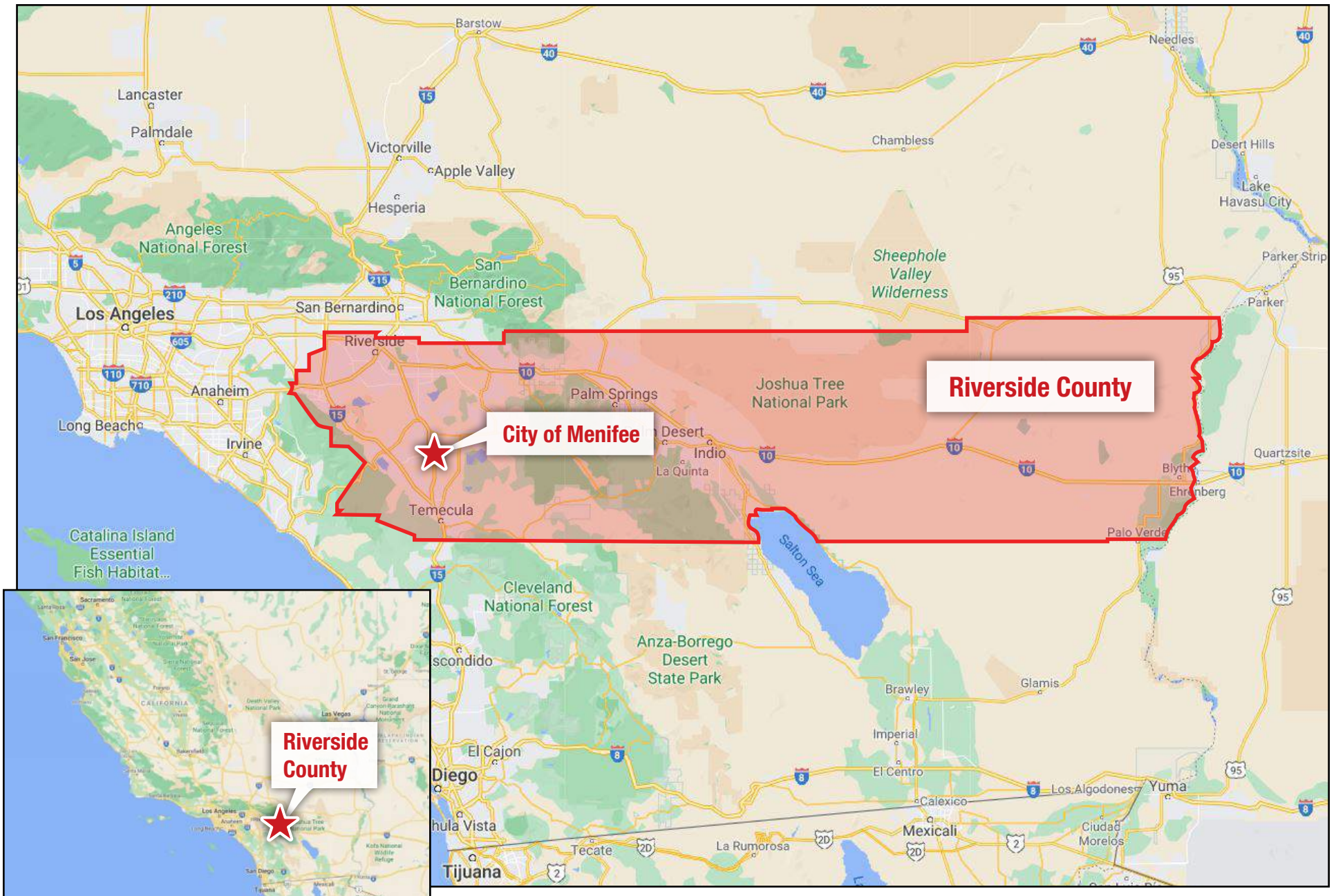
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Email: ddarnell@cityofmenifee.us

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Source: Google Maps, 2021

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City of Menifee



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Kimley»Horn



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EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

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Community Development Department

February 19, 2021

Chairperson Daniel Salgado
Cahuilla Band of Indians
52701 U.S. Highway 371
Anza, CA 92539

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Daniel Salgado:

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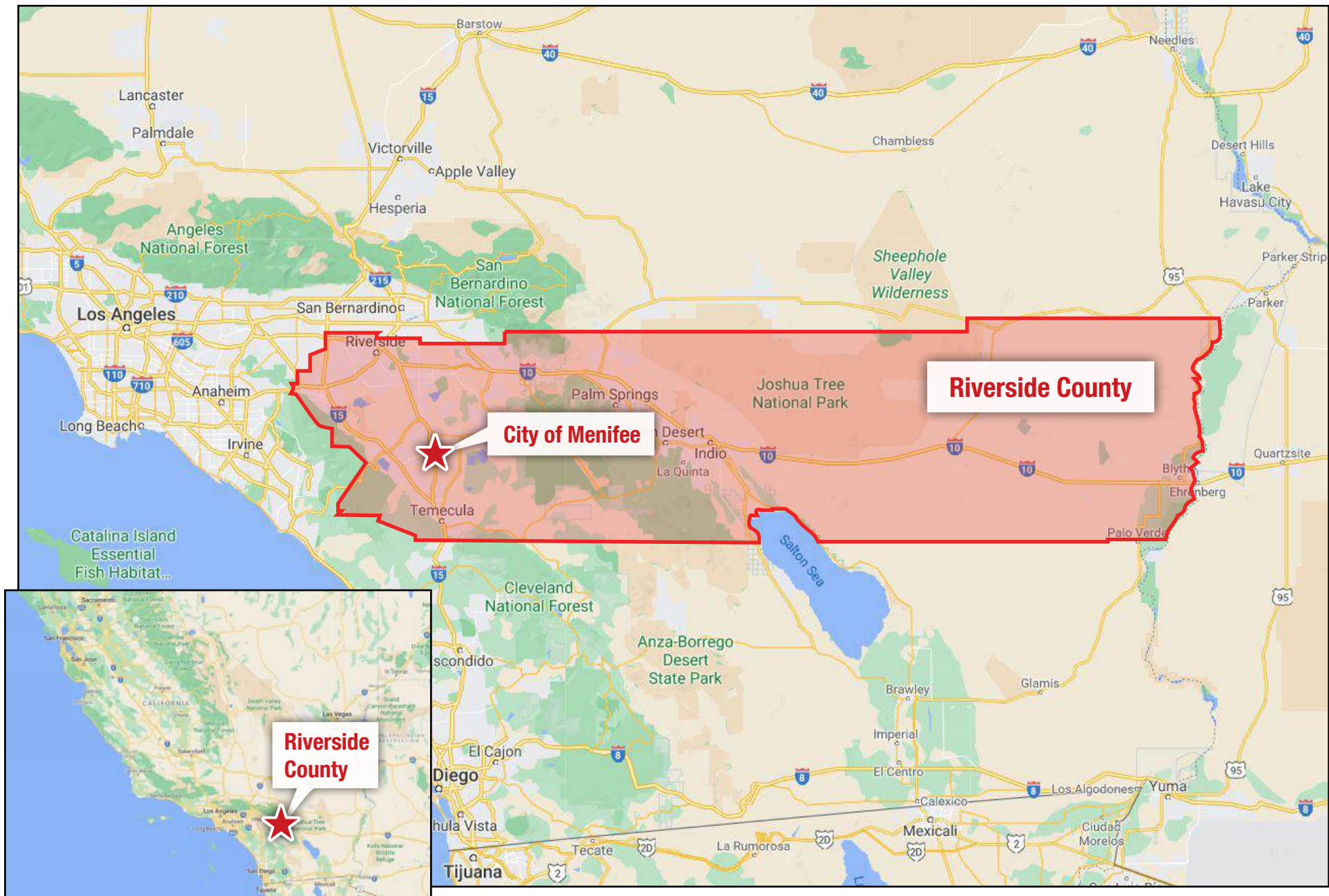
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Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Doug Welmas
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Doug Welmas:

Senate Bill 18 (SB 18) requires that cities/counties consult with California Native American Tribes that are on the contact list maintained by the California Native American Heritage Commission (NAHC), before adopting or amending a General Plan. In compliance with SB 18 requirements, and as Lead Agency, the City of Menifee hereby extends an invitation to consult on the City of Menifee 6th Cycle Housing Element Update Project (Project). This consultation is intended to assist with identifying and/or preserving and/or mitigating potential Project impacts to Native American cultural places. To assist in your evaluation, a record search of the NAHC Sacred Lands File was completed for the area of potential Project effect (APE) (i.e., Project area), with negative results.

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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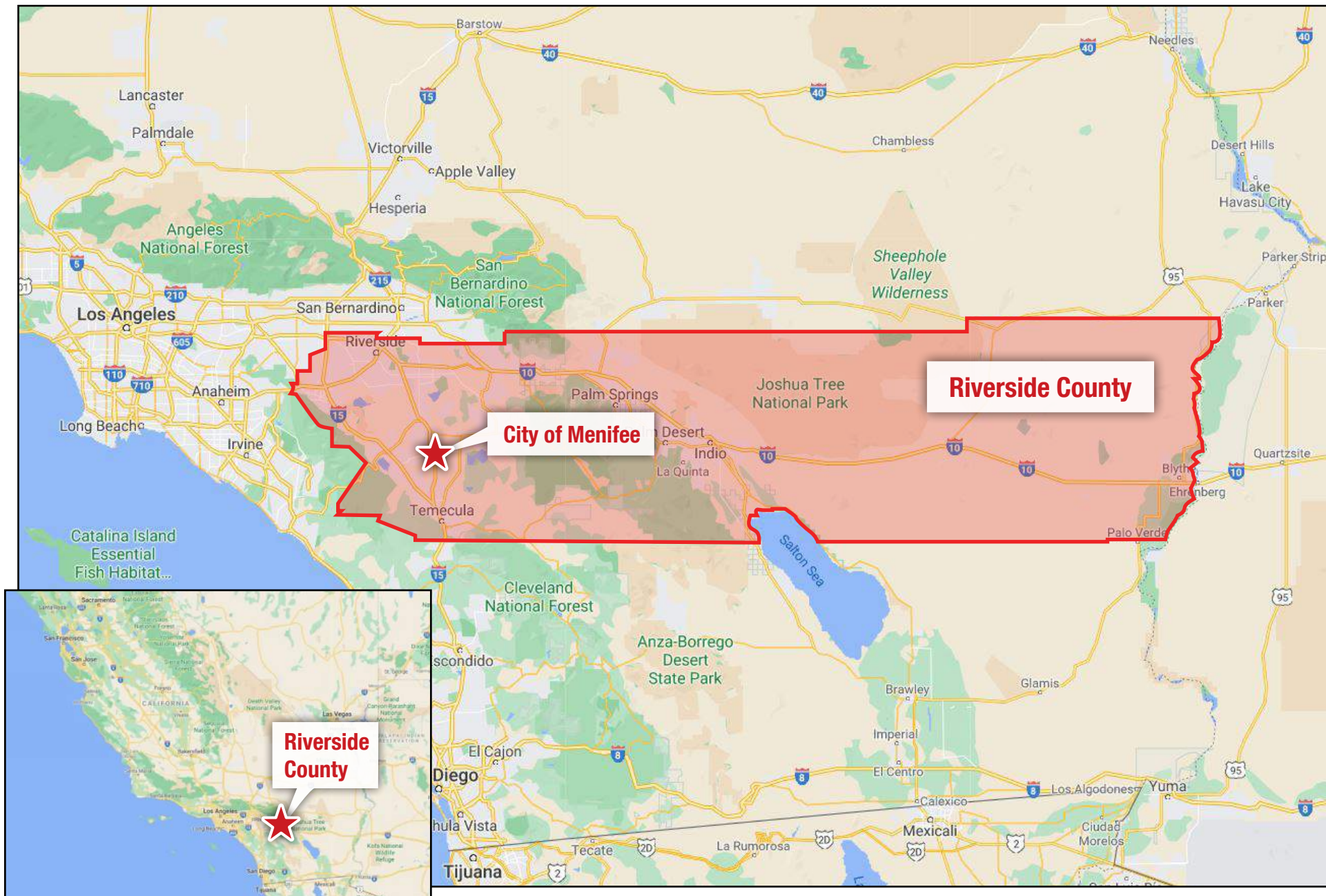
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Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Jeff Grubbe
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Jeff Grubbe:

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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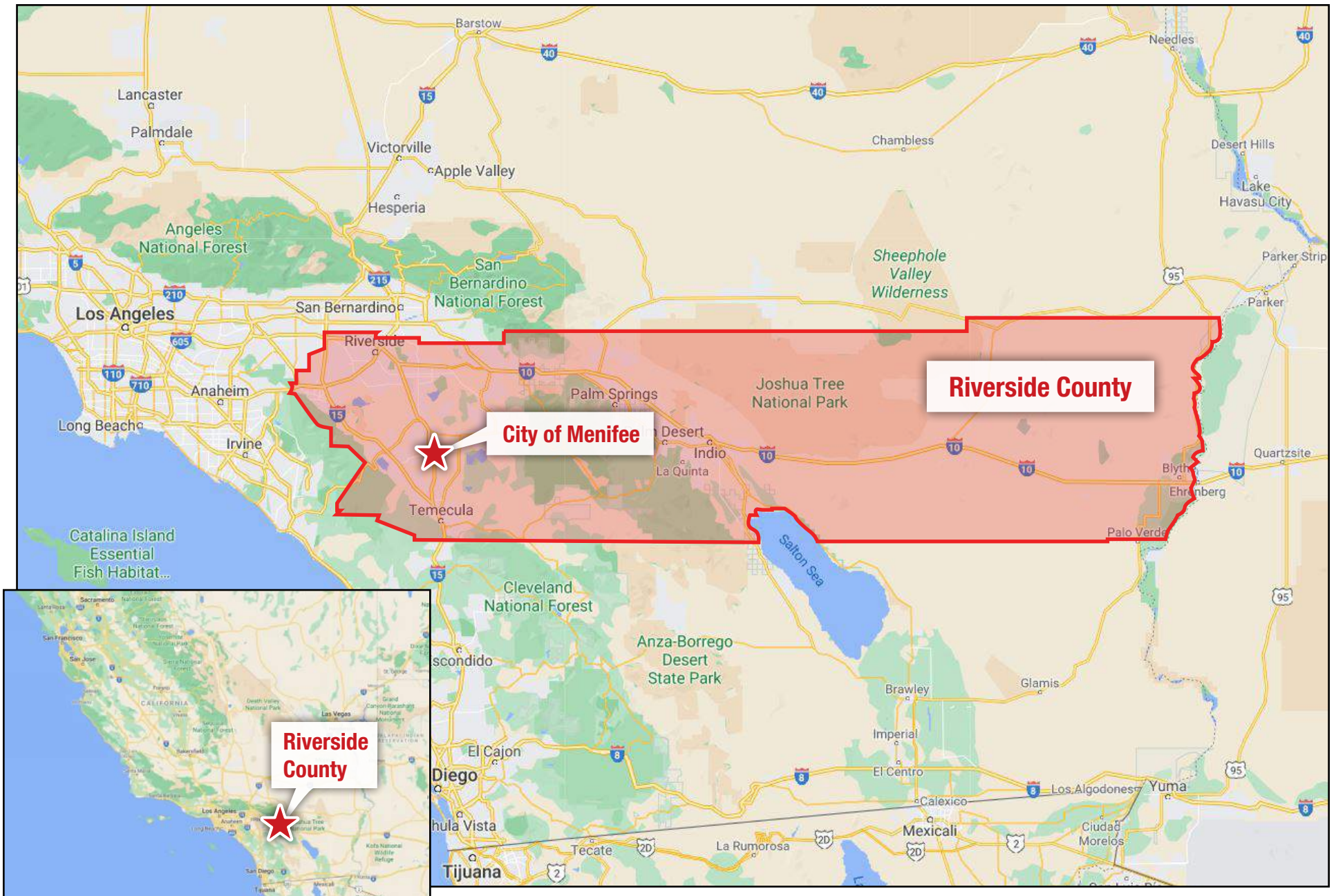
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Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Historic Preservation Officer Jill McCormick
Quechan Tribe of the Fort Yuma Reservation
P.O. Box 1899
Yuma, CA 85366

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Jill McCormick:

Senate Bill 18 (SB 18) requires that cities/counties consult with California Native American Tribes that are on the contact list maintained by the California Native American Heritage Commission (NAHC), before adopting or amending a General Plan. In compliance with SB 18 requirements, and as Lead Agency, the City of Menifee hereby extends an invitation to consult on the City of Menifee 6th Cycle Housing Element Update Project (Project). This consultation is intended to assist with identifying and/or preserving and/or mitigating potential Project impacts to Native American cultural places. To assist in your evaluation, a record search of the NAHC Sacred Lands File was completed for the area of potential Project effect (APE) (i.e., Project area), with negative results.

