



## **CITY OF MENIFEE**

---

SUBJECT: Tentative Tract Map No. 38625 "Salt Creek"

MEETING DATE: April 9, 2025

TO: Planning Commission

PREPARED BY: Brandon Cleary, Associate Planner

REVIEWED BY: Orlando Hernandez, Acting Community Development Director

APPROVED BY: Orlando Hernandez, Acting Community Development Director

APPLICANT: Louisa Foletto, MLC Holdings

---

### **RECOMMENDED ACTION**

1. Adopt a resolution adopting an Initial Study & Mitigated Negative Declaration (IS/MND), based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant effect on the environment and direct staff to file a Notice of Determination; and
2. Adopt a resolution approving Tentative Tract Map No. 38625 (PLN22-0294) located at the southwest corner of Simpson Road and Briggs Road.

### **PROJECT DESCRIPTION**

**Tentative Tract Map (TTM) No. 38625 (PLN22-0294)** proposes a subdivision 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. The Project will consist of two product types: traditional single-family tract homes and motor court homes. A 4.9-acre City Park is proposed for 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. Two water quality basins are proposed on the east and west sides of the tract.

## **LOCATION**

The Project site is located at the southwest corner of Simpson Road and Briggs Road on a 55.4-acre site (APN: 333-200-062). To the north of the site is an existing residential tract development called Heritage Lake (Menifee Valley Ranch Specific Plan). The development to the west is the existing tract called Mohogany Creek and the east consists of vacant lots outside the City boundary in the County of Riverside. South of the Project site is the existing Salt Creek Flood Control Channel.

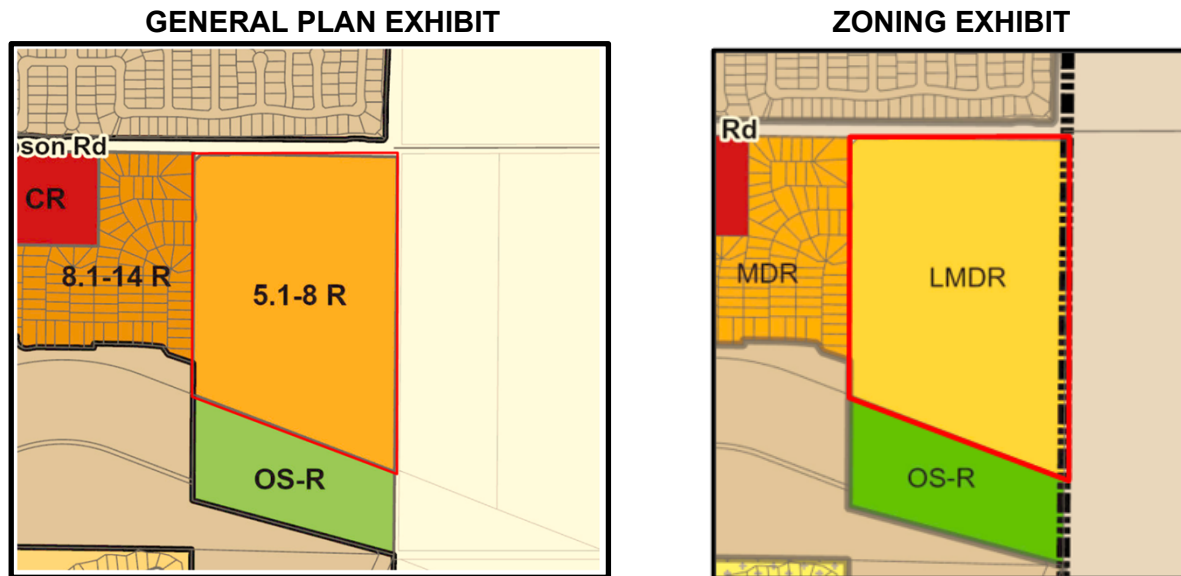
### **PROJECT LOCATION**



## **GENERAL PLAN/ZONE**

### **General Plan**

The Project site has a General Plan land use designation of Residential – 5.1-8 du/ac. The Project is proposed with a density of approximately 5.86 du/ac, consistent with the land use designation of the Project site, the surrounding residential uses and the General Plan Designation.



