



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, 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. 2017081069, for the project as described below.

Project Title: Rockport Ranch - Planning Application Nos. General Plan Amendment No. (GPA) 2016-287, Change of Zone No. (CZ) 2016-288, Specific Plan No. (SP) 2016-286, and Tentative Tract Map No. (TR) 2016-285 (TR 37131) - Draft Environmental Impact Report (DEIR) (State Clearinghouse Number #2017081069)

Project Description: The proposed Rockport Ranch project entails development of approximately 79.68-acres and will be comprised of two main land uses; a residential land use component and an open space land use component. These individual land uses will be subdivided to accommodate two forms of residential development and two forms of open space use. Residential land uses, totaling 38.4 acres, will be a mix of single-family homes and single-family courtyard residential development with each type located in clusters of like products. Open space within the Specific Plan area will total 20.1 acres and is the only other land use allowed within the Specific Plan area. Open space also will be subdivided into two categories; passive open space (landscaping, bio-retention basins, open turf areas, and the large lake feature) and recreational open space (trails, community pool area, tot lots, barbeque stations, etc.).

City of Menifee entitlements and approvals required for the proposed project include: Adoption/approval of the Rockport Ranch - Planning Application Nos. General Plan Amendment No. (GPA) 2016-287, Change of Zone No. (CZ) 2016-288, Specific Plan No. (SP) 2016-286, and Tentative Tract Map No. (TR) 2016-285 (TR 37131) as described below:

GPA No. 2016-287 proposes to amend the Project site's designation in the General Plan Land Use Element from Agriculture (AG) to Specific Plan (SP).

CZ No. 2016-288 proposes to change the Project site's zoning classification from Heavy Agriculture – 10-Acre Minimum (A-2-10) to Specific Plan (SP).

SP No. 2016-286 proposes establishment of a Specific Plan on a total of 79.68-acres for 305 residential lots (96 single-family courtyard residential units and 209 single-family residential units), 20.1-acres of private recreational open space and trails and 21.18-acres of road and easements. The overall residential density of the Project will be 3.82 dwelling units per acre.

The Specific Plan includes a land use plan, designation of planning areas, development standards, design and landscape guidelines. The Specific Plan would set forth guidelines for landscape and architectural design, infrastructure plans, phasing of development and administrative procedures. Existing infrastructure such as water, sewer, storm drain and roadways will also be expanded as part of the Specific Plan, which may range from: upgrades and widening of the existing roadway; construction of new roads and signals; construction of new and expanded water pipelines; relocation of existing Southern California Edison overhead distribution lines along Briggs Road and Old Newport road; construction of new and expanded sewer pipelines; construction of new flood control facilities; and construction of water quality basins to improve the quality of stormwater runoff.

TR No. 2016-285 (TR 37131) proposes the subdivision of 79.68 gross-acres into a total of 305 single-family residential lots, with 20.1-acres of trails, open space, and recreation, and 21.18-acres of roads and easements.

Project Location-City: City of Menifee

Project Location-County: Riverside County

Project Location-Specific: The Project is located in the City of Menifee, immediately west of the County of Riverside boundary. The Project site is bounded as follows: Old Newport Road and Tierra Shores

residential development to the north; Wilderness Lakes RV Resort to the south; Briggs Road, Ramona Egg Ranch and agricultural land to the east; and The Lakes residential development 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) 364-190-004 and 364-190-005. 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. 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 **Thursday, September 5, 2019** and ending, **Monday, October 21, 2019**. 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, October 21, 2019**.

CITY OF MENIFEE
ATTN: RYAN FOWLER, SENIOR PLANNER
29844 HAUN ROAD
MENIFEE, CALIFORNIA 92586
Phone: (951) 723-3740
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Public Hearings: Notification of the date, time, 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. 2017081069, 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 www.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).

Location Map