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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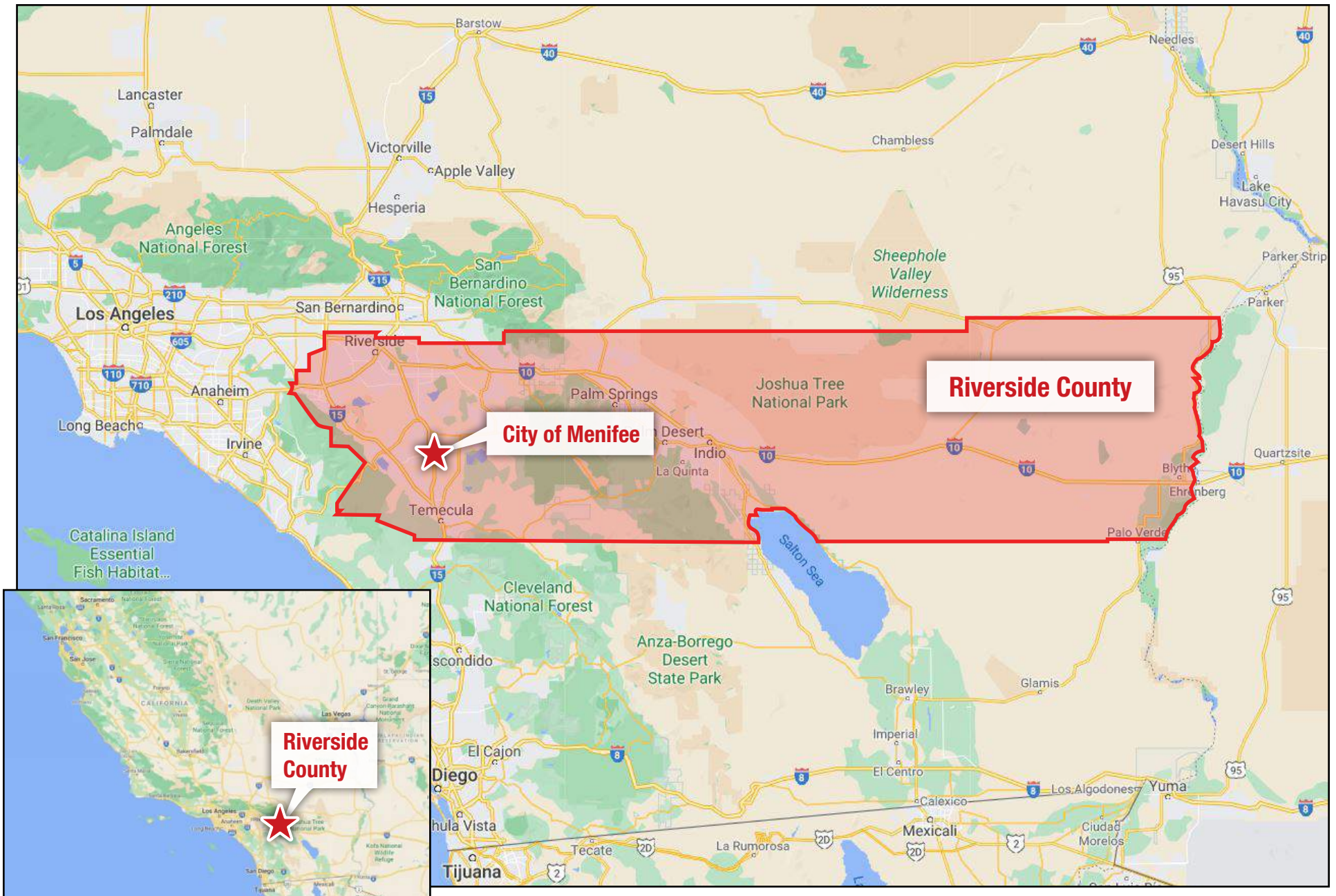
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Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Joseph Hamilton
Ramona Band of Cahuilla
P.O. Box 391670
Anza, CA 92539

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Joseph Hamilton:

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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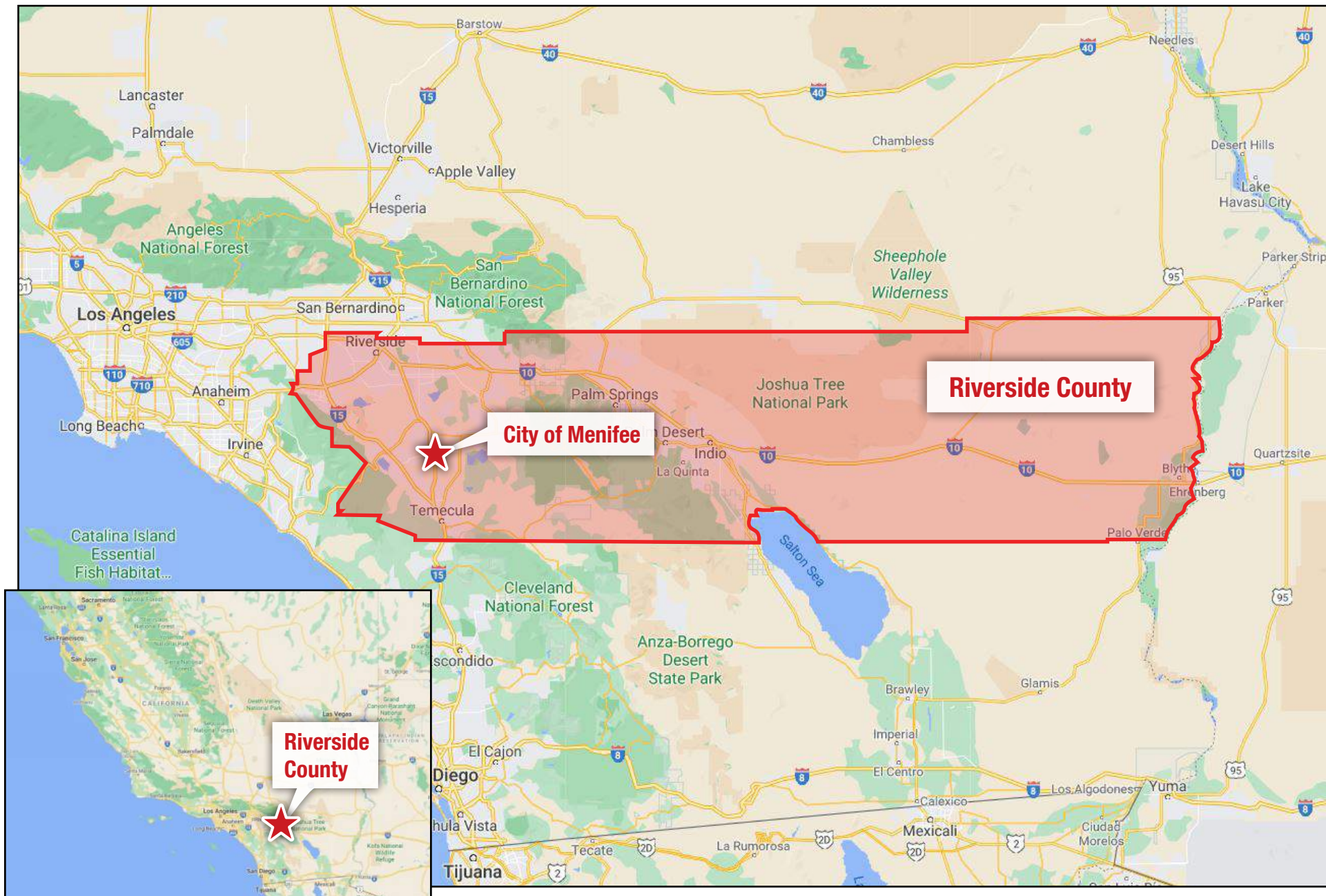
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Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Tribal Chair Lovina Redner
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA 92539

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Lovina Redner:

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Re: City of Menifee 6th Cycle Housing Element Update

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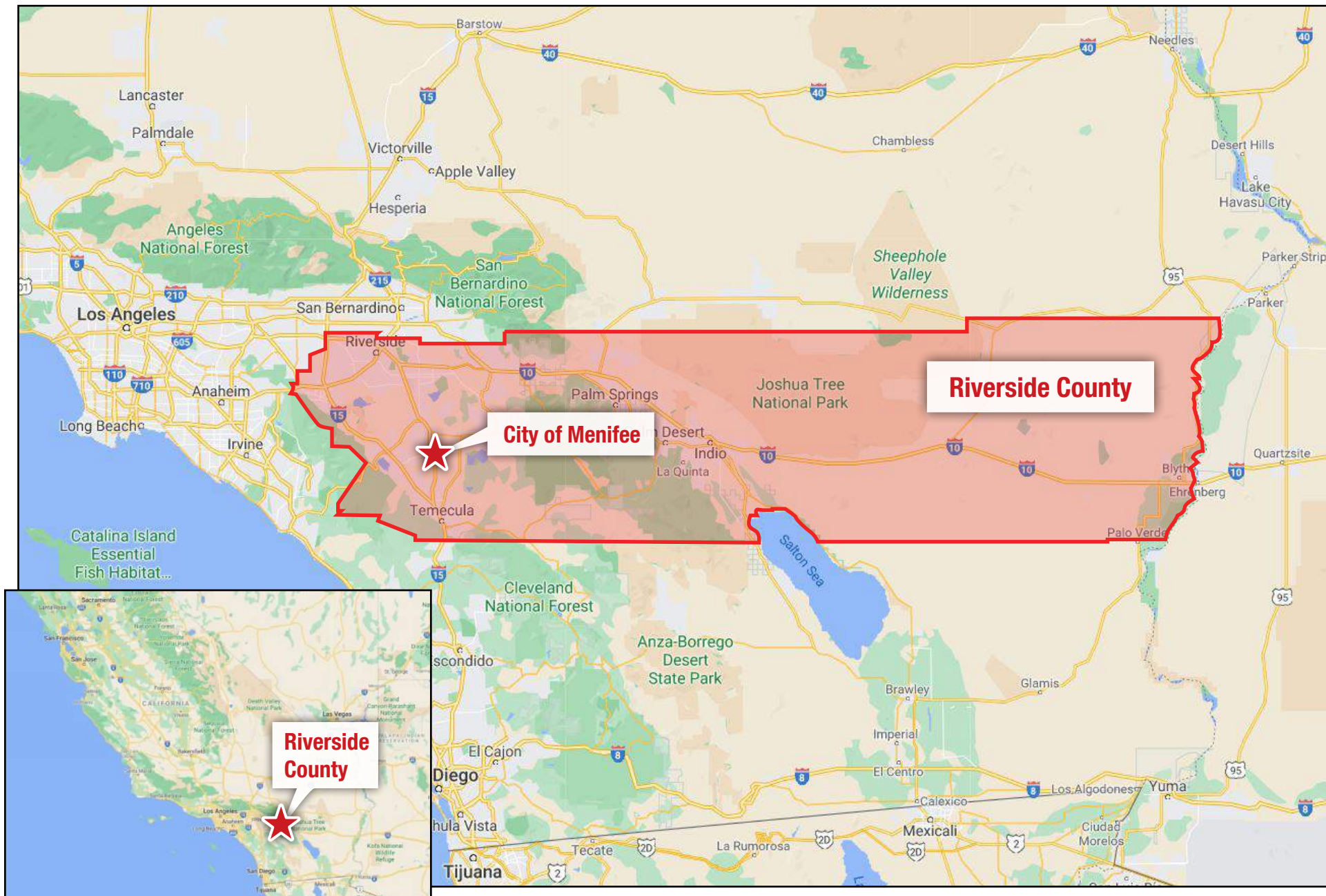
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Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Mark Macarro
Pechanga Band of Luiseno Indians
P.O. Box 1477
Temecula, CA 92593

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Mark Macarro:

Senate Bill 18 (SB 18) requires that cities/counties consult with California Native American Tribes that are on the contact list maintained by the California Native American Heritage Commission (NAHC), before adopting or amending a General Plan. In compliance with SB 18 requirements, and as Lead Agency, the City of Menifee hereby extends an invitation to consult on the City of Menifee 6th Cycle Housing Element Update Project (Project). This consultation is intended to assist with identifying and/or preserving and/or mitigating potential Project impacts to Native American cultural places. To assist in your evaluation, a record search of the NAHC Sacred Lands File was completed for the area of potential Project effect (APE) (i.e., Project area), with negative results.

Project Location: The Project involves the modification of existing policies and regulations with no physical development proposed. The site would therefore consist of the entire City of Menifee.

Project Description: Housing Element Update. The Project would involve a comprehensive update to the City's last adopted Housing Element (i.e., the 5th Cycle) in accordance with the California Government Code §§65580–65589.8 which requires that jurisdictions evaluate their Housing Elements every eight years. The Project will include revised goals and policies, and new, modified, and continuing implementation programs. The Housing Element Update will be prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Housing Element will institute policies intended to guide City decision-making and establish an Implementation Program to achieve housing goals through the year 2029. Regularly-scheduled meetings with the Planning Commission, Joint City Council and Planning Commission, and workshops, may be used as a public forum to further discuss associated housing issues, receive public input, discuss options, and provide direction regarding the content of the Housing Element.

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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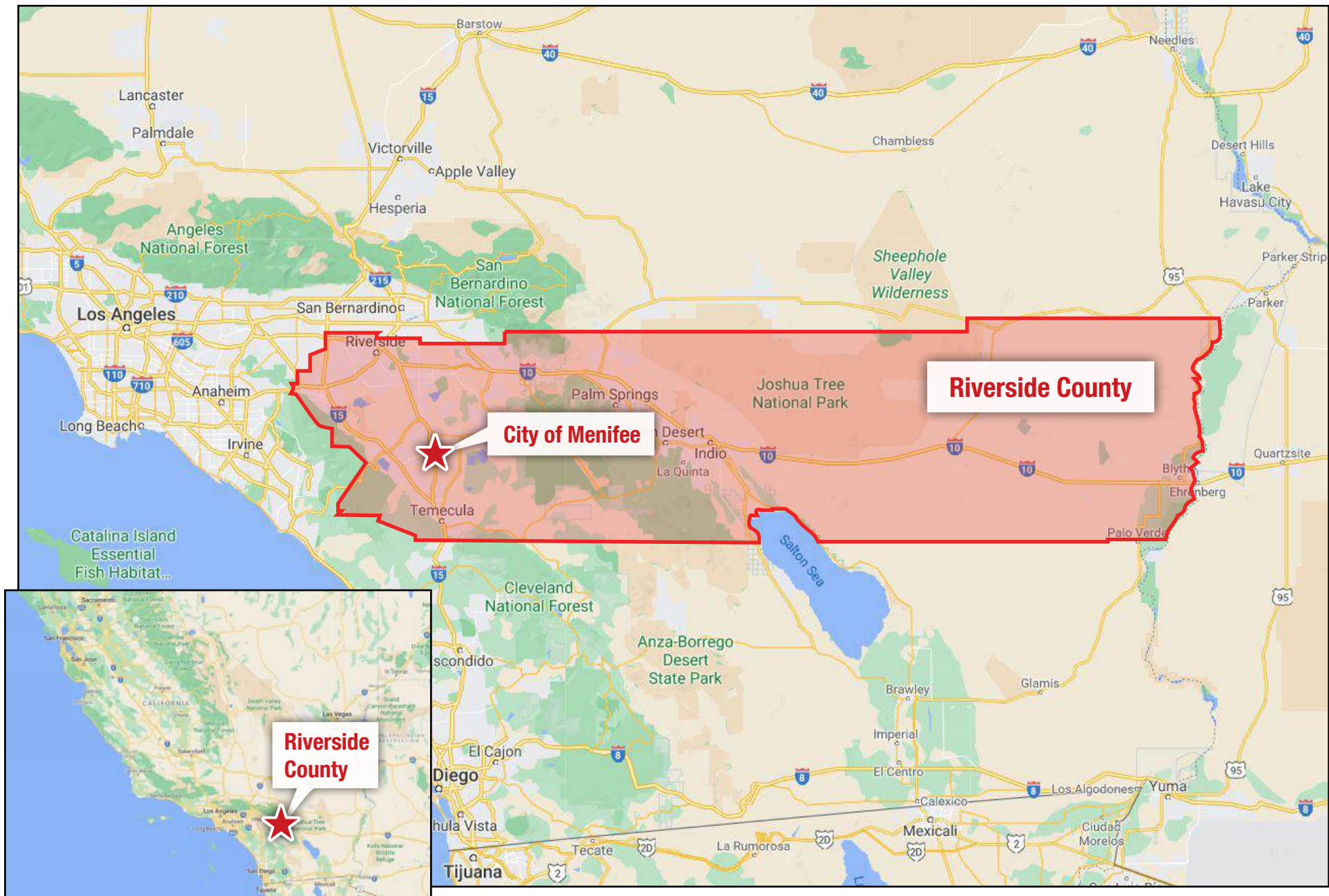
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Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Matias Belardes
Juaneno Band of Mission Indians Acjachemen Nation-Belardes
32161 Avenida Los Amigos
San Juan Capistrano, CA 92675

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Matias Belardes:

Senate Bill 18 (SB 18) requires that cities/counties consult with California Native American Tribes that are on the contact list maintained by the California Native American Heritage Commission (NAHC), before adopting or amending a General Plan. In compliance with SB 18 requirements, and as Lead Agency, the City of Menifee hereby extends an invitation to consult on the City of Menifee 6th Cycle Housing Element Update Project (Project). This consultation is intended to assist with identifying and/or preserving and/or mitigating potential Project impacts to Native American cultural places. To assist in your evaluation, a record search of the NAHC Sacred Lands File was completed for the area of potential Project effect (APE) (i.e., Project area), with negative results.

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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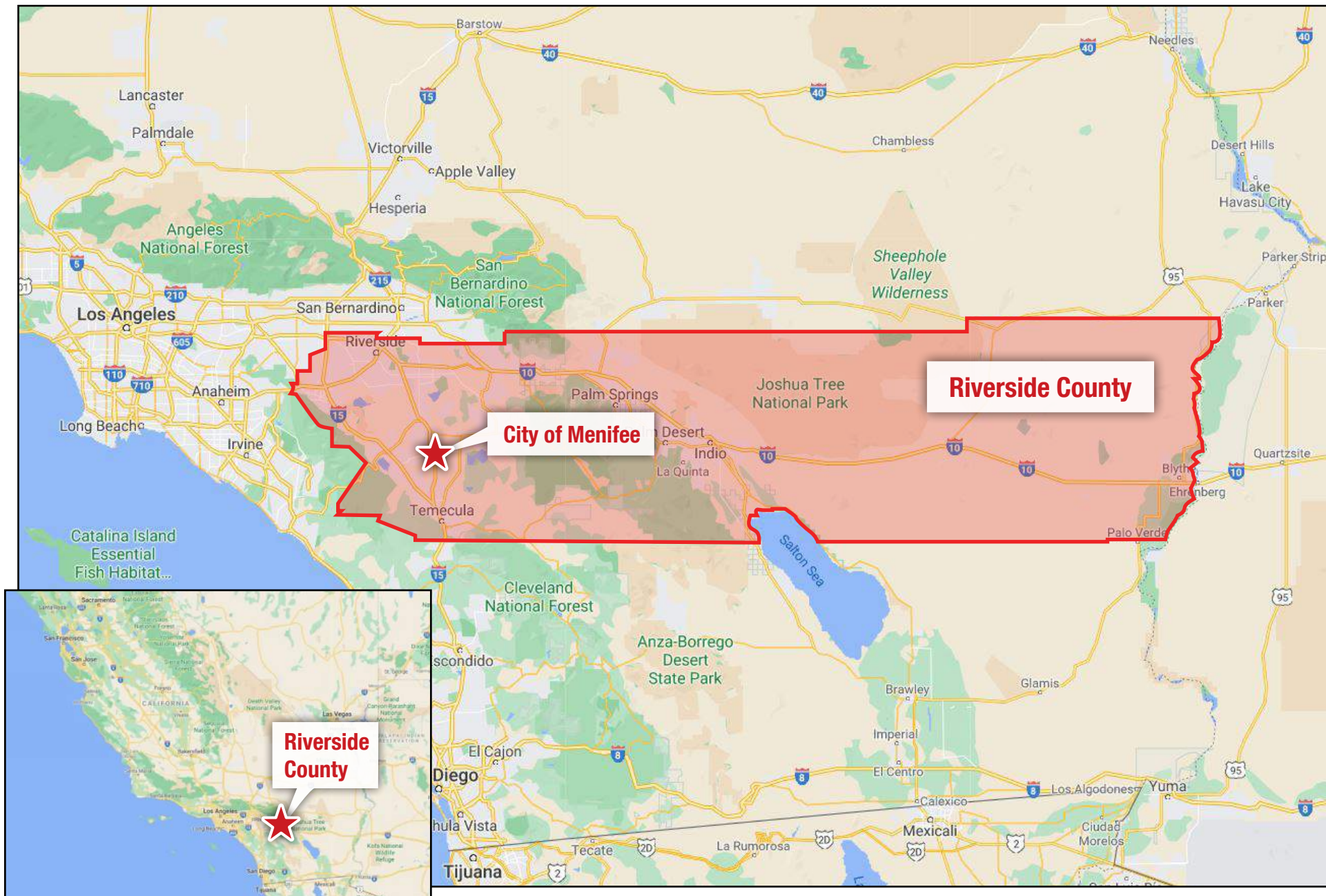
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Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Norma Contreras
La Jolla Band of Luiseno Indians
22000 Highways 76
Pauma Valley, CA 92061

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Norma Contreras:

