



CITY OF MENIFEE
Community Development Department
Cheryl Kitzerow - Community Development Director

FILED / POSTED

Notice of Determination

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202000692
06/19/2020 10:22 AM Fee: \$ 3393.25
Page 1 of 2

Removed: By: Deputy
 7

FROM:
Lead Agency: City of Menifee
Community Development Department
Address: 29844 Haun Road
Menifee, CA 92586
Contact Person: Manny Baeza, Senior Planner
Phone Number: 951-723-3742

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019029123

Project Title: Menifee North Specific Plan No. 260, Amendment No. 3 (SPA 2010-090), "Palomar Crossings"

Project Applicant: Gary Hamro and Mickey Ashley Romola General/Malaga 74, LLC 31361 Electric Avenue Nuevo, CA 92567

Project Location: The Project site is located north of Highway 74 west of Menifee Road, east of Palomar Road and approximately 1,300 feet south of Watson Road in the City of Menifee, County of Riverside, State of California. The Project site consists of Assessor Parcel Numbers (APNs 329-090-025,-026, -069, -070, -071, and -072; 329-100-025, -026, -027, -030, -031, -033, and -034).

Project Description: Specific Plan No. 260, Amendment No. 3 (Planning Application No. SPA 2010-090) proposes the following modifications to the Specific Plan Land Use Plan's Planning Areas (PA):

- Planning Area 11 (PA11) would be realigned along its southern boundary and re-designated from Business Park land uses to Very High Density Residential and would be split into two (2) subareas, 11A and 11B. Subarea 11A has an area of 19.56 acres and is located west of Junipero Road. Subarea 11B has an area of 9.79 acres and is located east of Junipero Road and will include a portion of the existing Southern California Edison (SCE) easement that had not previously been given a specific Planning Area designation.
- Planning Area 12 (PA12) would be realigned to a newly created area between PA11 and PA13 and redesignated from the current Business Park and Commercial Business Park land use to Commercial / Very High Density Residential land uses. Two (2) subareas are proposed, 12A and 12B. Subarea 12A has an area of 6.14 acres and is located west of Junipero Road. Subarea 12B has an area of 3.06 acres and is located east of Junipero Road and includes a portion of the existing SCE easement that had not previously been given a specific Planning Area designation.
- Planning Area 13 (PA13) would be realigned along its northern boundary and re-designated from Commercial Business Park to Commercial and would be split into two (2) subareas, 13A and 13B. Subarea 13A has an area of 10.23 acres and is located west of Junipero Road. Subarea 13B has an area of 5.19 acres and is located east of Junipero Road and includes a portion of the existing SCE easement that had not previously been given a specific Planning Area designation.
- Planning Area 14 (PA14) would retain a Commercial designation but would be reduced in acreage from 11.7 to 9.27 by redistributing areas into Planning Areas 12B and 13B.

In addition, the Specific Plan Amendment proposes the establishment of development standards and allowable land uses within Planning Areas 11, 12, and 13 and the establishment of architectural design guidelines for residential and commercial development.

This is to advise that the City of Menifee City Council, as the lead agency, has approved the above-referenced project on June 17, 2020 and has made the following determinations regarding the above described project:

NOTICE OF DETERMINATION

Page 2

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.
5. A statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval is available to the general public at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586 or by contacting the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M.



Signature

Sarah A. Manwaring, Menifee City Clerk

Title

June 18, 2020

Date

Date Received for Filing and Posting at OPR: _____

CDFW fees of \$3,343.25 and County filing fee of \$50.00 are applicable for this project.

FOR COUNTY CLERK'S USE ONLY