



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

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

From: City of Menifee

Subject: A Notice of Preparation for the Menifee Valley Specific Plan – Specific Plan No. 2018-181 (Specific Plan Amendment No. 2018-182, Tentative Tract Map No. 37573, and Change of Zone No. 2019-061)

Notice of Preparation of a Draft Environmental Impact Report (EIR):

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 Environmental Impact Report (EIR) for the Project referenced above. The EIR will evaluate the potential significant environmental impacts that may result from granting entitlements for the planned mixed use development project on approximately 594 gross acres (Minor Ranch LLC, Applicant). The property is bound by State Route 74 (SR-74) to the north, Menifee Road to the west, Matthews Road to the south, and Briggs Road to the east, within the City of Menifee, County of Riverside, State of California (Assessor Parcel Numbers: 331-260-005, 331-260-006, 331-260-007, 331-260-008, 331-260-009, 331-270-005, 331-280-005, 331-290-004, 331-300-002, 331-300-004, 331-300-005, 331-300-007, 331-300-009, 333-170-006, 333-170-011, 333-170-012, 333-170-013¹).

Project Description:

The proposed Menifee Valley Specific Plan (herein after “proposed Project” or “Project”) is located within the approved Menifee Valley Ranch Specific Plan No. 301 (SP301), and is currently undeveloped and vacant. The property owner has proposed a Specific Plan Amendment (No. 2018-182) to remove the Project site from SP301, a new Specific Plan (No. 2018-181) for the proposed Project areas, and a Change of Zone (No. 2019-061) to update the zoning ordinance language to remove references to planning area that are being removed from SP301. In addition, a Tentative Tract Map (No. 37573) will subdivide the 594 acres into 14 parcels for financing, conveyance, and phasing purposes. The Project applicant will also work with the City of Menifee to develop a comprehensive Development Agreement to address issues including phasing, infrastructure construction and financing, development policies and goals, fee payments, and other such topics.

The Project will provide for an array of residential uses mixed with complementary retail-mixed use development, civic, open space recreational amenities as well as open space-conservation and establish the necessary plans, development standards, regulations, zoning, infrastructure requirements, and implementation on which subsequent project-related development activities (i.e. future implementing development projects) are to be founded. There is also a provision with the Project to include an elementary school and up to 120,000 square feet of office park within the Residential land use designations. It is intended that site plan review, grading and building permits, or any other action requiring ministerial or discretionary approval applicable to this area be consistent with this Specific Plan. Some elements of the development program may be enforced through conditions, covenants, and restrictions (CC&Rs) established in conjunction with the subdivision maps for the property.

The Project would be adopted by ordinance by the City of Menifee and is designed to allow for a diverse residential community consisting of various lot sizes, housing styles, and product types supporting retail-mixed use, office

¹ APN 333-170-013 is only applicable to the new Specific Plan; it is not applicable to the Specific Plan Amendment.

park, civic, and open space uses as identified in **Table 1, Proposed Land Use Summary**, and **Table 2, Planning Area Summary and Buildout Potential**, below.

Table 1 – Proposed Land Use Summary

Land Use	Acreage	Maximum	
		Dwelling Units	Square Footage
Residential ³	472	2,453	-
Office Park Overlay ⁴	11		120,000
Retail -Mixed Use	13	175 ¹	120,000
Civic	3	-	65,340
Open Space – Conservation	15	-	-
Open Space - Recreation	27	-	-
Greenbelt	11		
Road Right-of-Way	53	-	-
TOTALS	594⁵	2,628²	305,340

1. A target of 175 dwelling units may development within this Planning Areas on up to five acres in place of non-residential development.
2. Overall development of dwelling units within this Specific Plan shall not exceed 2,628.
3. Within the Residential land use designation there could be one elementary school site (in Planning Area 2 or 3) as well as up to 120,000 square feet of office park (in Planning Area 3). Dwelling units would be reduced commiserate with the development of these other uses.
4. Planning Area 3 will include an Overlay designation to allow for up to 120,000 square feet of office park on up to 11 acres. The amount of residential units would be reduced by 86 units should the office park overlay be enacted.
5. The total 594 acres does not include the 11 acres from the Office Park Overlay because these acres are part of the 472 acres of Residential land use.