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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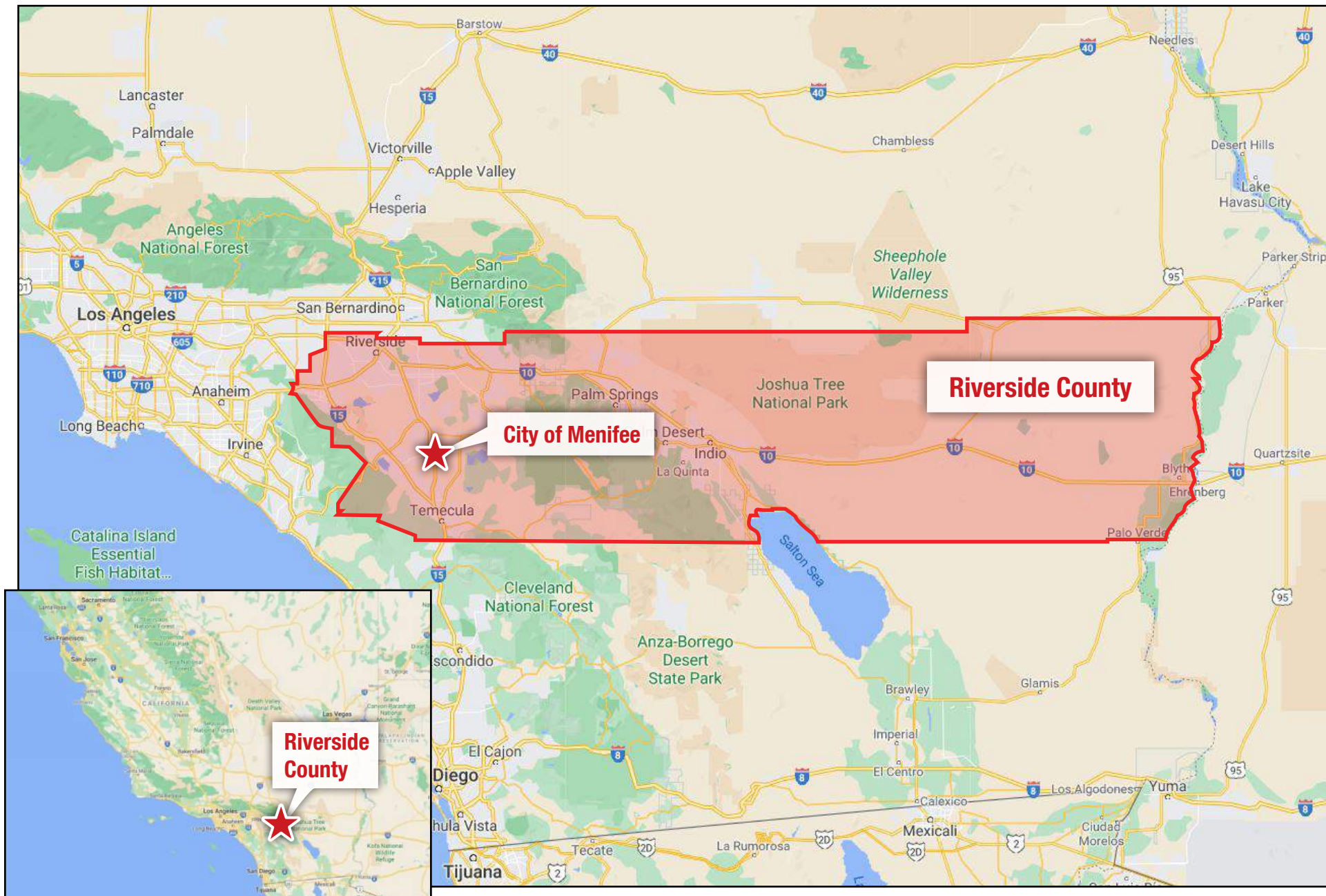
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Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Director Patricia Garcia
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Patricia Garcia:

Senate Bill 18 (SB 18) requires that cities/counties consult with California Native American Tribes that are on the contact list maintained by the California Native American Heritage Commission (NAHC), before adopting or amending a General Plan. In compliance with SB 18 requirements, and as Lead Agency, the City of Menifee hereby extends an invitation to consult on the City of Menifee 6th Cycle Housing Element Update Project (Project). This consultation is intended to assist with identifying and/or preserving and/or mitigating potential Project impacts to Native American cultural places. To assist in your evaluation, a record search of the NAHC Sacred Lands File was completed for the area of potential Project effect (APE) (i.e., Project area), with negative results.

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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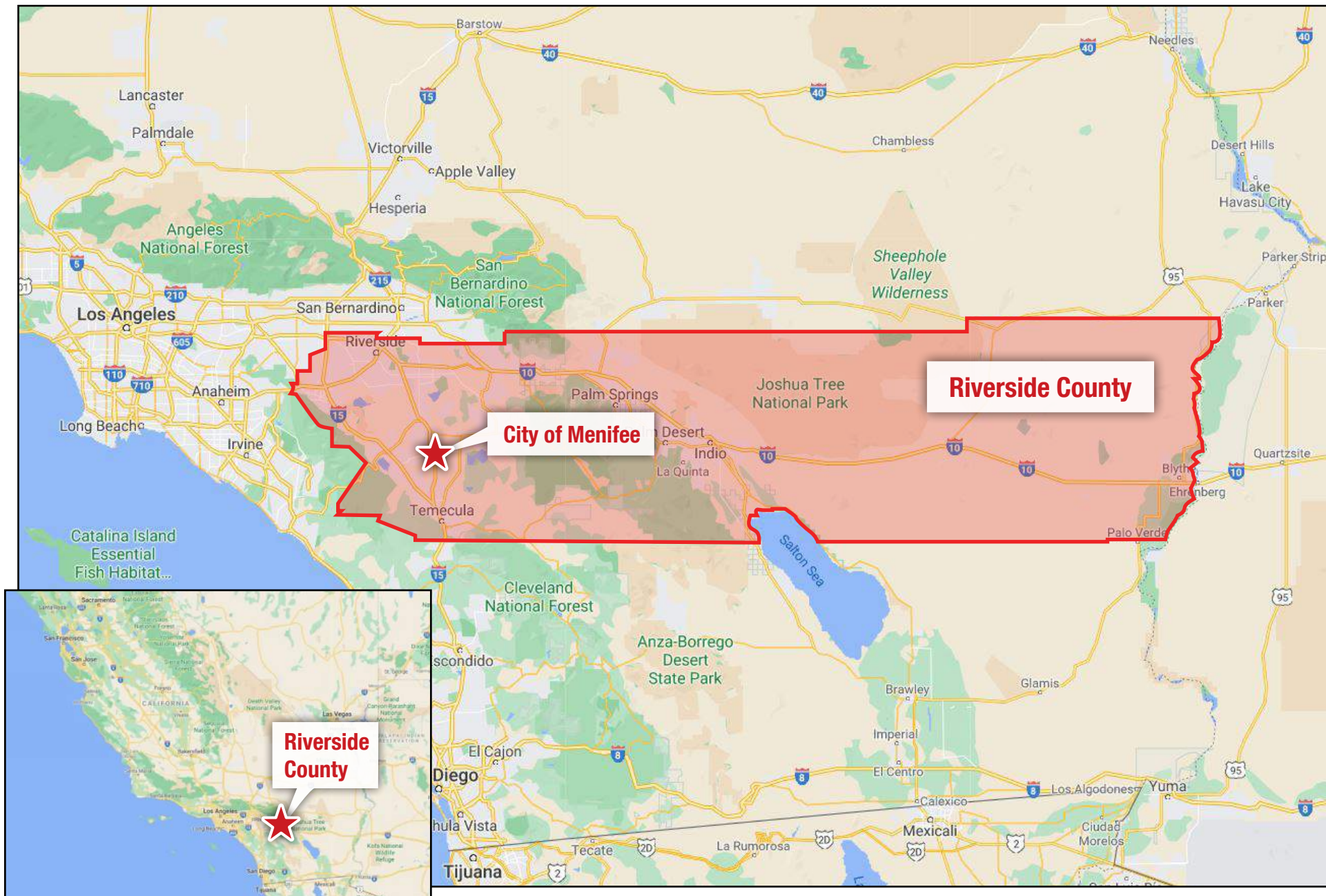
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Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Robert Martin
Morongo Band of Mission Indians
12700 Pumarra Road
Banning, CA 92220

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Robert Martin:

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Re: City of Menifee 6th Cycle Housing Element Update

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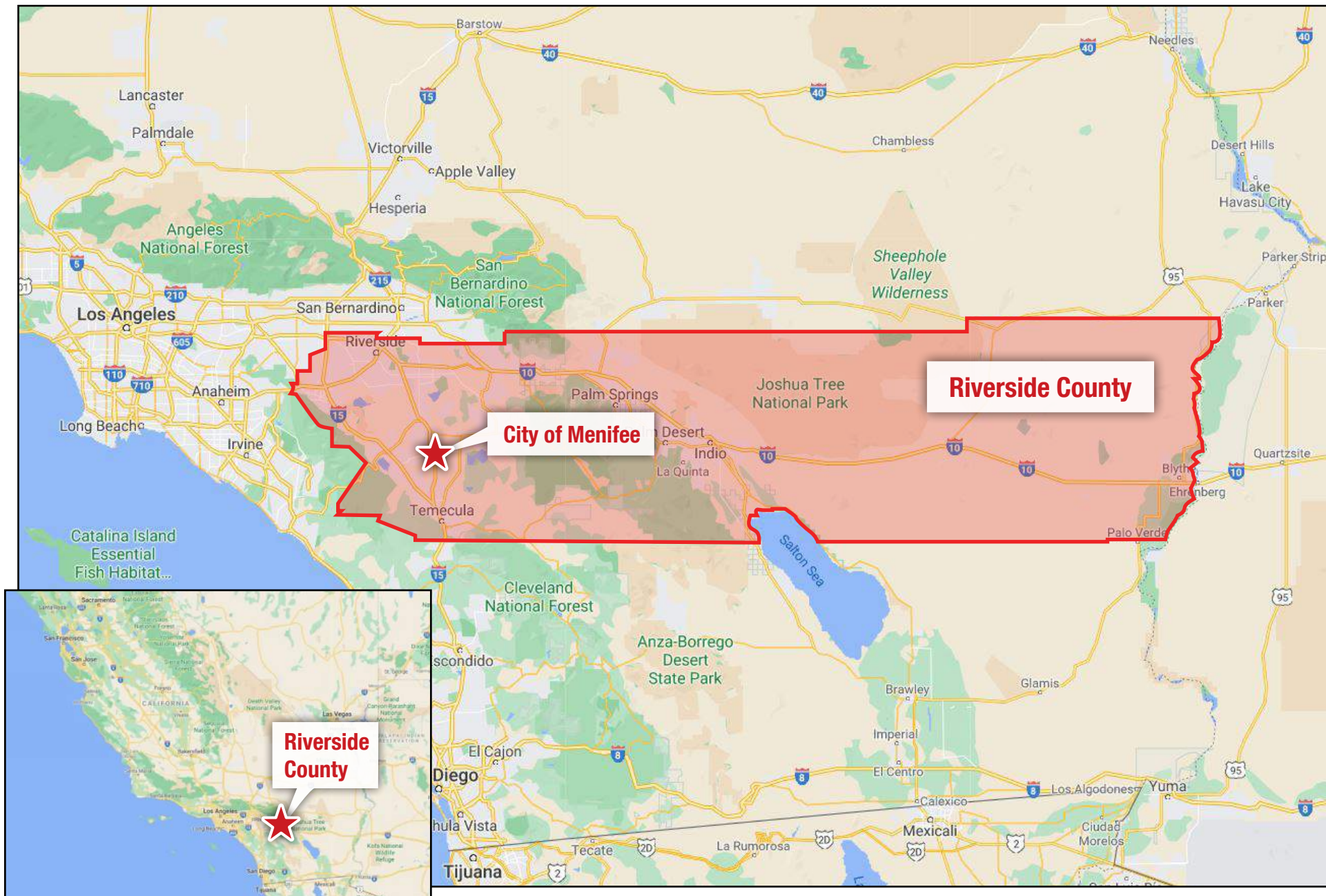
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Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Scott Cozart
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92583

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Scott Cozart:

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Re: City of Menifee 6th Cycle Housing Element Update

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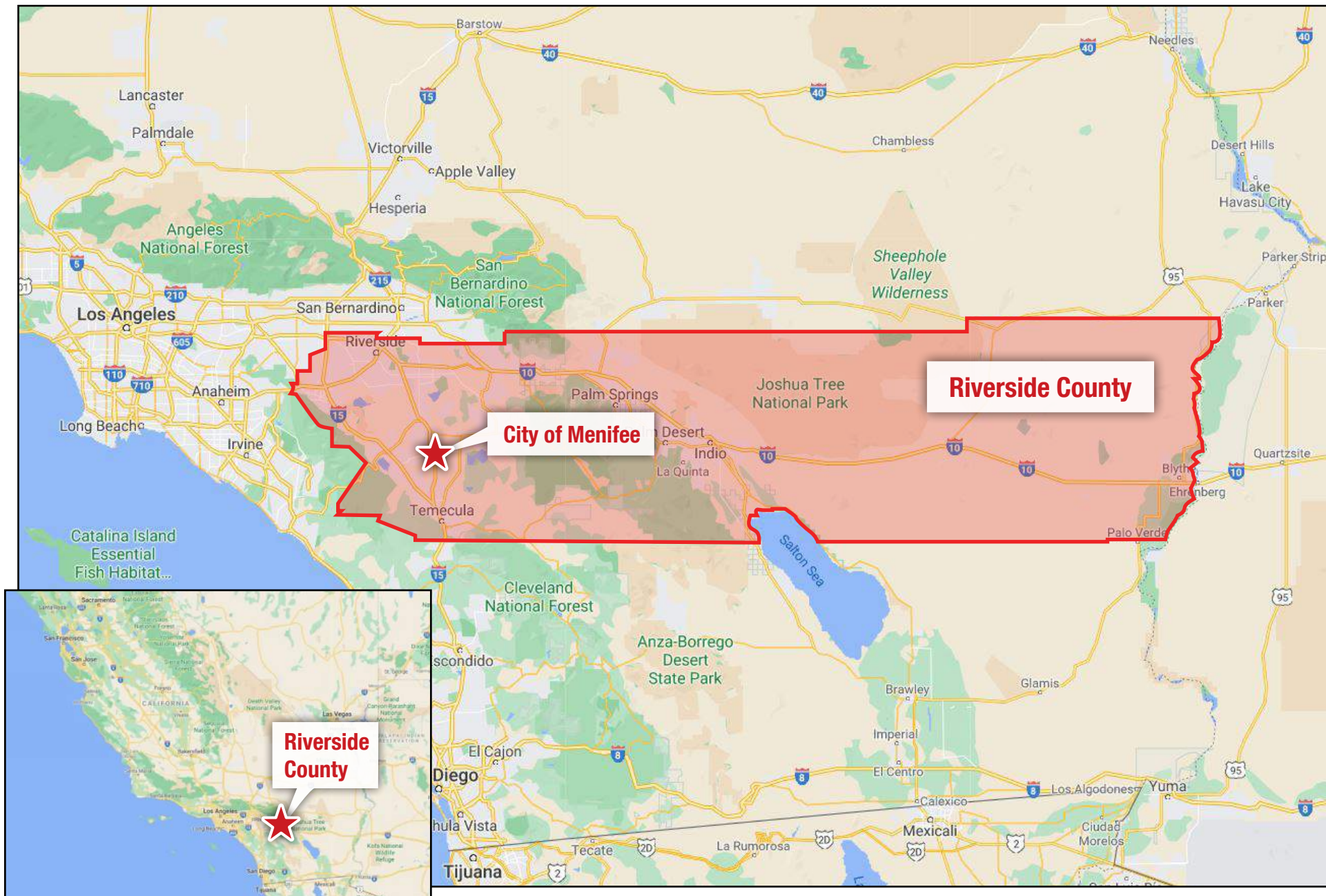
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Sincerely,
Douglas A Darnell, Senior Planner
Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Shane Chapparosa
Los Coyotes Band of Cahuilla and Cupeno Indians
P.O. Box 189
Warner Springs, CA 92086-0189

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Shane Chapparosa:

Senate Bill 18 (SB 18) requires that cities/counties consult with California Native American Tribes that are on the contact list maintained by the California Native American Heritage Commission (NAHC), before adopting or amending a General Plan. In compliance with SB 18 requirements, and as Lead Agency, the City of Menifee hereby extends an invitation to consult on the City of Menifee 6th Cycle Housing Element Update Project (Project). This consultation is intended to assist with identifying and/or preserving and/or mitigating potential Project impacts to Native American cultural places. To assist in your evaluation, a record search of the NAHC Sacred Lands File was completed for the area of potential Project effect (APE) (i.e., Project area), with negative results.

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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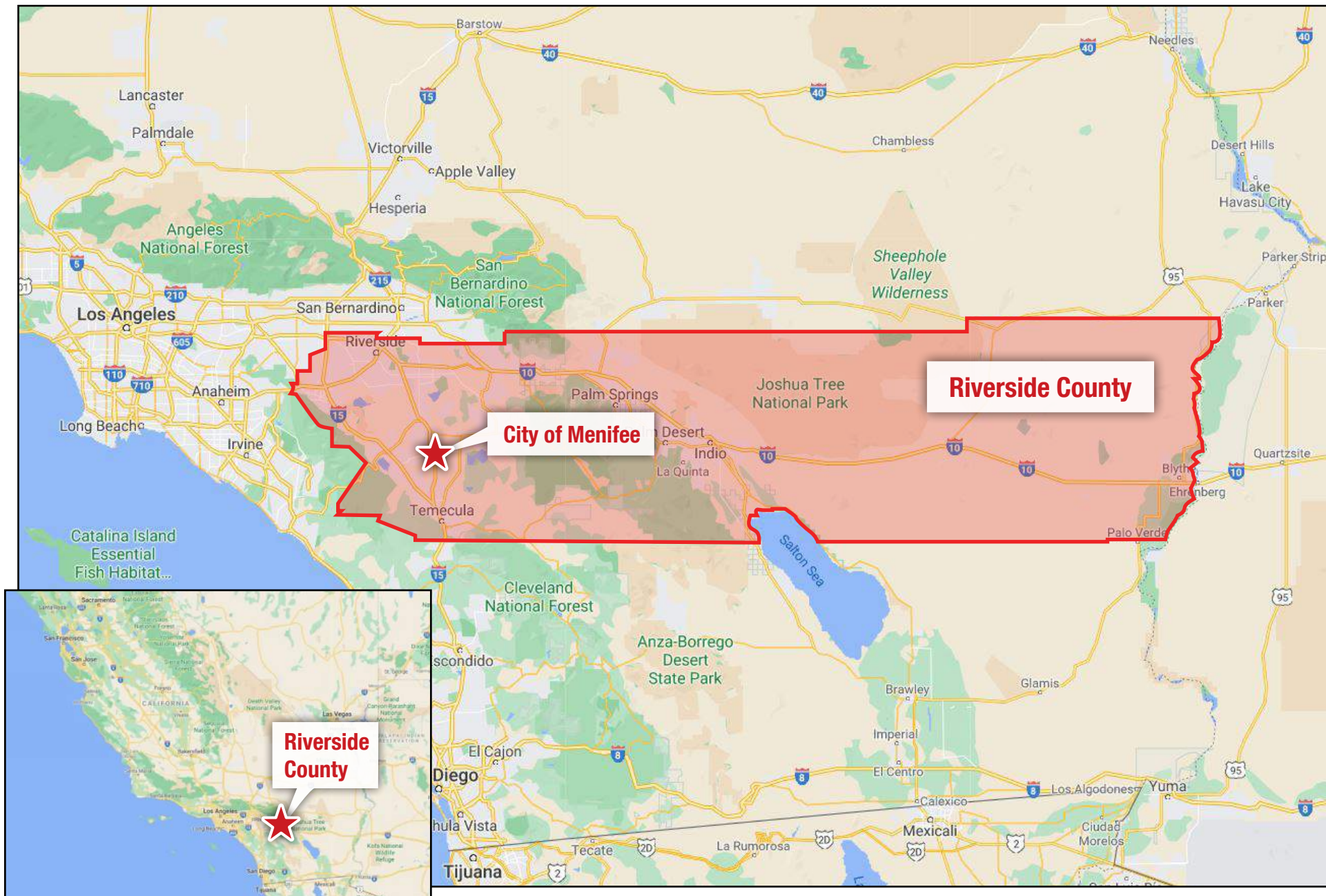
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Phone: (951) 723-3744
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Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Tribal Historic Preservation Officer Shasta Gaughen
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Road
Pala, CA 92059

