

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____

Lead Agency: _____ Contact Person: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____

Cross Streets: _____ Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Jason Moquin, Contract Planner Date: May 18, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**To the Notice of Completion & Environmental Document Transmittal
Haun and Holland Mixed Use Center Project**

Schools within Two Miles of the Project Location

- Santa Rosa Academy (0.4 mile)

Project Description

The proposed Project consists of one assessor's parcel number, 360-130-003, which is currently undeveloped and vacant as reflected in **Figure 1 – Project Site**. The property owner has proposed a tentative parcel map to subdivide the 37.06 gross acres into six (6) commercial parcels for the potential future development of commercial, office retail and/or industrial uses and dedicate a portion of the parcels to public streets as reflected in **Figure 2 – Tentative Parcel Map No. 37121** and **Figure 3 –Grading Plan**. The proposed subdivision is a Schedule E subdivision pursuant to the City's subdivision Ordinance No. 460.

The Project General Plan land use designation is EDC-CC so must comply with the EDC zoning in accordance with Menifee Municipal Code (MMC) Chapter 9.140. Projects that are proposed within the EDC designation must also submit a Conceptual Master Plan (CMP) prior to a formal project application. The CMP shows anticipated uses for the Project and how they relate to existing or proposed development on adjacent properties, as reflected in **Figure 4 – Conceptual Master Plan**. CMP's are reviewed on an administrative level by the City's Community Development Director and are not formally approved or adopted. For this project, the CMP is being utilized to establish uses and intensities for the impact analysis. Only the tentative parcel map will be formally approved. The CMP breakdown of future land uses is provided in **Table A – Proposed Land Use Summary**, below.

Table A – Proposed Land Use Summary		
Parcel Number	Net Acreage	General Uses
1	6.12	Retail
2	3.89	Industrial
3	4.51	Automobile Sales
4	6.34	Automobile Sales
5	5.36	Office
6	5.21	Retail
Lot A – Haun Rd Dedication	1.28	Public Road
Lot B – Holland Rd Dedication	4.35	Public Road
Total	37.06	
Source: Figure 4 – Conceptual Master Plan		

Site Preparation

The majority of the Project site is currently undeveloped and there are no structures on-site to be demolished. A small (0.35 acre) region of the Project site consists of the paved portion of Holland Road

**To the Notice of Completion & Environmental Document Transmittal
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located across the southwest boundary. The Project site is generally flat and will require fill to be brought into the site for grading. Construction is expected to begin no earlier than fall 2019 and will be built in two phases and is expected to last up to five years.

Phase I

The first phase of construction will consist of constructing a private internal drive aisle (shown as a proposed easement, which is a 56-foot wide east-west drive aisle that will allow access to the interior of the site. In addition, approximately 131,800 cubic yards (CY) of imported fill will be stockpiled on the Project site for future development of the parcels. This phase also includes widening of the east side of Haun Road to its ultimate width and installation of a signal at the intersection of Haun and Holland Roads. The widening of Haun Road will also include a bus turnout along the Project frontage of Parcel 1. The Holland Road curb will be matched to the improvements required for the intersection of Haun and Holland Roads. Water, sewer, and storm drain pipelines will also be installed within the private drive aisle easement and Haun Road. Phase I will also create a storm drain connection to Paloma Wash Flood Control Channel (Paloma Wash) to drain onsite runoff. The southern portion of the Project site that is within the Holland Road Overpass (Overpass) Project footprint (a separate project being undertaken by the City) will not be graded during this first phase of construction. **Figure 2** shows the future Holland Road right-of-way that will be dedicated as part of this Project.

Phase II

The second phase of construction will consist of each parcels' development that will occur in subsequent phases as the parcels are sold to individual developers. As each parcel is developed, the City will require focused CEQA analysis if necessary, as noted in this Initial Study/Mitigated Negative Declaration, to include items such as traffic and noise studies, water quality and drainage studies, and biological preconstruction surveys.