### Zoning

The Project site is zoned Low Medium Density Residential (LMDR). The residential zoning classifications of surrounding properties listed below are comprised of existing single-family residential homes at a similar density, and vacant residential zoned lots with similar zoning classifications.

**TABLE 1: ZONING**

Direction	General Plan Designation	Zoning District	Existing Land Use
North	Specific Plan	Menifee Valley Ranch Specific Plan	Residential
South	Open Space Recreation (OS-R)	Open Space Recreation (OS-R)	Salt Creek Flood Channel
East	Residential - Riverside County	Residential - Riverside County	Vacant
West	8.1-14 du/acre Residential	Medium Density Residential (MDR)	Residential

### DISCUSSION

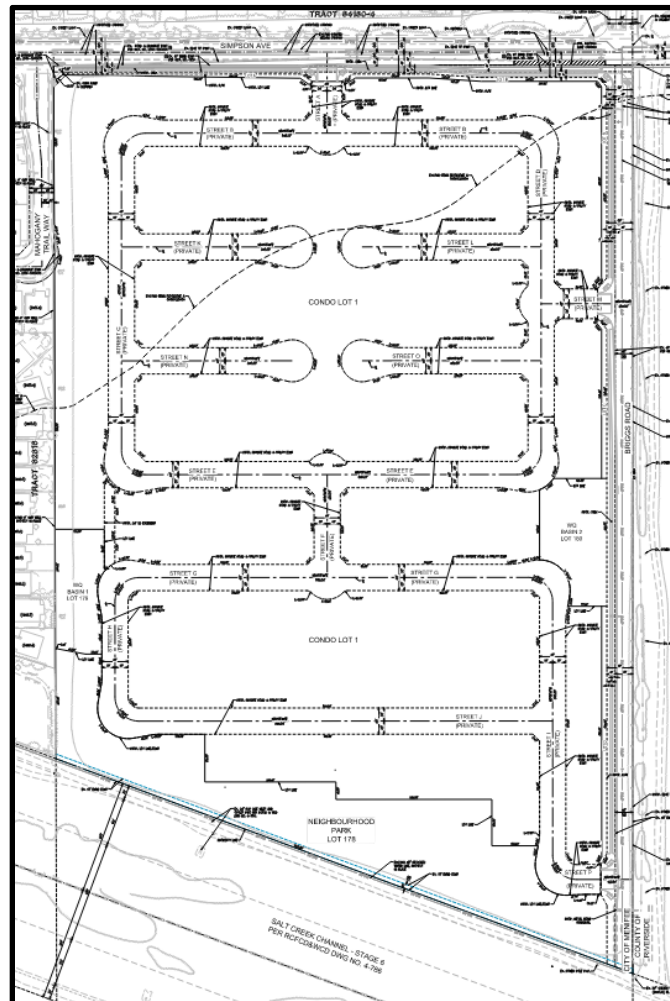
#### **SB 330 – Housing Crisis Act of 2019**

SB330 was created to help address the shortage of housing within California by reducing barriers to housing development through processing or fees associated with development. The Project proposes to use the provisions of SB330 to freeze the Development Impact Fees (DIF) and the City of Menifee User Fees to the fee schedule in effect at the time of the Project's submittal (August 12, 2022). These fees will be valid 2.5 years from the date of Project approval. Upon the completion of the 2.5-year freeze, the DIF and User Fees in effect at that time will be applicable.

### Site Layout/Circulation

The Project site will have three primary points of access, one from Simpson Road and two from Briggs Road. Currently, Briggs Road (Major Roadway classification) is not constructed but has been conditioned to be improved to the ultimate half-width and an in-lieu of payment for the additional 12 feet east of the centerline and raised median due to the infeasibility of the improvement construction in the interim. The frontage improvements along Briggs Road will terminate near the southern end of the Project site to provide adequate spacing for a potential future bridge over Salt Creek when further development to the south is in place. The existing Simpson Road is conditioned to be fully improved to a modified Secondary Roadway classification along the Project frontage (southern side of Simpson Road) to match existing conditions to the west. The north side of Simpson Road is fully improved to City Standards. In addition, significant flood mitigation is proposed as a design feature of the Project.

