



CITY OF MENIFEE

Community Development Department

Cheryl Kitzerow - Community Development Director

Notice of Determination

TO:
 Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County Clerk
County of Riverside
2724 Gateway Drive, Riverside, CA 92507

FROM:
Lead Agency: City of Menifee
Community Development Department
Address: 29844 Haun Road
Menifee, CA 92586
Contact Person: Ryan Fowler, Principal Planner
Phone Number: (951) 723-3740

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the California Public Resources Code.

State Clearinghouse Number: 2022030233

Project Title: "Menifee Valley Specific Plan" General Plan Amendment No. PLN 21-0336, Change of Zone No. PLN 21-0335, Specific Plan Amendment No. PLN 21-0221, Specific Plan No. PLN 21-0217, Tentative Tract Map No. PLN 22-0033, and Development Agreement No. PLN 21-0338 and Environmental Impact Report (EIR)

Project Applicant: Minor Ranch, LLC

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).

Project Description: The Project includes the following entitlements:

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 Tract Map No. PLN 22-0033 includes a subdivision to establish the boundaries and dimensions 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.

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

NOTICE OF DETERMINATION

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 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 13 "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.

THIS IS TO ADVISE that the City of Menifee City Council, as the lead agency, certified an Environmental Impact Report on February 21, 2024, and filed and posted a Notice of Determination with the County of Riverside, Clerk of the Board of Supervisors on February 22, 2024. On February 7, 2024, the City Council conducted the first reading of two ordinances, adopting Change of Zone No. PLN 21-0335, Specific Plan Amendment No. PLN 21-0221, Specific Plan No. PLN 21-0217, and Development Agreement No. PLN 21-0338. On February 21, 2024, the City Council conducted the second reading of these two ordinances, adopted resolutions approving General Plan Amendment No. PLN 21-0336 and Tentative Tract Map No. PLN 22-0033, and made the following determinations regarding the above-described project:

1. The project will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and this Negative Declaration is adequate for these approvals. See, e.g., CEQA Guidelines § 15162.
3. Mitigation measures were were not] made a condition of the approval of the project.
4. A Mitigation Reporting or Monitoring Plan was was not] adopted for this project.
5. A Statement of Overriding Considerations was was not] adopted for this project.
6. Findings were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR and record of project approval is available for review at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.



Signature

Principal Planner
Title

February 22, 2024

Date

Date Received for Filing and Posting at OPR: _____