

RESOLUTION NO. PC 23-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO THE PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH 2003061122) FOR TENTATIVE TRACT MAP NO. 31194 "GOLDEN MEADOWS" (ZONING CODE AMENDMENT NO. PLN21-0201 AND MAJOR MODIFICATION NO. PLN21-0199)

WHEREAS, on May 20, 2021, the applicant, Richland Planned Communities, Inc., filed a formal application with the City of Menifee for the approval of a Zoning Code Amendment (PLN21-0201) to amend Chapter 9.155.030(E) (PD-5: Golden Meadows {TR31194}) of the City of Menifee Municipal Code by revising the development standards of County of Riverside approved Tentative Tract Map No. 31194; and

WHEREAS, on May 20, 2021, the applicant, Richland Planned Communities, Inc., filed a formal application with the City of Menifee for the approval of a Major Modification (PLN21-0199) to revise Phase 4 of approved Tentative Tract Map No. 31194; and

WHEREAS, the City is the Lead Agency under the California Environmental Quality Act, Public Resources Code §§ 21000 et seq. ("CEQA"); and

WHEREAS, the approval of Zoning Code Amendment No. PLN21-0201 and Major Modification No. PLN21-0199 constitutes a discretionary approval, which is part of a "project" as that term is defined in CEQA Guidelines § 15378 and which itself requires review under CEQA; and

WHEREAS, on April 10, 2007, the County approved to certify a Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2003061122) and Mitigation Monitoring and Reporting Plan (MMRP) (Exhibit "B" to this resolution) for Tentative Map No. 31194 – Golden Meadows to analyze and mitigate the project's potentially significant environmental impacts; and

WHEREAS, in connection with the proposed Project, an addendum to the Tentative Map No. 31194 – Golden Meadows FEIR (herein referred to as the "addendum"), a copy of which is on file with the Community Development Department and attached as Exhibit "A", has been prepared pursuant to the provisions of Section 15164 of the CEQA Guidelines in order to determine whether any significant environmental impacts which were not identified in the Tentative Map No. 31194 – Golden Meadows FEIR would result from the proposed Project or whether previously identified significant impacts would be substantially more severe in connection with the proposed Project; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on February 8, 2023, where the public was allowed to comment on the proposed Project including the Addendum to the FEIR; and

WHEREAS, the Planning Commission has carefully considered all of the comments received from the public as well as the information provided by the City's staff regarding environmental review.

NOW, THEREFORE, the Planning Commission of the City of Menifee hereby recommends that the City Council make the following findings as established by the California Environmental Quality Act (CEQA):

Section 1. That the addendum was prepared for the proposed Project in compliance with the requirements of CEQA and the CEQA Guidelines.

Section 2. That, based upon the evidence submitted and as demonstrated by the analysis included in the addendum, none of the conditions described in Sections 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental Environmental Impact Report (EIR) or negative declaration have occurred; specifically:

1. There have not been any substantial changes in the "project" that require major revisions of the Tentative Map No. 31194 – Golden Meadows due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. There have not been any substantial changes with respect to the circumstances under which the proposed Project is undertaken that require major revisions of the Tentative Map No. 31194 – Golden Meadows due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Tentative Map No. 31194 – Golden Meadows was certified as complete and adopted, that shows any of the following:
 - (a) The proposed Project will have one or more significant effects not discussed in the Tentative Map No. 31194 – Golden Meadows FEIR;
 - (b) Significant effects previously examined will be substantially more severe than shown in the Tentative Map No. 31194 – Golden Meadows FEIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the proposed Project, but the project proponent declines to adopt the mitigation measures or alternatives; or
 - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the Tentative Map No. 31194 – Golden Meadows FEIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Section 3. In connection with the proposed Project and this Planning Commission's review of the Addendum to Tentative Map No. 31194 – Golden Meadows FEIR, this Planning Commission has independently reviewed the Addendum and has exercised its independent judgment in making the findings and determinations set forth herein.

Section 4. Pursuant to the above findings, this Planning Commission determines that the Tentative Map No. 31194 – Golden Meadows FEIR, together with the addendum, satisfy all of the requirements of CEQA and are adequate to serve as the required environmental documentation for the proposed Project and, therefore, hereby recommends City Council approval and adoption of the addendum to the Tentative Map No. 31194 – Golden Meadows FEIR for the proposed Project.

PASSED, APPROVED AND ADOPTED this 8th day of February 2023.

Jeff LaDue, Chairman

Attest:

Rachel Valencia, Acting Deputy City Clerk

Approved as to form:

V. Thai Phan, Assistant City Attorney