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Shasta Gaughen:

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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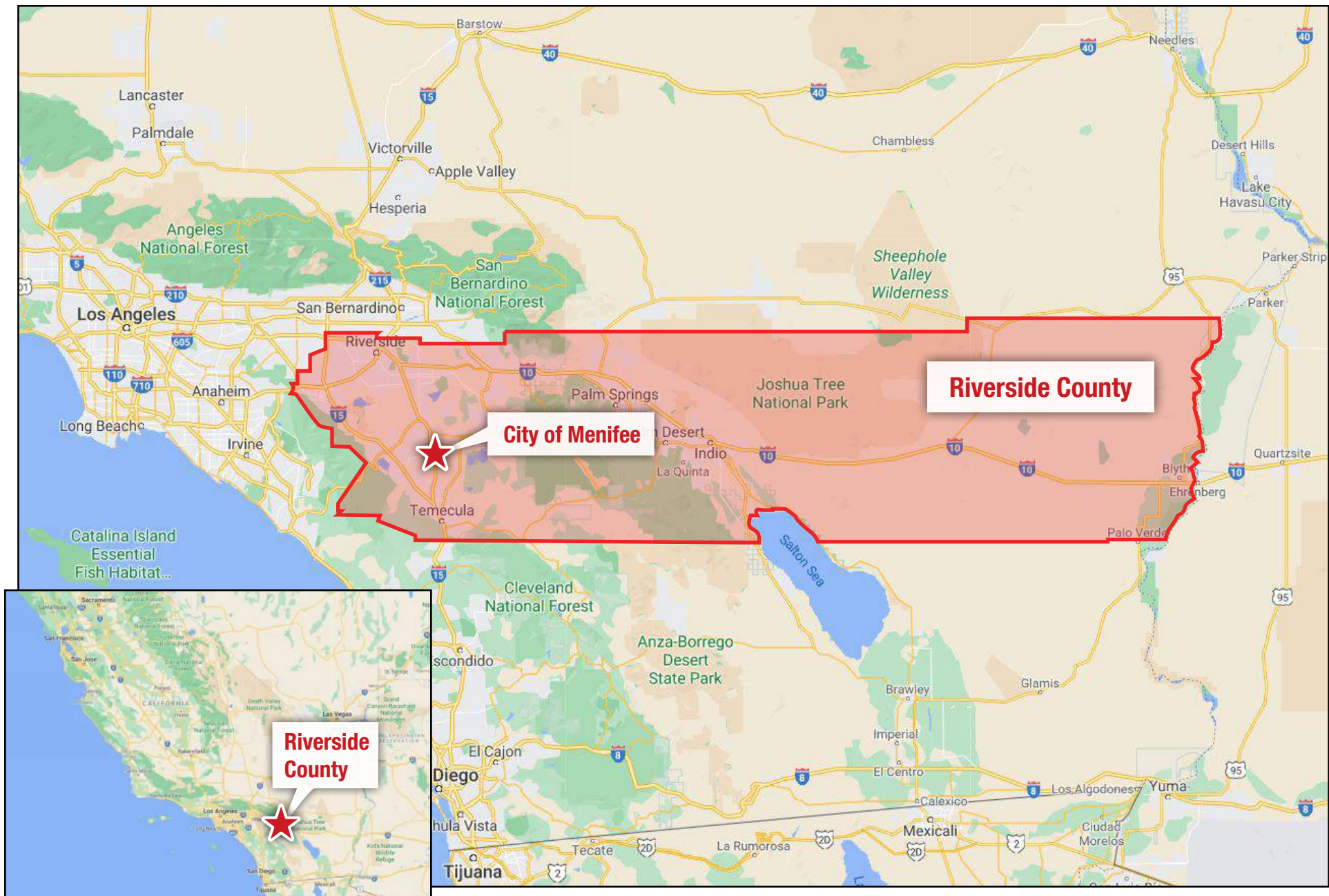
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Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Temet Aguilar
Pauma Band of Luiseno Indians
P.O. Box 369
Pauma Valley, CA 92061

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Temet Aguilar:

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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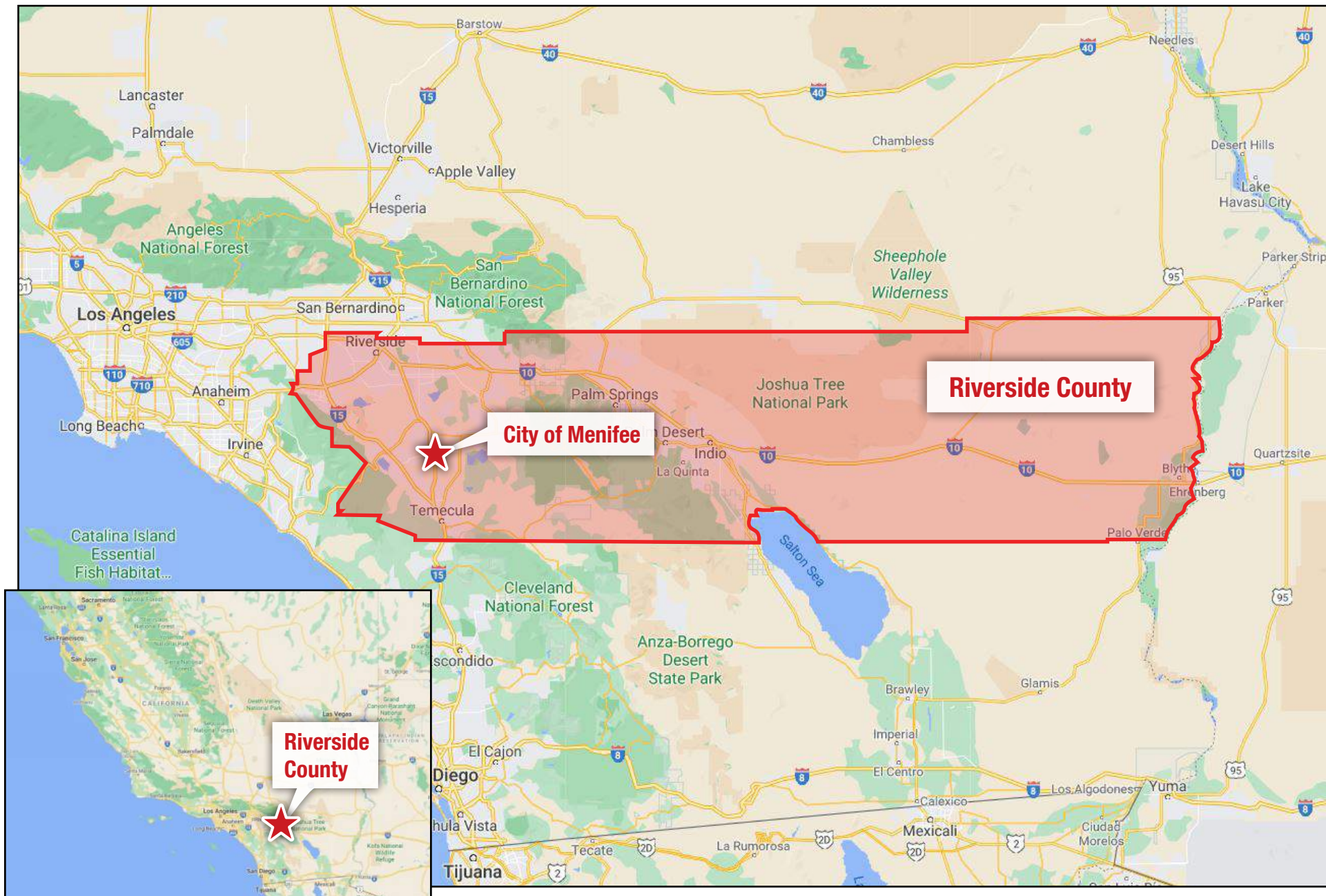
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Phone: (951) 723-3744
Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Chairperson Thomas Tortez
Torres-Martinez Desert Cahuilla Indians
P.O. Box 1160
Thermal, CA 92274

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear Thomas Tortez:

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Date: February 19, 2021

Re: City of Menifee 6th Cycle Housing Element Update

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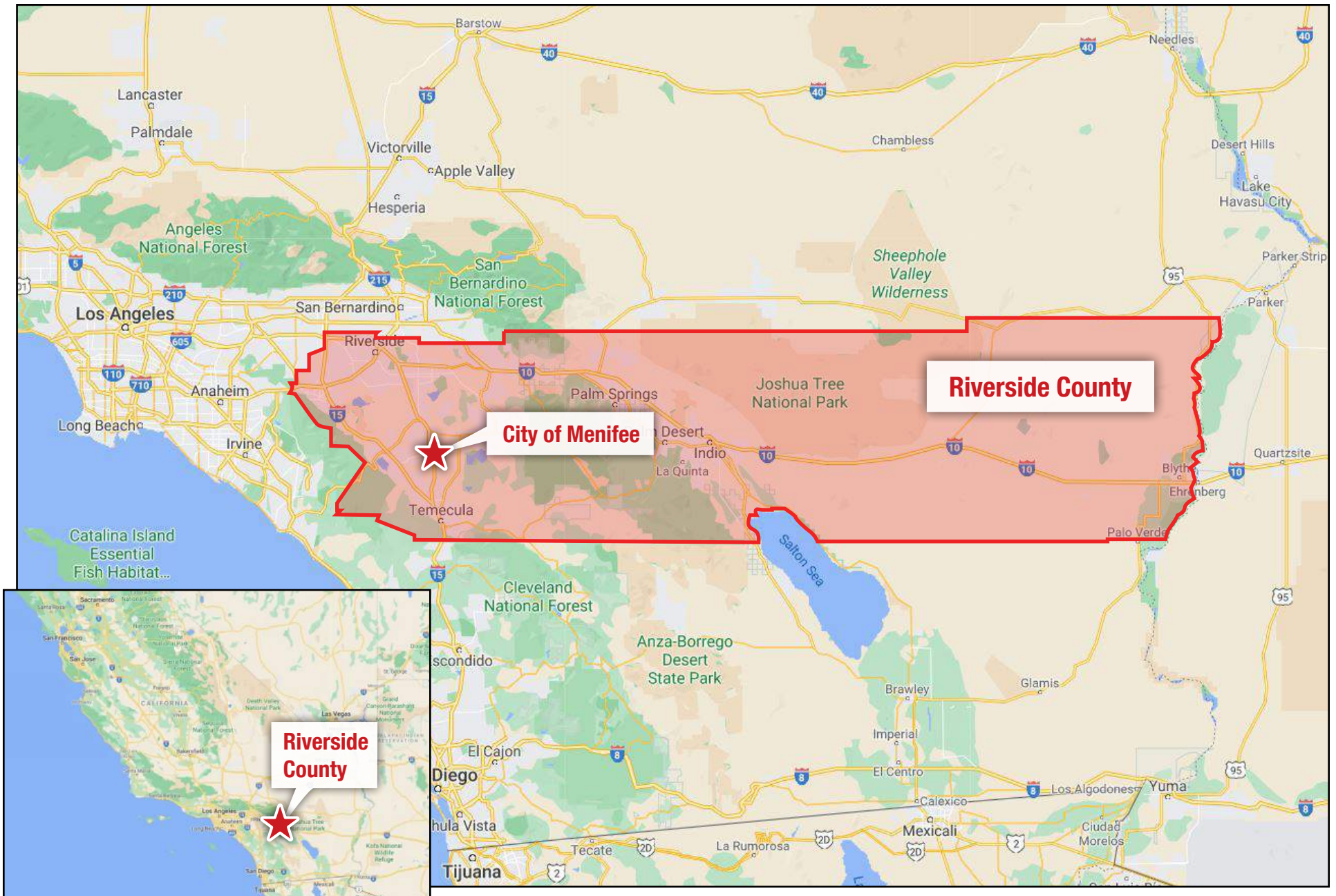
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Email: ddarnell@cityofmenifee.us

Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn

Community Development Department

February 19, 2021

Tribal Council of San Luis Rey
San Luis Rey Band of Mission Indians
1889 Sunset Drive
Vista, CA 92081

RE: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021.

Dear San Luis Rey Tribal Council:

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Re: City of Menifee 6th Cycle Housing Element Update

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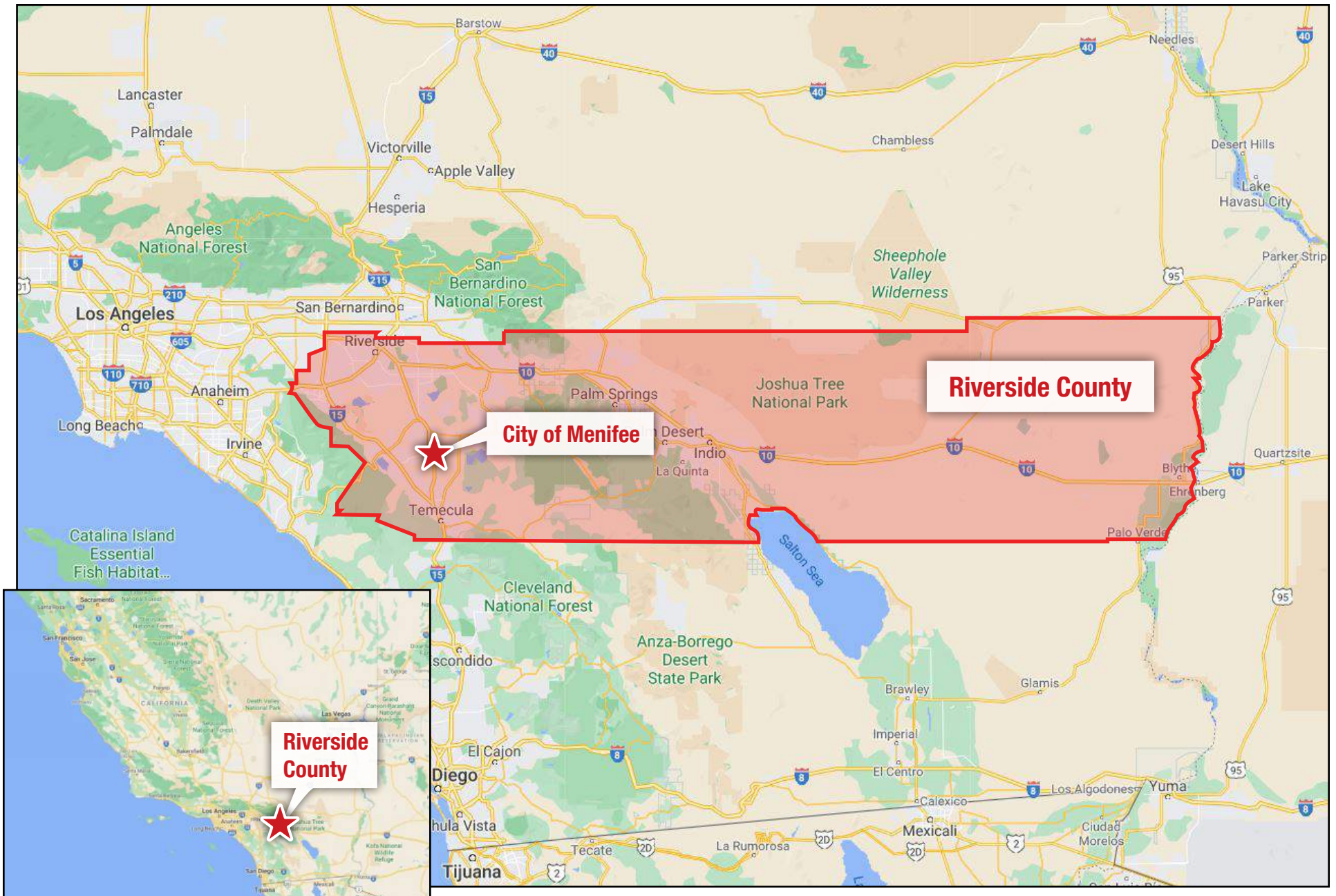
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Enclosed: Regional Map; City Map



Source: Google Maps, 2021

EXHIBIT 1: Regional Map

City of Menifee 6th Cycle Housing Element Update Project

City of Menifee



Not to scale

Kimley»Horn



Source: Google Earth, 2021

EXHIBIT 2: City Map

City of Menifee 6th Cycle Housing Element Update Project
City of Menifee



Not to scale

Kimley»Horn



03-057-2021-003

March 15, 2021

[VIA EMAIL TO: ddarnell@cityofmenifee.us]

City of Menifee
Mr. Doug Darnell
29844 Haun Road
Menifee, California 92586

Re: City of Menifee's 6th Cycle Housing Element Update

Dear Mr. Doug Darnell,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the 6th Cycle Housing Element Update project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6956. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Lacy Padilla
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION OFFICE

VIA ELECTRONIC MAIL

April 16, 2021

Douglas A Darnell
Senior Planner
29844 Haun Road
Menifee, CA
92586

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

Re: City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report. General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021

Dear Mr. Darnell:

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office is in receipt of the City of Menifee (City) letter regarding the above referenced project and received by our office on March 16, 2021. The proposed City of Menifee 6th Cycle Housing Element Update (Project) is not located within the boundaries of the Morongo Reservation. However, it is within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe. Projects within the Menifee area are highly sensitive for cultural resources for regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Senate Bill (SB) 18 (California Civil Code § 815.3) requests the following from the lead agency to ensure meaningful consultation:

- Shape files of the Projects area of effect (APE)
- Any Cultural Reports that have been completed for this project

We look forward to working with the City of Menifee to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come. **This letter does not conclude consultation.** Upon receipt of the requested documents the MBMI THPO may further provide recommendations.

The lead contact for this Project is Ann Brierty, Tribal Historic Preservation Officer (THPO). Please do not hesitate to contact me at ABrierty@morongo-nsn.gov or (951) 663-2842, or Molly Earp at MEarp@morongo-nsn.gov or (951) 663-1268 should you have any questions. The Tribe looks forward to meaningful government-to-government consultation with the City of Menifee.

Respectfully,

A handwritten signature in cursive script that reads "Ann Brierty".

Ann Brierty,

Tribal Historic Preservation Officer

Morongo Band of Mission Indians

CC: Morongo THPO

Molly Earp

FyneNsofor, John

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Monday, February 22, 2021 6:52 AM
To: Doug Darnell
Subject: RE: SB 18 Notice for City of Menifee Housing Element Update - Notice to Quechan Tribe of the Fort Yuma Reservation

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email is to inform you that we have no comments on this project. We defer to the more local Tribes and support their decisions on the project.

From: Doug Darnell [mailto:ddarnell@cityofmenifee.us]
Sent: Saturday, February 20, 2021 4:56 PM
To: historicpreservation@quechantribe.com
Subject: SB 18 Notice for City of Menifee Housing Element Update - Notice to Quechan Tribe of the Fort Yuma Reservation

Dear Jill McCormick,

Please see the attached SB 18 Tribal Notification letter informing you of the City of Menifee's 6TH cycle Housing Element Update and EIR.