Table 2 – Planning Area Summary and Buildout Potential

Planning Area	Land Use Category	Acres	Dwelling Unit Range			Density Range ²	Non-Residential Maximums	
			Minimum	Target	Maximum		Floor Area Ratio/ Square Footage (SF)	
1	Residential (All-Age)	56	216	288	360	3.9-6.4		
2	Residential (All-Age)	50	217	289	361	4.3-7.2		
3 ⁴	Residential (All-Age)	51	230	307	384	4.5-7.5	120,000 ⁴	
4	Residential (All-Age)	8	36	48	60	4.5-7.5		
5	Residential (All-Age)	48	196	261	326	4.1-6.8		
6	Residential (All-Age)	61	195	260	325	3.2-5.3		
7 ¹	Retail-Mixed Use	13	131	175	219	26.3-43.8	120,000	
8	Open Space – Recreation	27						
9	Civic	3						≤0.5
								65,340
10	Residential (Active-Adult)	47	218	258	363	4.6-7.7		
11	Residential (Active-Adult)	51	222	261	370	4.4-7.3		
12	Residential (Active-Adult)	44	119	237	331	4.5-7.5		
13	Residential (Active-Adult)	56	209	244	348	3.7-6.2		
14	Open Space – Conservation	15						
	Greenbelt	11						
	Road Right-of-Way	53						
TOTALS		594	2,628³				305,340	

Notes

1. A target of 175 dwelling units may be developed within this Planning Area on up to five acres in place of non-residential uses.
2. Density range is based on the minimum number of dwelling units per Planning Area acreage up to the maximum number of dwelling units per Planning Area acreage.
3. Overall development of dwelling units within this Specific Plan shall not exceed 2,628.
4. Planning Area 3 will include an Overlay designation to allow for up to 120,000 of office park. The amount of residential units would be reduced by 86 units should the office park overlay be enacted within this Planning Area.

Access and Circulation

Primary vehicular access to the Project site from the west is provided by SR-74 and Menifee Road. Access from the east is primarily provided via SR-74 and Briggs Road. The Menifee Valley Specific Plan will identify the backbone infrastructure required to serve the Menifee Valley community. McLaughlin Road and Malaga Road will provide primary internal circulation for the Project along with collector and local streets providing access to each planning area. Circulation improvements within the Project include but are not limited to half-width development of Menifee and Briggs Roads, and full-width development McLaughlin and Malaga Roads as well as roadway improvements to provide for Shared Use to accommodate for NEV's and golf carts.

Community On-Street Bike Lanes (Class II) are planned along Briggs Road and Menifee Roads until they connect with the Class I Off-Road Bike Trail along Matthews Road. Class III Bike Routes are planned along Malaga Road and McLaughlin Road. The Project will include these connections and allow for the appropriate right of way to allow for the trails. The City of Menifee General Plan identifies a Regional Trail along Briggs Road. The Project is designed to provide a number of trail connections and circulation improvements to provide pedestrian and bicycle connectivity within the Project site. All circulation improvements will be consistent with the City of Menifee General Plan. The Menifee Valley Specific Plan will coordinate with local transit services to ensure any required connections are included within the plan.

Potable and Recycled Water

The Project site will be served by Eastern Municipal Water District (EMWD) in the 1720 pressure zone and the existing Longview tank, located approximately 2 miles north of the site near Hexamer Drive and Longview Lane. New water main construction will be necessary along SR-74 from the termination point (680 feet north of SR-74) to Malaga Road and along McLaughlin Road from Menifee Road to Briggs Road to provide connectivity. The Project will require 8 to 12 inch water pipelines in order to connect to the existing facilities to provide potable water service the Project site. In order to provide a reliable source of water for firefighting purposes, potable water is also delivered to all fire hydrants and fire sprinkler systems utilizing the potable water system.

Recycled water service for the Project site will also be provided by EMWD. There is an existing 48 inch recycled water line located within the Matthews Road right-of-way. The Project includes recycled water lines ranging from 8 to 18 inches located within Briggs Road, Menifee Road, Malaga Road, and McLaughlin Road in order to connect to the existing facilities to provide irrigation water to serve parks and common landscape areas.

Sewer

Sanitary sewer service for the Project site is provided by EMWD. There are existing sewer lines located in Menifee Road, McLaughlin Road, Briggs Road, and Matthews Road right-of-way ranging in size from 12 to 24 inches in diameter. The Project will require pipes ranging in size from 8 to 15 inches in diameter with proposed connection points at the intersections of McLaughlin Road/Menifee Road, Menifee Road/Matthews Road, and along McLaughlin Road and Matthews Road to connect to existing facilities in order to provide sewer service the Project site

Storm Drain

The Project is located in the Romoland Master Drainage Plan (MDP). The Project will require connections ranging in pipe size from 18 to 108 inches in diameter to connect to the existing storm drain facilities. Construction of MDP Lines A-4 (approximately 5,100 lineal feet) and A-5 (approximately 3,150 lineal feet) will also be required.

