



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

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).

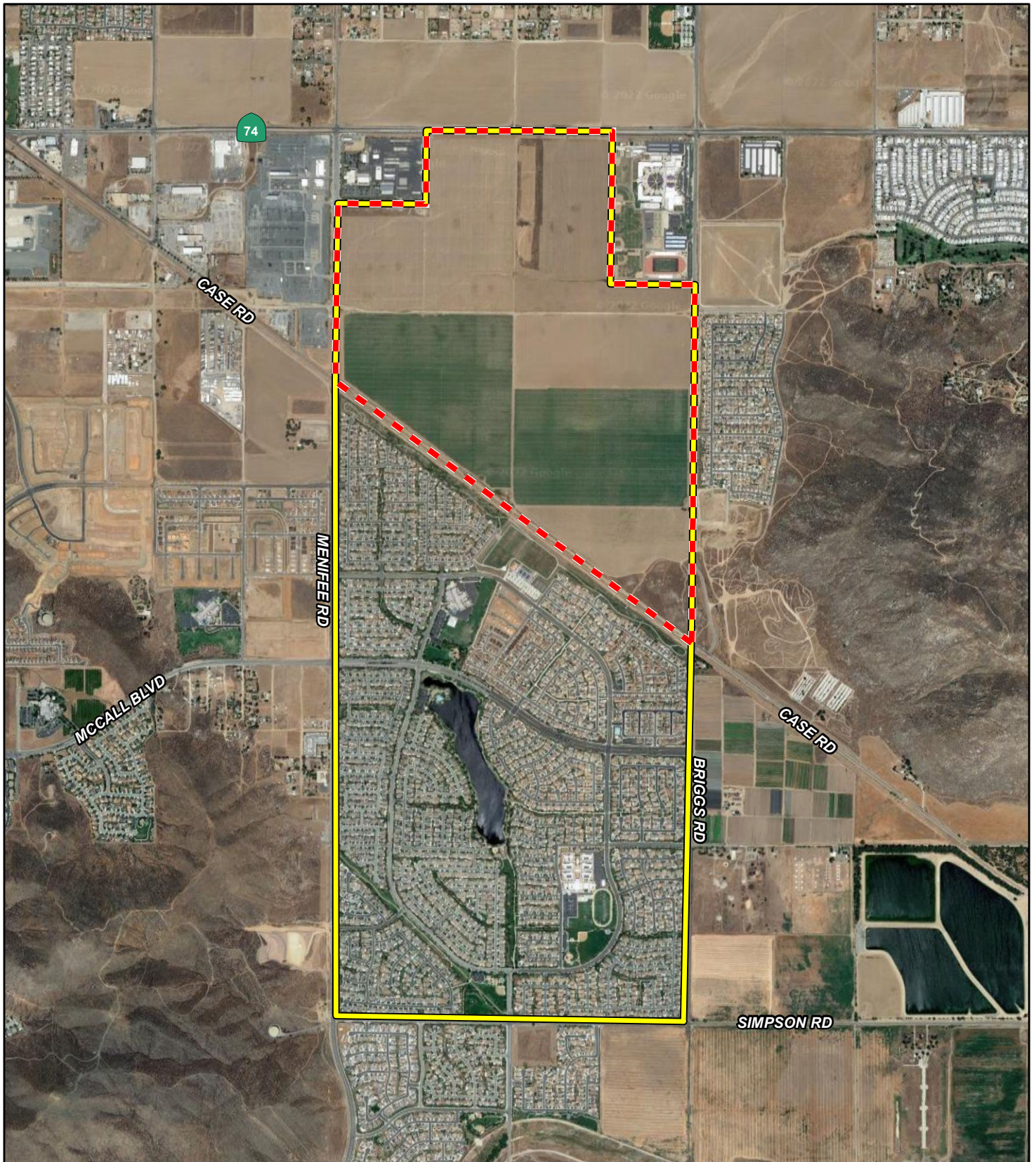




FIGURE 1

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-  Proposed Menifee Valley Specific Plan
-  Approved Specific Plan 301



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FEET

SOURCE: Google Imagery (2020)

I:\CIM2106\GIS\MXD\NOP\Project_Location.mxd (2/7/2022)

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.