Sincerely,

Doug Darnell, AICP | Senior Planner
Community Development
City of Menifee | 29844 Haun Road | Menifee, CA 92586
Direct: (951) 723-3744 | City Hall: (951) 672-6777 | Fax: (951) 679-3843
ddarnell@cityofmenifee.us | CityofMenifee.us



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Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1051 | Fax: (760) 749-8901 | rincon-nsn.gov



February 24, 2021

Sent via email: ddarnell@cityofmenifee.us

City of Menifee
Community Development Department
Douglas A. Darnell
29844 Haun Road
Menifee, CA 92586

Re: Response to SB 18 Consultation invite for the City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report; General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021

Dear Mr. Darnell,

This letter is written on behalf of the Rincon Band of Luiseño Indians ("Rincon Band" or "Band"), a federally recognized Indian Tribe and sovereign government. We have received your notification regarding the above referenced project. The identified location is within the Traditional Use Area (TUA) of the Luiseño people and within the Band's specific Area of Historic Interest (AHI). As such, Rincon is traditionally and culturally affiliated to the project area.

We do not request consultation but please include the Band on all distribution lists for environmental document reviews, consultations, circulation of public documents, and notices for public hearings and scheduled approvals.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635 or via electronic mail at cmadriral@rincon-nsn.gov. Thank you for the opportunity to protect our cultural resources.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cheryl Madrigal".

Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager

March 22, 2021

Attn: Manny Baeza, Senior Planner
City of Menifee
Community Development Department
29844 Haun Road
Menifee, CA 92586



RE: SB 18 Consultation; City of Menifee 6th Cycle Housing Element Update Project and Program Environmental Impact Report – General Plan Amendment No. PLN 21-0022 and Change of Zone No. PLN 21-0021

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes and is considered culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason, the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken, and requests of the tribe be honored (Please see the attachment)

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains

- A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.
- B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.
- C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.
- D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.
- E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of Menifee. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

APPENDIX C

Outreach

APPENDIX C1

Community Survey Summary

Community Workshop #1

On Thursday, October 22, 2020, at 6 PM, the City of Menifee held a virtual public community workshop for the 2021-2029, 6th Cycle Housing Element Update. The purpose of the meeting was to provide information on the Housing Element update process and to gather input from the public, which will shape the goals, policies, and programs in the Housing Element. The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of the Housing Element;
- Why Housing Elements are updated;
- Information on the Regional Housing Needs Assessment and process;
- Overview of the City of Menifee's RHNA allocation by income category;
- Review of the update schedule and Process; and,
- Overview of additional opportunities for community engagement.

Summary of Questions and Comments

Following the presentation, the City allowed time for open questions from the public regarding the Housing Element. Questions and comments from the attendees include the following:

-

The full presentation in PowerPoint form is available on the City's Housing Element Update webpage here, cityofmenifee.us/658/2021-2029-Housing-Element-Update.

Mentimeter Live Poll

During the workshop the City also provided an anonymous live polling survey to further engage participants, using Menitmeter.com. The poll offered the following questions:

- What are some challenges to finding or creating housing in Menifee?
- What are some opportunities for housing in Menifee?
- What types of housing would you like to see more of in Menifee?
- What are creative ways to meet the City's housing needs?

Below is a summary of workshop participant responses.

What are some challenges to finding or creating housing in Menifee?

Participants were provided three comment boxes in which they could write a free response to the question. Majority of participants noted traffic as a challenge to finding or creating housing, along with location and pricing. Cost and affordability were mentioned by participants as challenges or barriers. Additionally, A number of participants mentioned city processing and regulations as barriers such as, zoning, fees, and environmental red tape. Overall participants were mainly concerned with cost of homes available space and opportunity. **Figure 1** below identifies every response submitted by the workshop participants.

[illegible]

Participants were provided three comment boxes in which they could write a free response to the question. Participants mainly identified a variety of housing types as opportunities for housing in the City of Menifee, such as, apartments, tiny homes, condos, multigenerational housing, and mixed use. Participants also identified funding opportunities such as homeownership assistance programs and

value

apartments

condos

open spaces

multifamily

self help homeownership

transitional affordable

a mall

keep ranch land

shared housing

multi generational

rising

wider roads more lanes

mix used

more parks

community

large land supply

next gen housing

potential business growth

combined retail n housing

multigenerational

workforce housing

lofts or condos

available land

animalkeeping

inclusive

bigger houses in tracks

state funding programs

entertainment

cost

wider

add

open spaces

new built

ranch style

high tech

55 plus

all-ages

hoa

more

size

space

gated

open space

tiny

build

largelots

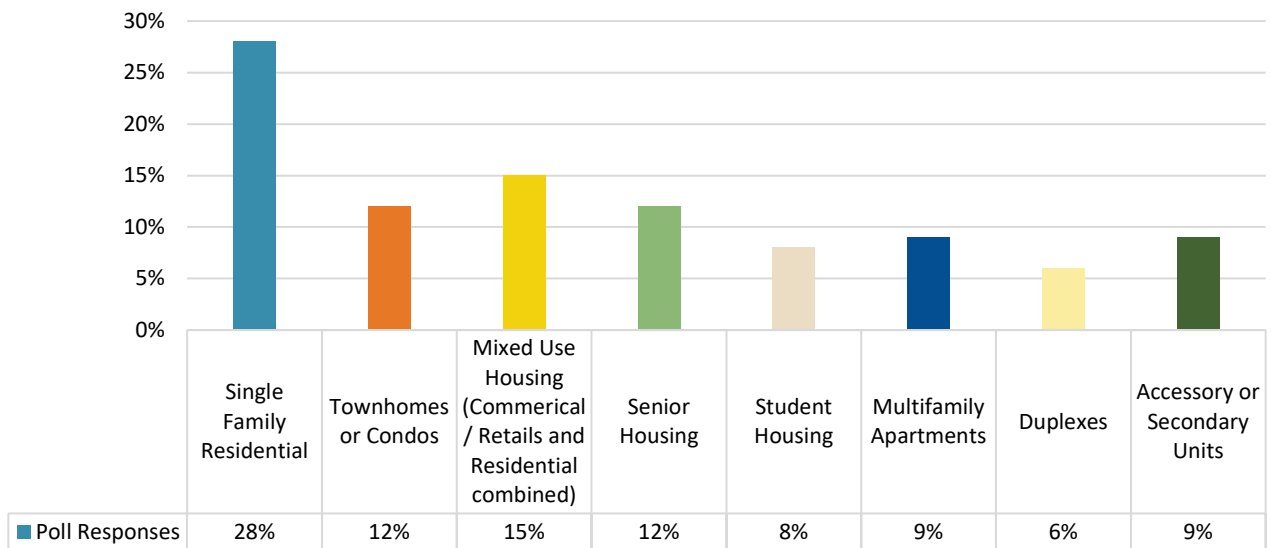
innovation

more condos

What types of housing would you like to see more of in Menifee?

Participants were provided a multiple-choice question including a variety of housing types, as shown in **Figure 3** below. Of the responses received, majority of participants were interested in seeing more single-family residential housing (28 percent). About 15 percent of participants were interested in seeing more mixed-use housing followed by 12 percent who were interested in senior housing and 12 percent who were interested in townhomes or condos.

Figure 3: Interest in Different Housing Opportunities in Menifee



What are creative ways to meet the City's housing needs?

Participants were provided three comment boxes in which they could write a free response to the question. **Figure 4** below identifies all creative housing ideas received from workshop attendees. Participants identified mixed-use housing as a primary opportunity for housing in Menifee. Participants had large variety of ideas, including but not limited to the following:

- Rent control
- Senior housing
- Revitalization and transforming old/unused buildings
- Reduced parking and development incentives
- Income flexible housing and affordable housing
- ADUs/back lot housing/mother in law suites
- Efficient building and use of open space
- Use of commercial or industrial land

Figure 4: Opportunities to Meet Menifee's Housing Needs



Community Survey

The City launched an online community survey on Wednesday, September 30, 2020. During the community workshop and a joint City Council and Planning Commission study session, information regarding access to the survey and instructions for taking the survey were provided. The survey supplied a forum for input on the following topics:

- Affordable Housing
- Community Assistance
- Fair Housing
- Development Processes
- Housing Opportunity Areas
- Barriers or Constraints to Housing
- Additional comments regarding the Housing Element

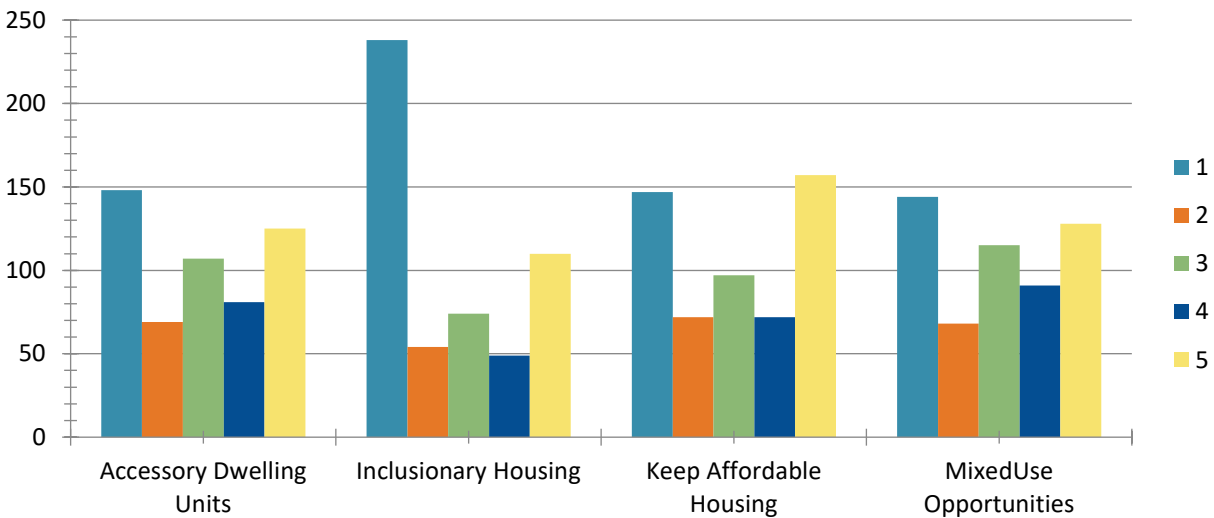
The survey was available through the following direct link, [MenifeeHousingSurvey.metroquest.com](https://menifeehousing.metroquest.com) as well as on the City's Housing Element Update webpage. The City promoted the survey at the workshop and the joint study session and through social media, email and community announcements. The survey was live for public access from September 30, 2020 to November 23, 2020. Feedback from the survey is used to direct policies and programs in the Housing Element. The survey collected a total of 578 survey responses, a summary of the survey's results is below.

Slide 1: Housing Program Opportunities

Participants were provided a variety of housing program opportunities under four main groups: affordable housing programs, community assistance programs, fair housing programs, and streamlining development processes. Participants were asked to rank the potential programs/policies for interest and implementation on a scale from 1 to 5, with 1 signifying least interest and 5 signifying highest interest.

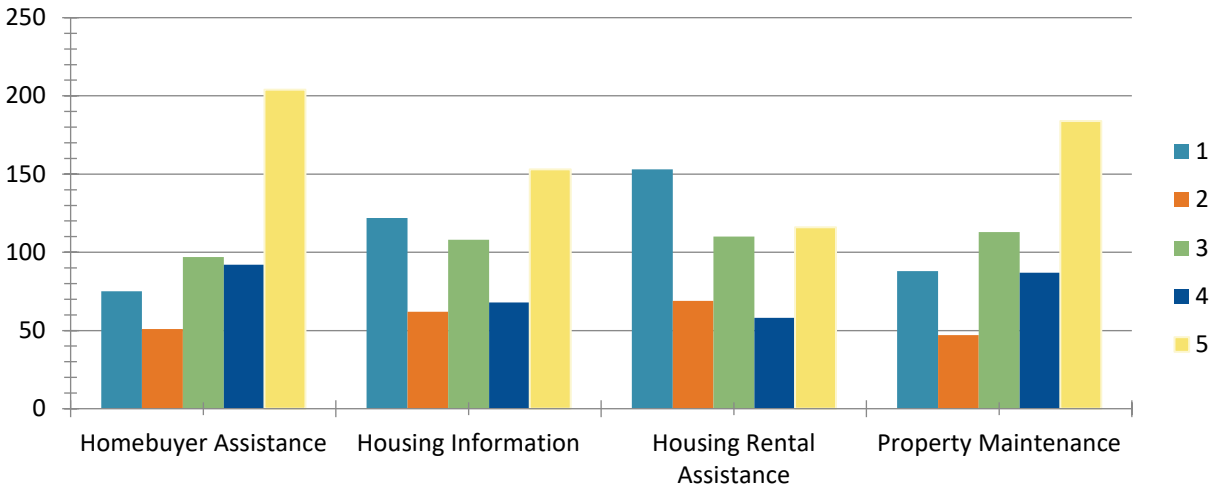
Affordable Housing Programs – Figure 5 displays data results for participant interest in programs and policies to increase and encourage a variety of housing affordable to all incomes. Overall, the data shows that participants had very little interest in affordable housing program opportunities. Some participants expressed a high interest in programs to keep or maintain existing affordable housing, however a nearly equal number of participants identified no interest in such programs. Participants showed the least interest in programs and policies for inclusionary housing. The figure shows that participants had mixed interest in programs and policies to encourage accessory dwelling units (ADUs), as well as programs and policies to utilize mixed-use areas to create housing opportunities.

Figure 5: Affordable Housing Program Opportunities



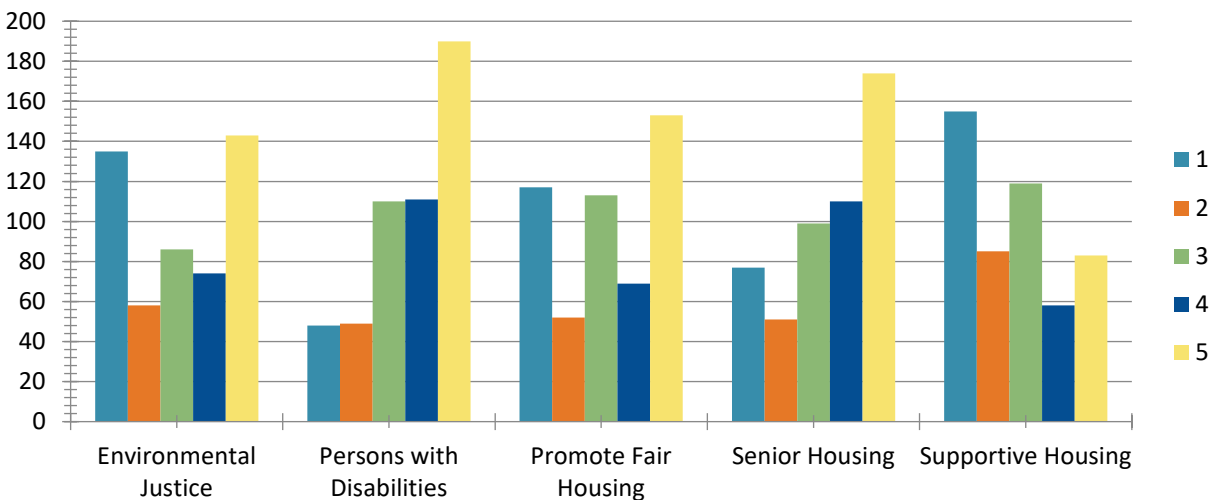
Community Assistance Programs – Figure 6 displays survey results for participant interest in programs to increase or provide additional community assistance, including increased housing information and a variety of funding opportunities. Based on the data, participants were most interested in funding opportunities for homebuyer assistance. Programs to provide access to funding for property maintenance received the second highest interest from participants, followed by a strong interest in increased information regarding housing resources and opportunities provided by the City. The figure also shows that participants had some interest in programs to provide funding for housing rental assistance but overall were primarily uninterested in these programs.

Figure 6: Community Assistance



Fair Housing Programs – Figure 7 displays survey results for participant interest in programs to promote fair housing in Menifee. Fair housing is the access to housing for all persons in Menifee, regardless of age, disability, race, religion, familial status, or gender. The data shows that participants were most interested in fair housing programs to encourage the development of housing for persons with disabilities and senior housing. Participants also reported high interest in programs and policies to address fair housing issues in Menifee. As shown in the figure, participants showed little interest in programs to provide short and long term supportive or transitional housing, additionally, interest was split between 1, no interest, and 5, high interest, for programs to reduce the health risks in disadvantaged communities through environmental justice policies.

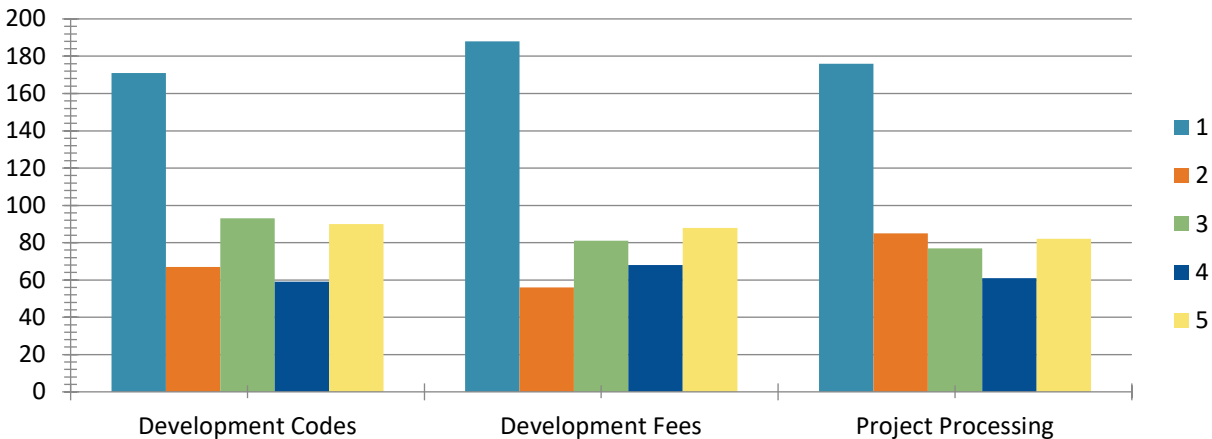
Figure 7: Fair Housing



Streamlining Process – Figure 8 displays survey results for participant interest in programs and policies to streamline the development process to encourage the development of housing in Menifee. The data shows participants have little interest in changing the existing development processes. The majority of survey responses identified the lowest level of interest for each of the potential streamlining programs.

Overall participants were least interested in decreasing development fees followed by expediting the development process, with minor interest in adjusting development codes to encourage housing development.

