



CITY OF MENIFEE

SUBJECT: Menifee North Specific Plan Amendment No. 5, Tentative Tract Map No. 38132, and Tentative Tract Map No. 38133

MEETING DATE: March 13, 2024

TO: Planning Commission

PREPARED BY: Brandon Cleary, Associate Planner

REVIEWED BY: Orlando Hernandez, Deputy Community Development Director

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Richland Ventures, Inc.

RECOMMENDED ACTION

1. Adopt a resolution recommending the City Council adopt Addendum No. 2 to the certified Final Environmental Impact Report (State Clearinghouse No. 1989100207) for the Menifee North Specific Plan; and
2. Adopt a resolution recommending the City Council approve Planning Application No. PLN21-0276 Menifee North Specific Plan Amendment No. 5; and
3. Adopt a resolution recommending the City Council approve Tentative Tract Map No. 38133 (PLN21-0272) generally located at the southeast corner of Watson Road and Malone Avenue; and
4. Adopt a resolution recommending the City Council approve Tentative Tract Map No. 38132 (PLN21-0274) generally located on the east side of Palomar Road, approximately 350 feet south of the of the Watson Road and Palomar Road intersection.

PROJECT DESCRIPTION

Menifee North Specific Plan Amendment (SPA) No. 5 (PLN21-0276) proposes to modify Planning Area (PA) 9 from Medium Residential to Medium High Residential, 3.5 dwelling units per acre to 5.8 dwelling units per acre to yield a difference in dwelling units from 106 to 170. The acreage for PA 9 is reduced from 30.5 to 29.4 due to changes in the frontage improvements and roadway configurations of Palomar Road and Junipero Road.

SPA No. 5 also proposes to combine Planning Area 22 and 23A into PA22 and establish a Medium High Residential Use, 5.5 dwelling units per acre to yield 145 dwelling units. The acreage for PA 22 is decreasing from 29.1 acres to 26.5 due to changes in the frontage improvements and roadway configurations along Malone Avenue and Watson Road. The proposed SPA No. 5 allows 315 dwelling units across PA 9 and PA 22 while the original approved dwelling units within PA 9, 22 and 23A allowed 315 dwelling units. Therefore, there is no change to the amount of dwelling units being proposed with SPA No. 5.

SPA No. 5 additionally proposes new development standards, permitted uses and establishes the approximate location of a tot lot and water quality basin within each affected Planning Area.

Furthermore, SPA No. 5 proposes to redesignate PA 23B as PA 23A due to the consolidation of PA 22 and PA 23A. Modified language and acreage calculations are proposed throughout the Menifee North Specific Plan No. 260 (SP 260) document for consistency with the proposed SPA, as well as a previously County approved substantial conformance to remove planning areas outside the City of Menifee (east of Briggs Road) as these areas are located in unincorporated Riverside County. SPA No. 5 also provides updates to the Circulation Plan within SP 260 to be consistent with City of Menifee General Plan Circulation.

Tentative Tract Map (TTM) No. 38132 (PLN21-0274) proposes to subdivide PA 9 (29.4 acres) into 169 dwelling units at a density of 5.7 dwelling units per acre with the inclusion of a 0.15-acre tot lot and a 1.43-acre water quality basin. The lot sizes will range from 4,300 square feet to 11,801 square feet.

TTM No. 38133 (PLN21-0272) proposes to subdivide PA 22 (26.5 acres) into 145 dwelling units at a density of 5.5 dwelling units per acre with the inclusion of a 0.15-acre tot lot and a 1.6-acre water quality basin. The lot sizes will range from 3,700 square feet to 10,836 square feet.

Both developments are dependent on backbone storm drain infrastructure improvements (Line A-3) to be constructed.

LOCATION

The Project is located in two separate areas within SP 260: PA 9 and newly proposed PA 22.

TTM No. 38132, proposed within PA 9, is generally located on the east side of Palomar Road, approximately 350 feet south of the Watson Road and Palomar Road intersection (APN's: 329-100-010 and 329-100-003).

TTM No. 38132



TTM No. 38133, proposed in PA 22, is located at the southeast corner of Watson Road and Malone Road directly west of the Marion Ashley Community Center and Harvest Valley Elementary School (APN's: 327-320-001, 327-320-014, 327-320-015, 327-320-017, and 327-320-018).

TTM No. 38133



GENERAL PLAN/ZONE

General Plan

The General Plan (GP) Land Use designation for the Project site is SP 260. The purpose of a specific plan is to provide detailed policies, standards, and criteria for the development of an area.

The proposed Project is located in two separate areas of SP 260. TTM No. 38132 is located in PA 9 and TTM No. 38133 is located in PA 22 and PA 23A of the approved specific plan land use map. Land Use designations and existing uses can be found below in Table 1 (TTM No. 38132, PA 9) and Table 2 (TTM No. 38133, PA 22).

The underlying zoning classification is SP 260, PA 9 (Medium Density Residential, 3.5 dwelling units per acre), PA 22 (Medium-High Density Residential, 5.1 dwelling units per acre) and PA 23 (High Density Residential, 8.5 dwelling units per acre).

