

RESOLUTION 23-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, CALIFORNIA ADOPTING AN ADDENDUM TO THE PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2003061122) FOR TENTATIVE TRACT MAP NO. 31194 “GOLDEN MEADOWS” (ZONING CODE AMENDMENT NO. PLN21-0201 AND MAJOR MODIFICATION NO. PLN21-0199)

WHEREAS, on May 20, 2021, the applicant, Richland Planned Communities, Inc., filed a formal application with the City of Menifee for the approval of a Zoning Code Amendment (ZCA) No. PLN21-0201 to amend Chapter 9.155.030(E) (PD-5: Golden Meadows {TR31194}) of the City of Menifee Municipal Code (MMC) by revising the development standards of County of Riverside approved Tentative Tract Map (TTM) No. 31194; and,

WHEREAS, on May 20, 2021, the applicant, Richland Planned Communities, Inc., filed a formal application with the City of Menifee for the approval of a Major Modification (MJMOD) No. PLN21-0199 to revise Phase 4 of approved TTM No. 31194; and,

WHEREAS, the City is the Lead Agency under the California Environmental Quality Act (CEQA), Public Resources Code §§ 21000 et seq.; and

WHEREAS, the approval of ZCA No. PLN21-0201 and MJMOD No. PLN21-0199 constitutes a discretionary approval, which is part of a “project” as that term is defined in CEQA Guidelines § 15378 and which itself requires review under CEQA; and

WHEREAS, on April 10, 2007, the County approved to certify a Final Environmental Impact Report (FEIR), Technical Studies, and Mitigation Monitoring and Reporting Plan (MMRP) (attached as Exhibit “B”) (State Clearinghouse No. 2003061122) for Golden Meadows TTM No. 31194 to analyze and mitigate the project's potentially significant environmental impacts; and

WHEREAS, in connection with the proposed Project, an Addendum to the Golden Meadows TTM No. 31194 FEIR (herein referred to as the “Addendum”), a copy of which is on file with the Community Development Department and attached as Exhibit “A”, has been prepared pursuant to the provisions of Section 15164 of the CEQA Guidelines in order to determine whether any significant environmental impacts which were not identified in the Golden Meadows TTM No. 31194 FEIR would result from the proposed Project or whether previously identified significant impacts would be substantially more severe in connection with the proposed Project; and

WHEREAS, on February 8, 2023, the Planning Commission held a duly noticed public hearing and voted 5-0 to recommend denial to City Council of the ZCA and MJMOD, along with the Addendum to the Certified FEIR; and,

WHEREAS, on June 7, 2023, the City Council held a duly noticed public hearing and voted 5-0 to remand the Project back to the Planning Commission to allow the project applicant the opportunity to continue working with staff and the surrounding neighbors in an effort to address community concerns to present to the Planning Commission for consideration; and,

WHEREAS, on July 26, 2023, the Project was presented to the Planning Commission as a workshop item as recommended by the City Council in an effort to address community concerns with the proposed modifications to Phase 4. The Planning Commission and nearby residents

provided feedback on the proposed Project, in which the applicant incorporated into the revised plans; and,

WHEREAS, on November 8, 2023, the Planning Commission conducted a duly noticed public hearing and voted 4-0 (Thomas absent) recommending approval to the City Council of ZCA No. PLN21-0201 and MJMOD No. PLN21-0199 for TTM No. 31194; and,

WHEREAS, on December 6, 2023, the City Council held a duly noticed public hearing on the Project, considered all public testimony as well as all materials in the staff report and accompanying documents for ZCA No. PLN21-0201 and MJMOD No. PLN21-0199, which hearing was publicly noticed by a publication in the Press Enterprise, a newspaper of general circulation, an agenda posting, on-site posting, notice to property owners within 300 feet of the Project boundaries, and to persons requesting public notice.

NOW, THEREFORE, the City Council make the following findings as established by CEQA:

Section 1. That the Addendum was prepared for the proposed Project in compliance with the requirements of CEQA and the CEQA Guidelines.

Section 2. That, based upon the evidence submitted and as demonstrated by the analysis included in the Addendum, none of the conditions described in Sections 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental Environmental Impact Report (EIR) or negative declaration have occurred; specifically:

1. There have not been any substantial changes in the Project that require major revisions of the Golden Meadows TTM No. 31194 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
2. There have not been any substantial changes with respect to the circumstances under which the proposed Project is undertaken that require major revisions of the Golden Meadows TTM No. 31194 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Golden Meadows TTM No. 31194 was certified as complete and adopted, that shows any of the following:
 - (a) The proposed Project will have one or more significant effects not discussed in the Golden Meadows TTM No. 31194 Meadows FEIR;
 - (b) Significant effects previously examined will be substantially more severe than shown in the Golden Meadows TTM No. 31194 FEIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the proposed Project, but the project proponent declines to adopt the mitigation measures or alternatives;

- (d) Mitigation measures or alternatives which are considerably different from those analyzed in the Golden Meadows TTM No. 31194 FEIR would substantially reduce one or more significant effects on the environment, but the Project proponent declines to adopt the mitigation measures or alternatives.

Section 3. In connection with the proposed Project and this City Council's review of the Addendum to Golden Meadows TTM No. 31194 FEIR, this City Council has independently reviewed the Addendum and has exercised its independent judgment in making the findings and determinations set forth herein.

Section 4. Pursuant to the above findings, this City Council determines that the Golden Meadows TTM No. 31194 FEIR, together with the Addendum, satisfy all of the requirements of CEQA and are adequate to serve as the required environmental documentation for the proposed Project and, therefore, hereby approves the adoption of the Addendum to the Golden Meadows TTM No. 31194 FEIR for the proposed Project.

PASSED, APPROVED AND ADOPTED this 6th day of December 2023.

Bill Zimmerman, Mayor

Attest:

Sarah Manwaring, City Clerk

Approved as to form:

Jeffrey T. Melching, City Attorney