



## **NOTICE OF SCOPING MEETING & PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

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

From: City of Menifee

**Subject:** A Notice of Preparation (NOP) and Public Scoping Meeting Notice for a Draft Environmental Impact Report for the Proposed "Menifee Valley Specific Plan" General Plan Amendment (GPA) No. PLN 21-0336, Change of Zone (CZ) No. PLN 21-0335, Specific Plan Amendment (SPA) No. PLN 21-0221, Specific Plan (SP) No. PLN 21-0217, Tentative Parcel Map (TPM) No. PLN 22-0033, and Development Agreement (DA) No. PLN 21-0338.

**Scoping Meeting:** To be held in person on March 29, 2022 at 5:30 p.m. at Menifee City Hall, 29844 Haun Road, Menifee, CA 92586

**Comment Period:** March 10, 2022 through April 8, 2022

### **Notice of Preparation of a Draft Environmental Impact Report (DEIR):**

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 DEIR for the Project referenced above. The DEIR will evaluate the potential significant environmental impacts that may result from implementation of the Menifee Valley Specific Plan and related entitlement actions.

### **Project Applicant:**

Minor Ranch, LLC  
3200 Park Center Drive, Suite 100  
Costa Mesa, CA 92626  
Tel: 714-200-1609  
Email: [shaun.bown@brookfieldpropertiesdevelopment.com](mailto:shaun.bown@brookfieldpropertiesdevelopment.com)

### **Project Description:**

The Project site is located within the approved Menifee Valley Ranch, Specific Plan No. 301 (SP 301) adopted by Riverside County Board of Supervisors on April 29, 1997. Within SP 301, property south of Matthews Road and the existing rail line has been previously developed with 1,872 residential units, two schools, and open space/park amenities. The Proposed Project (Project) would separate the 590.3 acres north of Matthews Road and the existing rail line from SP 301. The Project includes the creation of the new Menifee Valley Specific Plan (MVSP) on the property separated from SP 301 (Figure 1).



