

RESOLUTION NO. PC 25-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR TENTATIVE TRACT MAP NO. 38625 (PLN22-0294) LOCATED ON THE SOUTHWEST CORNER OF SIMPSON ROAD AND BRIGGS ROAD (APN: 333-200-062).

WHEREAS, on August 12, 2022, the applicant, Louisa Foletto of MLC Holdings, filed a formal application with the City of Menifee for the approval of Tentative Tract Map (TTM) No. 38625 (PLN22-0294), a subdivision for a residential community consisting of 325 single-family condominium lots on 55.4 acres at 5.86 dwelling units per acre (du/ac) pursuant to Senate Bill (SB) 330; and

WHEREAS, the Project will consist of two product types: traditional single-family tract homes and motor court homes. It will include a 4.9-acre City Park on the southern end of the Project, adjacent to the flood channel, which includes a restroom, picnic tables with shade and BBQ structures, tennis/pickleball combo courts, open turf areas, walking trails with benches, and playground equipment; additional amenities include a 1.4-acre Homeowner Association (HOA) maintained paseo, stretching from north to south in the middle of the Project that includes meandering walking paths connecting all of the cul-de-sacs to the park to the south and an HOA maintained recreation center that includes a pool, shower and bathroom, BBQ area and shade structures and two water quality basins are proposed on the east and west sides of the tract; 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 20-day public review period for the IS/MND occurred between August 4, 2024 to September 3, 2024, 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; and

WHEREAS, on September 11, 2024, the Planning Commission continued the meeting to date uncertain; and

WHEREAS, on April 9, 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, on-site 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, 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:

- Section 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.
- Section 2.** 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.
- Section 3.** The Planning Commission finds that the adoption of the IS/MND reflects the Planning Commission's independent judgment and analysis.
- Section 4.** 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.
- Section 5.** The Planning Commission adopts an IS/MND for the Project including but not limited to the MMRP as attached to the IS/MND.

PASSED, APPROVED AND ADOPTED this 9th day of April 2025.

Randy Madrid, Chairman

Attest:

Rachel Valencia, Administrative Assistant

Approved as to form:

Thai Phan, Assistant City Attorney