Zoning

PA 9 and PA 22 of SP 260 tie back to the development standards and allowable uses from Riverside County Zoning Ordinance 348 Article VI (R-1 Zone, One Family Dwellings) while PA 23A of SP 260 ties back to the development standards and allowable uses from Article VIII (R-3 Zone, General Residential). The Applicant proposes to establish new development standards and allowable uses consistent with the proposed density, lot sizes and the City of Menifee Municipal Code. The development standards and allowable uses are consistent with the Medium Density Residential (MDR) and Medium High Density Residential (MHDR) Zones from the City of Menifee Municipal Code.

General Plan/Zone Map

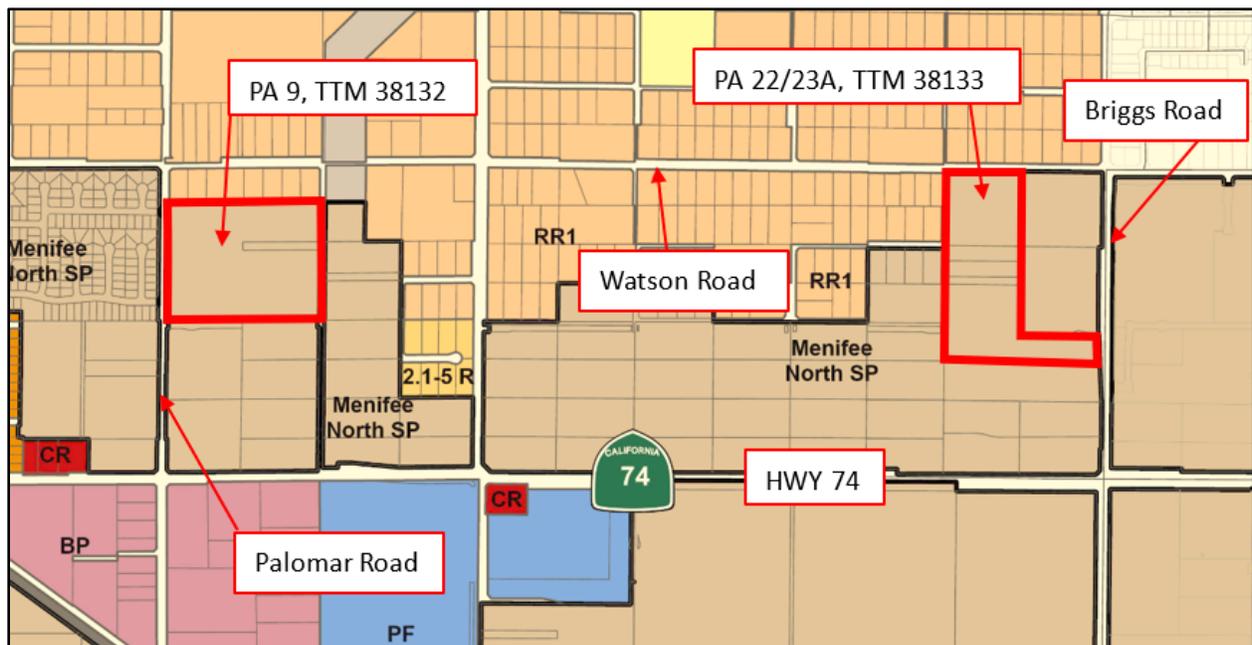


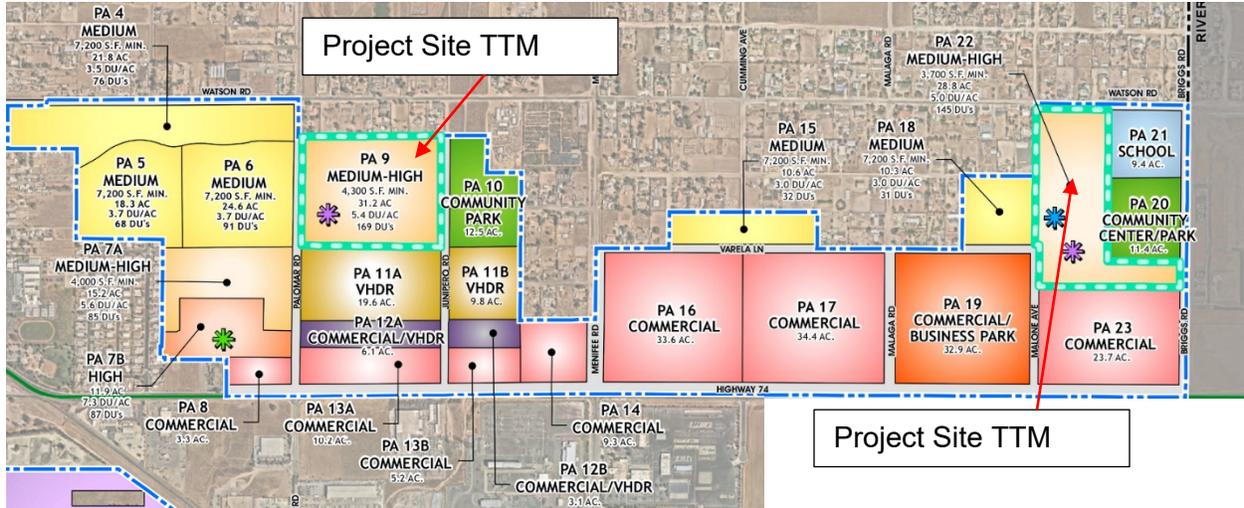
Table 1 – Surrounding Land Uses – TTM 38132 PA 9