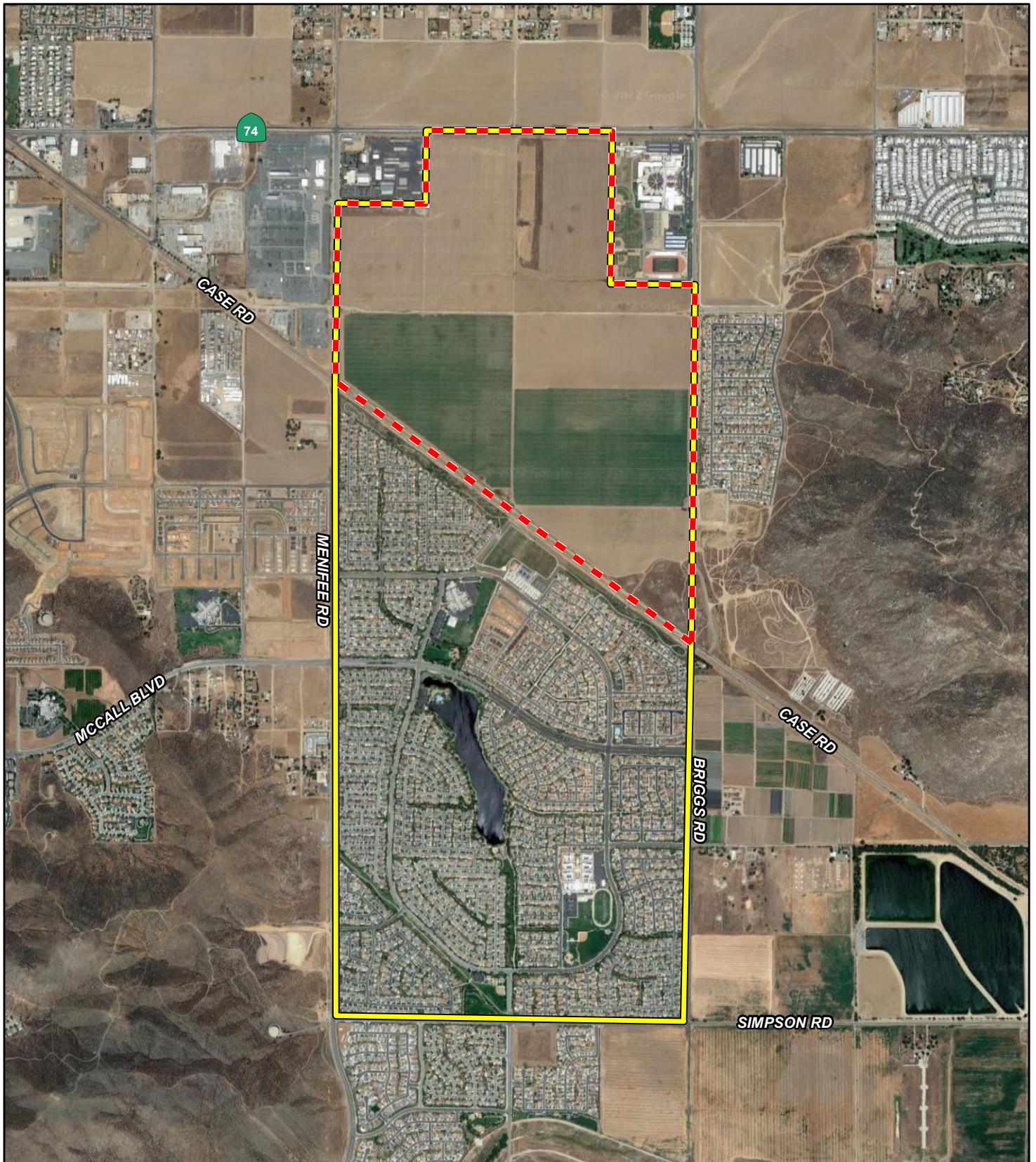


FIGURE 1

LSA

LEGEND

- Proposed Menifee Valley Specific Plan
- Approved Specific Plan 301



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SOURCE: Google Imagery (2020)

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Project Location

The Environmental Impact Report (EIR) and supporting technical studies (collectively, the EIR work effort) will address potential environmental impacts associated with the following actions:

**General Plan Amendment (GPA) No. PLN 21-0336** proposes an amendment to the City's General Plan. The General Plan land use map would be revised to include the proposed Menifee Valley Specific Plan (Specific Plan No. PLN 21-0217) designation and to remove the portion of Specific Plan No. 301 proposed to be removed under Specific Plan Amendment No. PLN 21-0221 (as described below).

In addition, the City's General Plan Circulation Element calls for McLaughlin Road to be extended east to west through the center of the Menifee Specific Plan area. The GPA would eliminate this road segment from the General Plan. In addition, the GPA proposes to amend the alignment of Briggs Road at the southern boundary of the site to avoid Granite Hill instead of constructing the road directly through Granite Hill.

**Change of Zone (CZ) No. PLN 21-0335** proposes revisions to the zoning ordinance text of Specific Plan No. 301 to reflect the proposed Amendment. In addition, the City Zoning Map would be revised to include the proposed Menifee Valley Specific Plan (Specific Plan No. PLN 21-0217) zone and to remove the portion of Specific Plan No. 301 proposed to be removed under Specific Plan Amendment No. PLN 21-0221.

**Specific Plan Amendment No. PLN 21-0221** proposes the fourth (4th) amendment to the Menifee Valley Ranch Specific Plan No. 301 (SP 301). The Specific Plan Amendment proposes to remove parcels located north of Matthews Road from SP 301. SP 301 is located south of Highway 74, north of Simpson Road, east of Menifee Road and west of Briggs Road; however, the portion of the plan proposed for removal is located south of Highway 74, north of Matthews Road, east of Menifee Road and west of Briggs Road. The removal of this area from SP 301 will reduce the size of SP 301 from 1,548.3 to 942.0 acres. The permitted number of residential units within SP 301 would be reduced by 1,718 units.

