



CITY OF MENIFEE
Community Development Department
Cheryl Kitzerow - Community Development Director

Notice of Determination

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044</p> <p><input checked="" type="checkbox"/> County Clerk County of Riverside 2720 Gateway Drive, Riverside, CA 92507</p>	<p>FROM:</p> <p>Lead Agency: City of Menifee Community Development Department</p> <p>Address: 29844 Haun Road Menifee, CA 92586</p> <p>Contact Person: Lisa Gordon, Project Planner Phone Number: 951-672-6777</p>
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SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2009091118

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), and Development Agreement No. 2018-277 (DA 2018-277)

Project Applicant: BLC Fleming, LLC, 100 Bayview Circle, Suite 240, Newport Beach CA 92660

Project Location: The Project site is located south of Rouse Road, west of Antelope Road, and east of Encanto Road 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).

Project Description: 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 name on the Project site to reflect the Legado Specific Plan for the approximately 331.0-acre Project site. CZ No. 2017-188 would change the site's existing zoning designation from "Fleming Ranch Specific Plan Zone" to "Legado Specific Plan Zone." The zone change would also include updating the text of Title 9, Article 3 "Zones," Chapter 9.155.020 "Adopted Specific Plans," from "Fleming Ranch (in process)" to "Legado Specific Plan." 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.

This is to advise that the City of Menifee City Council, as the lead agency, has approved the above-referenced project on June 17, 2020 and has made the following determinations regarding the above described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the CEQA and certified as having been prepared in compliance with CEQA on June 3, 2020.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.
5. A statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval is available to the general public at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586.



Signature

Sarah A. Manwaring, Menifee City Clerk

Title

June 17, 2020

Date

Governor's Office of Planning & Research

Date Received for Filing and Posting at OPR: _____

Jun 18 2020

STATE CLEARINGHOUSE

County filing fee of \$50.00 are applicable for this project.

FOR COUNTY CLERK'S USE ONLY