

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017111041

Project Title: Mill Creek Promenade Specific Plan No. 2016-246 Project (PP 2017-167, TR 37324 and TR 37127) DEIR

Lead Agency: City of Menifee

Contact Name: Manny Baeza

Email: mbaeza@cityofmenifee.us

Phone Number: (951) 723-3742

Project Location: City of Menifee, Riverside County

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project, the Mill Creek Promenade Project, entails development of 58.5 acres of contiguous, undeveloped land within the City of Menifee, California. The project proposes a mix of residential, commercial, industrial, and open space on approximately 58.5 acres, organized into five planning areas. Planning Area 1 will consist 15.6 gross acres of high density residential: single family attached units, which includes 4.02 acres of open space. Planning Area 2 will consist of 21.6 gross acres of high density residential: single family detached uses, which includes 2.42 acres of open space. Planning Area 3 will consist of 16.8 acres of commercial retail uses. Planning Area 4 will consist of 2.8 acres of light industrial/business park uses. Planning Area 5 will consist of 1.7 acres of open space, and the remaining acreage will consist of the major circulation (roadways, etc.) within the project site.

City of Menifee entitlements and approvals required for the proposed project include: Adoption of the Mill Creek Promenade Specific Plan, No. 2016-246; approval of development plot plans (Plot Plan 2017-167); and tentative tract maps (Map No. 2017-165 (TR 37324) and Map No. 2017-166 (TR 37127)).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would result in significant and unavoidable impacts relating to the operational emissions of NO_x, greenhouse gas emissions, cumulative noise, and traffic. Project operational-source emissions would exceed applicable SCAQMD regional thresholds of significance for emissions of and NO_x during operation even after implementation of the recommended mitigation measures. No feasible mitigation measures have been identified that would reduce these emissions to levels that are less than significant. Thus, operational-source emissions are projected to result in an unavoidable significant adverse impact with respect to NO_x emissions. The proposed Project may contribute to global climate change by its incremental contribution of greenhouse gasses. Even with implementation of the recommended mitigation measures, the project exceeds both the SCAQMD screening threshold of 3,000 MTCO_{2e} and the interpolated SCAQMD 2022 Target Service Population threshold of 4.56 MTCO_{2e}/SP/year for projects. Thus, exceedances of applicable SCAQMD regional thresholds are considered significant and unavoidable, and the operation of the proposed project would create a significant adverse impact to global climate change. Offsite traffic activities are forecast to make a cumulative contribution to significant noise along four affected roadways because available mitigation cannot be enforced. Implementing the proposed Project will generate a substantial number of new trips that are forecast to require modifications to the area and local circulation systems. (...continued on next page)

Continuation page

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

.....With implementation of the identified offsite roadway improvements, the long-term, project specific and cumulative circulation system impacts will not be significant if these improvements are completed prior to the traffic is actually generated. However, given the uncertain nature of the timing of all improvements which are beyond the control of the project developer, an unavoidable significant adverse transportation impact may result from implementation of the proposed Project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

1. Traffic: the additional traffic that the Project would contribute to area roadways was identified as one of the major issue of controversy associated with the proposed Project. Numerous letters and comments at the Scoping Meeting raised traffic issues of concern to the local community.
2. Noise: several comments were raised regarding noise in general and noise along Haun Road, specifically; and as a result, is considered a major issue of controversy associated with the proposed project.
3. Several other environmental issues were raised by the public and agencies (biological resources, air quality, water availability), but these issues do not rise to the same level of controversy as the land use and planning issue identified in items #1 and #2.

Provide a list of the responsible or trustee agencies for the project.

State Water Resources Control Board-Construction General Permit Notice of Intent
Regional Water Quality Control Board, Santa Ana Region-General Permit enforcement
South Coast Air Quality Management District-Construction dust control plan
U.S. Army Corps of Engineers-404 Permit
California Department of Fish and Wildlife-Streambed Alteration Agreement (SAA)
Riverside County Flood Control and Water Conservation District-channel modifications
Riverside County Transportation Department-encroachment permits
Eastern Municipal Water District-water and sewer connections
Caltrans District 8-any improvements to Interstate 215