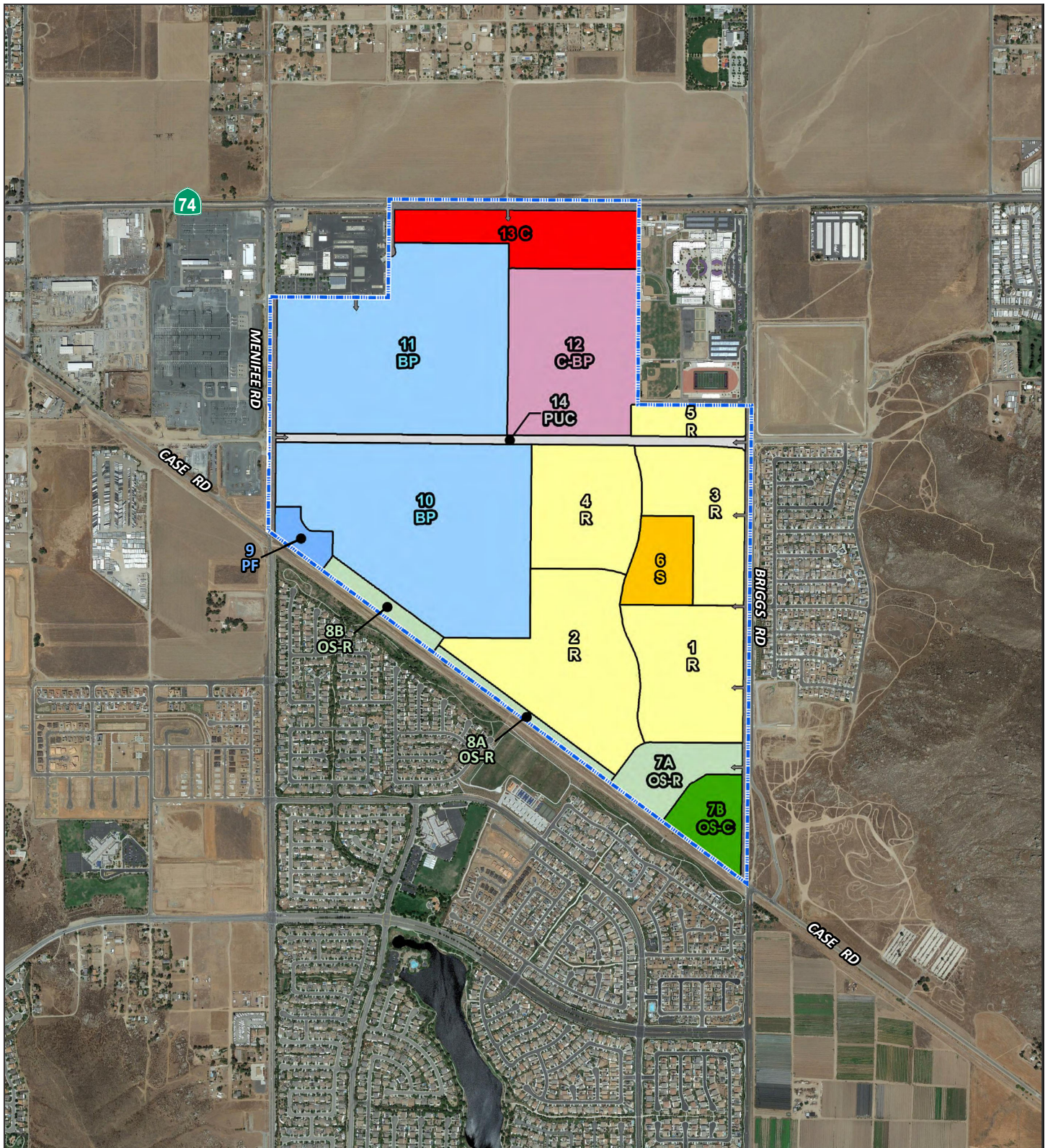
Specific Plan Amendment No. PLN 21-0221 proposes the fourth (4th) amendment to the Menifee Valley Ranch Specific Plan No. 301 (SP 301). The Specific Plan Amendment proposes to remove parcels located north of Matthews Road from SP 301. SP 301 is located south of Highway 74, north of Simpson Road, east 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	~
PROJECT TOTAL				1,718 DU 6,315,000 SF

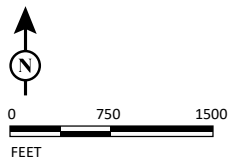


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 Proposed Menifee Valley Specific Plan

FIGURE 2



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

Proposed Menifee Valley Specific Plan

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
- 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
- Recreation
- Transportation
- Tribal Cultural Resources
- Utility and Service Systems
- 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