



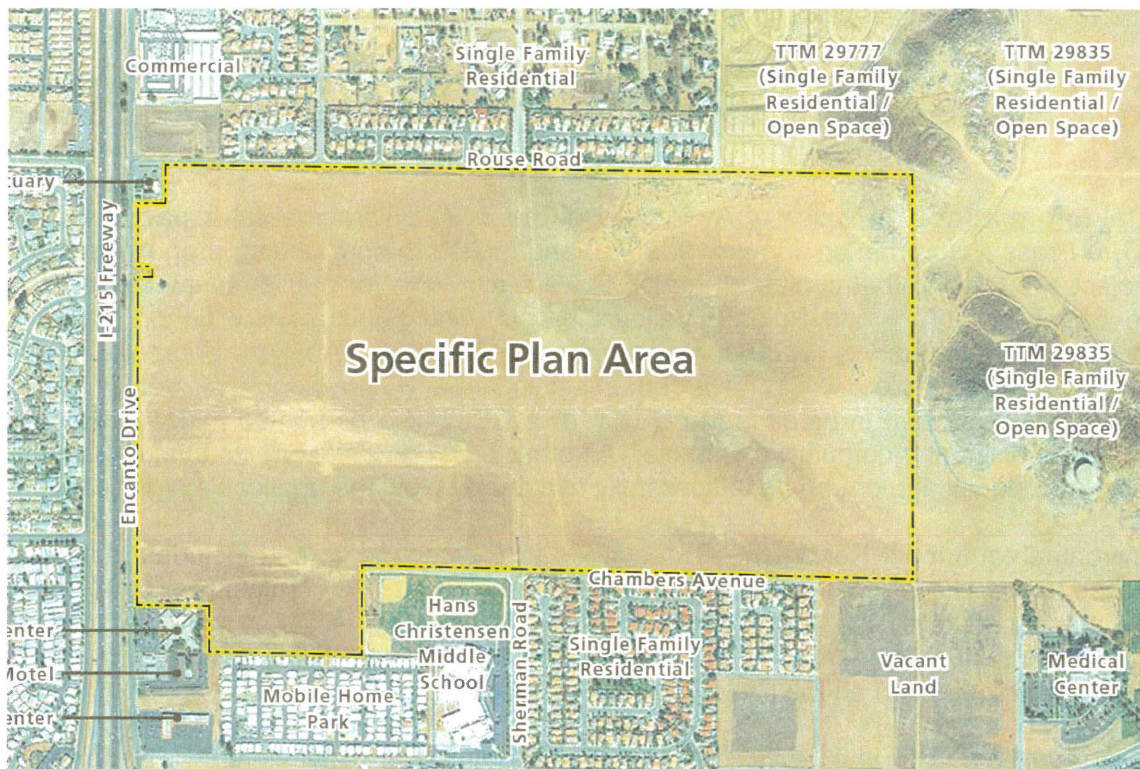
**NOTICE OF PUBLIC HEARING
AND
NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT
A FINAL ENVIRONMENTAL IMPACT REPORT**

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: June 3, 2020
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS VIA:**
<https://meetings.ringcentral.com/j/1496375960>
OR
By calling (623) 404-9000, ID #149-6375-960

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: "Legado Specific Plan" – Planning Application Nos. Specific Plan No. 2017-187 (SP 2017-187), Change of Zone No. 2017-188 (CZ 2017-188), Vesting Tentative Tract Map No. 37408 (TTM 37408/Planning Application No. 2018-137), Vesting Tentative Tract Map No. 37409 (TTM 37409/Planning Application No. 2018-138), Tentative Tract Map No. 37391 (TTM 37391/Planning Application No. 2017-264), Development Agreement No. 2018-277 (DA 2018-277) – Environmental Impact Report (EIR) (State Clearinghouse Number #2009091118)

Project Location: The Project site is located south of Rouse Road, west of Antelope Road, and east of Encanto Road in the City of Menifee, County of Riverside, State of California. The Project site consists of Assessor Parcel Numbers (APNs) 333-020-009, 333-020-010 (partial), 333-030-012, 333-030-013, 333-030-021, and 333-030-022 (partial).