Location	Existing Land Use	General Plan Land Use	Zoning Classification
North	Existing Single Family Residential	Rural Residential 1 acre Minimum (RR1)	Rural Residential 1 acre Minimum (RR1)
East	Vacant	Menifee North Specific Plan PA 10 (Community Park)	Menifee North Specific Plan PA 10 (Community Park)
South	Vacant	Menifee North Specific Plan PA 11A (Very High Density Residential)	Menifee North Specific Plan PA 11A (Very High Density Residential)
West	Existing Single Family Residential (TR 29495)	Menifee North Specific Plan PA 6 (Medium Density Residential)	Menifee North Specific Plan PA 6 (Medium Density Residential)

Table 2 – Surrounding Land Uses – TTM 38133, PA 22

Location	Existing Land Use	General Plan Land Use	Zoning Classification
North	Existing Single Family Residential	Rural Residential 1 acre Minimum (RR1)	Rural Residential 1 acre Minimum (RR1)
East	Marion Ashley Community Center and Harvest Valley Elementary School	Menifee North Specific Plan PA 20 (Community Center/Park) and PA 21 (School)	Menifee North Specific Plan PA 20 (Community Center/Park) and PA 21 (School)
South	Vacant	Menifee North Specific Plan PA 23B (Commercial)	Menifee North Specific Plan PA 23B (Commercial)
West	Existing Single Family Residential and vacant land	Rural Residential 1 acre Minimum (RR1), PA 18 (Medium Density Residential), and PA19 (Commercial/Business Park)	Rural Residential 1 acre Minimum (RR1), PA 18 (Medium Density Residential), and PA19 (Commercial/Business Park)

Proposed Menifee North Specific Plan Land Use



DISCUSSION

Background

SP 260 was originally approved by the Riverside County Board of Supervisors in 1994. Various amendments and substantial conformances have been approved by the Riverside County Board of Supervisors and the City of Menifee including:

1. Specific Plan Amendment No. 1 – increased the total number of residential units to 2,602 and deleted PA 1 due to annexation by the City of Perris. (2004)
2. Specific Plan Amendment No. 2 – increased the total number of residential units to 2,815, modified land use designations and unit counts for PA 7, 8, 10, 20, 23, and 48 along with modifications to the Circulation Plan for consistency with the Riverside County General Plan Circulation Element updates. (2008)
3. Substantial Conformance No. 1 to Amendment No. 2 – Riverside County Board of Supervisors removed the City of Menifee acreage from SP 260. This update was not reflected in the City of Menifee version of the SP 260. (2016)
4. Amendment No. 3 – The City of Menifee approved modifications to PA 11, 12, 13, and 14 and formally removed the portions of SP 260 located outside of the City of Menifee boundary. (2020)
5. Amendment No. 4 – The City of Menifee approved an increase to PA 2's acreage in association with the Menifee Commerce Center project. (2022)

Previously Approved Tract Maps

There were two previously approved tract maps in PA 22 and PA 23. Riverside County Board of Supervisors approved TTM No. 33738 within PA 22 of SP 260, which consisted of 52 single-family residential units on 11.37 acres with a minimum lot size of 5,000 square feet and an overall density of 4.5 du/acre. This tentative tract map expired in December of 2022.

In PA 23A, Riverside County approved TTM No. 34600 in 2008 for a 153 detached single-family condominium map (alley loaded) on 18.3 acres with one recreational center and pool for an overall density of 8.36 du/acre. This tentative tract map expired in August of 2022.

PA 10 Community Park

SP 260 has requirements for the construction of a community park however, due to multiple property owners and various tracts already approved and built within the specific plan, a park development agreement is needed to ensure the funding and construction of the park. All future tracts are subject to a condition to enter into a park development agreement prior to map recordation to ensure funding is available and the park is constructed.

ANALYSIS

Proposed SPA No. 5

The purpose of SPA No. 5 is to modify planning area boundaries, unit counts, density, minimum lot sizes, permitted uses, and development standards for PA 9, PA 22 and PA 23A to facilitate development of proposed TTM No. 38132 and TTM No. 38133. There would be no change to the overall allowable number of units in the Specific Plan. The amendment also proposes 'clean-up' changes to various tables and language throughout SP 260 to note the removal of areas outside the City boundary processed with Amendment No. 3, Circulation Plan changes associated with City of Menifee General Plan consistency, and acreage and unit counts of PA 9 and PA 22 as they relate to the proposed tentative tract maps.

