NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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

From: City of Menifee, Community Development Department

Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) (State Clearinghouse No. 2022030233) 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

Comment Period: October 19, 2023 through December 4, 2023

Notice of Availability of a Draft Environmental Impact Report:

The City of Menifee is the Lead Agency under the California Environmental Quality Act (CEQA) and has prepared the Draft Environmental Impact Report (EIR) for the Menifee Valley Specific Plan (herein after "proposed Project" or "Project") identified below. The Lead Agency has prepared this NOA, in compliance with Public Resources Code Sections 21091 and 21092, and Title 14, Section 15087 of the California Code of Regulations, for the Draft EIR to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the environmental analysis addressing the potential effects of the Proposed Project. The Draft EIR evaluates the potentially significant environmental impacts that may result from the Project.

Project Location:

The Project is generally located within the Menifee Valley Ranch Specific Plan No. 301 (SP 301) in the northeastern portion of the City of Menifee in Riverside County, California. The Project site is generally bounded on the north by State Route 74 (SR-74) and the west by Menifee Road, both identified in the City's General Plan as designated truck routes. Directly south are the Burlington Northern Santa Fe railroad tracks (BNSFRR), SCE transmission facilities, and Matthews Road (a dirt road designated only as a paper street). Directly to the east is Briggs Road. The 590.3-acre Project site consists of multiple parcels (Assessor Parcel Numbers [APNs] 331-260-005 through -009, 331-270-005, 331-280-005, 331-290-004, 331-300-002, -004, -005, -007, and -013, 333-170-006 and -011 through -013). Reference **Figure 1, *Project Location***.

Project Applicant: Minor Ranch, LLC

Project Description:

The Project includes the Specific Plan area (approximately 590.3 acres) and two sets of off-site improvement areas. The first set of off-site improvements includes improvements to existing roadways (e.g., Menifee Road, SR-74, and Briggs Road), utility connections (e.g., water, sewer, stormwater,

electricity, internet, and natural gas), landscaping, and construction of a non-vehicular bridge to connect the Specific Plan site to the Heritage Lake community to the south (up to 59.0 acres total).

In addition, a second set of off-site roadway improvements are proposed to address circulation issues and to implement the level-of-service (LOS) goals set forth in the Circulation Element of the City's General Plan. These roadway improvements, which include widening and additional turn lanes as required, include Matthews Road/Case Road (between McLaughlin Road and Ethanac Road), McLaughlin Road (between Matthews Road/Case Road and Menifee Road), widening McCall Boulevard (between Encanto Drive and Menifee Road), and enforcing diversion of southbound project truck traffic to the Ethanac Road interchange using the McLaughlin Road extension to Matthews Road/Case Road. Roadway improvements include possible relocation of overhead and underground utility infrastructure, additional road signage, traffic rerouting, road resurfacing and expansion, and walkways and road lighting. These improvements would result in these roadway segments being built out to their ultimate configurations as identified in the City's General Plan Circulation Element (Circulation Element Exhibit C-3). These roadway improvements were identified in the General Plan Circulation Element and included in the Final General Plan EIR (certified on December 18, 2013) which evaluated impacts related to the adoption of the Circulation Element.

The proposed Project would facilitate the development of the 590.3-acre Project site as a mixed-use, master-planned community through the approval of the Menifee Valley Specific Plan (MVSP). The planned community would provide economic development and jobs to the City and improve the ratio of jobs to housing in Menifee while delivering a mix of uses that would establish a sense of place for the community while maintaining the maximum residential unit count of 1,718 that was previously approved for the Project site by SP 301.

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 the 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 Civic Node Public Facilities, Business Park, Commercial Business Park, and Commercial areas that will allow uses which foster economic activity and promote job growth. A Civic Node positioned 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. Reference **Figure 2, *Conceptual Land Use Plan*** and **Figure 3, *Off-Site Improvement Areas*** .

The following entitlement applications are associated with the proposed Project:

General Plan Amendment No. PLN 21-0336 proposes to change the General Plan land use map to include the MVSP land use designation and remove the portion of SP 301 proposed to be removed under Specific Plan Amendment No. PLN 21-0221 (as described below).