**SITE PLAN EXHIBIT – TTM NO. 38625**



### **Parking**

Pursuant to the City of Menifee Development Code, parking for each single-family home must have two parking spaces within an enclosed garage. On-street parking within the community will also be available to accommodate guests of the residents. Future homes will provide a minimum of a two-car enclosed garage per home.

### **Conceptual Site Plan, Park and Landscaping**

The Project proposes 325 single-family detached units. The 211 units located in the northern half of the Project site will be similar to traditional tract homes while the 114 lots located on the south end of the Project site will be cluster motor court homes. The Project is designed to have the cluster motor court homes buffered from adjacent land uses with the larger traditional tract homes along the perimeter of the site.

A total of 403,252 square feet (9.26 acres) of landscaping is proposed throughout the Project site including the proposed City Park, HOA maintained landscaping, Communities Facilities District (CFD) maintained landscaping and private homeowner-maintained landscaping. The landscaping also incorporates homeowner maintained private slopes for erosion control on lots with slopes in the rear yards. The Project also proposes a 1.4-acre paseo along the center of the tract with a meandering sidewalk. The paseo will connect all of the cul-de-sacs and streets to the City Park and HOA recreation center.



### CONCEPTUAL SITE AND LANDSCAPING PLAN



A 4.8-acre City Park is proposed on the southern end of the Project site adjacent to the Salt Creek Flood Channel, continuing the design from the existing tract to the west (Mohogany Creek). The park proposes various amenities including a restroom, picnic tables with shade and BBQ structures, tennis/pickleball combo courts, open turf areas, walking trails with benches, and playground equipment. A total of 16 parking stalls are provided on the southeast side of the park. The Parks, Recreation, and Trails Commission (PRTC) recommended approval of this park on November 2, 2023.

## CITY PARK CONCEPTUAL DESIGN



The Project additionally proposes various HOA amenities for the residents including a recreation center near the center of the Project site that includes a pool, shower and bathroom, BBQ area and shade structures.

## HOA RECREATION CENTER



### Walls, Fencing, and Monument Signage

The conceptual landscape plan for the Project includes a six-foot-tall decorative perimeter wall along the boundaries of the entire Project site. The perimeter walls will be designed as split-face block with decorative caps. A tubular steel fence is proposed at the basins. Vinyl side yard fencing with a height of six feet is proposed internally between each lot. Project entry signs will be consistent with the neighboring tract.



### **MONUMENT SIGN EXAMPLE**



### **ENVIRONMENTAL DETERMINATION**

The City of Menifee Community Development Department has determined the above Project will not have a significant effect on the environment with incorporation of standard conditions of approval and mitigation measures (as listed in the IS/MND) and has recommended adoption of the IS/MND. The 30-day public review period for the IS/MND occurred from August 4, 2024 to September 3, 2024. A Mitigation Monitoring and Reporting Plan (MMRP) was prepared and identifies all mitigation measures required for the Project.

The IS/MND, as well as all its technical appendices, can be accessed for review on the City website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

### **FINDINGS**

Findings for the Tentative Tract Map are included in the attached resolution.

### **PUBLIC NOTICE**

The Project was originally scheduled for the September 11, 2024 Planning Commission meeting with public notices distributed on August 4, 2024. The Project was continued to date uncertain. Public Notices were then distributed on March 30, for the April 9, 2025 Planning Commission meeting. Notices were published in a newspaper of general circulation (*The Press Enterprise*) and notices were sent to owners within 300 feet of the Project site boundaries and to all relevant agencies and interested parties. On-site postings were provided.

### **ATTACHMENTS**

1. Project Exhibits
2. Resolution – IS/MND
3. Exhibit A - MND
4. Exhibit B - MMRP
5. Resolution – TTM No. 38625
6. Exhibit A - Conditions of Approval
7. Public Hearing Notice