Figure 8: Streamlining Processes



Slide 2: Potential Housing Locations

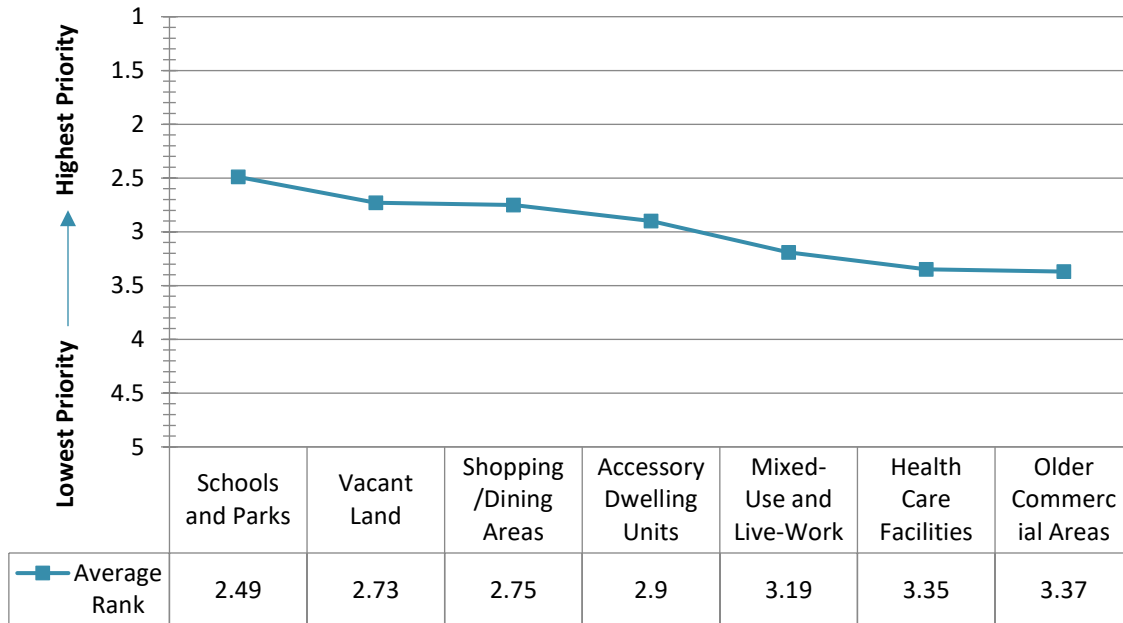
Survey participants were provided with a list of location types for housing opportunities in Menifee and asked to rank each based on where they would most like to see housing in the City. Participants placed their highest priority area as number one at the top of the list, their second priority as number two, and so on. The potential areas included the following:

- **Near Schools and Parks:** Housing development near community facilities and resources such as schools and parks, creates additional access to essential educational opportunities and open space for residents.
- **Accessory Dwelling Units:** Accessory dwelling units (ADUs) are additional smaller units that can be built on existing residential lots in addition to the existing house.
- **Near Shopping/Dining:** Planning for future housing near shopping and dining areas decreases the distance that residents need to go for vital goods and services. (e.g. Countryside Marketplace)
- **Older Commercial:** Aging and underperforming commercial shopping centers within Menifee provide the opportunity to add housing to increase potential customers or replace unused areas with new housing.
- **Vacant Land:** Vacant land creates the opportunity for the development of new housing.
- **Near Health Care Facilities:** Creating the potential for housing development near health care facilities such as emergency rooms, hospitals, or doctors' offices generating additional access to health care resources.
- **Mixed-Use and Live-Work:** Mixed-Use areas provide both housing and retail or commercial uses in the same area. They can also create the opportunity for live-work spaces, where residents have more immediate access to jobs, as well as other essential needs such as food markets, retail, or community services.

Figure 9 displays the data for participant prioritization of potential housing opportunities in Menifee. The line chart identifies each listed location's average ranking, the closer to one the ranking, the more

important it was to participants. The survey results show that the community would like the City to prioritize housing near schools and parks. Vacant land and areas near shopping and dining were the next highest priority areas for housing respectively. Participants had the lowest interest in opportunities for housing near health care facilities and older commercial areas.

Figure 9: Housing Areas, Priority Ranking



Slide 4: Priority Programs to Remove Constraints to Housing

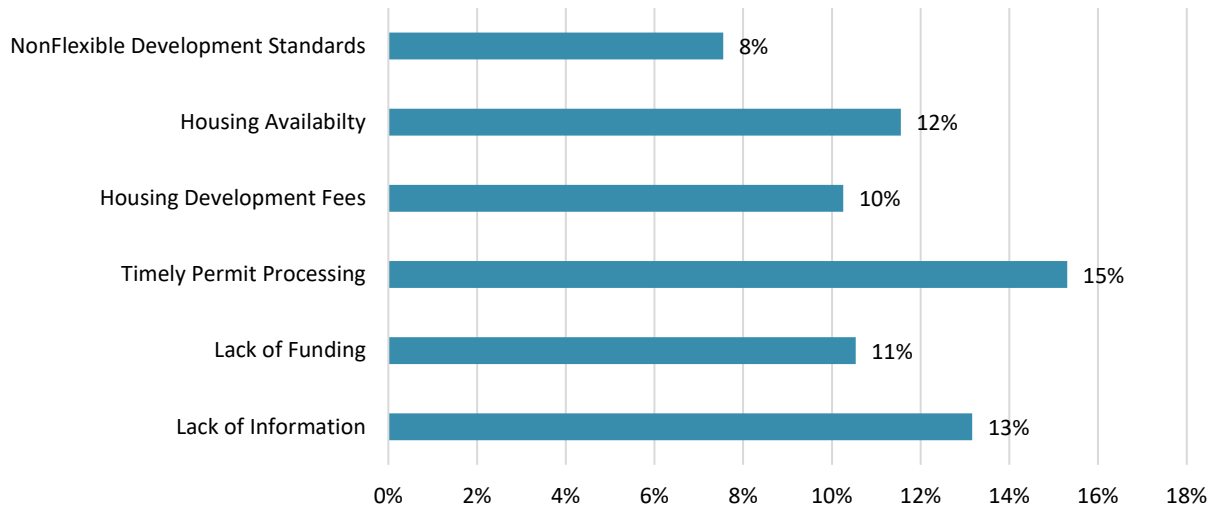
Participants were asked to identify barriers or constraints to the development of and access to housing within the City of Menifee. The following constraints were provided:

- **Lack of Information:** Is there a lack of information available to residents about different housing and housing assistance options?
- **Lack of Funding:** Is there a lack of available funding to assist residents with home ownership, cost of housing/rent, and maintenance?
- **Timely Permit Processing:** Do you believe the current development process could be expedited to encourage the development of housing?
- **Housing Development Fees:** Do you believe lowering housing development fees can encourage an increased production of housing?
- **Housing Availability:** Is it difficult to identify and get access to affordable housing? Is it difficult to find appropriate and safe housing options when moving?
- **Non-Flexible Development Standards:** Could the City's development standards be a constraint to housing? For example, would fewer parking requirements encourage housing development?

Participants were provided stars to allocate among the listed barriers; to prioritize the barriers they would most like the City to focus on removing participants increased the allocation of stars. **Figure 10** displays the results of participant's priorities for removing barriers to housing. According to the data, participants would like the City to adopt programs that prioritize processing permits in a timely manner. Lack of

information and housing availability are also primary constraints which participants would like the City to focus on removing. Nonflexible development standards were reported to be of the lowest priority need.

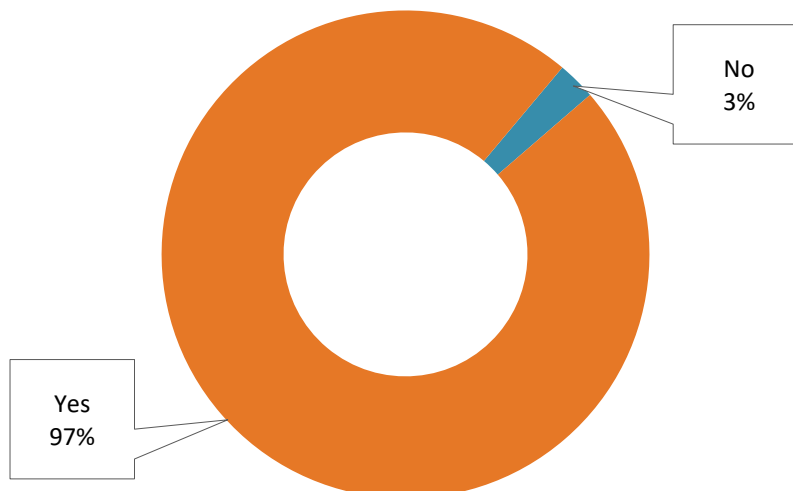
Figure 10: Priority Ranking of Constraints to Housing



Slide 5: Participant Demographics

The final slide included demographic questions to provide a deeper understanding of participants' background. The questions collected information about current residence, affiliation to the City of Menifee, housing tenure, participant age and annual income. **Figure 11** displays the data for participants' who live in the City.

Figure 11: Participants Who Live in Menifee



As shown in the figure above, 97 percent of survey participants live in Menifee. **Figure 12** below displays information about participants affiliation to the City. About 60 percent of participants own property and

6 percent work in the City. A large percent of participants live and work in the City (23 percent), while 11 percent do not live or work in Meniffee.

Figure 12: Affiliation to Meniffee

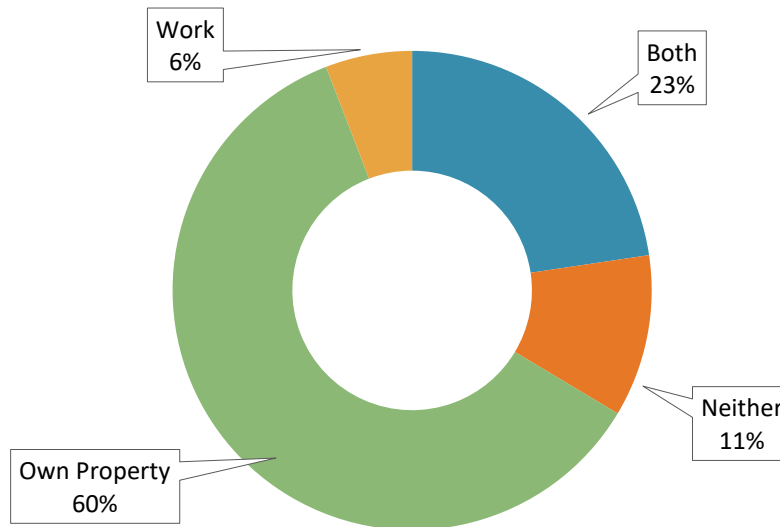


Figure 13 displays survey participants' housing tenure. Of the 578 survey respondents, majority reported being homeowners (83 percent) while 14 percent are renters. Three percent reported neither.

Figure 13: Tenure

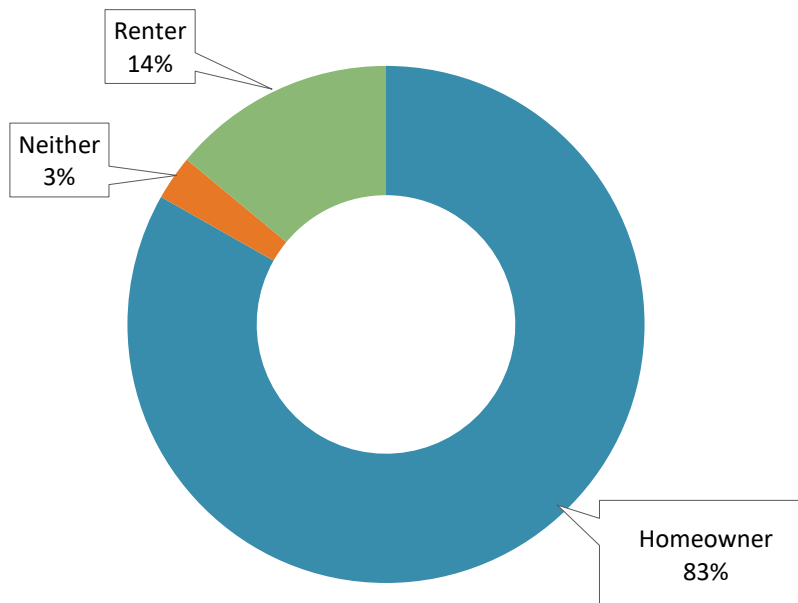


Figure 14 below displays the data for participants' age. Persons age 31 to 45 years represented the largest group of survey participants (44 percent), followed by those age 45 to 65 years (32 percent). Ten percent reported 19 to 30 years of age and 11 percent reported 65 years or more. There were no participants under the age of 18 years.

Figure 14: Participant Age Comparison

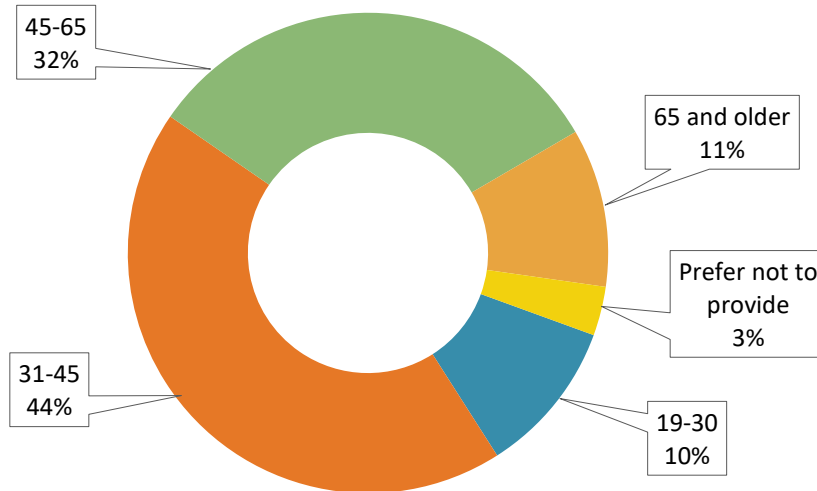
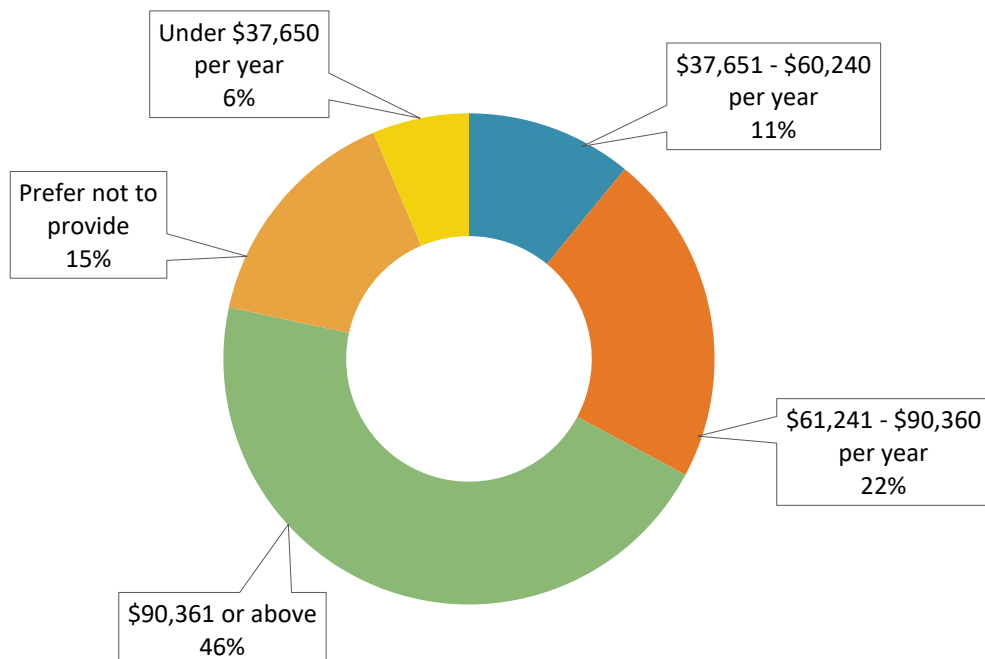


Figure 15 shows most survey participants fell into the above moderate-income group, earning \$90,361 or more per year. The second largest income group were of those who earn between \$61,241 to \$90,360 (the moderate-income group). Those who earn under \$60,240, the low and very low-income group, made up a total of 17 % of all participants. Additionally, 15 percent did not identify their income.

Figure 15: Annual Income



APPENDIX C2

StoryMap and Interactive Map Comments



City of Menifee 6th Cycle Housing Element Update



Because this project encompasses the entire City, it is essential that the community remains informed on the process. As part of the Housing Element Update process, the City intends to incorporate public outreach into every step of the process.

[Click to Open Interactive Map](#)



Project Overview

The City is required by State law to update its Housing Element every eight years. Updating the City's Housing Element for the 6th Cycle (2021-2029) ensures the City will develop and integrate the necessary housing goals, policies, and programs into its General Plan to meet anticipated housing growth. It would also allow the City to be eligible for State housing grants and other funding including community assistance programs. The Housing Element will include:

1. Assessment of City-wide Housing Needs and Opportunities;
2. Creation of Goals, Policies, Programs and Objectives (GPPOs);
3. Preparation of CEQA Environmental Review Document;
4. Formal Preparation of the 6th Cycle Update; and
5. Submittal to the California State Department of Housing and Community Development (HCD) to Obtain State Certification

The Housing Element Update will be prepared to ensure the City establishes policies, procedures, and incentives in its land use

planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Housing Element will institute policies intended to guide City decision-making and establish an Implementation Program to achieve housing goals through the year 2029. These housing goals include the accommodation of the City's Regional Housing Needs Assessment Allocation.



What is the Regional Housing Needs Assessment?

The Regional Housing Needs Assessment (RHNA) is mandated by State law and quantifies the need for housing throughout the State for each city and county. This informs the local planning process to address existing and future housing need resulting from projected statewide growth in population, employment, and households. Projected growth and housing needs for California are determined at a State level by the Department of Housing and Community Development then sent to the Regional Government for county and citywide distribution. SCAG is responsible for oversight of the RHNA process for the Riverside County region. SCAG is currently

overseeing the 6th cycle RHNA, which covers the planning period from 2021-2029.

Per the RHNA for the 2021-2029 planning period, the City of Menifee is allocated 6,609 units to accommodate the estimated growth need at various income levels.

As required by state law, the Housing Element must identify the City's ability to accommodate this estimated growth through available sites and appropriate zoning. If adequate sites cannot be identified within the existing zoning, the City is required to rezone sites that can accommodate the remaining need at a minimum density of 24 dwelling units per acre, as agreed upon with HCD.

Income Category	% of Median Family Income	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$37,650	1,761 units
Low Income	51 – 80% MFI	\$37,651	\$60,240	1,051 units
Moderate Income	81 – 120% MFI	\$61,241	\$90,360	1,106 units
Above Moderate Income	>120% MFI	\$90,361	>\$91,361	2,691 units
Total:				6,609 units



Where will the Houses Go?

Approved specific plans containing entitlements for residential uses were found to accommodate a large portion of the required moderate and above moderate housing units.

Specific plans can accommodate approximately 1,805 units allocated for moderate income and 5,094 units allocated for above moderate income. Planning areas within the Specific Plans include densities ranging from 3 du/acre to 8 du/acre are utilized for the above moderate-income units. Planning areas with densities ranging from 8.5 du/acre to 24 du/acre are utilized for the moderate-income units.

Specific Plans found to suitably accommodate the moderate and above moderate income housing units include:

Catalena Specific Plan;
Cimarron Ridge Specific Plan;
Menifee North Specific Plan;
Newport Estates Specific Plan;
Legado Specific Plan;
Audie Murphy Ranch Specific Plan; and
Rockport Ranch Specific Plan.

The City can also accommodate very low- and low-income housing development through the utilization of existing high-density residential zones as well as specific plan areas. To fully generate adequate potential for very low- and low-income housing units, the City proposes to rezone select residential parcels to higher density zones in order to further accommodate the required RHNA units. The City can also count the anticipated Accessory Dwelling Units based on HCD guidelines which includes calculating five times the previous planning period (5th Cycle Housing Element) construction trends prior to 2018.

In the interactive map below, sites that were previously identified and carried over from the City's previous 5th Cycle Housing Element Update are labeled as "**5th Cycle Carryover Sites**" and are identified with a red outline on the map. Sites that have been deemed suitable to accommodate portions of the City's RHNA allocation based on their existing zoning are labeled "**Candidate 6th Cycle Sites**" and are identified as blue filled parcels on the map. Parcels that are being considered for rezoning to become suitable RHNA accommodation sites are labeled "**Potential Rezone Opportunities**" and are identified as teal filled parcels on the map.