Change of Zone No. PLN 21-0335 proposes to revise the City Zoning Map to include the Menifee Valley Specific Plan (Specific Plan No. PLN 21-0217) zone. The change of zone is required to change the SP 301 zoning designation to Specific Plan No. PLN 21-0217.

Specific Plan Amendment No. PLN 21-0221 proposes to remove parcels located north of Matthews Road, south of Highway 74, east of Menifee Road, and west of Briggs Road from SP 301. The removal of this area from SP 301 would reduce the size of SP 301 from 1,548.3 to 942.0 acres and would reduce the number of permitted residential units within SP 301 by 1,718 units.

Specific Plan No. PLN 21-0217 proposes the separate and distinct MVSP described above on 590.3 acres.

Tentative Parcel Map No. PLN 22-0033 includes a subdivision to establish the boundaries and dimension of streets and the proposed mass grading for the MVSP. Following map recordation, the final map would 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 between the Applicant and the City identifies the terms for development of the Project site and identifies the Applicant's obligations associated with the proposed Project. The DA refers to the MVSP 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 Impacts:

The City of Menifee has prepared a Draft EIR that evaluates the proposed Project's potential environmental impacts and analyzed Project alternatives. The environmental topic areas addressed in the Draft EIR include Aesthetics, Agriculture and Forestry Resources, ***Air Quality***, Biological Resources, Cultural Resources, Energy, Geology and Soils, ***Greenhouse Gas Emissions***, Hazards and Hazardous Materials, Hydrology and Water Quality, ***Land Use and Planning***, Mineral Resources, Noise, Population and Housing, Public Services, ***Transportation***, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Significant and unavoidable impacts were identified for topic areas noted in ***bold/italics***.

The Draft EIR addresses the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It also evaluates the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project were evaluated that may reduce impacts that were determined to be significant in the EIR. All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures identified in the Draft EIR.

The Project site and offsite improvement areas are not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Public Hearings:

Notification of the date, time, and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.

Public Comment Period:

This NOA and the Draft EIR will be available for public review and comment for a period of 45-days excluding the first day of posting, beginning **Thursday, October 19, 2023,** and ending **Monday, December 4, 2023**. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project.

This NOA and Draft EIR is available for public review on the City of Menifee's website:

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

Copies of the Draft EIR are also available for review at:

- **Menifee City Hall** - 29844 Haun Road, Menifee, CA 92586
  - Monday to Friday 8am to 5pm