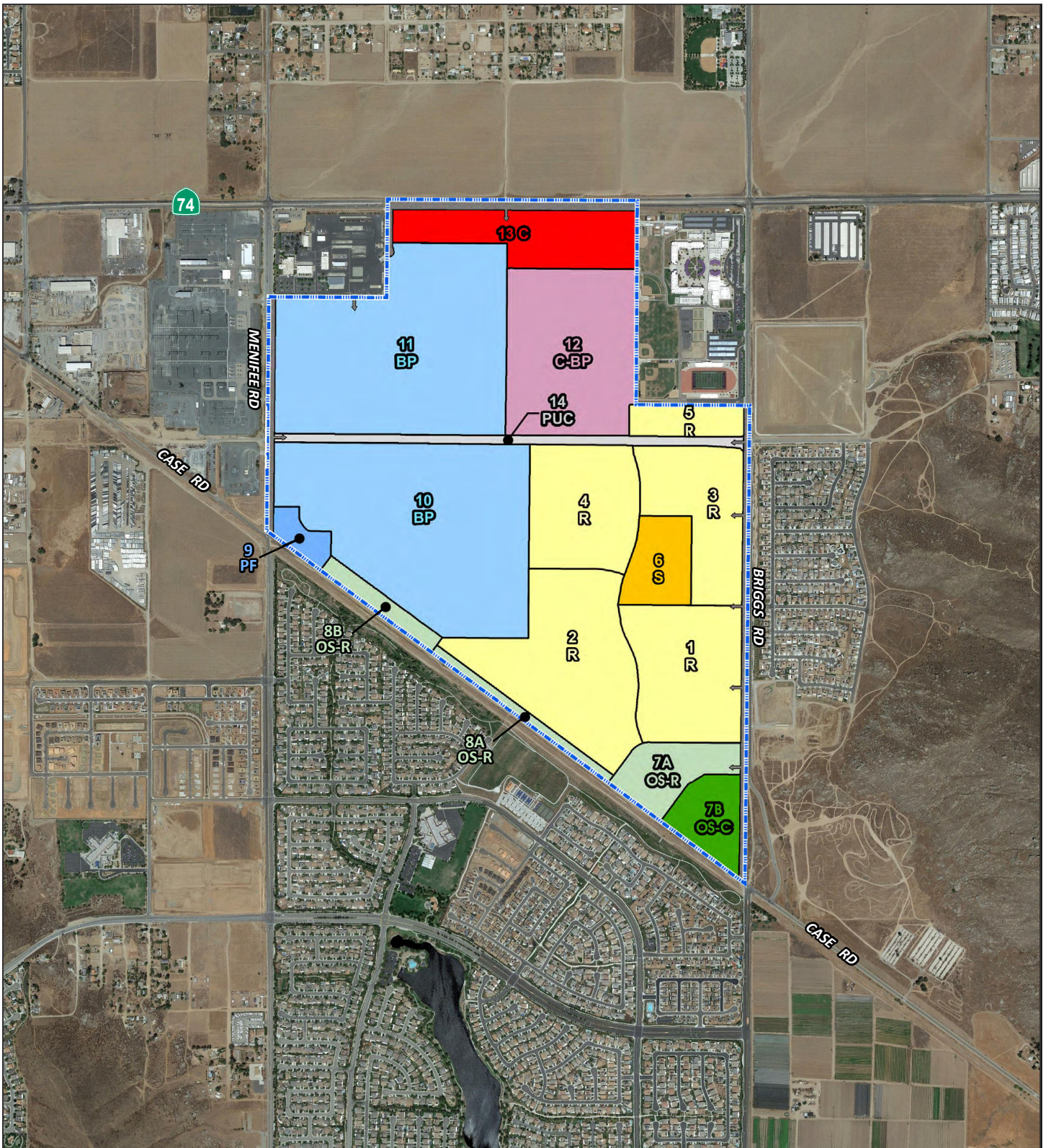
**Specific Plan No. PLN 21-0217** proposes a separate and distinct Menifee Valley Specific Plan (MVSP) on 590.3 acres. Project related improvements would occur on 17 separate parcels generally located north of BNSF Railway, south of state route (SR) 74, east of Menifee Road and west of Briggs Road in the northeastern portion of the City.

The MVSP Land Use Plan divides the 590.3-acre property into 14 "Planning Areas" (Figure 2). The southern and eastern portions of the MVSP will accommodate 1,718 housing units, providing an array of housing types and neighborhood amenities, including greenbelts, trails, a public sports park, open space, and an elementary school site. The northern and western portions of the MVSP area are reserved for Business Park, Commercial Business Park, and Commercial areas. A Civic Node is located in the southwest portion of the MVSP site where the City may locate a fire station, train transit stop, and/or other needed public or quasi-public uses. A summary of MVSP proposed land use is provided in Table 1.

**Table 1: Menifee Valley Specific Plan - Land Use Summary**

Planning Area	Land Use Code	Land Uses	Acres	Max Dwelling Units or SF
1	R	RESIDENTIAL (R)	42.2	448
2	R	RESIDENTIAL (R)	61.6	294
3	R	RESIDENTIAL (R)	33.6	493
4	R	RESIDENTIAL (R)	37.7	176
5	R	RESIDENTIAL (R)	10.2	140
6	S	SCHOOL (S)	15.5	167
7A	OS-R	RECREATION (OS-R)	16.7	~
7B	OS-C	CONSERVATION (OS-C)	14.7	~
8A	OS-R	GREENBELT (OS-R)	5.9	~
8B	OS-R	GREENBELT (OS-R)	7.2	~
9	PF	PUBLIC FACILITY – CIVIC NODE	5.8	125,000
10	BP	BUSINESS PARK (BP)	108.0	2,260,000
11	BP	BUSINESS PARK (BP)	107.1	2,240,000
12	C-BP	COMMERCIAL-BUSINESS PARK (C-BP)	60.4	1,270,000
13	C	COMMERCIAL (C)	32.1	420,000
14	PUC	PUBLIC UTILITY CORRIDOR (PUC)	12.0	~
		CIRCULATION	19.6	~
<b>PROJECT TOTAL</b>				<b>1,718 DU 6,315,000 SF</b>





LSA

LEGEND



Proposed Menifee Valley Specific Plan

FIGURE 2



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SOURCE: Draft Menifee Valley Specific Plan, Brookfield Properties, February 2022,  
Google Imagery, 2020,

Proposed Menifee Valley Specific Plan

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**Tentative Parcel Map No. PLN 22-0033** proposes a subdivision to establish the boundaries and dimension of streets and the proposed mass grading for the Menifee Valley Specific Plan (Specific Plan No. PLN 21-0217). Following map recordation, the final map will become the legal document that identifies the lots and backbone infrastructure to allow for future subdivision maps to be filed.

