

RESOLUTION NO. PC 22-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR TENTATIVE TRACT MAP NO. (38219) PLN 21-0238 AND PLOT PLAN NO. PLN 21-0239 LOCATED ON THE WESTSIDE OF BRADLEY ROAD IN BETWEEN POTOMAC DRIVE AND LAZY CREEK ROAD (APNS: 338-150-031; 046)

WHEREAS, on July 8, 2021, the applicant, Albert Womble, filed a formal application with the City of Menifee for the approval of Tract Map No. (38219) PLN 21-0238 for the subdivision of two (2) parcels for condominium purposes totaling 14.22 gross acres and the approval of Plot Plan No. PLN 21-0239 for development of a 198-unit residential project consisting of detached townhomes and one (1) 2,800 square foot recreation building located west of Bradley Road in between Potomac Drive and Lazy Creek Road proposed under Plot Plan No. PLN21-0239.

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.

WHEREAS, the thirty-(30)-day public review period for the IS/MND occurred between May 9, 2022 to June 8, 2022. The public review period was publicly noticed by a publication in a newspaper of general circulation, notice to owners within 300 feet of the Project site boundaries, and notice to related agencies and government agencies. The project was also required to be transmitted to the State Clearinghouse for review by State agencies.

WHEREAS, three (3) comment letters on the IS/MND were received during the public review period from the following interested parties: (1) Santa Ana Regional Water Control Board; (2) Mrs. Tomasek; and (3) Mrs. Powers.

WHEREAS, on June 22, 2022, 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 boundaries, 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, 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 Plan ("MMRP"), which is incorporated into the project's Conditions of Approval by reference, and a copy of which is attached hereto as Exhibit "1" and incorporated herein by reference, will assure compliance with the mitigation measures 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 Mitigation and Monitoring Plan as attached to the IS/MND.

PASSED, APPROVED AND ADOPTED this 22nd of June 2022.

David White, Chairman

Attest:

Stephanie Roseen, Acting City Clerk

Approved as to form:

Thai Phan, Assistant City Attorney