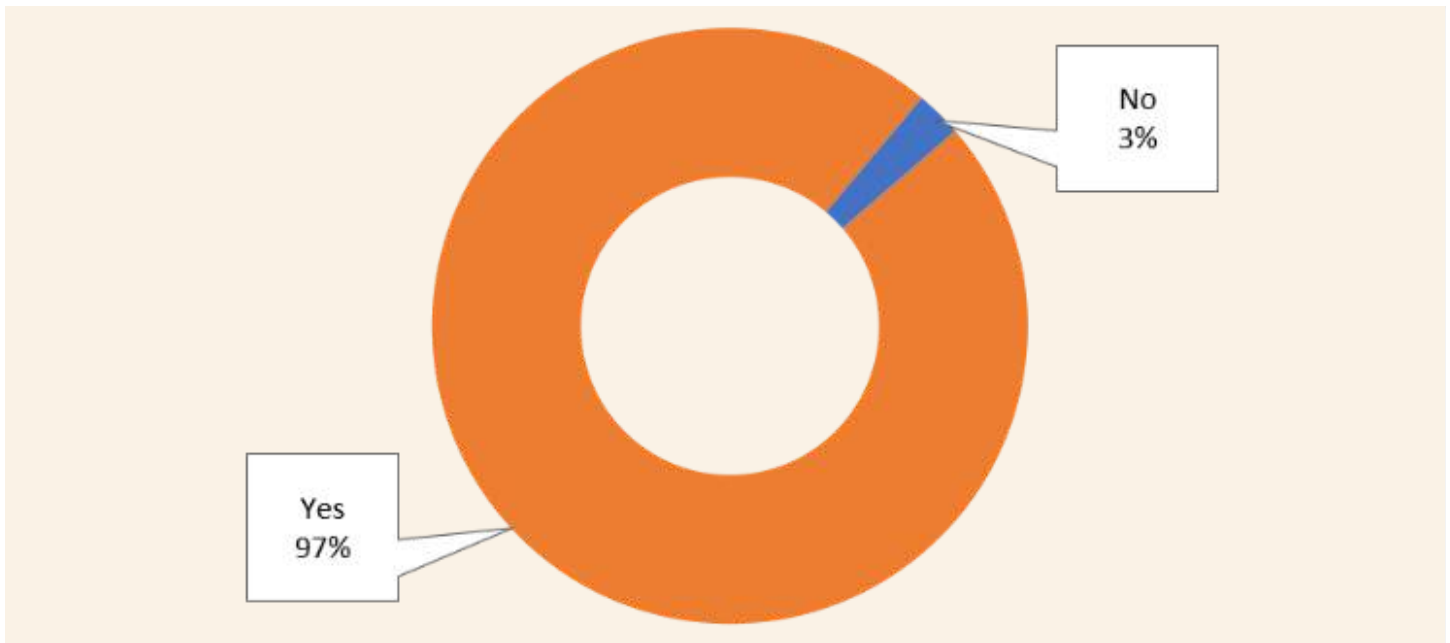
Community Outreach

Your Input Matters!

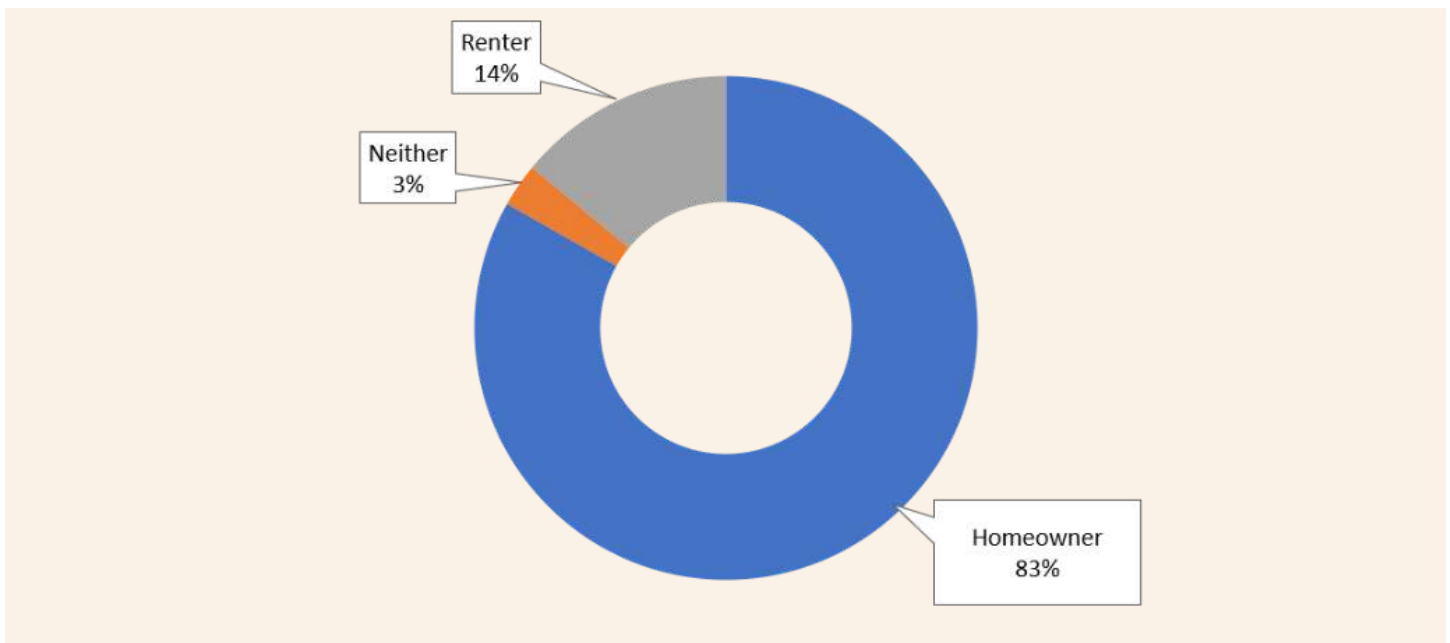
Community Survey

The City of Menifee created an online community survey, made available to the public between September 30, 2020, and November 23, 2020, to gather feedback and information for the 2021-2029 Housing Element Update. A summary of the 578 responses collected for the survey is included below.

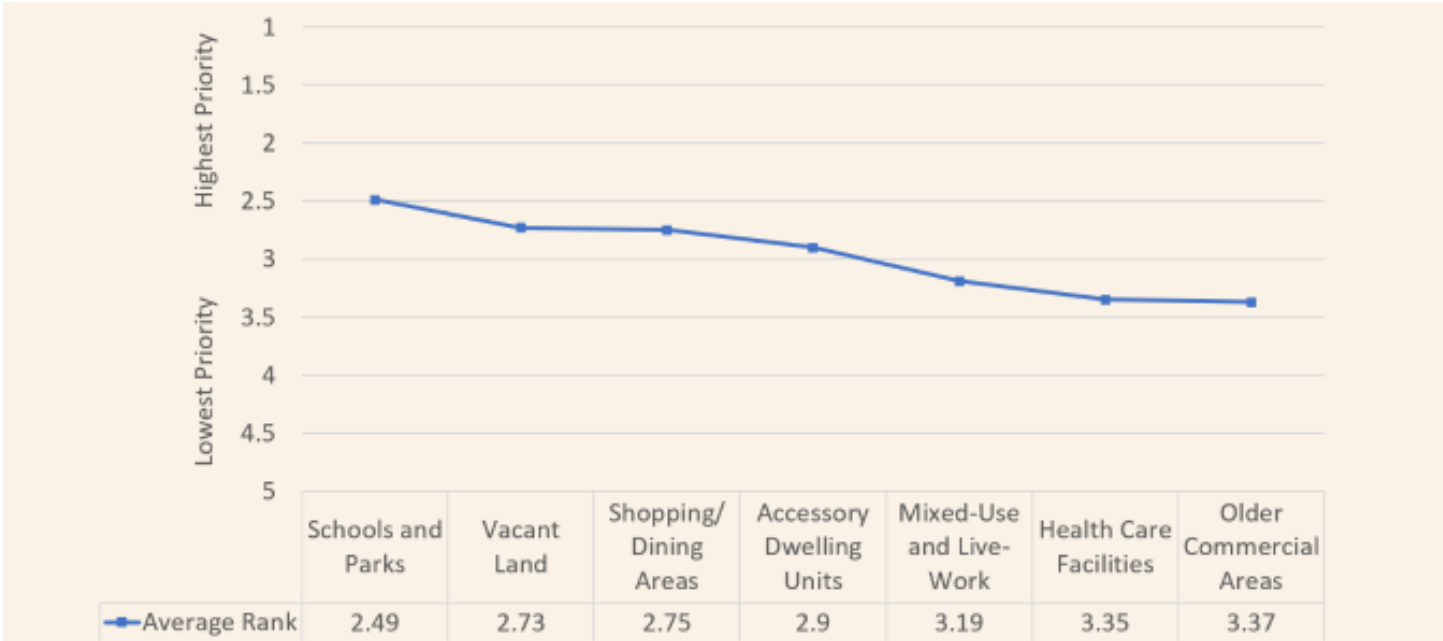
Of the 578 survey respondents...



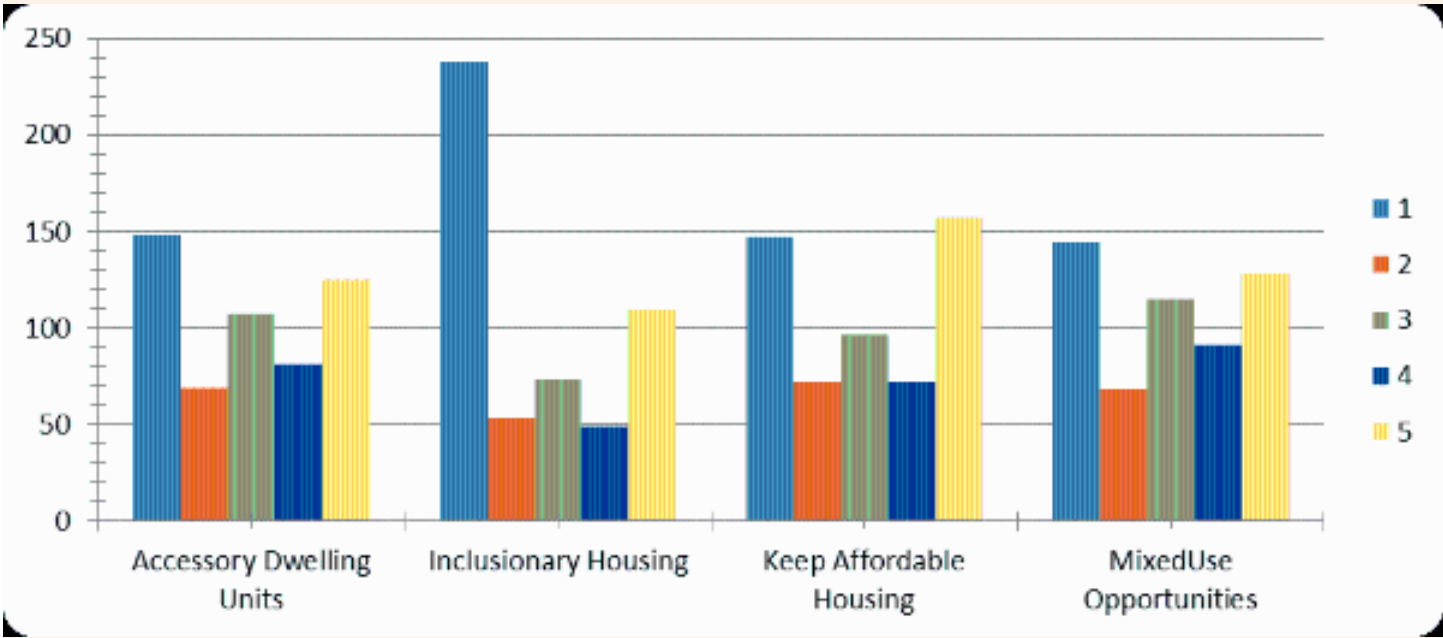
97 percent reported living in Menifee.



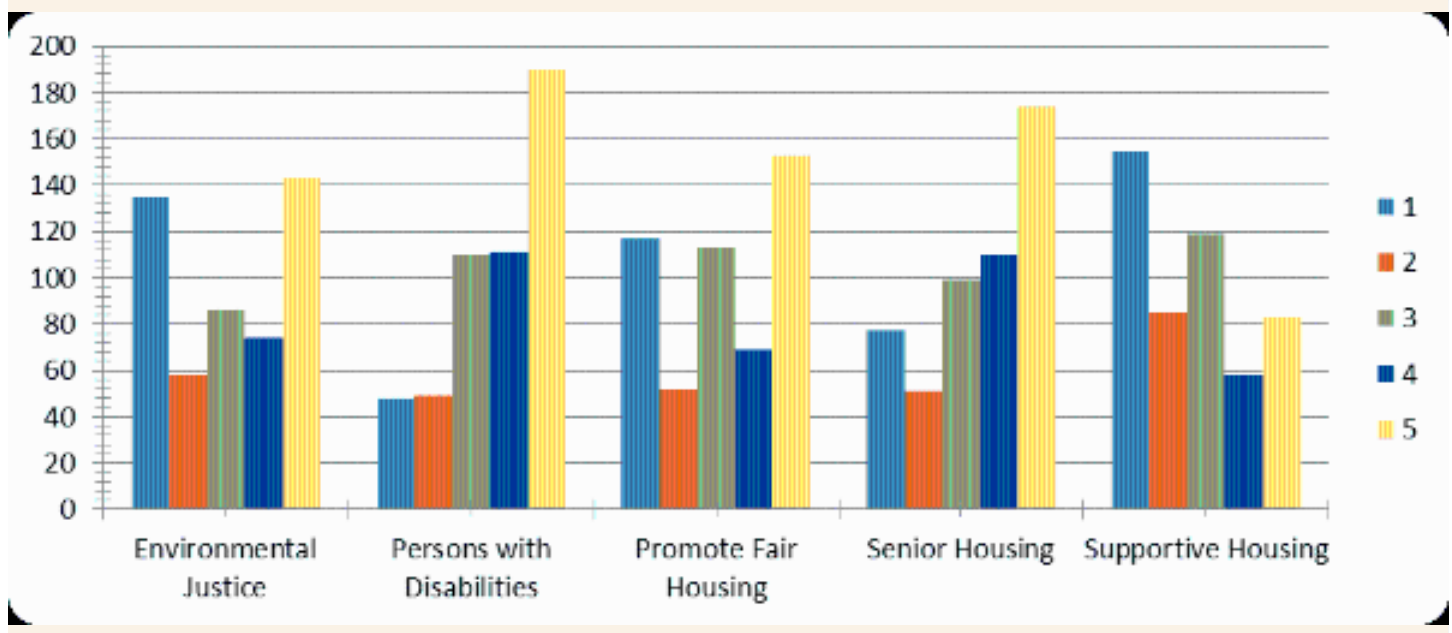
Of the Menifee residents, the majority (83 percent) were homeowners while 14 percent were renters



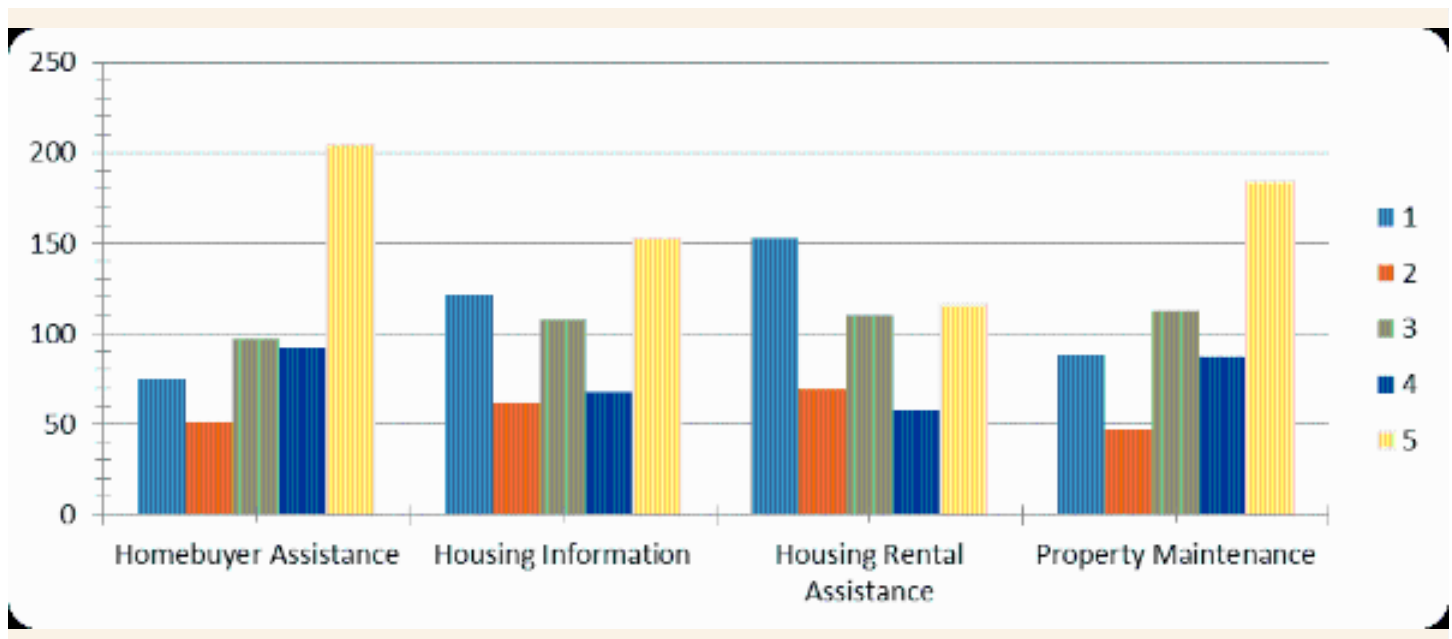
Participants prioritized the placement of housing near schools and parks



Data showed that participants had more interest in keeping existing affordable housing than in programs for inclusionary housing

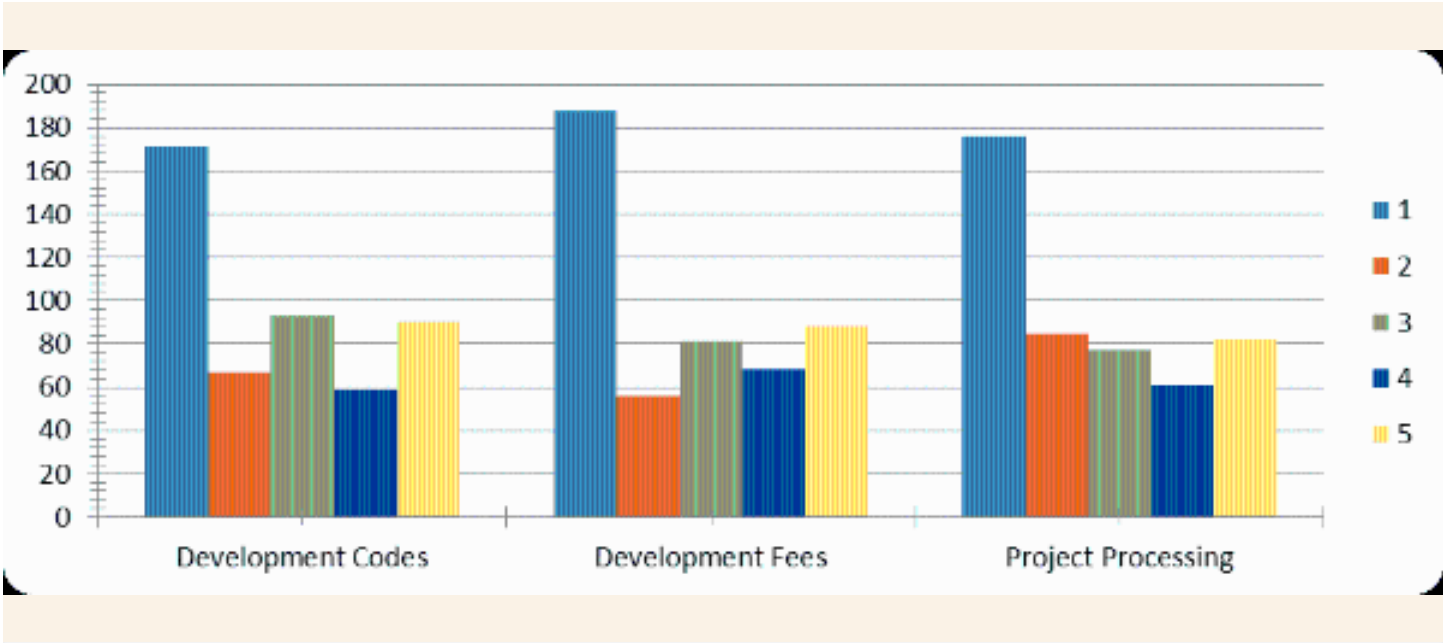


Participants were most interested in fair housing programs to encourage the development of housing for persons with disabilities and senior housing