Access and Circulation

Access to the proposed Project site will be available from one driveway and a proposed signalized intersection that connects to the interior of the Project site. The proposed driveway will be located on Haun Road from Parcel 6 which will be right-in, right-out access. The driveway located on Parcel 6 will also provide access to the parcel north of the Project site, serving as a fire department access point. The Project also proposes to construct an internal, private drive aisle which will be a signalized east-west private access intersecting with Haun Road to provide access to the interior of the site. The Project is proposing also to signalize the intersection of Holland Road and Haun Road. A bus pull-in will be located along the Project frontage on Haun Road along Parcel 1.

Signage

All signage installed at the Project site will comply with the applicable City design standards contained in the MMC, Chapter 9.220.

Other Site Improvements and Amenities

Sewer and water lines to support the Project site will run in an east-west direction within the proposed easement. Stubs for sewer and water are proposed to be constructed at the end of the drive aisle to the south for future development, tying in from the current water and sewer lines in Haun Road. Electricity will be tied into the Project site from the existing infrastructure in Haun Road. Stormwater runoff that is not

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captured onsite will be conveyed by storm drain to Paloma Wash, located west of the Project site, as shown on **Figure 2**.

Public Services

The following public services are available to the Project:

- Fire Protection Services (City contract with the Riverside County Fire Department)
- Police Protection Services (City contract with the Riverside County Sheriff's Department)
- Public Schools (Menifee Union School District, Romoland School District, and Perris Union High School District)
- Library Services (Riverside County Library System)
- City Administrative Services

Utility Providers

The following utilities/infrastructure systems and services are available to the Project:

- Water/Sewer (Eastern Municipal Water District)
- Electricity (Southern California Edison)
- Natural Gas (Southern California Gas Company)
- Telephone/Communications (Verizon, or other contract services)

Offsite Improvements

The proposed Project will include road improvements adjacent to the Project site on Haun Road. Haun Road will be widened 45 feet east of the centerline along the Project frontage to full width to function as a Major Road as designated by the GP. The improvements include a curb, gutter and meandering sidewalk along the Project frontage and landscaping along the sidewalk. The sidewalk and pedestrian amenities will comply with the applicable City design standards contained in the MMC Chapter 9.140.040 that defines development standards for projects within the EDC-CC.



C:\2017\17-0196\GIS\AreaMap.mxd; Map created 06 Dec 2017

Sources: Riverside Co. GIS, 2017;
USDA NAIP, 2016.



