



NOTICE OF PUBLIC HEARING AND AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT

TIME OF HEARING: 6:00 pm or as soon as possible thereafter
 DATE OF HEARING: August 14, 2019
 PLACE OF HEARING: MENIFEE CITY COUNCIL CHAMBERS
 29844 HAUN ROAD
 MENIFEE, CA 92586

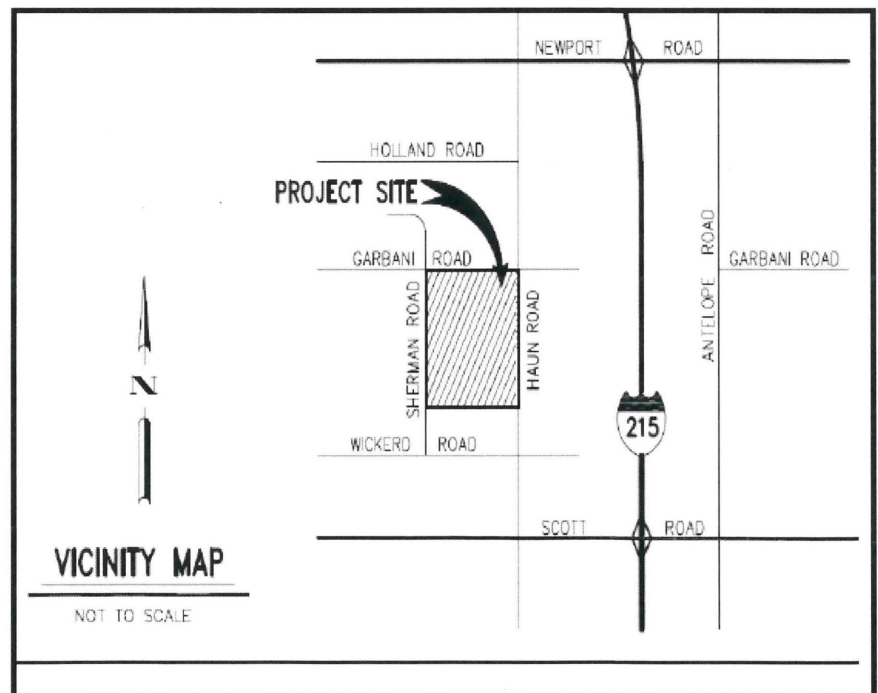
A PUBLIC HEARING has been scheduled, pursuant to the City of Menifee Municipal Code, before the CITY OF MENIFEE PLANNING COMMISSION to consider a recommendation to the City Council on the projects shown below:

Project Title: "Mill Creek Promenade" Specific Plan No. 2016-246, Plot Plan No. 2017-167, Change of Zone PLN19-0013CZ, Tentative Tract Map No. 2017-165 (TM37324), Tentative Tract Map No. 2017-166 (TM37127) and Environmental Impact Report (EIR) (State Clearinghouse Number #2017111041)

Project Location: The Mill Creek Promenade Project is located south of Garbani Road, west of Haun Road and north of Sherman Road within the City of Menifee, Riverside County, and State of 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.

The Planning Commission will consider a recommendation to the City Council on the following projects at a public hearing: Specific Plan No. 2016-246 proposes establishment of a Specific Plan on a total of 58.51 gross acres for a planned residential, commercial, and business park development. The Specific Plan establishes allowed land uses, development standards, and design guidelines. The Specific Plan includes five Planning Areas proposing the following land uses: Planning Area 1- High Density Residential on 15.62 gross acres, Planning Area 2 - High Density Residential on 21.63 gross acres, Planning Area 3 - Commercial Retail on 16.78 acres, Planning Area 4 - Business Park on 2.79 acres, and Planning Area 5 - Open Space Conservation on 1.69 acres. **Change of Zone PLN19-0013CZ**

proposes to change the existing zoning classification of the project site from Economic Development Corridor – Southern Gateway (EDC-SG) to Specific Plan (Mill Creek Promenade). **Plot Plan No. 2017-167** proposes to develop the project site into a planned residential, commercial, and business park development that includes a 194 townhouse community on approximately 15.62 gross acres, a 204 unit clustered single family residential development on 21.63 gross acres and a 117,245 square foot commercial center comprised of retail, office, and restaurant space on 16.78 gross acres, a 33,171 square foot business park on 2.79 gross acres and 1.69 acres of open space surrounding a watercourse. The residential portions of the plot plan also include private recreational amenities. **Tentative Tract Map No. 2017-165 (TR37324)** proposes a subdivision of 21.63 gross acres into 204 single family residential lots arranged in a motor-court style community. **Tentative Tract Map No. 2017-166 (TR37127)** proposes a subdivision of 15.62 gross acres into one (1) airspace condominium map for 194 attached dwelling units.



Project Data: General Plan Land Use: Economic Development Corridor –Southern Gateway (EDC-SG)
Zoning: Southern Gateway (EDC-SG) proposed for change to Specific Plan (Mill Creek Promenade)

Environmental Information: A Notice of Availability of a Draft Environmental Impact Report was published in the Press Enterprise on April 24, 2019 and mailed to surrounding property owners within 300 feet and to residential neighborhoods to the north, stating that copies of the (DIER) 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 April 24, 2019 through June 7, 2019. Analysis presented in the Draft EIR indicated that the proposed Project would have certain significant and unavoidable Air Quality, Greenhouse Gas Emissions, Noise, and Transportation/Traffic impacts, as described in detail in the Draft EIR. The Draft EIR also presented mitigation measures, which, to the extent feasible, will reduce Project-specific and cumulative impacts. All other environmental effects evaluated in the Draft EIR are considered to be less-than-significant, or can be successfully mitigated below significance thresholds. 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; or, may appear and be heard at the time and place noted above. All comments must be received prior to the time of the public hearing. All such comments will be submitted to the Planning Commission, and the Planning Commission 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 raised in court may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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 e-mail mbaeza@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Community Development Department office, located at 29844 Haun Road, Menifee, CA 92586.

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

AUG 05 2019

STATE CLEARINGHOUSE