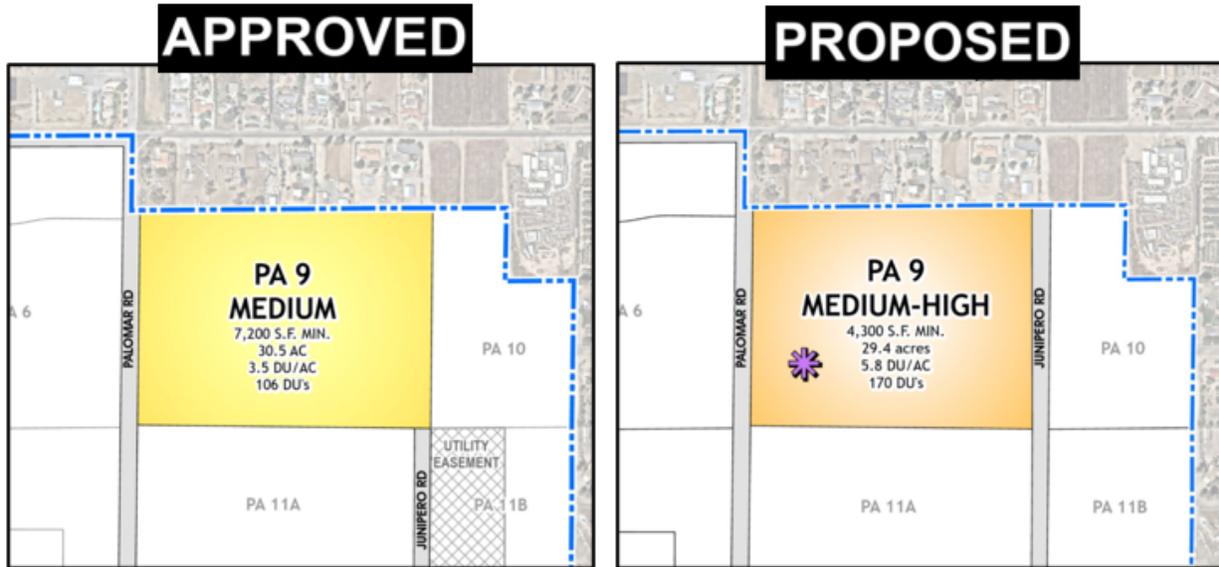
The proposed density and minimum lot size changes for PA 9 and PA 22 are proposed to provide a transition between higher density PA 11A and Commercial PA 23 to the south respectively, which can include condominiums and apartments, and the rural residential land uses to the north. The change in density specific to PA 9 from 3.5 to 5.8 is needed to meet the requirements of Senate Bill 330 (SB330), which requires a no-net loss of residential units. TTM 38132 and TTM 38133 associated with this SPA propose to build 169 and 145 units respectively (314 total), an overall reduction of one unit allowed by the SPA No. 5, however, SPA No. 5 does allow up to 315 units. Therefore, SPA No. 5 is in compliance with SB330 which requires a no-net-loss in residential units when amending the number of allowed units within any residential zone.

PA 9

Currently, PA 9 is designated as Medium Density Residential allowing for 106 dwelling units at 3.5 du/acre on a 30.5-acre site with a minimum lot size of 7,200 square feet. The Applicant proposes to modify the allowable number of dwelling units from 106 units to 170 units, establish the allowable density from 3.5 (Medium Density Residential) to 5.8 du/acre (Medium High Density Residential), and decrease the minimum lot size from 7,200 square feet to 4,300 square feet. Additionally, PA 11A to the south is designated as Very High Density Residential (14.1-24

du/acre) for which the proposed changes in minimum lot size and density to PA 9 will act as a transition between the rural residential uses to the north and the very high density to the south.

Menifee North SPA Proposed Land Use Map PA 9



Development Standards

SPA No. 5 proposes to establish development standards for PA 9 due to the reduced minimum lot size and increased density. Table 3 below details the approved and proposed development standards for Planning Area 9.

Table 3 – Approved vs Proposed Development Standards PA 9

Lot Dimensions (minimum) in feet		
	Approved	Proposed
Lot Area	7,200 square feet	4,300 square feet
Lot Width	60	48
Lot Depth	100	90
Frontage	60	40
Frontage (Cul-De-Sac or Knuckle)	35	35
Setbacks (minimum)		
Front Yard to Livable Space or Porch	20	15 to living space, 10 to porch
Front Yard to Garage Door	20	20
Front Yard to Side-on Garage Door	20	10
Corner Side Yard	10 feet unless from street line, if yard is less than 50 feet wide, the setback shall be no more than 20% of the width of the lot	10; or 5, if corner side yard abuts a landscape slope. In no case shall setback be less than 10 feet when measured from ROW
Interior Side Yard	10% of the width of the lot, but not less than 3 feet or more than 5 feet	5
Rear Yard	10	15 with a minimum of 10-foot level area
Building Coverage (maximum)		
Building Coverage (percent)	50%	60% (one story) 55% (two story)

Permitted Uses

The Project proposes a list of permitted and conditionally permitted uses for PA 9 shown in Table 4. These proposed uses are consistent with State law and the City of Menifee Municipal Code (MMC) for zones of similar lot sizes and density including the Medium Density Residential (MDR) and Medium High Density Residential (MHDR). In SP 260 PA 9, the ordinance originally tied back to the R-1 zone from the Riverside County Zoning Ordinance No. 348 which allowed for a wider range of uses due to the minimum lot size being a minimum of 7,200 square feet.