0 500 1,000 1,500
Feet

Figure 1 - Project Site
Haun and Holland Mixed Use Center



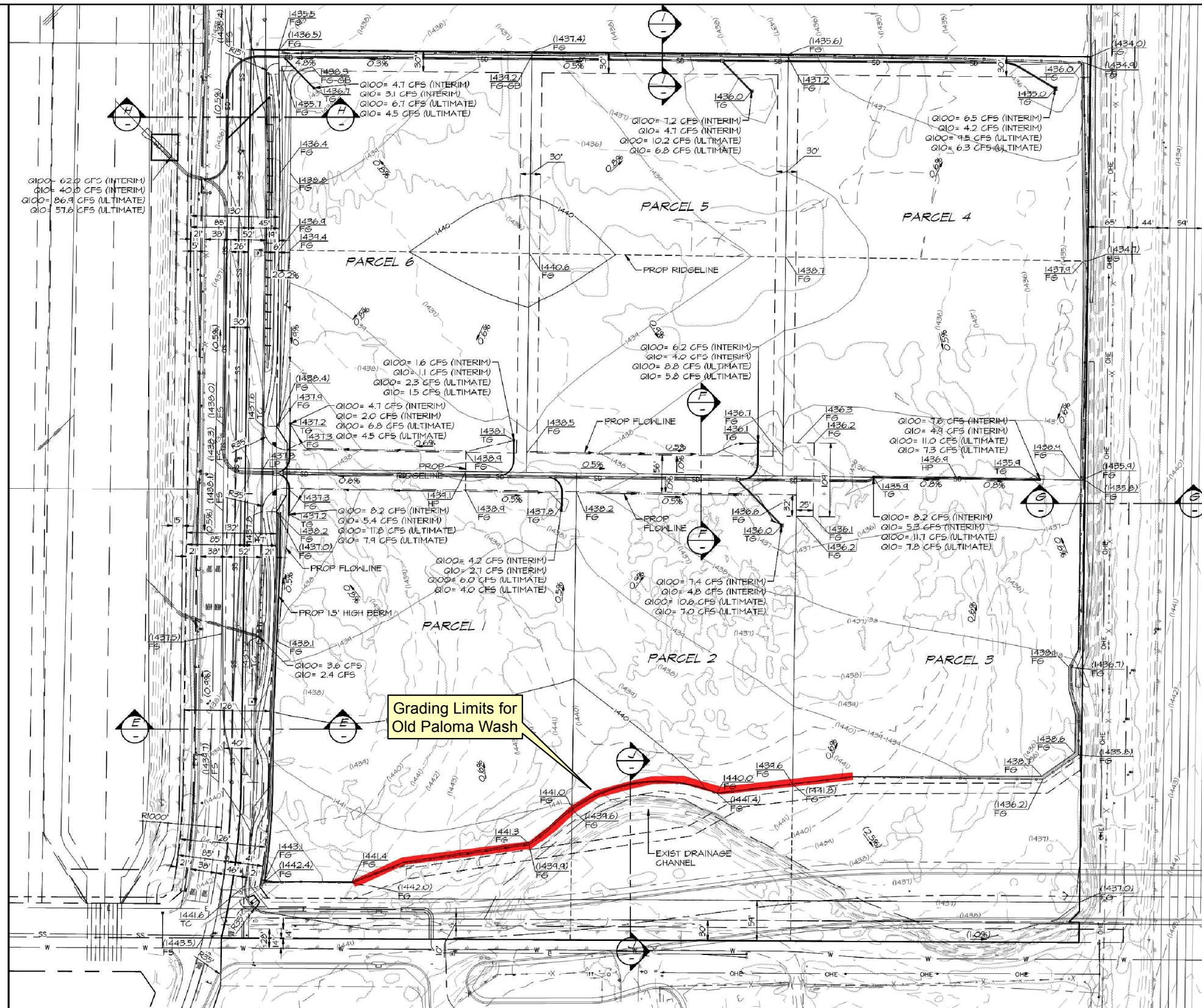
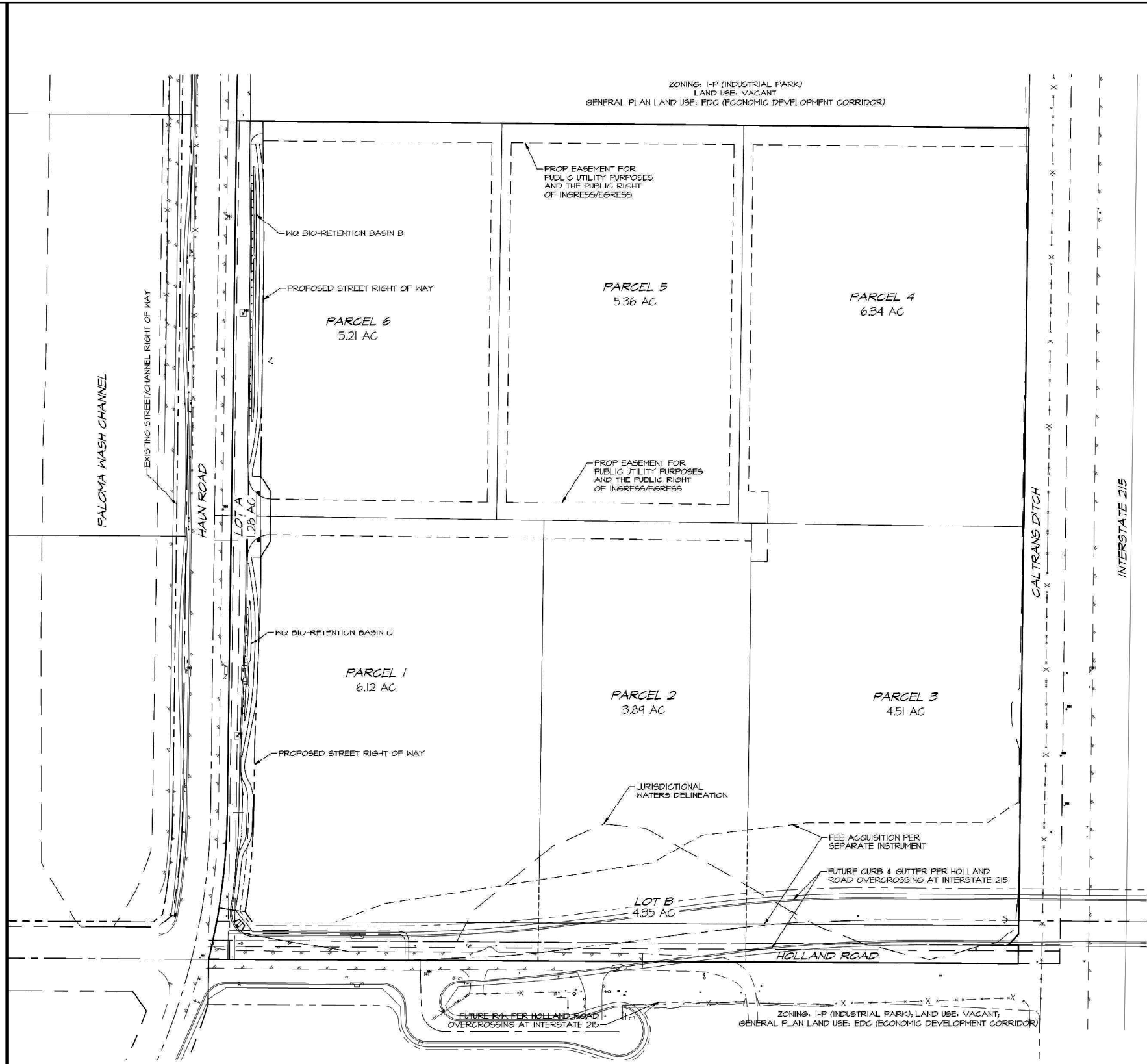


