



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

Notice of Determination

TO:
 Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County Clerk
County of Riverside
2720 Gateway Drive, Riverside, CA 92507

FROM:
Lead Agency: City of Menifee
Community Development Department
Address: 29844 Haun Road
Menifee, CA 92586
Contact Person: Lisa Gordon, Project Planner
Phone Number: 951-672-6777

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" – Vesting Tentative Tract Map No. 37408 (TTM 37408/Planning Application No. 2018-137), Vesting Tentative Tract Map No. 37409 (TTM 37409/Planning Application No. 2018-138), and Tentative Tract Map No. 37391 (TTM 37391/Planning Application No. 2017-264)

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: TTM 37408 proposes to subdivide 151.8 acres west of Sherman Road into 475 residential lots (totaling 79.5 acres of residential uses). Minimum lot sizes vary from 5,000 sq. ft. to 7,000 sq. ft. Additional lots (totaling 75.7 acres) are proposed for a 12.9 acre community park/community center uses, open space/recreation/landscape uses, water quality/detention basins, internal public roadways, park uses, and recreation center uses. TTM 37409 proposes to subdivide 159 acres east of Sherman Road into 547 residential lots (totaling 85.4 acres of residential uses). Minimum lot sizes vary between 5,000 sq. ft. and 7,000 sq. ft. Additional lots (totaling 73.7 acres) are proposed for open space/recreational uses, open space/conservation uses, water quality/detention basins, park uses, and internal public roadways. TTM 37391 proposes a large-lot subdivision of 331 acres for conveyance purposes and would establish 26 lots corresponding to the Planning Area boundaries as proposed by Specific Plan No. 2017-187. A majority of backbone roadway dedications would occur as part of the large-lot subdivision.

This is to advise that the City of Menifee City Council, as the lead agency, has approved the above-referenced project on June 3, 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.
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 3, 2020

Date

Date Received for Filing and Posting at OPR: _____

CDFW fees of \$3,343.25 and County filing fee of \$50.00 are applicable for this project.

FOR COUNTY CLERK'S USE ONLY