Table 4 – Permitted Uses for PA 9

Use Category	Permitted Uses	Planning Area 9
P = Permitted (1) – C = Conditional Use Permit		
Residential	Accessory Dwelling Units (ADU)	P ¹
	Bed and Breakfast establishment	C
	Congregate Care Facilities	C
	Family day care, small	P
	Group residential facility, six or fewer residents	P
	Guest house, accessory to single family detached	P ¹
	Home occupation	P ¹
	Single family detached	P
Non-residential	Parks and recreation areas	P
	Public utility facilities	C
	Temporary real estate tract offices	P
	Waterbodies, flood control facilities, including drainage channels, basins, access roads, and any other drainage infrastructure improvements	P
Notes:		
1) Additional approvals may be required pursuant to provisions of Chapter 9.35 of the City Zoning Ordinance.		

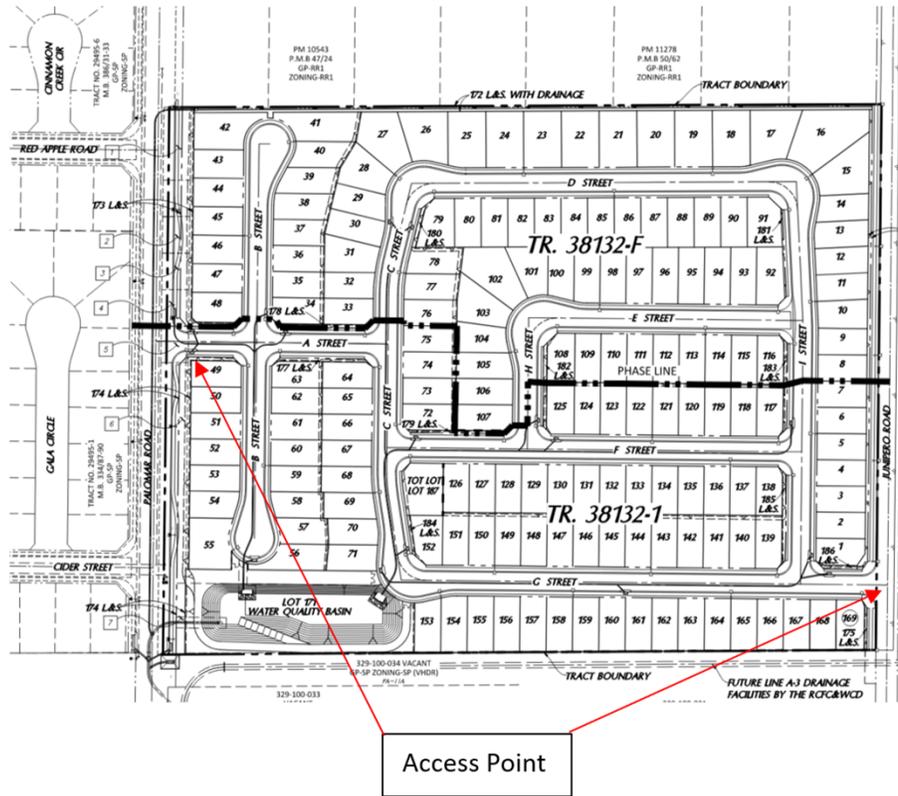
TTM No. 38132 (PA 9)

The proposed TTM No. 38132 would incorporate a 169-unit single-family detached subdivision consistent with the proposed PA 9 development standard amendments noted above and include a tot lot and water quality basin.

Site Layout/Circulation

Primary access includes one point on Palomar Road and a secondary point on Junipero Road. The Project will construct frontage improvements, as well as a malls portion of offsite improvements along Junipero Road (currently dirt). The street layout for the Project would provide access to all the proposed single-family and open space lots including the tot lot and water quality basin. Lots along the northern perimeter of the tract are proposed to have an increased square footage to provide a land use transition/buffer between the existing adjacent Rural Residential one acre lots to the north and the smaller lot sizes within the Project. A tot lot is proposed toward the center of the tract along with a water quality basin in the southwest corner of the Project.

Proposed Site Plan



Landscaping and Open Space

A total of 120,581 square feet of landscaping will be maintained by the Homeowner’s Association (HOA) which will include various species of trees, shrubs and groundcover. Areas maintained by the HOA would include street parkways, buffer landscape around the proposed basin and perimeter landscaping around the Project. An additional 14,095 square feet will be maintained by the Community Facilities District (CFD). The Project is conditioned to annex into the CFD prior to map recordation.

An HOA maintained tot lot is provided toward the center of the Project adjacent to lot 126 and lot 152, and would include picnic benches with overhead shade structure, bike racks, drinking fountain, playground equipment, open turf area and a security fence to prevent interaction with the adjacent streets. The tot lot would also incorporate screening (trees, shrubs and community block wall) along the east and south sides of the lot to assist in screening any noise or visual impacts from adjacent dwelling units (lot 126 and lot 152).