Figure 3 - Grading Plan
 Haun and Holland Mixed Use Center

G:\2017\17-0196\GIS\ConceptualSitePlan.mxd; Map revised 17 Sep 2019



PARCEL USE SUMMARY		
ZONE: EDG-CC (COMMUNITY CORE)		
PARCEL 1 RETAIL		
SITE AREA	6.12 ACRES	
TOTAL BUILDING AREA	28,600 SF	
PARCEL 2 INDUSTRIAL		
SITE AREA	3.89 ACRES	
TOTAL BUILDING AREA	47,200 SF	
PARCEL 3 AUTOMOBILE SALES		
SITE AREA	4.51 ACRES	
TOTAL BUILDING AREA	40,000 SF	
PARCEL 4 AUTOMOBILE SALES		
SITE AREA	6.34 ACRES	
TOTAL BUILDING AREA	65,000 SF	
PARCEL 5 OFFICE		
SITE AREA	5.36 ACRES	
TOTAL BUILDING AREA	79,000 SF	
PARCEL 6 RETAIL		
SITE AREA	5.21 ACRES	
TOTAL BUILDING AREA	44,500 SF	
LOT A DEDICATION OF HAIN ROAD		
LOT B DEDICATION OF HOLLAND ROAD AND FEE ACQUISITION AREA PER SEPARATE INSTRUMENT		

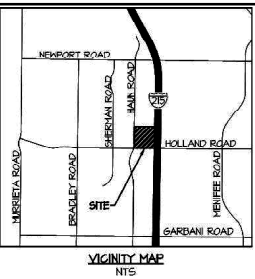


Figure 4 - Conceptual Master Plan
Haun and Holland Mixed Use Center

