



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. 2017111041, for the project as described below.

Project Title: Mill Creek Promenade Specific Plan No. 2016-246 Project (PP 2017-167, TR 37324 and TR 37127; proposed Project) Draft Environmental Impact Report EIR (State Clearinghouse Number #2017111041)

Project Description: 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; and approval of Plot Plan 2017-167, Tentative Tract Map No. 2017-165 (TR37324) and Tentative Tract Map No. 2017-166 (TR37127) as described below:

Specific Plan No. 2016-246 proposes establishment of a Specific Plan on a total of 58.5 acres for a planned residential and commercial development that includes a 194 townhouse community, 204 unit clustered single family residential subdivision, a 117,245 square foot commercial center comprised of retail, office, and restaurant space, a 33,171 square foot industrial and 1.7 acres of open space.

The Specific Plan includes a land use plan, designation of planning areas, development standards, design and landscape guidelines. The Specific Plan would set forth guidelines for landscape and architectural design, infrastructure plans, phasing of development and administrative procedures. Existing infrastructure such as water, sewer, storm drain and roadways will also be expanded as part of the Specific Plan, which will range from: upgrades and widening of the existing roadway; construction of new roads and signals; construction of new and expanded water pipelines; construction of new and expanded sewer pipelines; construction of new flood control facilities; and construction of water quality basins to improve the quality of stormwater runoff

Plot Plan No. 2017-167 proposes to develop 58.5 gross acres into a planned residential and commercial development that includes a 194 townhouse community on approximately 15.6 gross acres, a 204 unit clustered single family residential development on 21.6 gross acres and a 117,245 square foot commercial center comprised of retail, office, and restaurant space on 16.8 gross acres, a 33,171 square foot industrial park on 2.8 gross acres and 1.7 acres of open space.

Tentative Tract Map No. 2017-165 (TR37324) proposes a subdivision of 21.6 gross acres into 204 single family residential lots. The subdivision is located on the east side of Sherman Road and south of Garbani Road.

Tentative Tract Map No. 2017-166 (TR37127) proposes a subdivision of 15.6 gross acres into one (1) airspace condominium map for 194 attached dwelling units. The subdivision is located on the southeast corner of Sherman Road and Garbani Road.

Project Location-City: City of Menifee

Project Location-County: Riverside County

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STATE CLEARINGHOUSE

Project Location-Specific: The Mill Creek Promenade Project is located within the City of Menifee, in Riverside County, California. The project site consists of Assessor Parcel Numbers (APNs) 360-350-006, 360-350-011 and 360-350-017, comprising approximately 58.5 acres of contiguous, undeveloped land located on the south side of Garbani Road, between Sherman Road to the west, and Haun Road to the east. The project is located in the southwest portion of the City, approximately one-half mile northwest of the Scott Road and Interstate 215 (I-215) interchange.

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. The proposed project would result in significant and unavoidable impacts relating to the operational emissions of NOx, greenhouse gas emissions, cumulative noise, and cumulative traffic. As such, impacts related to the following issues were found to be potentially significant: Air Quality, Greenhouse Gas Emissions, Noise, Transportation/Traffic. The Draft EIR determined that there would be no significant impacts to Agricultural and Forest Resources, Land Use and Planning, Mineral Resources, Population/Housing, Recreation, Wildfire and Energy and as a result no mitigation measures are required for these issue areas. The Draft EIR also determined that the following issue areas have potentially significant environmental impacts that will be mitigated to below a level of significance: Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology/Water Quality, Public Services, Tribal Cultural Resources, and Utilities and System Services. Finally, the Draft EIR determined that even with required mitigation measures the proposed project would result in unavoidable significant impacts to Air Quality, Greenhouse Gas, Noise, and Transportation/Traffic which cannot be mitigated to below a level of significance. As a result, adoption of a Statement of Overriding Considerations will be required in order for the project to be approved.

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 Wednesday, April, 24, 2019 and ending, Friday, June 7, 2019. 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 Friday, June 7, 2019.

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

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. 2017111041, 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).