Conceptual Landscape and Tot Lot Plan



Walls, Fencing and Monument Signage

A six-foot split-faced masonry block wall with cap and pilasters (community wall) would be constructed around the perimeter of the tract with vinyl privacy fences between each lot. The proposed water quality basin would incorporate a wrought iron fence around the perimeter with a concrete access road.

The Project includes two entry monument signs, one at each entrance that incorporates various plant materials including succulents, grass and trees along with a wooden styled metal signage framed by boulders. The tot lot would also incorporate a neighborhood park monument sign consistent with the entry monument signs.

Proposed Monument Signs

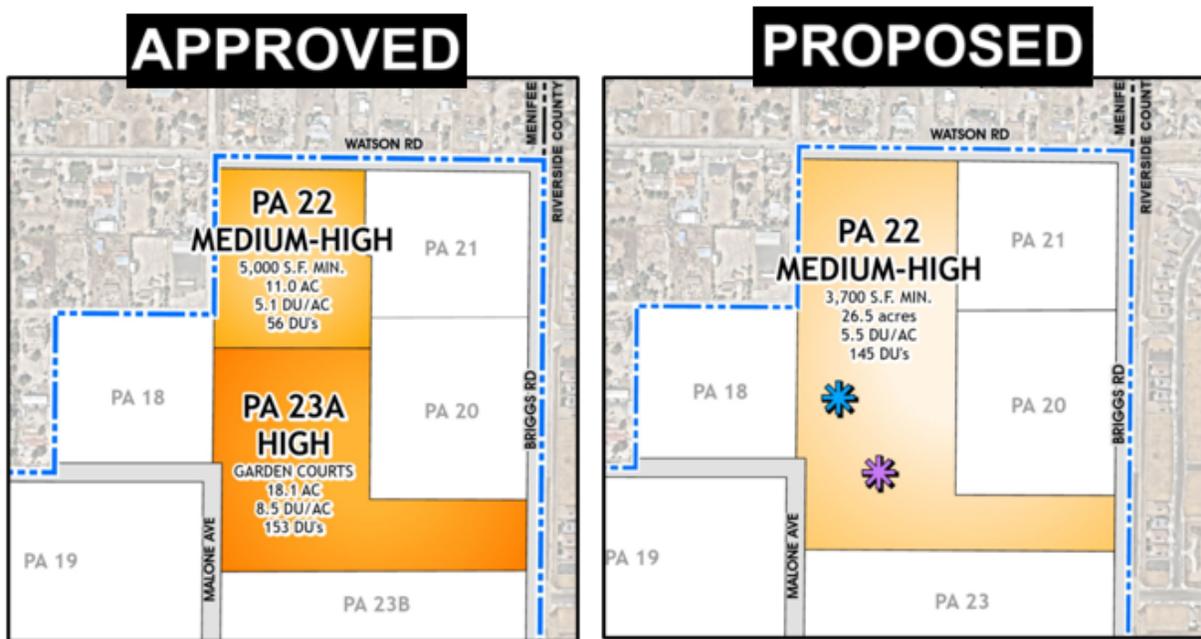


PA 22

The Applicant proposes to combine PA 22 and PA 23A into PA 22 to facilitate the development of TTM No. 38133. Currently, as approved, PA 22 is designated as Medium High Density Residential with allowing for 56 dwelling units to be built with a density of 5.1 du/acre on a 11-acre site requiring a minimum 5,000 square foot lot size. PA 23A is currently designated as High Density Residential, with 153 garden court loaded detached single-family units at 8.5 du/acre on an 18.1-acre site.

The proposal to combine both PA 22 and PA 23A and designate as Medium High Density Residential would allow a combined 26.5-acre site to be developed with 145 single-family detached units at 5.5 du/acre requiring a minimum 3,700 square foot lot size. In the proposed land use map below, the blue and purple asterisk indicate approximate locations of the proposed tot lot and water quality basin respectively.

Menifee North SPA Proposed Land Use Map PA 22



Development Standards

SPA No. 5 proposes to establish development standards PA 22 consistent with the applicable City of Menifee Medium Density Residential (MDR) and Medium High Density Residential (MHDR) Zone. Table 6 below details the approved (PA 22 and 23A) and proposed (PA 22) development standards for PA 22 and PA 23A

