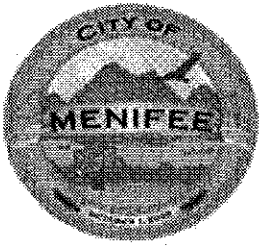


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## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

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

From: City of Menifee

February 26, 2019

**Subject:** A Notice of Preparation for No. Planning Application 2010-090 – Menifee North Specific Plan 260, Amendment No. (SPA) 3 – “Palomar Crossings”.

### **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 revisions to the Specific Plan 260 on 64.18 acres (Palomar Crossings Project – Romola General / Malaga 74, LLC, Applicant). The property is generally located north of Highway 74, south of Watson Road, west of Menifee Road, and east of Palomar Road, within the City of Menifee, County of Riverside, State of California (Assessor Parcel Numbers: 329-090-025, -026, -069, -070, -071, -072; 329-100-025, -026, -027, -030, -031, -033, -034). Reference attached Location Map.

### **Project Description:**

Specific Plan No. 260, Amendment No. 3 (SP260, A3) proposed the following modifications to the Specific Plan Land Use Plan Planning Areas (PA):

- Planning Area 11 (PA11) would be 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 re-designated 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 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.

### **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: Aesthetics, Air Quality, Energy, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water

Location Map