Utilities

Southern California Edison (SCE) will provide electrical service to the site. The precise alignment for connection to the site will be determined at a later date in coordination with SCE. All proposed on-site electrical facilities will be placed underground.

Frontier Communications will provide telephone service to the site. Frontier currently has facilities on the east side of Briggs Road that serve the Mountain Gate development and this will be the closest source for Menifee Valley. Charter Communications has television services facilities on the east side of Briggs Road that serve the Mountain Gate development, which will be the closest source for and provide television service to Menifee Valley.

Southern California Gas Company (SGC) will provide natural gas service to the site. There are three high pressure gas transmission mains along Menifee Road; two are located along the west side and one is located along the east side. There is also an existing 4 inch high pressure gas transmission main on the north side of SR-74. SCG has a 6 inch distribution on the west side of Briggs Road that currently serves the Mountain Gate Development with capacity to serve Menifee Valley.

Grading

In order to develop the Project and ensure the Project site drains appropriately, extensive ground disturbance and grading will be required. It is expected that development of the Project will result in a balanced site, with approximately 4.8 million cubic yards of cut and fill. No import or export of dirt is anticipated, since all earthwork will be balanced within the Project site.

Landscape

SR-74, Briggs Road, and Menifee Road are designated as Enhanced Landscape Corridors in the City of Menifee's General Plan, and thus must receive special design consideration to ensure they complement the existing community. Additionally, SR-74 and Menifee Road are identified as scenic corridors. The Menifee Valley Specific Plan will provide a plant palette and development standards for general guidance on landscaping in public areas, easements, and roadways.

Other

While the Project site lies within the Valley-Wide service area, it has not been annexed into any of the maintenance districts controlled and operated by Valley-Wide. The Project site is located in Zone E of the March Air Reserve Base Land Use Compatibility Plan (MARB LUCP). As such, the Project is required to be reviewed by Riverside County Airport Land Use Commission (ALUC) to ensure compatibility with the MARB LUCP. Additionally the site will be served by the Perris Union High School District and Romoland School District.

Offsite Improvements

In addition to the on-site infrastructure improvements proposed as part of the Project, a 12 inch water line will be needed adjacent to the SCE service center at the corner of Menifee Road and SR-74 in order to convey potable water to the Project site. New water main construction would be required in Menifee Road from the termination point (680 linear feet north of SR-74) south to SR-74 then east to Malaga Road. This water main extension along Menifee Road would be approximately 3,750 linear feet (1,360 linear feet in SR-74 from Malaga Road to McKinley Road and 2,210 linear feet from McKinley Road to the termination point in Menifee Road north of SR-74), affecting approximately 0.3 acres. However, these connections will occur within the road right-of-way, and Menifee Road and SR-74 are paved in their current condition.

Additionally, utility improvements at the intersections of Matthews Road/Menifee Road and Matthews Road/Briggs Road may be required to provide recycled water connections to the Project site.

Lastly, off-site roadway improvements are expected to be necessary to support the on-site circulation system for the Project and will be evaluated as part of the Environmental Impact Report (EIR) to further analyze the project's contribution to the surrounding circulation system.

Potential Environmental Effects:

Based on the Initial Study prepared for the proposed Project, the City will address the following potentially significant impacts in the EIR: Air Quality; Biological Resources; Energy; Greenhouse Gas Emissions;

Hydrology/Water Quality; Land Use/Planning; Noise; Population/Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities/Service Systems; and Mandatory Findings of Significance.

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 of Menifee, Community Development Department 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 **September 9, 2019** at 6:00 pm at the City of Menifee City Hall Council Chambers, 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 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 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 August 21, 2019 and conclude on September 21, 2019 at 5:00 p.m. The Initial Study for the Project may be downloaded from the City's website:

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

The Initial Study also is available for review at the following locations:

Menifee City Hall
Community Development
Department
29844 Haun Road
Menifee, CA 92586
(951) 672-6777

