



**NOTICE OF PUBLIC HEARING  
AND  
NOTICE OF AVAILABILITY OF AND NOTICE OF INTENT TO ADOPT  
A FINAL ENVIRONMENTAL IMPACT REPORT**

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.  
DATE OF HEARING: June 17, 2020  
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS VIA:**  
<https://meetings.ringcentral.com/j/1496375960>  
**OR**  
By calling (623) 404-9000, ID #149 637 5960

**A PUBLIC HEARING** has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE CITY COUNCIL** to consider the project shown below:

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

**Project Location:** The Project is located north of Highway 74, west of Menifee Road, east 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, and -072; 329-100-025, -026, -027, -030, -031, -033, and -034).



**The City Council will consider whether to approve the following project at a public hearing:**

**Project Description:** Specific Plan No. 260, Amendment No. 3 (Planning Application No. SPA 2010-090) proposes the following modifications to the Specific Plan Land Use Plan's 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.

In addition, the Specific Plan Amendment proposes the establishment of development standards and allowable land uses within Planning Areas 11, 12, and 13 and the establishment of architectural design guidelines for residential and commercial development.

**Environmental Information:** A Notice of Availability of the Draft Environmental Impact Report (DEIR) was published in the Press Enterprise on December 3, 2019 and mailed to surrounding property owners within 600 feet, stating that copies of the DEIR were available for public review at the City of Menifee City Hall, the Sun City Library and Paloma Valley Library. The public review period was for the State-mandated 45 days, from December 3, 2019 through January 21, 2020. Analysis presented in the DEIR indicated that the proposed project would have certain significant and unavoidable air quality and traffic impacts. The DEIR also presented mitigation measures, which will reduce project-specific and cumulative impacts. All other environmental effects evaluated in the DEIR are considered less-than-significant, or can be successfully mitigated below the applicable significance thresholds.

The Final Environmental Impact Report (FEIR) responds to the comments and includes text revisions to the DEIR in response to input received on the DEIR. Unlike the DEIR, the City is not required to respond to comments on the FEIR. If written comments are received, they will be provided to the City Council as part of the staff report for the Project. The DEIR and FEIR will be submitted to the City Council for requested certification and action on the Project.

The FEIR is available on the City of Menifee Community Development Department website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

In addition, 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).

**Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing and be heard at the time and place noted above. All comments must be received prior to the time of public hearing. All such comments will be submitted to the City Council, and the City Council will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.**

**If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the City Council may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.**

For further information regarding this project, please contact Manny Baeza, at (951) 723-3742 or via e-mail at [mbaeza@cityofmenifee.us](mailto:mbaeza@cityofmenifee.us), or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file information electronically for the proposed project contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT  
Attn: Manny Baeza, Senior Planner  
29844 Haun Road  
Menifee, CA 92586

Governor's Office of Planning & Research

JUN 08 2020

STATE CLEARINGHOUSE