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

SP 2017-187 proposes the development of the 331.0-acre Project site with up to 1,061 residential homes on approximately 216.9 acres, freeway-oriented commercial land uses on 20.1 acres, a 12.9-acre community park/community center, a 1.9-acre private recreation center, paseos/neighborhood parks on 7.9 acres,

conserved open space on 6.3 acres, detention/water quality basins on 26.4 acres, and roadways on 38.6 acres.

CZ No. 2017-188 proposes to modify the zoning name on the Project site to reflect the Legado Specific Plan for the approximately 331.0-acre Project site. At the time the Project's Notice of Preparation (NOP) was distributed for public review (2017), the Project's zoning designations were C-P-S (Scenic Highway Commercial) and R-1 (One-Family Dwellings) and CZ 2017-188 proposed to change the site's existing zoning to "Specific Plan Zone (SP)." However, on December 18, 2019, the City of Menifee adopted a new zoning map that went into effect on January 18, 2020. Pursuant to this adopted zoning map, the Project site's zoning designation is SP "Fleming Ranch Specific Plan Zone." Thus, CZ No. 2017-188 would change the site's updated existing zoning designation from "Fleming Ranch Specific Plan Zone" to "Legado Specific Plan Zone." The zone change would also include updating the text of Title 9, Article 3 "Zones," Chapter 9.155.020 "Adopted Specific Plans," from "Fleming Ranch (in process)" to "Legado Specific Plan."

TTM 37391 proposes a large-lot subdivision map for conveyance purposes and would establish 26 lots corresponding to the Planning Area boundaries as proposed by SP 2017-187. A majority of backbone roadway dedications would occur as part of the large-lot subdivision.

TTM 37408 proposes to subdivide the Project area west of Sherman Road (excluding the proposed commercial area) into 475 residential lots (totaling 79.5 acres of residential uses). Minimum lot sizes vary from 5,000 sq. ft. to 7,000 sq. ft. Additional lots (totaling 75.7 acres) are proposed for a 12.9 acre community park/community center uses, open space/recreation/landscape uses, water quality/detention basins, internal public roadways, park uses, and recreation center uses.

TTM 37409 proposes to subdivide the Project area east of Sherman Road into 547 residential lots (totaling 85.4 acres of residential uses). Minimum lot sizes vary between 5,000 sq. ft. and 7,000 sq. ft. Additional lots (totaling 73.7 acres) are proposed for open space/recreational uses, open space/conservation uses, water quality/detention basins, park uses, and internal public roadways.

DA 2018-277 proposes the establishment of provisions for development of the Project such as, but not limited to, infrastructure improvements, park benefits, vesting of development rights, and timing of public improvements.

Environmental Information: A Notice of Availability of the Draft Environmental Impact Report (DEIR) was published in *The Press Enterprise* on January 9, 2020, and mailed to surrounding property owners within 300 feet of the project site, 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 January 9, 2020, through February 24, 2020. Analysis presented in the Draft EIR indicated that the proposed project would have certain significant and unavoidable air quality, greenhouse gas and traffic impacts as described in detail in the DEIR. 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 Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. 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).

Planning Commission Action: The Planning Commission held a public hearing on May 13, 2020, to discuss the proposed Project and receive public testimony. At the public hearing, the Planning Commission considered the information contained within the staff reports, received a presentation from staff and the applicant, received public comments and discussed the proposal amongst its members. Following the receipt of the noted input and discussion, the Planning Commission moved and by unanimous votes, approved Planning Commission Resolutions recommending that the City Council adopt an EIR and recommending that the City Council approve the Project.

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 Lisa Gordon, at (951) 202-9230 or e-mail planning_user1@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file 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: Lisa Gordon, Project Planner
29844 Haun Road
Menifee, CA 92586

Governor's Office of Planning & Research
MAY 26 2020
STATE CLEARINGHOUSE