



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

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.
DATE OF HEARING: April 22, 2020
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS VIA:**
<https://meetings.ringcentral.com/j/1486036473> OR
By calling (623) 404-9000, ID #366 864 9023

A **PUBLIC HEARING** has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the project shown below:

Project Title: “Rockport Ranch”
General Plan Amendment No. 2016-287, Change of Zone No. 2016-288, Specific Plan No. 2016-286, Tentative Tract Map No. 2016-285 (TR 37131) and Environmental Impact Report (EIR) (State Clearinghouse No. #2017081069)

Project Location: The project site is located south of Old Newport Road, west of Briggs Road and unincorporated Riverside County, east of The Lakes residential development, and north of the Wilderness Lakes RV Resort in the City of Menifee, County of Riverside, State of California (APNs 364-190-004 and 364-190-005).



The Planning Commission will consider whether to recommend approval of the following project to the City Council at a public hearing:

General Plan Amendment No. 2016-287 proposes to amend the general plan land use designation of a property consisting of 79.68 acres on the southwest corner of Briggs Road and Old Newport Road/Rockport Road (APNs 364-190-005 and -004) from Agriculture (AG) to Specific Plan (SP).

Change of Zone No. 2016-288 proposes to change the zoning classification of 79.68 acres on the southwest corner of Briggs Road and Old Newport Road/Rockport Road (APNs 364-190-005 and -004) from Agriculture (AG) (formerly Heavy Agriculture – 10 Acre Minimum [A-2-10] prior to adoption of the City’s new Zoning Map) to Specific Plan (SP).

Specific Plan No. 2016-286 proposes establishment of a Specific Plan on a total 79.68 gross acres for 305 single-family residential lots, 20.10 acres of open space and 21.18 acres of road and easements.

Tentative Tract Map No. 2016-285 (TM37131) proposes the subdivision of 79.68 gross acres into a total of 305 single family residential lots, with 20.10 acres of trails, open space and recreation and 21.18 acres of roads, easements and other. The residential lots include the following:

- Planning Area 1 (PA-1): 96 courtyard lots (all take access off single private drive - 8 packs)
- PA-2: 60 lots with a minimum lot size of 5,000 sq. ft.
- PA-3: 79 lots with a minimum lot size of 6,000 sq. ft.

- PA-4: 42 lots with a minimum lot size of 6,500 sq. ft.
- PA-5: 27 lots with a minimum lot size of 7,000 sq. ft.

The open space lots include lots for recreation (0.3 acre private pool, 1.2 acre park, 0.1 acre tot lot), two (2) lakes comprising 5.2 acres, 0.2 acre water quality basin, 4.2 acres of sidewalk and trails, and 8.9 acres of lawn and landscaping throughout the development for paseos and additional perimeter landscaping.

The development is proposed to be a gated community.

Environmental Information: A Notice of Availability of the Draft Environmental Impact Report (DEIR) was published in the Press Enterprise on September 5, 2019 and mailed to surrounding property owners within 500 feet and to the Tierra Shores residential neighborhood to the north, 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 September 5, 2019 through October 21, 2019. Analysis presented in the Draft EIR indicated that the proposed project would have certain significant and unavoidable air quality 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 Planning Commission as part of the staff report for the Project. The DEIR and FEIR will be submitted to the City Planning Commission and 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).

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 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 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 Ryan Fowler, at (951) 723-3740 or via e-mail at rfowler@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: Ryan Fowler, Senior Planner
29844 Haun Road
Menifee, CA 92586

Governor's Office of Planning & Research

APR 07 2020

STATE CLEARINGHOUSE