



## **CITY OF MENIFEE**

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SUBJECT: Tentative Tract Map No. 38652 “Oak Hills West”

MEETING DATE: April 23, 2025

TO: Planning Commission

PREPARED BY: Brandon Cleary, Associate Planner

APPROVED BY: Orlando Hernandez, Acting Community Development Director

APPLICANT: Salvatore Provenza, Oak Hills West, LLC.

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### **RECOMMENDED ACTION**

1. Adopt a resolution adopting an Initial Study and 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. 38652 (PLN23-0077) generally located north of the Ridgemoor Road and Boulder Crest Way intersection.

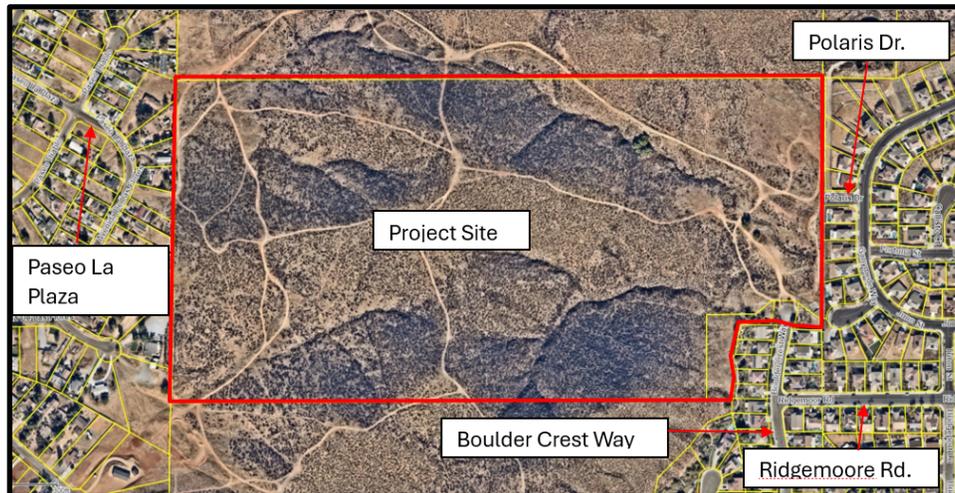
### **PROJECT DESCRIPTION**

**Tentative Tract Map (TTM) No. 38652 (PLN23-0077)** proposes a condominium subdivision of 37 lots with duplexes for a total of 74 units on a 77.6-acre parcel located north of the Ridgemoor Road and Boulder Crest Way intersection at a density of five dwelling units per acre (du/ac). The Project proposes preserving 63.4 acres (approx. 84%) of the Project site as natural open space and constructing the duplexes on the eastern 16% of the Project site adjacent to the existing homes. The Project also includes two water quality basins at the southeast corner of the Project along Boulder Crest Way.

### **LOCATION**

The Project site is located approximately 400 feet north of the Ridgemoor Road and Boulder Crest Way intersection (APN: 341-160-010, 341-160-012). Surrounding properties include an existing residential tract to the east and south with vacant residential land to the north and west.

## PROJECT LOCATION



## DISCUSSION

The Project was presented at the March 26, 2025 Planning Commission meeting and was continued to the April 23, 2025 Planning Commission meeting to allow the applicant to address the various concerns raised by the public and Planning Commissioners. The various concerns include duplex compatibility, privacy for existing residential, traffic, security, and individual unit sales versus rental units.

### **Duplex Compatibility**

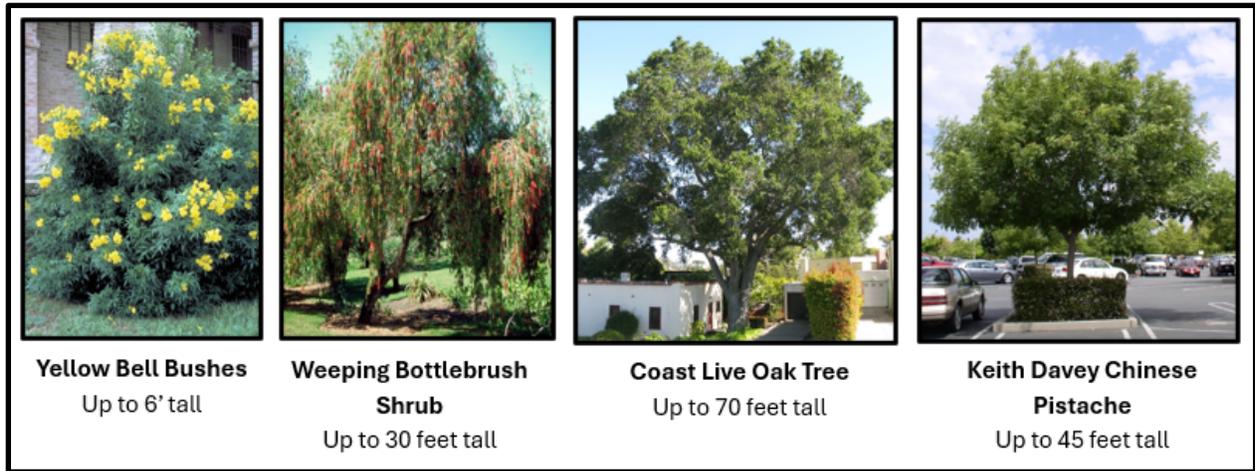
To help address the duplex compatibility concerns with the existing neighborhood, the applicant will be incorporating detached single-family architectural features into the homes to blend them in with the adjacent residential including the second story being stepped back from the footprint of the building (see cross-section exhibit on next page). This will assist in blending the architecture into the existing neighborhood while increasing privacy of the residences.

