

RESOLUTION NO. PC 24-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MENIFEE, CALIFORNIA ADOPTING A MITIGATED NEGATIVE
DECLARATION FOR DEV2023-002 – DI CAPRI RESIDENTIAL
LOCATED AT THE SOUTHWEST CORNER OF CHAMBERS AVENUE
AND MURRIETA ROAD (APN 335-080-008)**

WHEREAS, on February 7, 2023, the applicant, Menifee Fellowship 2022, LLC, filed a formal application with the City of Menifee for Tentative Parcel Map (TPM) No. 38674 (PLN23-0025) and Plot Plan (PP) No. PLN23-0026, collectively known as DEV2023-002 – Di Capri Residential, to subdivide an existing 7.65-net acre vacant lot into three parcels for condominium purposes for the development of 61 single-family units on the southwest corner of Chambers Avenue and Murrieta Road; and

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

WHEREAS, between February 11, 2024 and March 1, 2024, the 20-day public review period for the Draft IS/MND took effect, which was publicly noticed by a publication in a newspaper of general circulation, notice to owners within 300 feet of the Project site boundaries, related agencies and government agencies; and

WHEREAS on March 13, 2024, the Planning Commission of the City of Menifee 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/MND for DEV2023-002 – Di Capri Residential, 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 300 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/MND 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/MND 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/MND, which is attached hereto as Exhibit “A”, and any comments received, that there is no substantial evidence that the Project, as mitigated, will have a significant effect on the environment.

Section 2: The Mitigation Monitoring and Reporting Plan (MMRP) and a copy of which is attached hereto as Exhibit “B” and incorporated herein by reference, will assure compliance with the mitigation measures during project implementation.

Section 3: The Planning Commission further finds that the adoption of the MND reflects the Planning Commission’s independent judgment and analysis.

Section 4: The MND, all documents referenced in the MND, 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 5: The City of Menifee Planning Commission adopts an MND for the project including, but not limited to the MMRP, as attached to the MND.

PASSED, APPROVED AND ADOPTED this the 13th day of March 2024.

Jeff LaDue, Chairman

Attest:

Rachel Valencia, Administrative Assistant

Approved as to form:

Thai Phan, Assistant City Attorney