



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the City of Menifee, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2009091118, the project as described 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) – Draft Environmental Impact Report (DEIR) (State Clearinghouse Number #2009091118)

Project Description: The proposed Legado Specific Plan project entails development of approximately 331.0 acres and will be comprised of five land uses; a residential land use component, a commercial land use component, a recreation land use component, an open space-conservation land use component, and an open space-water land use component. Residential land uses, totaling 216.9 acres, will include development of up to 1,061 single-family homes. Commercial land uses, totaling 20.1 acres, will include freeway-oriented commercial uses. Recreation land uses, totaling 22.7 acres will include a community park/community center, a private recreation center, and a series of paseos/neighborhood parks. Open space-conservation land uses, totaling 6.3 acres, will include preservation of an existing knoll as permanently-conserved open space. Open space-water land uses, totaling 26.4 acres, will be water quality/detention basins.

City of Menifee entitlements and approvals required for the proposed project include: Adoption/approval of the Legado Specific Plan – Planning Application Nos. Specific Plan No. (SP) 2017-187, Change of Zone No. (CZ) 2017-188, Vesting Tentative Tract Map No. (TTM) 37408 (TTM 37408/Planning Application No. 2018-137), Vesting Tentative Tract Map No. (TTM) 37409 (TTM 37409/Planning Application No. 2018-138), Tentative Tract Map No. (TTM) 37391 (TTM 37391/Planning Application No. 2017-264), Development Agreement No. (DA) 2018-277 as described below:

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 boundaries on the Project site to reflect the Legado Specific Plan land use 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 existing zoning designations were C-P-S (Scenic Highway Commercial) and R-1 (One-Family Dwellings) and CZ 2018-188 proposed to change the site's existing zoning from "Scenic Highway Commercial (C-P-S)" and "One-Family Dwellings (R-1)" to "Specific Plan Zone (SP)." However, on December 18, 2019 the City of Menifee adopted a new zoning map that will go into effect on January 18, 2020. Pursuant to the new zoning map, the Project site's zoning designation will be 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."

TTM 37391 proposes a large-lot subdivision map for conveyance purposes and would establish 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 37391 would establish a subdivision of 26 lots proposed for 263.5 acres of residential, recreation center, paseos/neighborhood parks and water quality basin uses, 20.1 acres of commercial uses, 12.9 acres of park uses, 6.3 acres of open space uses, while the remaining 28.2 acres are proposed for internal public roadways.

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.

Project Location-City: City of Menifee

Project Location-County: Riverside County

Project Location-Specific: The Project is located in the City of Menifee. The Project site is bounded as follows: Rouse Road and residential development to the north; Chambers Avenue, residential development, the Hans Christensen Middle School, a mobile home community, a convalescent facility (Life Care Center), commercial retail, and a motel to the south; the future extension of Antelope Road and vacant land (under construction for residential uses) to the east; and Encanto Road and Interstate 215, beyond which is a residential community, a mobile home community, and a golf course (North Golf Course) to the west. The Project site is located 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). See enclosed Location Map

Potentially Significant Environmental Impacts: The Notice of Preparation determined that several issue areas may have significant effects on the environment, and therefore, are discussed in the Draft EIR. Based on data and analysis provided in the DEIR, it is concluded the project could result in significant adverse environmental impacts to the following environmental issues: Air Quality; Greenhouse Gas Emissions; and Transportation. All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures identified in the DEIR. Note that the cumulative significant impacts identified in the DEIR are based on findings that the Project's contributions to such impacts are considered to be cumulatively considerable which is the threshold identified in Section 15130 of the State CEQA Guidelines

Public Review Period: As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning on **Thursday, January 9, 2020** and ending, **Monday, February 24, 2020**. The City of Menifee is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than **5:00 PM Monday, February 24, 2020**.

CITY OF MENIFEE
ATTN: LISA GORDON, PLANNING MANAGER
29844 HAUN ROAD
MENIFEE, CALIFORNIA 92586
Phone: (951) 723-3739
lgordon@cityofmenifee.us

Public Hearings: Notification of the date, timing, and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.

Document Availability: Copies of the Draft Environmental Impact Report, State Clearinghouse No. 2009091118, and all documents referenced in the Draft EIR (CEQA Guidelines, Section 15087(c)(5)) are available for review at the City of Menifee Community Development Department located at the above address or can be viewed electronically at <https://cityofmenifee.us/325/Environmental-Notices-Documents>. Copies of the Draft EIR and Technical Appendices will be provided to the following libraries for public review:

- Paloma Valley Library, 31375 Bradley Road, Menifee, CA 92584
Hours: Monday thru Wednesday: 12:00pm – 7:00pm; Thursday 12:00pm – 5:00pm; Friday: Closed; Saturday 10:00am – 2:00pm; Sunday: Closed
- Sun City Library, 26982 Cherry Hills Boulevard, Menifee, CA 92586
Hours: Monday 10:00am – 6:00pm; Tuesday 11:00am – 7:00pm; Wednesday: 10:00am – 6:00pm; Thursday 11:00am – 7:00pm; Friday 10:00am – 6:00pm; Saturday 9:00am – 3:00pm; Sunday 12:00pm – 4:00pm

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).