- **Sun City Library** - 26982 Cherry Hills Road, Menifee, CA 92586

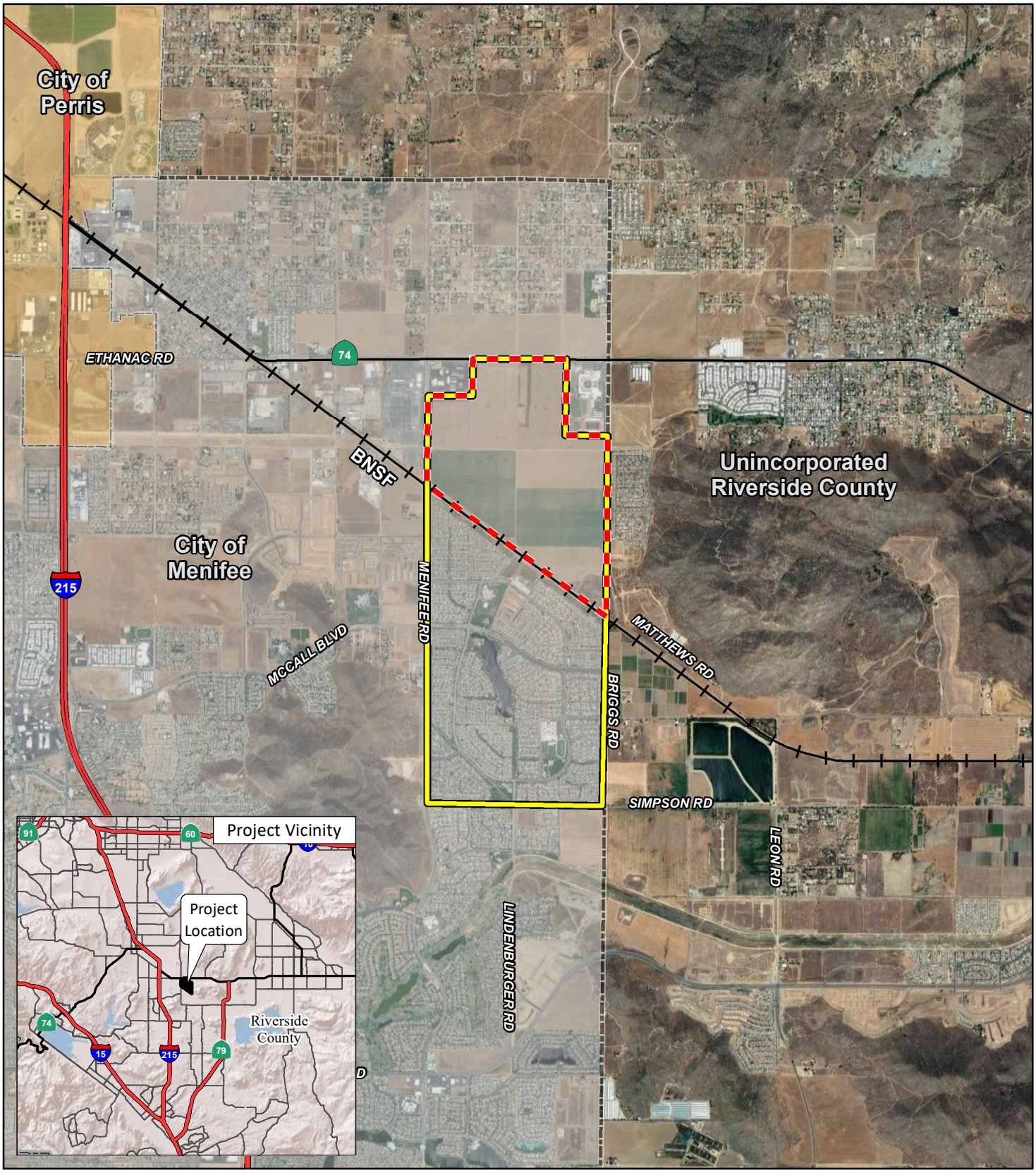
    - Sunday 12pm to 4pm
    - Mon, Wed, Fri 10am to 6pm
    - Tue & Thur 11am to 7pm
    - Saturday 9am to 3pm

- **Menifee Library** - 28798 La Piedra Road, Menifee, CA 92584

    - Mon & Wed 11am to 7pm
    - Tue & Thur 10am to 6pm
    - Fri & Sat 10am to 2pm

Any responses must be submitted to the City of Menifee, Community Development Department at the earliest possible date, but no later than the **Monday, December 4, 2023,** deadline. Comments must be submitted via email or in writing to:

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



LEGEND

Proposed Menifee Valley Specific Plan

Approved Specific Plan 301

FIGURE 1

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0 2000 4000

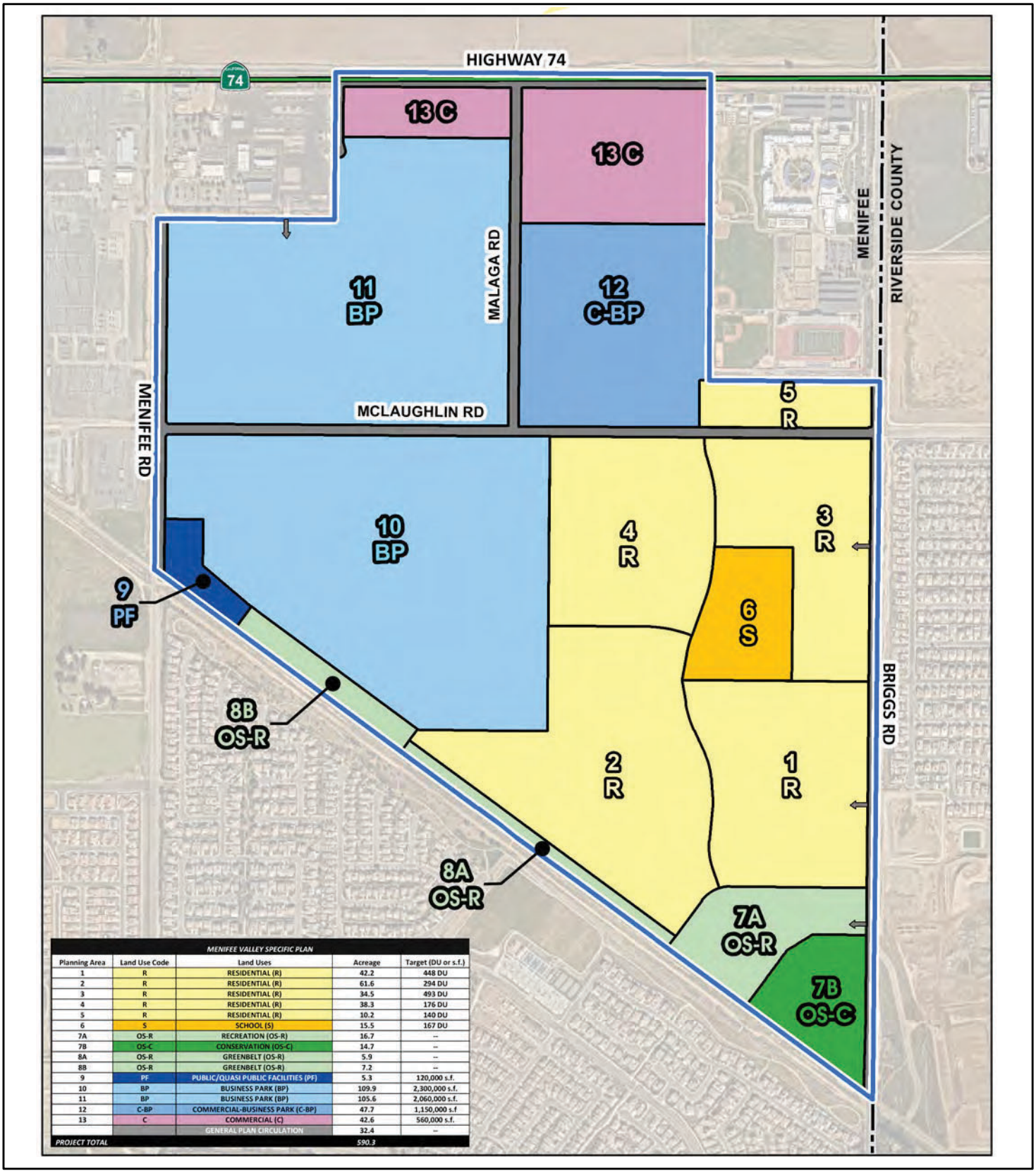
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SOURCE: Google Imagery (2021)

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Menifee Valley Specific Plan EIR

Project Location



MENIFEE VALLEY SPECIFIC PLAN

Planning Area	Land Use Code	Land Uses	Acreage	Target (DU or s.f.)
1	R	RESIDENTIAL (R)	42.2	448 DU
2	R	RESIDENTIAL (R)	61.6	294 DU
3	R	RESIDENTIAL (R)	34.5	493 DU
4	R	RESIDENTIAL (R)	38.3	176 DU
5	R	RESIDENTIAL (R)	10.2	140 DU
6	S	SCHOOL (S)	15.5	167 DU
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/QUASI PUBLIC FACILITIES (PF)	5.3	120,000 s.f.
10	BP	BUSINESS PARK (BP)	109.9	2,300,000 s.f.
11	BP	BUSINESS PARK (BP)	105.6	2,060,000 s.f.
12	C-BP	COMMERCIAL-BUSINESS PARK (C-BP)	47.7	1,150,000 s.f
13	C	COMMERCIAL (C)	42.6	560,000 s.f.
		GENERAL PLAN CIRCULATION	32.4	--
PROJECT TOTAL			590.3	