**Development Agreement No. PLN 21-0338** proposes a Development Agreement between the Specific Plan sponsor and the City of Menifee. The Agreement refers to this Specific Plan for the allowable land uses in the Specific Plan area and outlines other terms and conditions of approval associated with the Specific Plan's approval and implementation.

**Potential Environmental Effects:**

In accordance with *CEQA Guidelines* Section 15060, the City has determined that the Project will have a potentially significant effect on the environment and an EIR is required to assess project-related impacts. As permitted under *CEQA (Guidelines* Section 15060[d]), the City has elected to begin work directly on the EIR in lieu of further initial review. Because an Initial Study has not been prepared for the Project, the EIR will address each of the environmental issues identified in Appendix G of the *CEQA Guidelines*:

- |                                      |                               |
|--------------------------------------|-------------------------------|
| • Aesthetics                         | • Land Use and Planning       |
| • Agriculture and Forestry Resources | • Mineral Resources           |
| • Air Quality                        | • Noise                       |
| • Biological Resources               | • Population and Housing      |
| • Cultural Resources                 | • Public Services             |
| • Energy                             | • Recreation                  |
| • Geology and Soils                  | • Transportation              |
| • Greenhouse Gas Emissions           | • Tribal Cultural Resources   |
| • Hazards and Hazardous Materials    | • Utility and Service Systems |
| • Hydrology and Water Quality        | • Wildfire                    |

The EIR will contain a detailed project description, maps identifying the Project Site location and surrounding land uses, existing environmental setting, project-specific impacts, cumulative impacts, mitigation measures to reduce potential impacts to less than significant levels, mitigation monitoring plan, and an alternatives analysis. The EIR's environmental analysis will utilize data from site- and project-specific technical studies that will be distributed as appendices to the Draft EIR.

**Agency/Public Comments:**

This transmittal constitutes the official Notice of Preparation (NOP) for the proposed Project EIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed EIR 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.

**EIR Public Scoping Meeting:**

Notice is hereby given that the City will hold a Scoping meeting for the general public and any interested agencies regarding the proposed EIR addressing the proposed Project. The Scoping meeting will be held on **March 29, 2022, at 5:30 p.m.** The scoping meeting will be held at the City of Menifee, City Council Chambers located at 29844 Haun Road, Menifee, CA 92586.

**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 parties 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 EIR. The content of the responses will help guide the focus and scope of the EIR 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 Notice of Preparation will commence on **March 10, 2022 and conclude on April 8, 2022 at 5:00 p.m.** Materials for the Project may be downloaded from the City's website:

<https://www.cityofmenifee.us/325/Environmental-Notices-Documents>

Materials for the Project are also available for review at:

Menifee City Hall  
Community Development Department  
29844 Haun Road  
Menifee, CA 92586

Any responses must be submitted to the City of Menifee, Community Development Department at the earliest possible date, but no later than the **April 8, 2022** deadline. Comments must be submitted in writing, or via email, to:

Ryan Fowler, Principal Planner  
City of Menifee, Community Development Department  
29844 Haun Road  
Menifee, CA 92586  
(951) 672-3740  
[rfowler@cityofmenifee.us](mailto:rfowler@cityofmenifee.us)

City of Menifee  
Menifee Valley Specific Plan  
Environmental Impact Report

Public Scoping Meeting  
March 29, 2022

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# Introductions

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- **Lead Agency: City of Menifee**

Ryan Fowler, Principal Planner

City of Menifee, Community Development Department

- **Environmental Consultant: LSA**

Carl Winter, CEQA Project Manager

- **Applicant: Minor Ranch, LLC**

Dave Bartlett

Vice-President, Land Entitlement, Land Use & Housing

- **Applicant's Planning Consultant: T&B Planning**

Tracy Zinn, Principal

# Purpose of Meeting

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- Present Project Information
- Explain the Environmental Review Process
- Discuss Scope and Content of the EIR
- Define the Public Input Process
- **No Decision** will be made on the Project Tonight

# Scoping Meeting Comments

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- The purpose of the scoping meeting is to discuss the scope and content of the EIR. The project merits and the City's decision on project will be considered at **later meetings**.
- All speakers are asked to sign in so that the City can keep a record of attendance for future notification(s).
- Speakers are encouraged to also submit their comments in writing.
- The public may submit comments electronically to: [rfowler@cityofmenifee.us](mailto:rfowler@cityofmenifee.us)
- As appropriate, comments and information will be addressed and/or incorporated into the Draft EIR



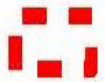
# Project Description

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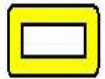
- The Project site is located within the approved Meniffee Valley Ranch Specific Plan No. 301 (SP 301).
- Within SP 301, property south of Matthews Road and the existing rail line has been previously developed with 1,872 residential units, two schools, and open space/park amenities.
- The Proposed Project would separate the 590.3 acres north of Matthews Road and the existing rail line from SP 301.
- The Project includes the creation of the new Meniffee Valley Specific Plan (MVSP) on the 590.3 acres.

