

RESOLUTION NO. PC25-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR TENTATIVE TRACT MAP NO. 38652 (PLN23-0077 LOCATED NORTH OF THE BOULDER CREST WAY AND RIDGEMOOR ROAD (APN: 341-160-010 AND 341-160-012).

WHEREAS, on April 19, 2023, the applicant, Salvatore Provenza of Oak Hills West LLC., filed a formal application with the City of Menifee for Tentative Tract Map (TTM) No. 38652 (PLN23-0077), a subdivision of 34 lots with duplexes on 77.6 gross acres; 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 and mitigate the Project's potentially significant environmental impacts; and

WHEREAS, the 30-day public review period for the IS/MND occurred between February 16, 2025 to March 16, 2025, which was publicly noticed by a publication in a newspaper of general circulation, notice to owners within 300 feet of the Project site boundaries, on-site posting and notice to related agencies and government agencies (State Clearinghouse No. 2025020535); and

WHEREAS, on March 26, 2025, the Planning Commission 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, which hearing was publicly noticed by a publication in the newspaper of general circulation, an agenda posting, onsite sign postings, and notice to property owners and occupants within 300 feet of the Project site boundaries, related agencies and government agencies, and to persons requesting public notice; and

WHEREAS, during the hearing concerns regarding duplex compatibility, privacy for existing residential, traffic, security and individual sales versus rentals were noted by the public and Planning Commissioners; and

WHEREAS, the Project was continued to the April 23, 2025 Planning Commission meeting to provide the applicant time to address the concerns; and

WHEREAS, on April 23, 2025, 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; 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 or increased severity of environmental 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, the Planning Commission of the City of Menifee makes the following findings as established by the CEQA:

Finding 1. The Planning Commission finds on the basis of the evidence presented and the whole record before it, including the Draft 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.

Finding 2. Consistency with Multiple Species Habitat Conservation Plan (MSHCP)

The City of Menifee has two active conservation plans within the City’s boundary, the Western Riverside County MSHCP, and the Stephen’s Kangaroo Rat Habitat Conservation Plan (SKR-HCP). The subject site is within the jurisdiction of the SKR-HCP and the Western Riverside County MSHCP. The Project site is located inside the SKR-HCP (Dipodomys stephensi) Fee Area. The proposed Project is located within the boundaries of the Western Riverside County MSHCP; however, the Project is not located within a Criteria Cell or Cell Group. The biology report prepared for this Project notes the Project’s consistency with the findings of the MSHCP. The Project will be subject to the payment of fees consistent with MMC Chapter 17.03 as adopted by the City of Menifee. Therefore, the Project will not conflict with the provisions of the adopted HCP, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan and the impact is considered less than significant.

Finding 3. The Planning Commission finds that the Mitigation Monitoring and Reporting Program (MMRP) which is attached hereto as an appendix to Exhibit “B” and incorporated herein by reference, will assure compliance during project implementation.

Finding 4. The Planning Commission finds that the adoption of the IS/MND reflects the Planning Commission’s independent judgment and analysis.

Finding 5. The IS/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.

Finding 6. The Planning Commission adopts an IS/MND for the Project including but not limited to the MMRP as attached to the IS/MND.

Oak Hills West TTM 38625 – IS/MND
April 23, 2025

PASSED, APPROVED AND ADOPTED this 23rd day of April 2025.

Randy Madrid, Chairman

Attest:

Rachel Valencia, Administrative Assistant

Approved as to form:

Thai Phan, Assistant City Attorney