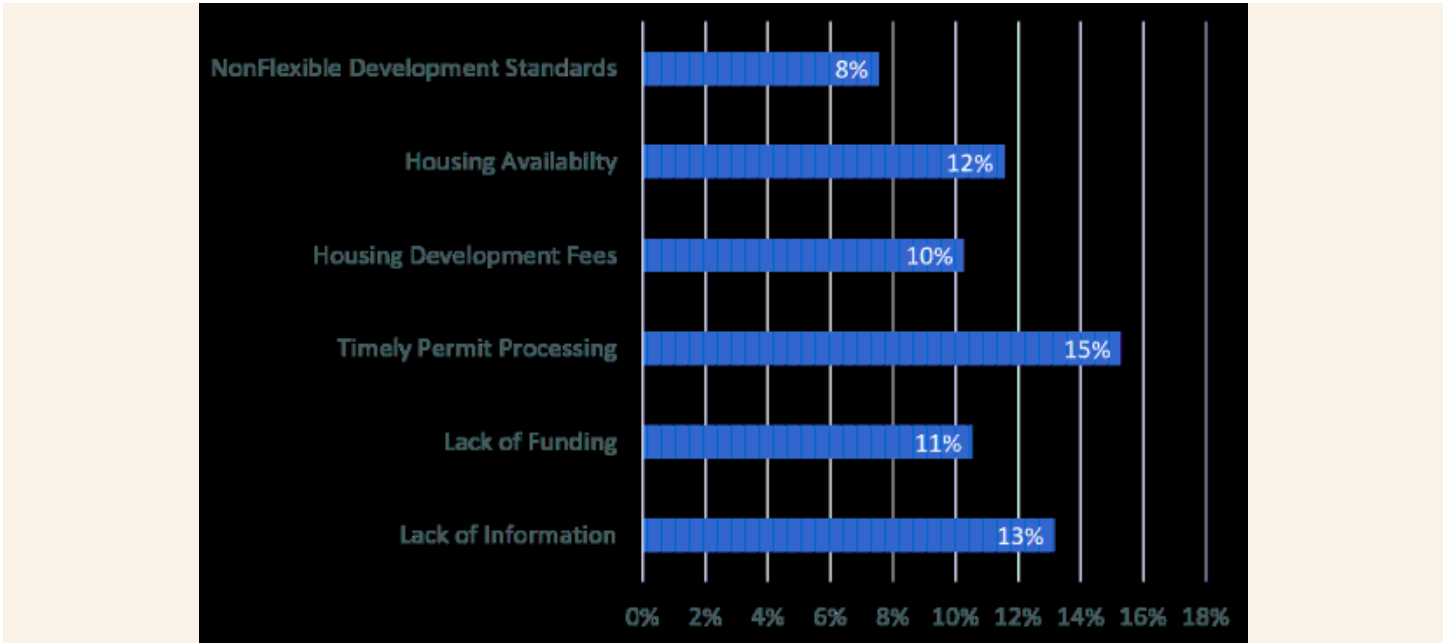


Participants were most interested in funding opportunities for

homebuyer assistance



Data showed that participants had little interest in changing the existing development processes



Participants were mostly interested in programs that prioritize the timely processing of permits.

Housing Types Available in the City

The City's various housing types could be utilized to fully accommodate the their RHNA allocation.

Apartments

This housing type can be developed on parcels zoned HDR. This zone allows for the development of housing units at a density of 20-24 dwelling units per acre.



Multi-Family Condos

This housing type can be developed on parcels zoned MDR. This zone allows for the development of housing units at a density of 8-14 dwelling units per acre.



Townhomes

This housing type can be developed on parcels zoned LMDR. This zone allows for the development of housing units at a density of 5-8 dwelling units per acre.



Single Family Homes

This housing type can be developed on parcels zoned LDR-1. This zone allows only for the development of detached single family units on parcels at least 10,000 square feet.



Single Family Homes

This housing type can be developed on parcels zoned LDR-2. This zone allows for the development of attached/detached units on parcels that are at least 7,200 square feet.



High-End Estate Homes

Estate homes are often developed on larger parcels such as those with Rural Residential land use designations. These parcels allow single units on at least half an acre.



Mobile or Manufactured Homes

Mobile and manufactured homes (not including recreational vehicles) which often provide suitable housing for elderly communities or those seeking affordable housing.

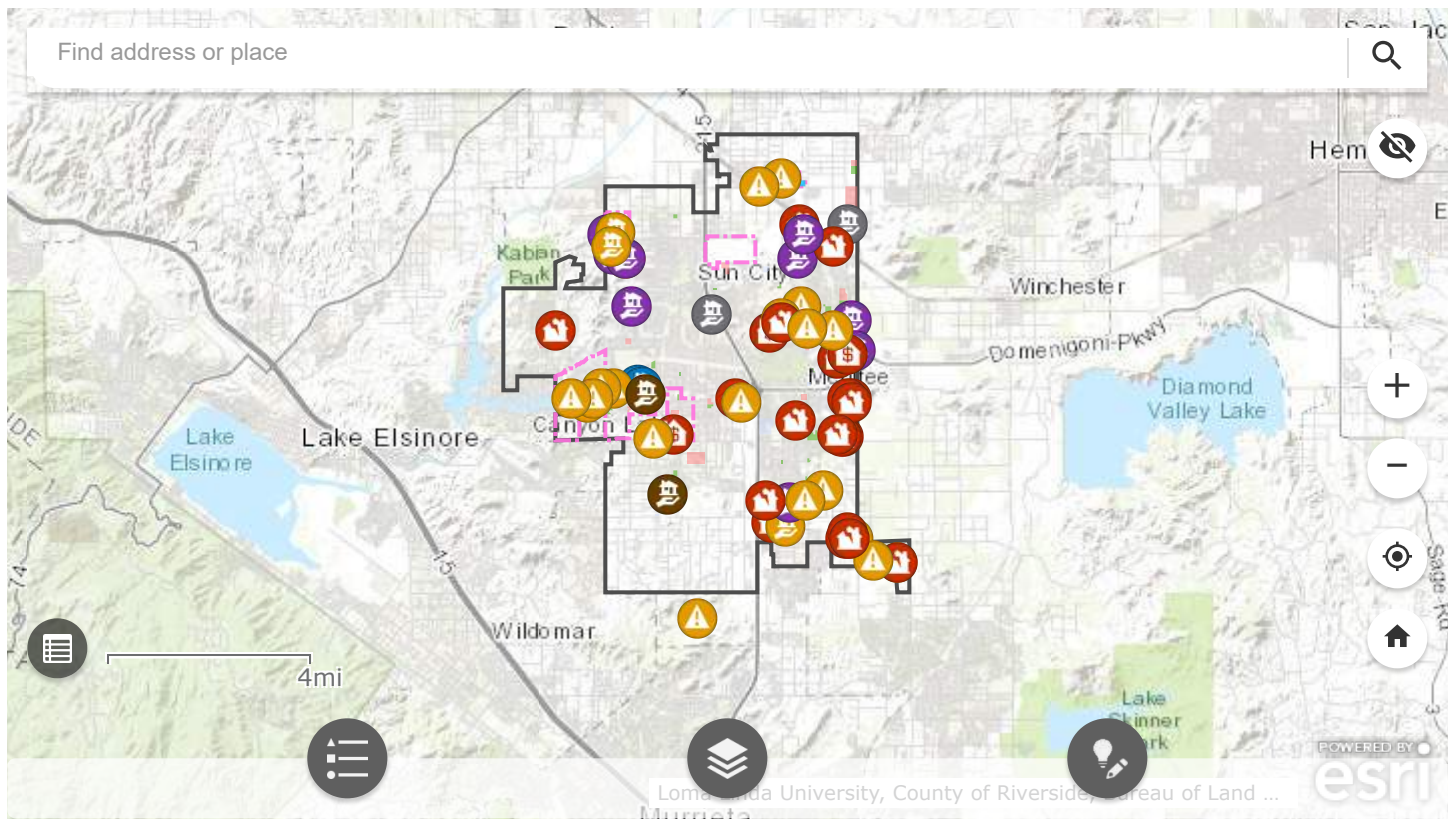


Interactive Map

An interactive Public Comment Map has been created to provide the public (you!) an opportunity “virtually” to provide recommendations and feedback on HEU for the City of Menifee. To provide your suggestions, click on the map below to access the interactive mapping platform. To open the map in a sperate browser window, click the box in the top right corner of the map that says “open live content in the new tab”.

Interactive Map Tutorial





ArcGIS Web Application



Next Steps

A series of upcoming meetings, workshop 3 and public comment opportunities are anticipated over the next few months:

- Joint City Council/Planning Commission Study Session - Early 2021

- Community Workshop #3 - Spring 2021
- Public Hearings- Summer 2021

Click the button below to see more information on the City's 2021-2029 Housing Element Update

[Housing Element Update Site](#)

City Contact

For questions please contact:

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951-723-3744

ddarnell@cityofmeniffee.us



Edit Date	Data Recommendations	Comment	x	y
Location Specific Recommendations and Comments				
4/7/2021	Add High-End Housing Units	Like Morgan Hill in Temecula, some very nice high end view homes on hill just East of water tower. I know the 400 acres was for sale as recently as a year ago	-117.167	33.70146
4/7/2021	Remove Parcel from Consideration	Leave the remainder of this parcel undeveloped or convert it into a park/botanical garden	-117.158	33.67643
4/7/2021	Remove Parcel from Consideration	Menifee needs some open space areas otherwise it will be too congested. This area is a large enough space to be preserved	-117.166	33.65161
4/7/2021	Remove Parcel from Consideration	Menifee needs some open space to keep it from being too developed	-117.166	33.64726
4/7/2021	Add Townhomes - Low Medium Density Housing Units	Town homes	-117.212	33.6864
4/7/2021	Add Townhomes - Low Medium Density Housing Units	Townhomes	-117.211	33.68602
4/7/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	This area is in desperate need of a side walk	-117.22	33.68524
4/7/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	Awesome park here but forgot to put a cross walk in. Now our children take the chance of running across the street and hoping they don't get hit by a car.	-117.224	33.68505
4/7/2021	Add Condos - Medium Density Housing Units	Condos	-117.202	33.65525
4/7/2021	Add Single Family Homes - Low Density Housing Units	With the new middle school coming this is a good area for single-family homes. Ridgemore. elementary school it's also rated well.	-117.215	33.7085
4/7/2021	Add Single Family Homes - Low Density Housing Units	Again this area is good for single-family homes because there are good schools, and they are building the new middle school near this site.	-117.223	33.72935
4/7/2021	Add Single Family Homes - Low Density Housing Units	Add housing to this empty field.	-117.14	33.64251
4/7/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	Build retail shops & restaurants.	-117.138	33.64243
4/7/2021	Remove Parcel from Consideration	We need more bars, pubs, a comedy club and entertainment. We have plenty of fast food. We need to have a entertainment district similar to that of a 'Rosemont Illinois entertainment district'.	-117.179	33.68272
4/7/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	It would be so nice to be able to walk from the park directly to shops and restaurants without having to walk all the way to the next street along the wash.	-117.176	33.68135
4/7/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	There is only a dirt trail through weeds and ant hills to go from the neighborhood to the Motte's center. This is a well used path, and a sidewalk would be appreciated by many.	-117.163	33.74544
4/8/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	Please make these roads connect, so we don't have to use the weird intersection at Palomar and Matthew's Road.	-117.171	33.74295
4/11/2021	Add Senior Housing Units	No apartments unless for seniors	-117.14	33.73189
4/8/2021	Add Apartmnts - High Density Housing Units	This would be a great area for apartments at a lost cost living. Single families.	-117.123	33.63548
4/10/2021	Remove Parcel from Consideration		-117.145	33.72586
4/11/2021	Add High-End Housing Units	No apartments in menifee	-117.141	33.69526
4/11/2021	Add High-End Housing Units	No apartments in menifee. We have enough.	-117.143	33.69364
4/8/2021	Add Single Family Homes - Low Density Housing Units	Great area for single familes. Schools and retail near by. Great scenery	-117.139	33.70489
4/8/2021	Add Single Family Homes - Low Density Housing Units	Great area in general.	-117.137	33.69632
4/11/2021	Add High-End Housing Units	No apartments we have enough. Retail in this area would be nice for local.	-117.142	33.67167
4/11/2021	Add High-End Housing Units	No apartments in menifee.	-117.139	33.68253
4/8/2021	Add Apartmnts - High Density Housing Units	We need more apartments complexes in general area.	-117.161	33.64558
4/8/2021	Add Single Family Homes - Low Density Housing Units	Lost cost living is more of what we need	-117.16	33.65246
4/8/2021	Add Apartmnts - High Density Housing Units	This is a great area for apartments because of the schools and stores near by.	-117.22	33.72971
4/8/2021	Add Apartmnts - High Density Housing Units	This a good area for a apartment complex for single families. Its a good area for schools and retail etc.	-117.221	33.72607
4/8/2021	Add Apartmnts - High Density Housing Units	Great area for apartments	-117.216	33.72249
4/8/2021	Add Single Family Homes - Low Density Housing Units	Great area for single familes and low cost living units. Also some retail stores in the area would be greatly APPRECIATED. Maybe a walmart. A stater brothers a feed store. Etc	-117.22	33.72367
4/11/2021	Add Single Family Homes - Low Density Housing Units	No apartments	-117.158	33.72214
4/9/2021	Remove Parcel from Consideration	Please do not put apartments or houses here.	-117.142	33.67136
4/8/2021	Remove Parcel from Consideration	Do not build here. Nice to have some open land!	-117.14	33.68222
4/8/2021	Add Single Family Homes - Low Density Housing Units	The roads even when built up do not support apartment traffic. Low density single family homes would be a good option.	-117.216	33.72258
4/8/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	No shoulder or bike lane. Needs street lights.	-117.149	33.65593
4/8/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	No bike lane.	-117.154	33.6535
4/8/2021	Remove Parcel from Consideration	Menifee needs open spaces.	-117.141	33.64225
4/8/2021	Remove Parcel from Consideration	This area does not want apartments or more housing. Businesses and homeowners here enjoy and rely on the rural open feel.	-117.123	33.6355

4/8/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	Abysmal internet connections down this street, wires coming undone and barely functioning. Desperately needs repairs and updating.	-117.131	33.63604
4/8/2021	Remove Parcel from Consideration	Please leave us some open spaces in Menifee.	-117.168	33.65306
4/9/2021	Add High-End Housing Units	No affordable housing	-117.2	33.67244
4/9/2021	Remove Parcel from Consideration	Recreational area	-117.139	33.68142
4/9/2021	Remove Parcel from Consideration	Recreational development	-117.144	33.67222
4/9/2021	Add Condos - Medium Density Housing Units	please add some good retail here and please no more fast food. so tired of fast food, bring in some breweries- what ever happened to the brewery liaison ? never heard about that person ever doing anything after they got appointed.	-117.209	33.68385
4/9/2021	Remove Parcel from Consideration	Why the heck did the city stop qual valley market from having beer on tap. that was a terrible decision, they have such a nice patio and backyard court. that was such a major missed opportunity-- stop holding businesses back	-117.24	33.70173
4/9/2021	Remove Parcel from Consideration	There is so much traffic on this street already.	-117.157	33.73228
4/9/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	This area, west of Menifee rd, is heavily used for hiking and mountain biking. 20+ cars a day park in the dirt and on the side of the road. It would be awesome if the city could create a parking lot with side walks. Promote health and fitness.	-117.156	33.70875
4/9/2021	Remove Parcel from Consideration	Please! No low income! I brought my family to stay away from low income cities. I grew up in a low income home and community, I know what that brings.	-117.14	33.64407
4/9/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	There is no Cross walk here. The nearest cross walk is at goetz and AMR road. Also there is no posted speed limits on the AMR road. Families play frogger to cross the road. MOST of AMR cross walks are horrible.	-117.229	33.6815
4/9/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	On the Master plan for AMR there is suppose to be a trail that Connects the ranch house to Derby hill, this is not install and may take care of the normandy rd safety issue.	-117.227	33.68241
4/9/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	SHould buy from the County and turn into a city green space	-117.192	33.61965
4/9/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	this space should be preserve for some outdoor activity, such as hiking and biking	-117.163	33.70545
4/9/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	Connect Holland and Holland the 2 stop sucks	-117.207	33.67102
4/11/2021	Remove Parcel from Consideration	Please no low income housing or apartments. Detrimental to the houses already here. We need open spaces.	-117.139	33.64259
4/11/2021	Add Single Family Homes - Low Density Housing Units	No Apartments this creates more problems. Retail would be nice goong to Haun is. Nightmare.	-117.155	33.72948
4/11/2021	Add Senior Housing Units	Better use for senior's	-117.187	33.70661
4/11/2021	Add High-End Housing Units	No apartments in Menifee we have enough.	-117.14	33.69512
4/12/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	No sidewalk here on either side of the road. Many people walk this area often and it is dangerous between the lack of sidewalk, narrow roadway over the drainage ditch, and limited visibility with the hillside and curve in the road on Lindenberger.	-117.145	33.70192
4/12/2021	Remove Parcel from Consideration	I don't know if or how much of this area is up for consideration, but please leave it alone. We have enough housing. Many people enjoy these hiking trails and hills. Please don't ruin it.	-117.163	33.70393
4/12/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	Add a parking lot, trash cans, and sidewalks to access the hiking trails in these hills.	-117.154	33.70226
4/16/2021	Missing Infrastructure (i.e. no bike lane, missing sidewalk, etc.)	Road noise and vehicle speeds are quite high. Can we add some sort of roundabout or speed inhibitors that would reduce speeds and increase safety? I have young children that are affected	-117.235	33.6826
Area Specific Recommendations and Comments				
4/7/2021	Create Mixed Use Housing	Mixed use would help develop a more walkable community in the northern end of Menifee, reducing traffic at Newport Road. This area needs more stores and restaurants.	N/A	N/A
4/10/2021	Add Low Density Units	sun city is freaking old looking and looks like a dump. that cherry hills shopping center is a freaking old too. Please update this center and area immediately. the homes are horrible too with white and green rocks on the front yard. looks ghetto/outdated	N/A	N/A
4/10/2021	Add Low Density Units	this area is also really bad, incredibly dark (at night) and ghetto looking. Please update these areas immediately, the shopping center with the ponderosa needs a major face lift. In any case, this whole area looks like it belongs in ghetto perris.	N/A	N/A