

RESOLUTION NO. PC 24-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA RECOMMENDING THE CITY COUNCIL ADOPT AN ADDENDUM TO THE PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2014051029) FOR CIMARRON RIDGE SPECIFIC PLAN AMENDMENT (PLN23-0060), MAJOR MODIFICATION TO TENTATIVE TRACT MAP NO. 36658 (PLN22-0246) AND DEVELOPMENT AGREEMENT AMENDMENT (PLN 23-0241)

WHEREAS, on March 14, 2023, the applicant, Pulte Home Company LLC, filed a formal application with the City of Menifee for the approval of the Cimarron Ridge Specific Plan Amendment (SPA) (PLN23-0060), and Major Modification to TTM No. 36658 (PLN22-0246); and

WHEREAS, on October 18, 2023, the applicant, Pulte Home Company LLC, filed a formal application with the City of Menifee for the approval of the Amendment to the Cimarron Ridge Specific Plan; and

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

WHEREAS, collectively, all the applications are referred to as the “Project”; and

WHEREAS, the approval of the Project 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 October 21, 2015, the City certified a Final Environmental Impact Report (FEIR), Technical Studies, and Mitigation Monitoring and Reporting Plan (MMRP) (State Clearinghouse No. 2014051029) for the Cimarron Ridge Specific Plan to analyze and mitigate the project's potentially significant environmental impacts; and

WHEREAS, in connection with the proposed Project, an Addendum to the Cimarron Ridge Specific Plan 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 Cimarron Ridge Specific Plan 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, the Planning Commission conducted a duly noticed public hearing on February 28, 2024, where the public was allowed to comment on the proposed Project including the Addendum to the FEIR; and

WHEREAS, the Planning Commission has carefully considered all of the comments received from the public as well as the information provided by City staff regarding environmental review.

NOW, THEREFORE, the Planning Commission of the City of Menifee hereby recommends that 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 Cimarron Ridge Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
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 Cimarron Ridge Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
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 Cimarron Ridge Specific Plan FEIR 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 Cimarron Ridge Specific Plan FEIR;
 - (b) Significant effects previously examined will be substantially more severe than shown in the Cimarron Ridge Specific Plan 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 Cimarron Ridge Specific Plan FEIR would substantially reduce one or more significant effects on the environment, but the Project proponent declines to adopt the mitigation measures or alternatives.

Therefore, the previous MMRP remains valid, and it is included as Appendix A to the proposed Addendum to the FEIR for Cimarron Ridge Specific Plan.

Section 3. In connection with the proposed Project and this Planning Commission's review of the Addendum to the Cimarron Ridge Specific Plan FEIR, the Planning Commission has independently reviewed the Addendum and has exercised its independent judgment in making the findings and determinations set forth herein.

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Section 4. Pursuant to the above findings, this Planning Commission determines that the Cimarron Ridge Specific Plan 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 recommends City Council approval and adoption of the Addendum to the Cimarron Ridge Specific Plan FEIR for the proposed Project.

PASSED, APPROVED AND ADOPTED this 28th day of February 2024.

Jeff LaDue, Chairman

Attest:

Rachel Valencia, Administrative Assistant

Approved as to form:

Thai Phan, Assistant City Attorney