Figure 1

LOCATION MAP



Source(s): K&A Engineering (05-10-2019)

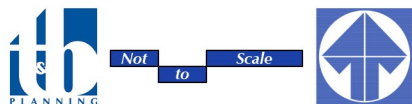


Figure 2

SPECIFIC PLAN LAND USE PLAN

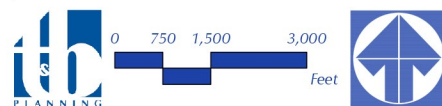
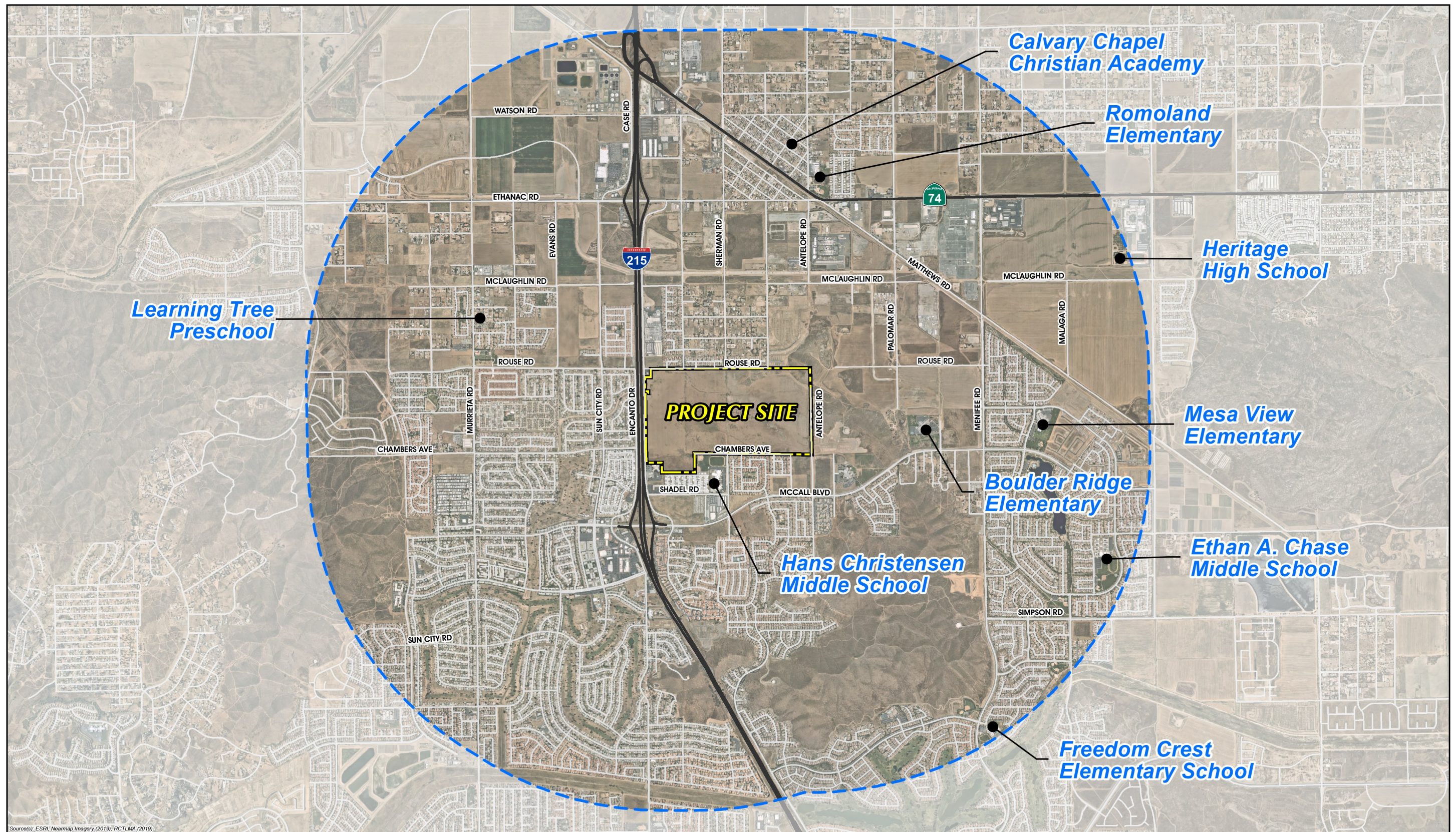


Figure 3

SURROUNDING SCHOOLS RADIUS MAP