# Menifee Valley Specific Plan

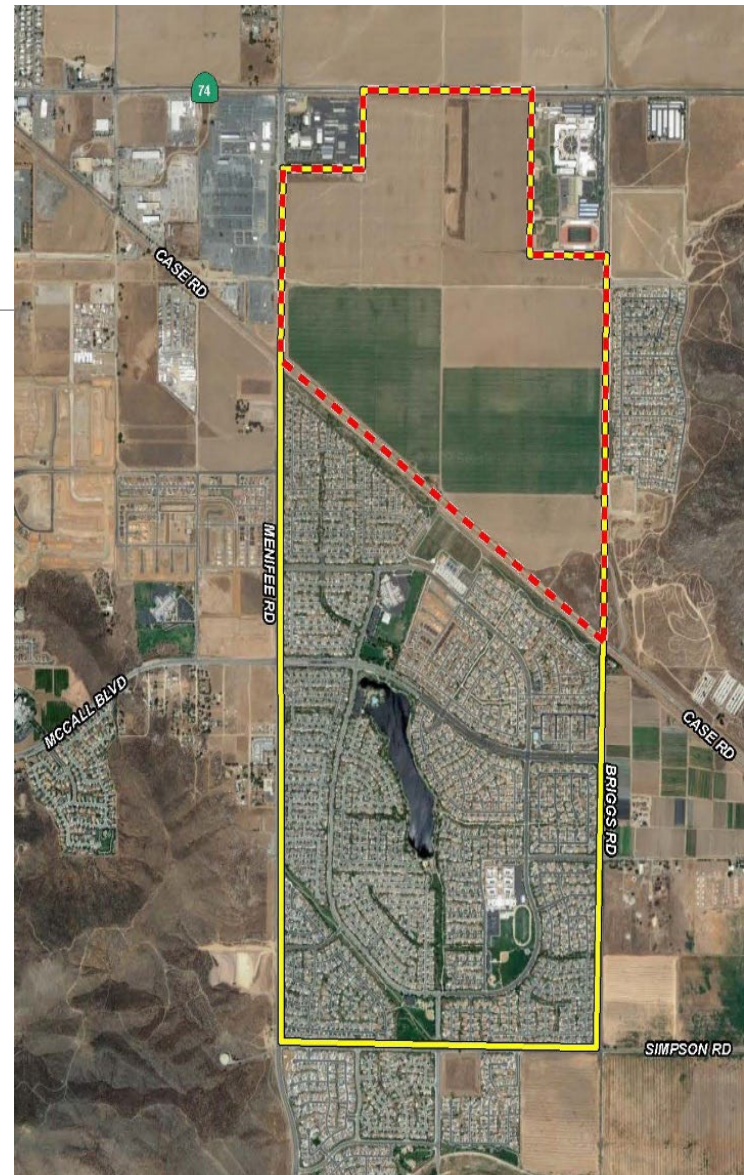
## LEGEND



Proposed Menifee Valley Specific Plan



Approved Specific Plan 301



# Project Summary

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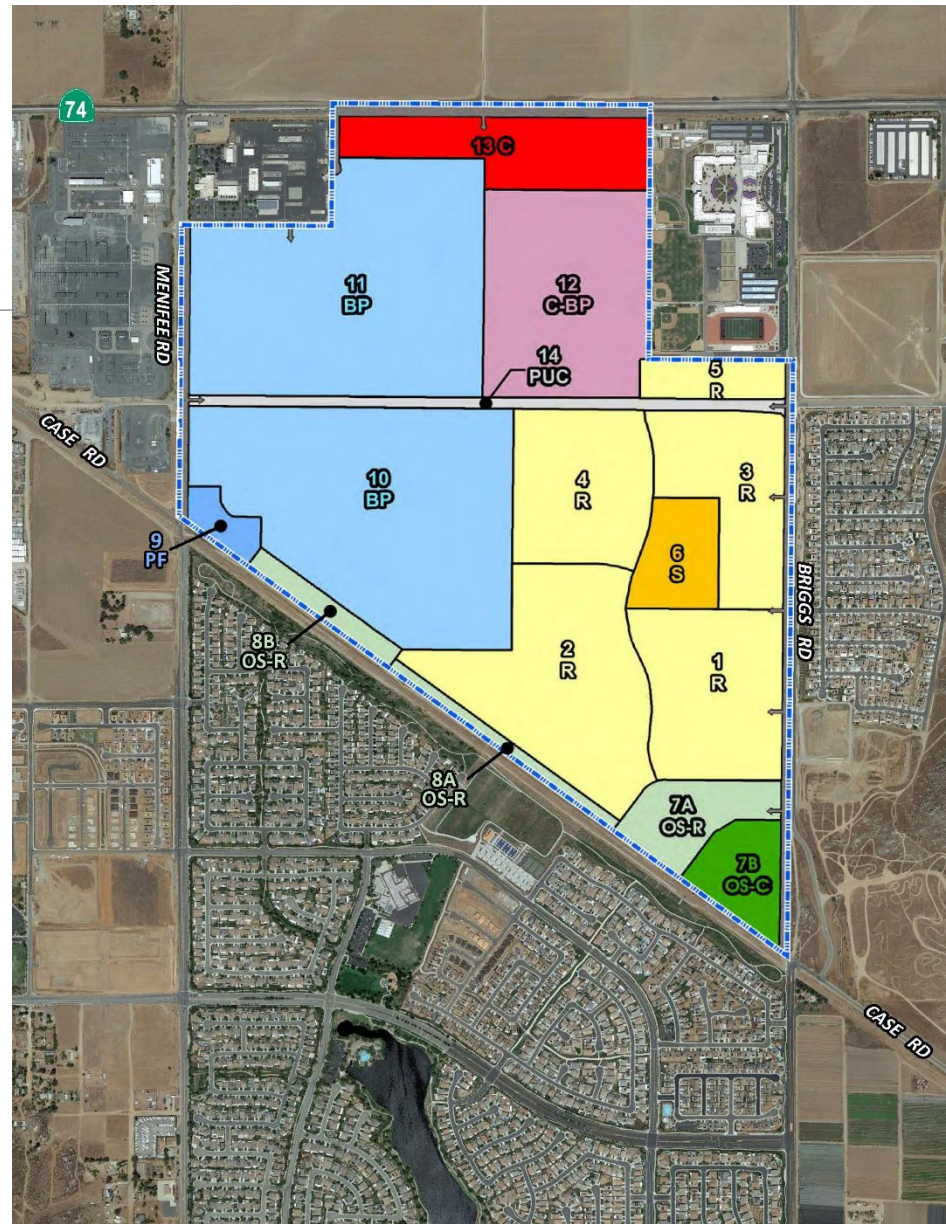
- The MVSP Land Use Plan divides the 590.3-acre property into 14 “Planning Areas”
- The southern and eastern portions of the MVSP will accommodate 1,718 housing units, providing an array of housing types and neighborhood amenities, including greenbelts, trails, a public sports park, open space, and an elementary school site.
- The northern and western portions of the MVSP area are reserved for Business Park, Commercial Business Park, and Commercial areas.
- A Civic Node is located in the southwest portion of the MVSP site where the City may locate a fire station, train transit stop, and/or other public use.



# MVSP: Land Use Summary

Planning Area	Land Use Code	Land Uses	Acres	Max Dwelling Units or SF
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		CIRCULATION	19.6	~
PROJECT TOTAL				1,718 DU 6,315,000 SF

