

RESOLUTION NO. PC 24-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR CORONADO CONDOS, A 73 UNIT DETACHED CONDOMINIUM COMMUNITY COLLECTIVELY REFERED TO AS DEV2022-023 AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM.

WHEREAS, on September 29, 2022, the applicant, Stefan Lacasse (“Applicant”), filed a formal application with the City of Menifee for the approval of Tentative Tract Map (“TTM”) No. 38577 (PLN22-0232) to create a map for condominium purposes (APNs 335-440-001; 035) for a total of 9.07 net-acres, and Plot Plan (“PP”) No. PLN22-0231 for the site and architecture review of a 73-unit detached condominium community along with associated improvements. The Project site is generally located south of Thorton Avenue, north of Esther Lane, west of Murrieta Road, and east of Upper Crest Drive in the City of Menifee, County of Riverside, State of California; and

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

WHEREAS, on February 28, 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 Project including the consideration of the Initial Study and Mitigated Negative Declaration (“IS/MND”), which hearing was publicly noticed by a publication in *The Press Enterprise*, a newspaper of general circulation, an agenda posting, notices placed on the project site, notice to property owners within 300 feet of the Project boundaries, notice to all relevant agencies and to persons requesting notification; and

WHEREAS, between January 24, 2024 and February 23, 2024, the City complied with a 30-day public review period for the IS/MND, which was publicly noticed in accordance with Section 15073 of the California Environmental Quality Act (“CEQA”) guidelines and mailed to surrounding property owners within 300 feet of the Project site. A copy of the IS/MND was placed at the City Hall public counter and was available on the City’s website; 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, the Planning Commission of the City of Menifee resolves as follows:

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 Program (“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 IS/MND reflects the Planning Commission’s independent judgment and analysis.

Section 4: The IS/MND, all documents referenced in the IS/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 IS/MND for the project including, but not limited to the MMRP.

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