**Table 5 – Approved (PA 22 and 23A) and Proposed (PA22) Development Standards
 Lot Dimensions (minimum) in feet**

	Approved PA 22	Approved PA 23A	Proposed PA 22
Lot Area	7,200 square feet	7,200 square feet	3,700
Lot Width	60	60	42
Lot Depth	100	100	90
Frontage	60	-	40
Frontage (Cul-De-Sac or Knuckle)	35	-	35
Setbacks (minimum)			
Front Yard to Livable Space or Porch	20	10 feet for building less than 35 feet in height, for portions of the building above 35 feet in height a 10 foot setback plus two additional feet for each foot above 35 feet in height	15 to living space, 10 to porch
Front Yard to Garage Door	20	-	20
Front Yard to Side-on Garage Door	20	-	10
Corner Side Yard	10 feet unless from street line, if yard is less than 50 feet wide, the setback shall be no more than 20% of the width of the lot	10	10; or 5, if corner side yard abuts a landscape slope. In no case shall setback be less than 10 feet when measured from ROW
Interior Side Yard	10% of the width of the lot, but not less than 3 feet or more than 5 feet	5 feet for buildings that do not exceed 35 feet in height, for buildings above 35 feet in height a minimum of 5 feet plus 2 feet for each foot above 35 feet	5
Rear Yard	10	10 feet unless the rear joins a street, then it shall be the same as the front setback	15 with a minimum of 10-foot level area
Building Coverage (maximum)			
Building Coverage (percent)	50%	50%	60% (one story) 55% (two story)

Floor Area Ratio (FAR)	-	2:1 not including basement area	-
-------------------------------	---	---------------------------------	---

Permitted Uses

The Project proposes a list of permitted and conditionally permitted uses for PA 22 shown in Table 6. These proposed uses are consistent with State law and the MMC for zones of similar lot sizes and density including the MDR and MHDR. In SP 260, PA 22, the ordinance originally tied back to the R-1 zone from the Riverside County Zoning Ordinance No. 348 which allowed for a wider range of uses due to the minimum lot size being a minimum of 7,200 square feet. SP 260 Area 23A previously tied back to Riverside County Zoning Ordinance 348 R-3 Zone.

Table 6 – Permitted Uses for PA 22

Use Category	Permitted Uses	Planning Area 22
P = Permitted (1) – C = Conditional Use Permit		
Residential	Accessory Dwelling Units (ADU)	P ¹
	Bed and Breakfast establishment	C
	Congregate Care Facilities	C
	Family day care, small	P
	Group residential facility, six or fewer residents	P
	Guest house, accessory to single family detached	P ¹
	Home occupation	P ¹
	Single family detached	P
Non-residential	Parks and recreation areas	P
	Public utility facilities	C
	Temporary real estate tract offices	P
	Waterbodies, flood control facilities, including drainage channels, basins, access roads, and any other drainage infrastructure improvements	P

Notes:

- 2) **Additional approvals may be required pursuant to provisions of Chapter 9.35 of the City Zoning Ordinance.**

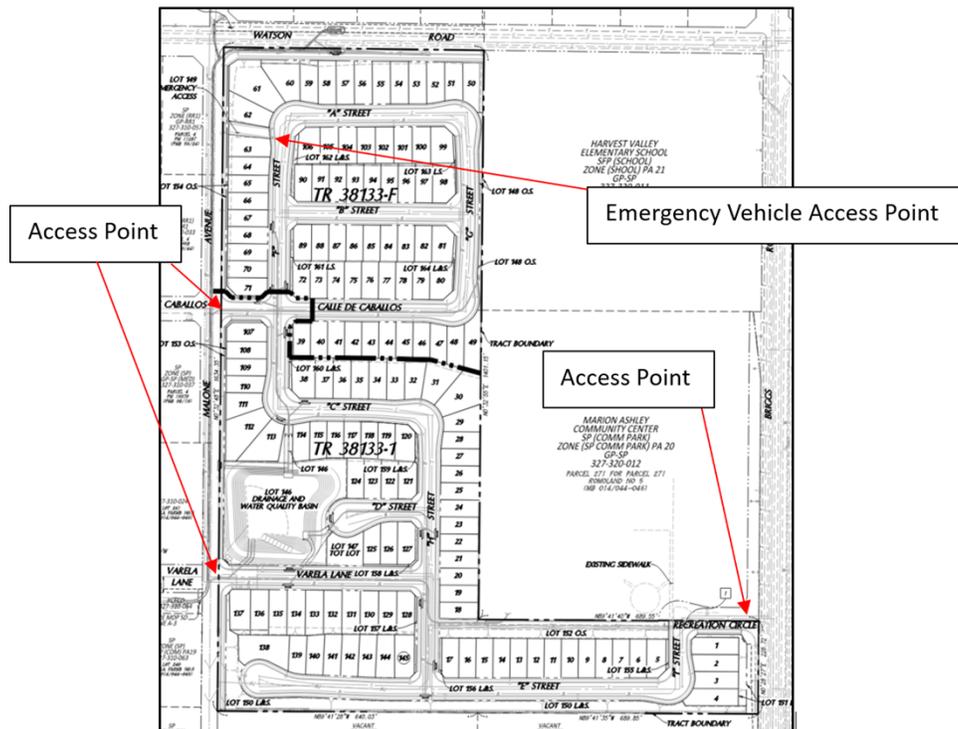
TTM No. 38133 (PA 22)

The proposed TTM No. 38133 would incorporate a 145-unit single-family detached subdivision consistent with the proposed PA 22 development standard amendments noted above, and include a tot lot and water quality basin. The minimum lot size within this planning area is 3,700 square feet with 30% being below 4,000 square feet, 56% being between 4,000 and 5,000 square feet and 14% above 5,000 square feet.

