



CITY OF MENIFEE

SUBJECT: Golden Meadows Major Modification and Zoning Code Amendment

MEETING DATE: December 6, 2023

TO: City Council

PREPARED BY: Russell Brown, Senior Planner

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Rebekah Kramer, Acting City Manager

RECOMMENDED ACTION

1. Adopt a Resolution approving an Addendum to the certified Final Environmental Impact Report ("FEIR") (State Clearinghouse No. 2003061122) for Golden Meadows Tentative Tract Map ("TTM") No. 31194; and
2. Introduce an Ordinance approving Zoning Code Amendment ("ZCA") No. PLN21-0201 to TTM No. 31194; and,
3. Adopt a Resolution approving Major Modification ("MJMOD") No. PLN21-0199 to TTM No. 31194, generally located north of Wickerd Road and west of Sherman Road.

DISCUSSION

On February 8, 2023, the Planning Commission held a public hearing and voted 5-0 to recommend denial to City Council of the Golden Meadows TTM No. 31194 ZCA and MJMOD ("Project"), along with the Addendum to the certified FEIR. The Planning Commission determined that the additional lots proposed within Phase 4, along with the proposed minimum lot size, would be incompatible with the existing surrounding land uses.

On June 7, 2023, the City Council held a public hearing and voted 5-0 to remand the Project back to the Planning Commission to allow the applicant the opportunity to continue working with City staff and the surrounding neighbors to find an agreeable design solution to present to the Planning Commission for consideration.

On July 26, 2023, the Project was presented to the Planning Commission as a workshop item as recommended by the City Council to further address community input related to the proposed modifications to Phase 4. The Planning Commission and nearby residents provided feedback on

the proposed Project (described in further detail below). The applicant has modified the Project plans to incorporate the feedback received at the workshop and incorporated into the revised plans that are attached for the Council's consideration. Since all of the requests by the Planning Commission have been incorporated into the Project, staff is recommending approval of the Project.

On November 8, 2023, the Planning Commission held a public hearing and voted 4-0 (Thomas absent) to recommend approval to the City Council of the Project, along with the Addendum to the certified FEIR. Several nearby residents spoke in opposition of the Project, citing similar concerns that were raised at the June 7, 2023 City Council meeting.

The Planning Commission determined that the updated Project, which incorporated recommendations provided at the July 26, 2023 Workshop, would be compatible with existing surrounding land uses. As a result of the Workshop, the updated site plan includes the following changes:

- Minimum lot size increased from 3,780 square feet to 4,000 square feet
- Minimum lot sizes along Wickerd Road increased from 4,500 square feet to 6,000 square feet
- As a result of the new minimum lot sizes listed above, the revised Project proposes 19 less residential lots (79 lots opposed to 98 lots) from what was previously proposed

Furthermore, the Applicant has volunteered additional concessions which would assist in offsetting the effects the additional residential lots may bring to the area. The additional concessions or supplemental conditions are:

1. Gate(s) at Country Haven Lane to deter pass-through traffic (not to exceed \$85,000)
2. Expedite Wickerd/Haun traffic signal timing – 275th to 138th building permit issued
3. AC berm and sidewalk along the southern side of Garbani Road from the Project to the middle school to increase pedestrian safety
4. CC&Rs identifying/acknowledging rural character of surrounding communities
5. Future homeowner disclosure notifying buyers of existing rural character
6. Community trail to be equestrian-friendly with proper signage
7. Park to include equestrian resting station which includes hitching post and water station
8. Deed restrict approximately 49 acres as Natural Open Space area to prohibit additional residential units from being constructed
9. Rural-themed development including rural architecture and community names

For further information on the MJMOD and ZCA, please refer to the attached November 8, 2023 Planning Commission staff report.

Environmental Determination

An EIR for the approved Project was certified by the County on April 10, 2007 (State Clearinghouse No. 2003061122). The Certified EIR addressed potential impacts to the physical environment that would or may occur from implementation of the approved Project. An Addendum to the Certified EIR has been prepared in accordance with Sections 15162 and 15164 of the California Environmental Quality Act ("CEQA") Guidelines. The City, as the lead agency under CEQA, has prepared an Addendum to the Certified EIR to consider environmental impacts

associated with proposed MJMOD and ZCA, which would entail changes to Phase 4 of approved TTM No. 31194 and changes to the approved zoning code through a zoning text amendment.

The Addendum examines whether, as a result of any changes or any new information, a subsequent EIR may be required. The proposed changes that would result from the development of the proposed Project would not result in any of the conditions outlined in CEQA Guidelines Sections 15162(a)(1) to (3) because the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the Certified EIR, and, as explained herein, no new information of substantial importance meets any of the conditions in CEQA Guidelines Section 15162 (a)(3). Accordingly, this Addendum provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the Certified EIR is the appropriate environmental document to address changes to the proposed Project.

Findings

Findings for the EIR Addendum, ZCA and MJMOD are included in the attached Resolutions.

Public Notice

A public hearing notice for the proposed Project was published in *The Press Enterprise* on November 26, 2023 for the December 6, 2023 City Council hearing. All relevant public agencies, including all interested parties, were notified of the public hearing as were all property owners within a 300-foot radius of the project site. On-site posting was also provided.

STRATEGIC PLAN OBJECTIVE

Thriving Economy

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ATTACHMENTS

1. Resolution - FEIR Addendum
2. Exhibit A - Addendum to FEIR
3. Exhibit B – Certified FEIR TR31194 and Technical Appendices
4. Resolution - MJMOD
5. Exhibit A – MJMOD Conditions of Approval
6. Applicant Proposed Supplemental Conditions of Approval
7. MJMOD Exhibits
8. Ordinance – ZCA
9. Exhibit A – ZCA – Dev. Standards Table
10. PC Staff Report Package
11. Public Hearing Notice