### **Privacy for Existing Residential**

The public and the Planning Commission noted concerns regarding the privacy of the existing residents to the east due to the increased elevation of the Project and the two-story nature of the duplex units.

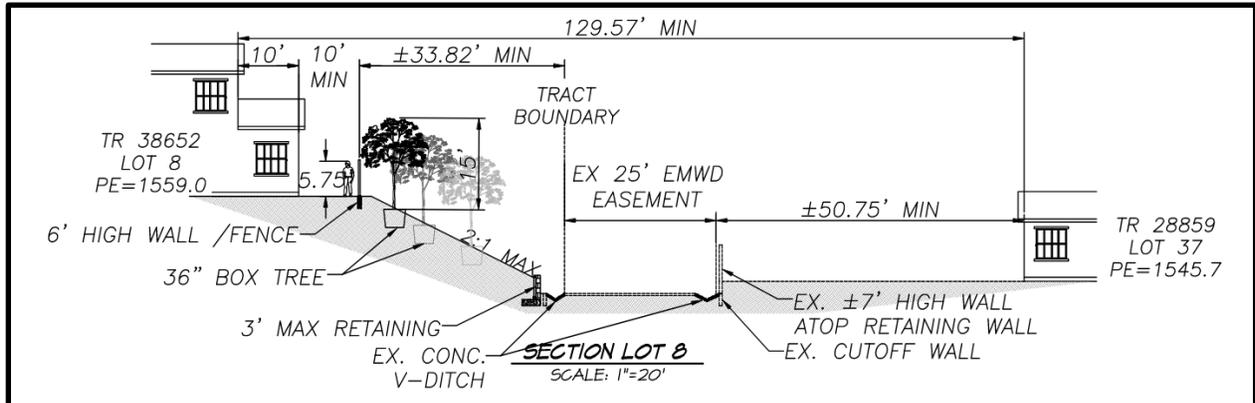
The applicant proposes to increase the landscape screening along the eastern Project boundary within the HOA maintained lot north of Polaris Drive. The additional landscaping will include increased tree sizes (up to 36" box) and bushes placed at the top of the slope. In addition, the proposed plant types, which include but are not limited to, Yellow Bell bushes, Weeping Bottlebrush shrubs, Coast Live Oak trees, and Keith Davey Chinese Pistache are included in the conceptual landscaping plans along the eastern boundary of the Project site. These plants can grow up to six feet, 30 feet, 70 feet and 45 feet in height, respectively. At full maturity, the inclusion of these plants into the eastern Project boundary north of Polaris Drive will increase the protection of privacy for existing residents.

**PLANT TYPES FOR PRIVACY**



As previously mentioned, the architecture will also incorporate setbacks for the second story homes to assist in reducing potential privacy concerns with the existing residential to the east. The current building separation between the proposed units and the existing residential is approximately 130 feet with an elevation variation of five to 20 feet. The applicant is also willing to include split faced block walls along the eastern boundary to replace the proposed view fencing.

**NORTH OF POLARIS DRIVE CROSS SECTION**



**Traffic**

Residents and Planning Commissioners discussed concerns regarding the anticipated increase in traffic from the proposed Project. A Traffic Study was prepared to substantiate the California Environmental Quality Act (CEQA) findings associated with traffic impacts that are identified in the IS/MND prepared for the Project. The objective of the Traffic Study is to assess the impact of the proposed Project on the surrounding road network in the City of Menifee. The Traffic Study was prepared in accordance with the City of Menifee's Traffic Study Guidelines (October 2020). The degree of congestion at an intersection is described by the Level of Service (LOS), which ranges from LOS A to LOS F, with LOS A representing free-flow conditions with little delay and LOS F representing over-saturated traffic flow throughout the peak hour. Per the City's guidelines, intersections operating at LOS A through LOS D are considered acceptable, while those at LOS

E or F are deficient.

The Traffic Study considered two intersections: Ganymede Way and Polaris Drive as well as Ridgemoor Road and Boulder Crest Way. The Traffic Study assumed that 85% of project trips will access the site through Boulder Crest Way and 15% of trips will access the site through Polaris Drive. The Traffic Study determined that the study intersections would continue to operate at LOS A during operation of the Project. Additionally, it should be noted that per the City of Menifee Traffic Study Guidelines (October 2020), the area to be studied “shall generally include streets on which the proposed project will add 50 or more peak hour trips up to a 5-mile radius of the Project location.” As shown in the Traffic Study, the Project is expected to generate 36 AM peak hour trips (11 inbound and 25 outbound) and 42 PM peak hour trips (24 inbound and 18 outbound). The Project was not required to prepare a Traffic Study per the City’s Traffic Study Guidelines; however, as a conservative measure, a Traffic Report was prepared and confirmed that the Project would not result in significant impacts to the surrounding transportation and roadway network.

### **Security**

In response to the concerns about crime, the Project has been conditioned (General Condition No. 20) to provide 24/7 security during construction.

### **Individual Unit Sales**

The public and Planning Commissioners mentioned concerns about the Project proposing a for-rent product. To address the ability to sell each lot individually, the TTM has been modified to include condominium mapping which will allow the developer the ability to sell each individual unit separately. Each unit will have exclusive use of approximately 50% of each lot.

### **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 February 16, 2025 to March 16, 2025. 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 TTM No. 38652 are included in the attached resolution.

### **PUBLIC NOTICE**

Public notices were distributed on February 16, 2025, for the March 26, 2025 Planning Commission hearing. The Project was presented to the Planning Commission then continued to the April 23, 2025 Planning Commission Hearing.

**ATTACHMENTS**

1. Project Exhibits
2. Resolution – IS/MND
3. Exhibit A – IS/MND
4. Exhibit B - MMRP
5. Resolution - Project
6. Exhibit A - Conditions of Approval
7. March 26, 2025 Staff Report