

RESOLUTION NO. 24-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR VILLAGIO VILLAS CONSISTING OF GENERAL PLAN AMENDMENT NO. PLN21-0377, ZONE CHANGE NO. PLN21-0376 AND PLOT PLAN NO. PLN21-0375 LOCATED SOUTH OF MCCALL BOULEVARD AT THE SOUTHERN TERMINUS OF ENCANTO DRIVE

WHEREAS, on November 29, 2021, the applicant, Villagio Villas, filed a formal application with the City of Menifee for the approval of a General Plan Amendment (GPA) No. PLN21-0377, Zone Change (ZC) No. PLN21-0376 and a Plot Plan (PP) No. PLN21-0375 to construct two new two-story apartment buildings as part of an existing apartment complex, known as Villagio Villas; and

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

WHEREAS, between May 20, 2024 and June 18, 2024, the 30-day public review period for the Draft Initial Study/Mitigated Negative Declaration (IS/MND) took effect, which was publicly noticed by a publication in a newspaper of general circulation, notice to owners within 400 feet of the Project site boundaries, related agencies and government agencies; and

WHEREAS, on June 26, 2024, the Planning Commission conducted a duly noticed public hearing and voted 5-0 recommending approval to the City Council of GPA No. PLN21-0377, ZC No. PLN21-0376 and PP No. PLN21-0375; and

WHEREAS, on August 21, 2024, the City Council 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 the Project, 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 400 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 the California Environmental Quality Act (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 City Council of the City of Menifee makes the following Findings:

Section 1: The City Council 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 will have a significant effect on the environment.

Section 2: The City Council further finds that the adoption of the MND reflects the

City Council's independent judgment and analysis.

Section 3: The MND, all documents referenced in the MND, and the record of proceedings on which the City Council'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 City Council adopts a MND for the Project including, the IS and technical appendices.

PASSED, APPROVED AND ADOPTED this the 21st day of August 2024.

Bill Zimmerman, Mayor

Attest:

Stephanie Roseen, Acting City Clerk

Approved as to form:

Jeffrey T. Melching, City Attorney