

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2009091118

Project Title: Legado Specific Plan

Lead Agency: City of Menifee Community Development Department Contact Person: Lisa Gordon
 Mailing Address: 29844 Haun Road Phone: (951) 723-3739
 City: Menifee Zip: 92586 County: Riverside

Project Location: County: Riverside City/Nearest Community: Menifee
 Cross Streets: Encanto Drive and Rouse Road Zip Code: 92586

Longitude/Latitude (degrees, minutes and seconds): 33 ° 43 ' 31.3 " N / 117 ° 10 ' 51.5 " W Total Acres: 331.0

Assessor's Parcel No.: 333-020-009, -010 (partial); 333-030-012, -013, 021, -022 (partial) Section: 22 Twp.: 5S Range: 3W Base: San Bernardino

Within 2 Miles: State Hwy #: I-215, SR-74 Waterways: N/A

Airports: N/A Railways: BNSF/San Jacinto Br. Schools: See Attached

Document Type: Governor's Office of Planning & Research

CEQA: NOP Draft EIR JAN 09 2020 NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: STATE CLEARINGHOUSE FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Dev. Agreement

Development Type:

Residential: Units 1,061 Acres 216.9
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 225,000 Acres 20.1 Employees 358 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: 22.7 acres (Community Park/Community Center, Private Recreation Center/Neighborhood Parks) Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Undeveloped/One Family Dwellings (R-1) and Scenic Highway Commercial (C-P-S)/Fleming Ranch Specific Plan (SP)

Project Description: *(please use a separate page if necessary)*

The proposed Project consists of applications for a Specific Plan (SP 2017-187) and Change of Zone (CZ 2017-188) to establish a master-planned, medium-density residential community (3.8 to 5.6 dwelling units per acre) with freeway-oriented commercial uses on an approximately 331-acre site. In addition, a Tentative Tract Map, two Vesting Tentative Tract Maps, and a Development Agreement are proposed to implement SP 2017-187. Approval of these applications would allow for development of the subject property with up to 1,061 dwelling units on minimum lot sizes ranging from 5,000 square feet (s.f.) to 7,000 s.f., up to 225,000 s.f. of freeway-oriented commercial uses, a 12.9-acre community park/community center, a 1.9-acre private recreation center, and 7.9 acres of paseos/neighborhood park uses.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 9, 2020 Ending Date February 24, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>BLC Flemming, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>100 Bayview Circle, Suite 240</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Jerrica Harding, AICP</u>	Phone: <u>(949) 945-2290</u>
Phone: <u>(714) 505-6360 ext. 101</u>	

Signature of Lead Agency Representative:  Date: 1/16/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.