# Menifee Valley Specific Plan – Planning Areas



# Requested Approvals

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- **General Plan Amendment (GPA) No. PLN 21-0336** to revise the General Plan land use map to include the proposed Menifee Valley Specific Plan (MVSP) and to remove a portion of SP No. 301. The GPA would eliminate the segment of McLaughlin Road within the MVSP area and amend the alignment of Briggs Road to avoid Granite Hill.
- **Change of Zone (CZ) No. PLN 21-0335** to revise the zoning ordinance text of SP No. 301 to reflect the proposed Amendment and to include the MVSP zone.
- **Specific Plan Amendment No. PLN 21-0221** proposes the fourth amendment to SP No. 301 to remove 590.3 acres located north of Matthews Road and south of SR-74 from the SP No. 301, reducing its size from 1,548.3 to 942.0 acres.
- **Specific Plan No. PLN 21-0217** to create a new, separate, and distinct MVSP on 590.3 acres.



# Requested Approvals

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- **Tentative Parcel Map No. PLN 22-0033** proposes a subdivision to establish the boundaries and dimension of streets and the proposed mass grading for the Menifee Valley Specific
  - **Development Agreement No. PLN 21-0338** between the Specific Plan sponsor and the City outlines the terms and conditions of approval associated with the Specific Plan's approval and implementation.