Site Layout/Circulation

The Project includes multiple access points, including two on Malone Avenue (at Calle De Caballos and Varela Lane) and one on Briggs Road. The Project will construct frontage improvements. The Briggs Road access is shared with the existing cul-de-sac, Recreation Circle, used by the Marion Ashley Community Center. An emergency vehicle and pedestrian only access is provided approximately 175 feet south of the Watson Road and Malone Avenue intersection in between lots 62 and 63. This emergency only access is to accommodate the secondary access requirement from the MMC and Subdivision Ordinance. The northern portion of the Project only has one access point, requiring the need for a secondary access point. Due to City of Menifee intersection spacing requirements, an emergency only access point would be needed to fulfill this requirement. The street layout for the Project would provide access to all the proposed single-family and open space lots including the tot lot and water quality basin. A tot lot is proposed adjacent to the water quality basin at the northeast corner of Varela Lane and Malone Avenue.

Proposed Site Plan



Landscaping and Open Space

A total of 190,176 square feet of landscaping will be maintained by the HOA which will include various species of trees, shrubs and groundcover. Areas maintained by the HOA would include street parkways, buffer landscape around the proposed basin and perimeter landscaping around the Project. An additional 15,924 square feet of landscaping will be maintained by the CFD. The project is conditioned to annex into the CFD prior to map recordation.

An HOA maintained tot lot is provided in between the water quality basin and lot 125 that would include picnic benches with overhead shade structure, bike racks, drinking fountain, playground

equipment, open turf area and a security fence to prevent interaction with the adjacent streets. The tot lot would also incorporate screening (trees, shrubs and community block wall) along the east and south sides of the lot to assist in screening any noise or visual impacts from the adjacent dwelling unit (lot 125). A landscaped paseo is also provided behind lots 5 through 17 to allow pedestrian access to the Marion Ashley Community Center parallel to Street "E" near the southern end of the Project.

The emergency vehicle and pedestrian only access point is also conditioned to provide shrubs adjacent to the block walls of the surrounding residential lots and removable bollards. This access point will provide pedestrian access closer to Watson Road.

Conceptual Landscape and Tot Lot Plan



Walls, Fencing and Monument Signage

A six-foot split-faced masonry block wall with cap and pilasters (community wall) would be constructed around the perimeter of the tract with vinyl privacy fences between each lot. The proposed water quality basin would incorporate a wrought iron fence around the perimeter with a concrete access road.

The Project would include two entry monument signs, one at each western entrance along Malone Avenue that incorporates various plant materials including succulents, grass and trees along with a wooden styled metal signage framed by boulders. The tot lot would also incorporate a neighborhood park monument sign consistent with the entry monument signs.

Proposed Monument Signs



ENVIRONMENTAL DETERMINATION

A Certified Environmental Impact Report (EIR) for the approved Project was certified by the County in December of 1994 (State Clearinghouse No. 1989100207). The Certified EIR addressed potential impacts to the physical environment that would or may occur from implementation of the approved Project. An Addendum (second addendum to SP-260's EIR) to the Certified EIR has been prepared in accordance with Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines. The City, as the lead agency under CEQA, has prepared an Addendum to the Certified EIR to consider environmental impacts associated with proposed SPA and associated TTMs, which would entail changes to the Approved Menifee North Specific Plan PA 9, PA 22, and PA 23A. The amendment proposes changes to the aforementioned Planning Areas including, the combining of PA 22 and PA 23A, density, minimum lot sizes, development standards, land uses and number of proposed dwelling units.

Addendum No. 2 examines whether, as a result of any changes or any new information, a subsequent EIR may be required. The proposed changes that would result from the development of the proposed Project would not result in any of the conditions outlined in CEQA Guidelines Sections 15162(a)(1) to (3) because the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the Certified EIR, and, as explained herein, no new information of substantial importance meets any of the conditions in CEQA Guidelines Section 15162 (a)(3). Accordingly, this Addendum provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the Certified EIR is the appropriate environmental document to address changes to the proposed Project.

Addendum No. 2 to the EIR, as well as all its technical appendices, can be accessed for review on the City website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

FINDINGS

Findings for the EIR Addendum No. 2, SPA, TTM No. 38132, and TTM No. 38133 are included in the attached Resolutions.

PUBLIC NOTICE

A public hearing notice for the proposed Project was published in *The Press Enterprise* on March 3, 2024 for the March 13, 2024 Planning Commission hearing. All relevant public agencies, including all interested parties, were notified of the public hearing as were all property owners within a 300-foot radius of the project site. On-site posting was also provided.

ATTACHMENTS

1. TTM 38132 Project Exhibits
2. TTM 38133 Project Exhibits
3. Resolution – FEIR Addendum
4. Exhibit A - Addendum to EIR
5. Exhibit B – Certified EIR TR31194 and Technical Appendices
6. Resolution – SPA
7. Exhibit A – SPA No. 5 Change Pages
8. Resolution – TTM No. 38132
9. Exhibit A - TTM 38132 Conditions of Approval
10. Resolution – TTM No. 38133
11. Exhibit A - TTM 38133 Conditions of Approval
12. Public Hearing Notice