



2019029123

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, this notice is to advise that the City of Menifee, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2019029123, for the project as described below.

Project Title: Menifee North Specific Plan 260, Amendment No. 3 (SPA 2010-090) Palomar Crossings Draft Environmental Impact Report (DEIR) (State Clearinghouse Number #2019029123)

Project Description: Specific Plan 260, Amendment No. 3 proposes the following modifications to the Specific Plan Land Use Plan 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 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 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.

Project Location-City: City of Menifee

Project Location-County: Riverside County

Project Location-Specific: The Project is located within the City of Menifee is located on the north side of Highway 74, the west of Menifee Road, the east side of Palomar Road, and approximately 1,300 feet south of Watson 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.

Potentially Significant Environmental Impacts: The Notice of Preparation determined that several issue areas may have significant effects on the environment, and therefore, are discussed in the Draft EIR. Based on data and analysis provided in this DEIR, it is concluded the proposed Project could result in significant adverse environmental impacts to the following environmental issues: Air Quality and Transportation. All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures identified in the DEIR. Note that the cumulative significant impacts identified in the DEIR are based on findings that the Project's contributions to such impacts are considered to be cumulatively considerable which is the threshold identified in Section 15130 of the State California Environmental Quality Act (CEQA) Guidelines.

Public Review Period: As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning Tuesday, December 3, 2019 and ending, Tuesday, January 21, 2020. The City of Menifee is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than 5:00 PM Tuesday, January 21, 2020.

CITY OF MENIFEE
ATTN: MANNY BAEZA, SENIOR PLANNER
29844 HAUN ROAD
MENIFEE, CALIFORNIA 92586
Phone: (951) 723-3742
mbaeza@cityofmenifee.us

Public Hearings: Notification of the date, time, and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.

Document Availability: Copies of the Draft Environmental Impact Report, State Clearinghouse No. 2019029123, and all documents referenced in the Draft EIR (CEQA Guidelines, Section 15087(c)(5)) are available for review at the City of Menifee Community Development Department located at the above address or can be viewed electronically at www.cityofmenifee.us/325/Environmental-Notices-Documents. Copies of the Draft EIR and Technical Appendices will be provided to the following libraries for public review:

- Paloma Valley Library, 31375 Bradley Road, Menifee, CA 92584
Hours: Monday thru Wednesday: 12:00pm – 7:00pm; Thursday 12:00pm – 5:00pm; Friday: Closed; Saturday 10:00am – 2:00pm; Sunday: Closed
- Sun City Library, 26982 Cherry Hills Boulevard, Menifee, CA 92586
Hours: Monday 10:00am – 6:00pm; Tuesday 11:00am – 7:00pm; Wednesday: 10:00am – 6:00pm; Thursday 11:00am – 7:00pm; Friday 10:00am – 6:00pm; Saturday 9:00am – 3:00pm; Sunday 12:00pm – 4:00pm

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Location Map



Existing and Proposed Land Uses

