

RESOLUTION PC 23-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR A MAJOR PLOT PLAN (PLN22-0015) FOR AN INDUSTRIAL WAREHOUSE DEVELOPMENT KNOWN AS MAPES AND SHERMAN COMMERCE CENTER LOCATED AT THE SOUTHWEST CORNER OF MAPES ROAD AND SHERMAN ROAD.

WHEREAS, on February 4, 2022, the applicant, CIVF-VI-CA4B02, LLC filed a formal application with the City of Menifee for a plot plan application (PLN22-0015) for the construction of a concrete tilt-up building totaling 277,578 square feet (sq. ft.) on a 13.34 gross acre project site near the southwest corner of Mapes Road and Sherman Road; 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, between May 15, 2023 and June 5, 2023, the 20 day public review period for the Draft IS/MND took effect, which was publicly noticed by a publication in a newspaper of general circulation, noticed to owners within 300 feet of the Project site boundaries, related agencies and government agencies, and to persons requesting public notice; and

WHEREAS, on June 14, 2023, 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 adoption of the Initial Study/Mitigated Negative Declaration for Plot Plan PLN22-0015; and 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 550 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 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; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Menifee makes the following Findings:

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 Plan ("MMRP") and a copy of

which is attached hereto as an appendices to Exhibit "A" 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 MND reflects the Planning Commission's independent judgment and analysis.

Section 4: The 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 City of Menifee Planning Commission adopts an MND for the Project including, but not limited to the Mitigation Monitoring and Reporting Plan, as attached to the MND.

PASSED, APPROVED AND ADOPTED this the 14th day of June, 2023:

Jeff LaDue, Chairman

Attest:

Rachel Valencia, Acting Deputy City Clerk

Approved as to form:

Thai Phan, Assistant City Attorney