

**RESOLUTION PC 24-635**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA ADOPTING A NEGATIVE DECLARATION FOR PLOT PLAN NO. PLN23-0069 AND CONDITIONAL USE PERMIT NO. PLN23-0070 – “HOME2SUITES” HOTEL LOCATED SOUTH OF NEWPORT ROAD, NORTH OF LA PIEDRA ROAD, EAST OF INTERSTATE 215 AND WEST OF ANTELOPE ROAD (APN: 364-010-015)**

**WHEREAS**, on May 30, 2023, the applicant, Apollo Development Group, filed a formal application with the City of Menifee for Plot Plan (PP) No. PLN23-0069 and Conditional Use Permit (CUP) No. PLN23-0070, for the construction of a 4-story, 65,463 square-foot hotel, consisting of 106 rooms behind (or to the south) of Living Spaces within the Menifee Town Center Shopping Center; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (IS) and Negative Declaration (ND) have been prepared to analyze the Project's potentially significant environmental impacts; and

**WHEREAS**, between May 15, 2024 and June 3, 2024, the 20-day public review period for the Draft IS/ND took effect, which was publicly noticed by a publication in a newspaper of general circulation, notice to owners within 700 feet of the Project site boundaries, related agencies and government agencies; and

**WHEREAS**, on June 12, 2024, the Planning Commission held a public hearing on the Project, considered all public testimony as well as all materials in the staff report and accompanying documents for the adoption of the IS/ND for PP No. PLN23-0069 and CUP No. PLN23-0070, which hearing was publicly noticed by a publication in *The Press Enterprise*, a newspaper of general circulation, an agenda posting, notice to property owners within 700 feet of the Project boundaries, on-site posting at the Project site, and to persons requesting public notice; and

**WHEREAS**, the City has complied with CEQA and the IS/ND is an accurate and objective statement that fully complies with CEQA, the CEQA Guidelines and represents the independent judgment of the City; and

**WHEREAS**, no evidence of new significant impacts, as defined by CEQA Guidelines Section 15088.5, have been received by the City after circulation of the draft IS/ND which would require re-circulation.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Menifee makes the following Findings:

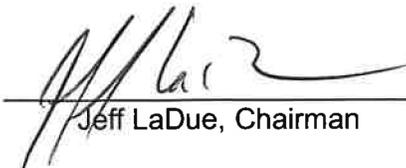
**Section 1:** The Planning Commission finds on the basis of the evidence presented and the whole record before it, including the IS/ND, which is attached hereto as Exhibit “A”, and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment.

**Section 2:** The Planning Commission further finds that the adoption of the ND reflects the Planning Commission’s independent judgment and analysis.

**Section 3:** The ND, all documents referenced in the ND, and the record of proceedings on which the Planning Commission's decision is based are located at City of Menifee City Hall at 29844 Haun Road, Menifee, CA 92586 and the custodian of record of proceedings is the City of Menifee City Clerk.

**Section 4:** The City of Menifee Planning Commission adopts an ND for the Project including, the IS and technical appendices.

PASSED, APPROVED AND ADOPTED this the 12th day of June 2024:

  
\_\_\_\_\_  
Jeff LaDue, Chairman

Attest:  
  
\_\_\_\_\_  
Rachel Valencia, Administrative Assistant

Approved as to form:

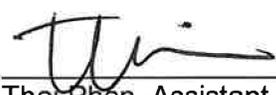
  
\_\_\_\_\_  
Thai Phan, Assistant City Attorney

Exhibit A

The Initial Study (IS)/ND

The Initial Study (IS)/ND and technical appendices, can be accessed for review  
on the City website:

<https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.