# California Environmental Quality Act (CEQA)

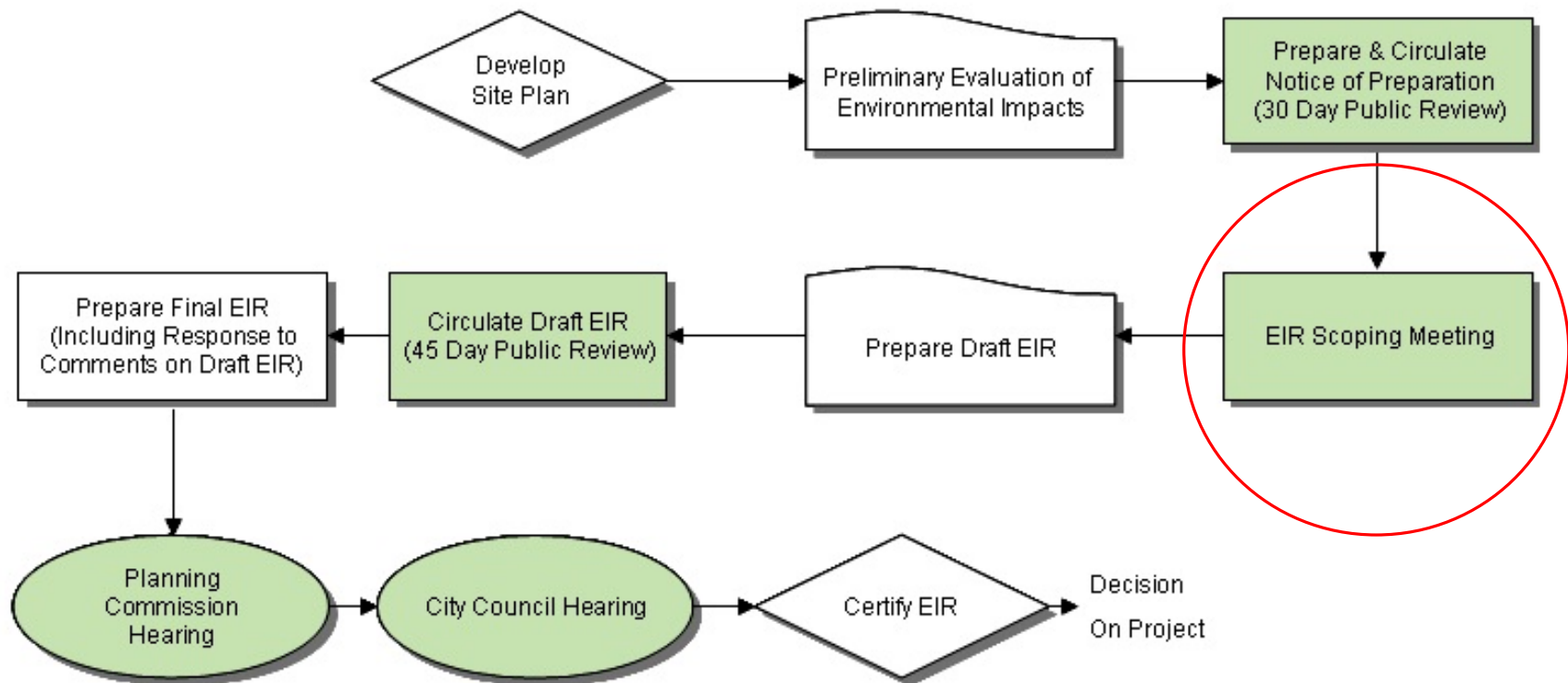
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- Provides objective information to the public and decision-makers on the potential environmental effects of the Project
- Identify project impacts, appropriate mitigation, and feasible alternatives to reduce potentially significant impacts
- Provide transparency during the City's decision-making process

# Draft Environmental Impact Report

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- No Initial Study has been prepared, therefore the Draft EIR will evaluate the issues identified in the 2022 CEQA Guidelines (Appendix G).
- Based on established thresholds, the following conclusions may be identified for each issue:
  - No Impact
  - Less than Significant Impact
  - Less than Significant Impact with Mitigation
  - Significant Impact
- The Draft EIR will incorporate relevant comments received during public review of the NOP and this Public Scoping Meeting



— Opportunities For Public Input




# Environmental Impact Report Process

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- Prepare Project Description
- 30-day Notice of Preparation (NOP)

Distributed for Public Review: March 10, 2022 through April 8, 2022.

