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
County: Riverside
Zip: 92586

Project Location:
County: Riverside
City/Nearest Community: Menifee
Cross Streets: Encanto Drive and Rouse Road
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)
Within 2 Miles: State Hwy #: 1-215, SR-74
Waterways: N/A
railways: BNSF/San Jacinto Br.
Schools: See Attached

Document Type:
CEQA: □ NOP ☐ Draft EIR
□ Early Cons ☐ Supplement/Subsequent EIR
□ Neg Dec □ Mit Neg Dec
□ Mit Neg Dec
NEPA: □ NOI □ Draft EIS □ FONSI
□ EA
□ Other:

Local Action Type:
□ General Plan Update
□ General Plan Amendment
□ General Plan Element
□ Community Plan
□ Specific Plan
□ Site Plan
□ Rezone
□ Prezone
□ Use Permit
□ Land Division (Subdivision, etc.)
□ Annexation
□ Redevelopment
□ Coastal Permit
□ Other:

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

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

Revised 2010
### Reviewing Agencies Checklist

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

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### 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: T&B Planning, Inc.  
Applicant: BLC Flemming, LLC

Address: 3200 El Camino Real, Suite 100  
Address: 100 Bayview Circle, Suite 240

City/State/Zip: Irvine, CA 92602  
City/State/Zip: Newport Beach, CA 92660

Contact: Jerica Harding, AICP  
Phone: (949) 945-2290

Signature of Lead Agency Representative: 
Date: 1/6/20