Paloma Valley Library
31375 Bradley Road
Menifee, CA 92584
(951) 301-3682

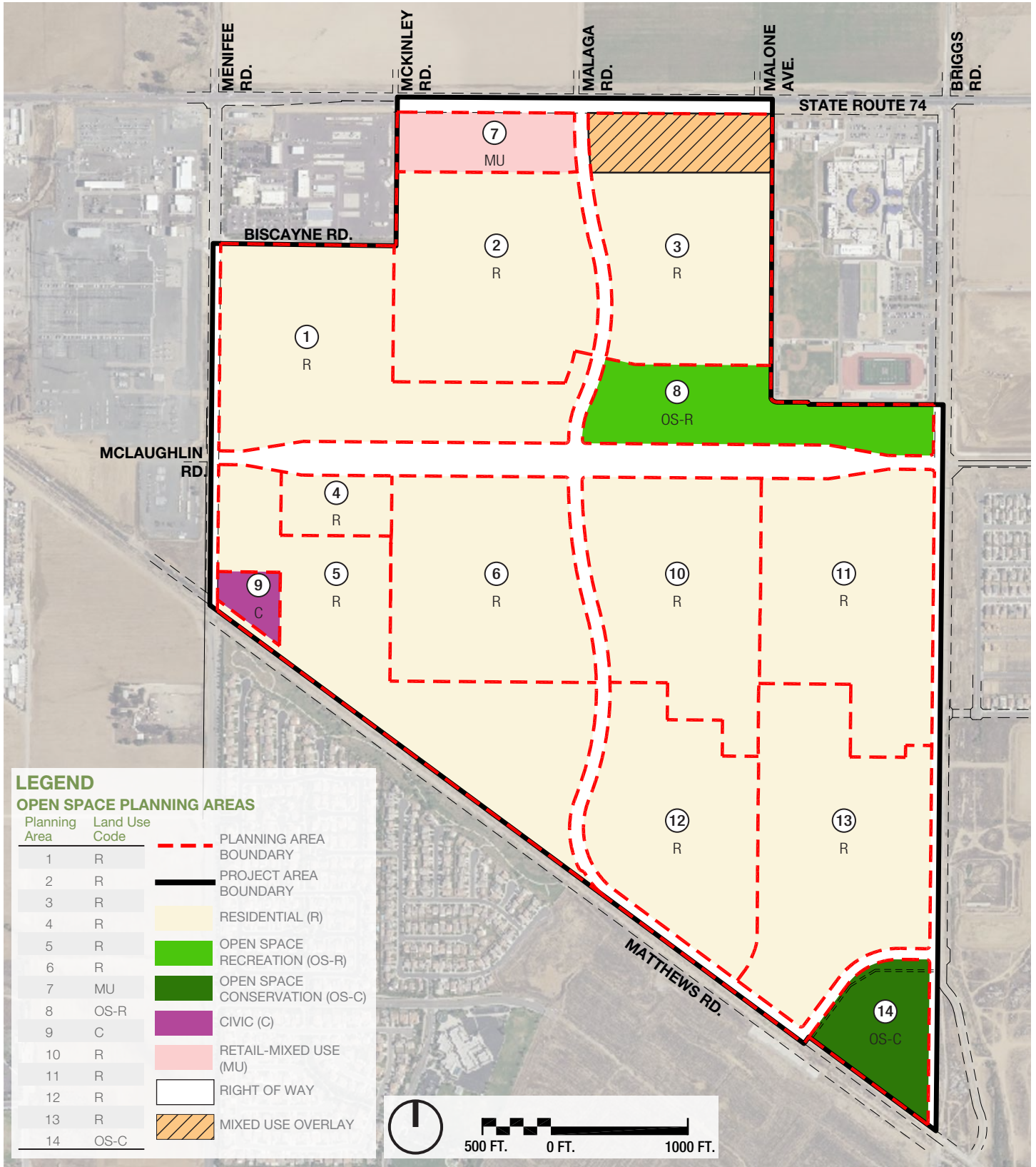
Sun City Library
26982 Cherry Hills
Boulevard,
Menifee, CA 92586
(951) 679-3534

Romoland Library
26001 Briggs Road
Menifee, CA 92585
(951) 325-2090

Any responses must be submitted to the City of Menifee, Community Development Department at the earliest possible date, but no later than the September 21, 2019 deadline. Comments must be submitted in writing, or via email, to:

Tamara Harrison, Senior Planner
City of Menifee, Community Development Department
29844 Haun Road
Menifee, CA 92586
(951) 723-3743
tharrison@cityofmenifee.us

LAND USE PLAN



LEGEND

OPEN SPACE PLANNING AREAS

Planning Area	Land Use Code	
1	R	PLANNING AREA BOUNDARY
2	R	PROJECT AREA BOUNDARY
3	R	RESIDENTIAL (R)
4	R	OPEN SPACE RECREATION (OS-R)
5	R	OPEN SPACE CONSERVATION (OS-C)
6	R	CIVIC (C)
7	MU	RETAIL-MIXED USE (MU)
8	OS-R	RIGHT OF WAY
9	C	MIXED USE OVERLAY
10	R	
11	R	
12	R	
13	R	
14	OS-C	