Materials for the Project may be downloaded from the City's website:  
<https://www.cityofmenifee.us/325/Environmental-Notices-Documents>

- **Public Scoping Meeting** 
- Prepare/finalize Technical Studies (in process) and Draft EIR
- 45-day Draft EIR Public Review
- Prepare Final EIR (prepare Response to Comments, findings, etc.)
- Public Hearings/City Action on Project

# Supporting Technical Studies

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- Technical Analyses prepared to support the EIR analysis include:
  - Geotechnical Investigation
  - Traffic Operations/VMT Analysis
  - Cultural and Paleontological Resource Assessments
  - Biological Resources Assessment(s)
  - Air Quality/Greenhouse Gas Emissions (GHG) Analysis
  - Health Risk Assessment
  - Noise and Vibration Analysis
  - Hydraulics/Drainage Study
  - Water Quality Management Plan
  - Phase I Environmental Site Assessment (Hazardous Materials)
  - Water Supply Assessment

# Environmental Issues Addressed in the Draft EIR (Areas of Proposed Analysis)

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- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

ALSO ADDRESSED:

CUMULATIVE EFFECTS

PROJECT ALTERNATIVES

# Next Steps

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- Prepare the Draft EIR. Comments raised during the NOP comment period and at the Public Scoping Meeting will be identified and, as appropriate, will be addressed in the Draft EIR
- The Draft EIR analysis will be supported project-specific technical studies and modeling data.
- Project impacts will be measured against established local and/or regional thresholds.
- As warranted and feasible, mitigation will be identified to reduce the level of significance of project impacts.
- The City will exercise independent judgement regarding the contents and adequacy of the Draft EIR prior to public review.



# Next Steps (cont'd)

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- Distribute Draft EIR for Public Review and Comment (45 days)
- After closure of the review period, the City will respond to relevant concerns raised during the Public Review period.
- Responses to comments received in the Draft EIR will be made available prior to the first public hearing
- The Final EIR will be submitted to the Planning Commission for review and a decision regarding recommendation for the City Council. The City Council will provide the decision regarding acceptance of mitigation, overrides (if any), and certification of the EIR.

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# Public Comments

# Menifee Valley Specific Plan Environmental Impact Report Contact Information

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## **City of Menifee**

Ryan Fowler, Principal Planner

City of Menifee

Community Development Department

29844 Haun Road

Menifee, CA 92586

(951) 672-3740

[rfowler@cityofmenifee.us](mailto:rfowler@cityofmenifee.us)

City of Menifee  
Menifee Valley Specific Plan  
Environmental Impact Report

Public Scoping Meeting  
March 29, 2022

Please remember to sign in and provide comment.  
Thank you for attending!

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\* Telephone number and/or email address



**CITY OF MENIFEE  
MENIFEE VALLEY SPECIFIC PLAN EIR  
PUBLIC SCOPING MEETING**

**March 29, 2022 5:30 PM  
City of Menifee, City Council Chambers  
29844 Haun Road, Menifee, CA 92586**

The purpose of this meeting is **NOT** to evaluate the merits of the proposed project but to solicit public comment on the scope of environmental issues to be addressed in the Environmental Impact Report (EIR). Information collected will be used in the preparation of the Draft EIR, which will be available for public review and comment at a later date. The City will convene public hearings on this project at a future date. Any public hearing required for the project will be noticed pursuant to City and State notification requirements.

EIR Issues:

Aesthetics	Agricultural Resources	Air Quality
Biological Resources	Cultural Resources	Energy
Geology/Soils	Greenhouse Gas/Climate Change	Hazards/Hazardous Materials
Hydrology/Water Quality	Land Use/Planning	Mineral Resources
Noise/Vibration	Population/Housing	Public Services
Recreation	Transportation	Tribal Cultural Resources
Utilities	Wildfire	
Cumulative Impacts	Growth Inducing Impacts	Project Alternatives

Is there any information you can provide regarding existing environmental conditions in the project area?

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What are the specific issues you believe require assessment in the EIR?

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Other comments:

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**\*\* You may attach additional sheets if necessary and submit tonight in person, or via mail/email to:**

Ryan Fowler, Principal Planner  
City of Menifee, Community Development Department  
29844 Haun Road  
Menifee, CA 92586  
(951) 672-3740  
[rfowler@cityofmenifee.us](mailto:rfowler@cityofmenifee.us)

Commenter Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email (optional): \_\_\_\_\_

**CITY OF MENIFEE  
MENIFEE VALLEY SPECIFIC PLAN EIR  
PUBLIC SCOPING MEETING**

**March 29, 2022 5:30 PM  
City of Menifee, City Council Chambers  
29844 Haun Road, Menifee, CA 92586**

Should you wish to provide verbal comment during this scoping meeting, please complete this form and submit it to the project team. You will be asked to provide your comments upon completion of the Scoping Meeting presentation.

The purpose of this Scoping Meeting is **NOT** to debate the merits of the proposed project. Comments should be limited to the issues of concern or the identification of information that you believe should be addressed in the Environmental Impact Report (EIR). Information collected during this scoping meeting will be used in the preparation of the EIR, which will be available for public review and comment at a later date.

The City will convene public hearings on this project at a future date. Any public hearing required for the project will be noticed pursuant to City and State notification requirements.

Commenter Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Email (optional): \_\_\_\_\_