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FIGURE 2

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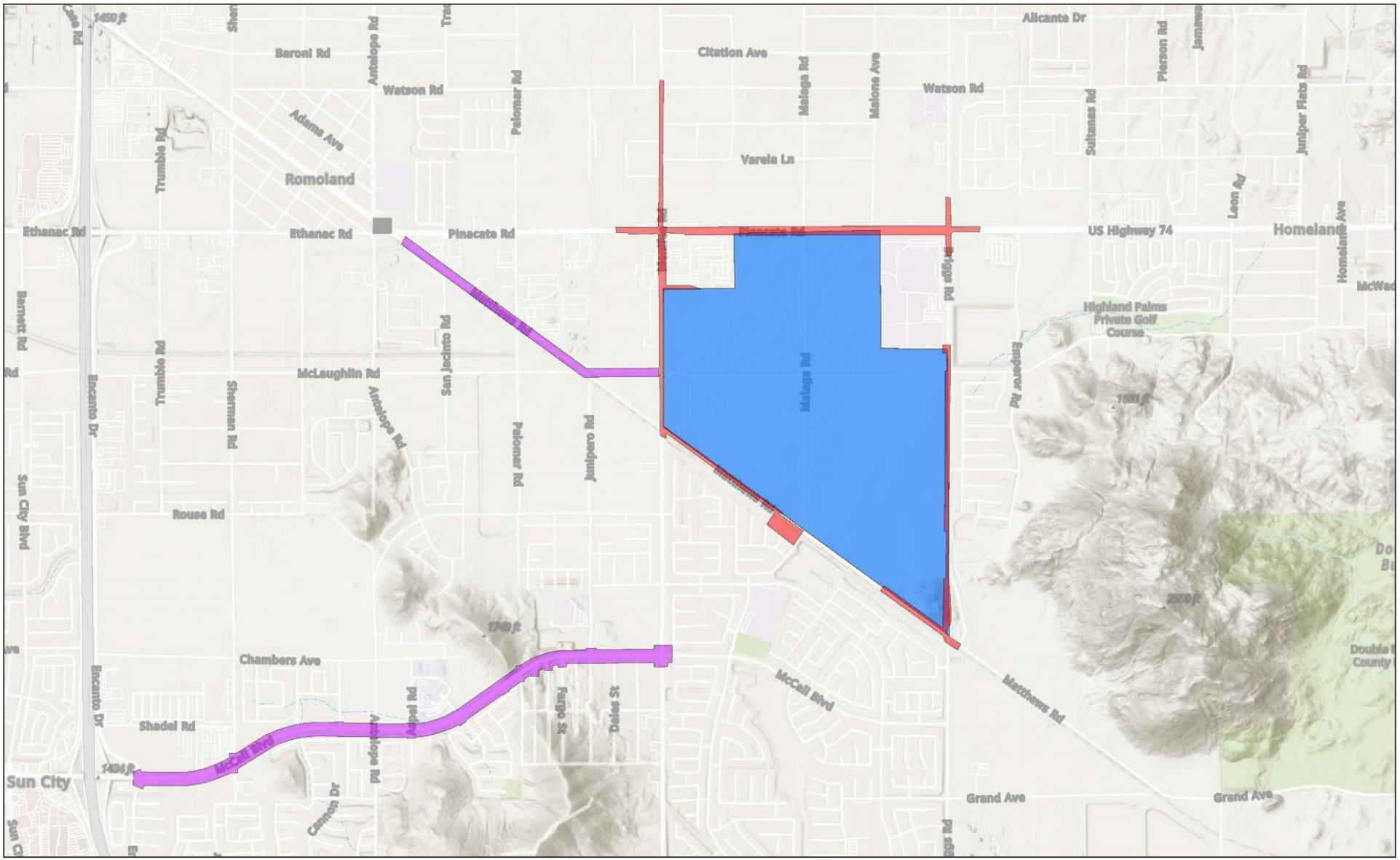
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SOURCE: ESRI, Nearmap Imagery (2022), RCTLMA (2022)

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Menifee Valley Specific Plan EIR

MVSP Conceptual Land Use Plan



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LEGEND

- Project Area
- Off-Site Improvement Area #1
- Off-Site Improvement Area #2

0 1562.5 3125

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SOURCE: Paleo West

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FIGURE 3

Menifee Valley Specific Plan EIR

Off-Site Improvement Areas