



## **CITY OF MENIFEE**

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SUBJECT: Tentative Tract Map No. 38652 "Oak Hills West"

MEETING DATE: March 26, 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 & 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.

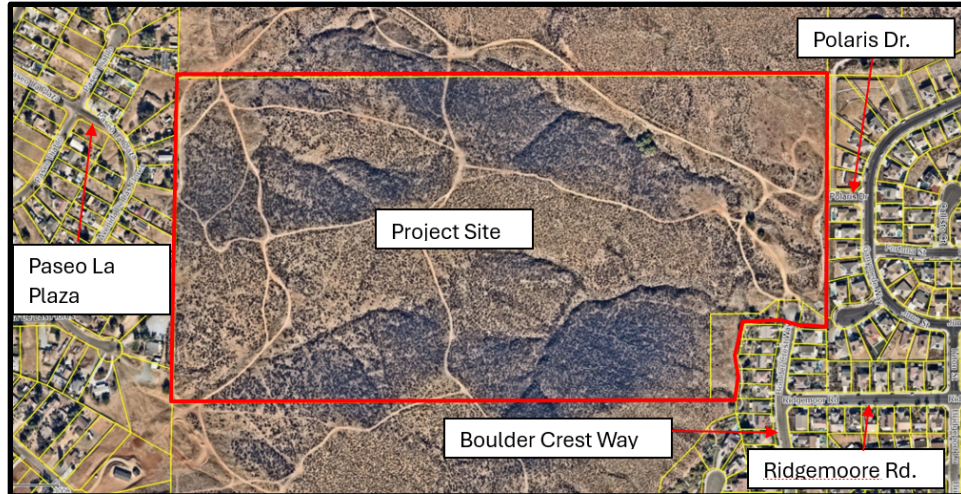
### **PROJECT DESCRIPTION**

**Tentative Tract Map (TTM) No. 38652 (PLN23-0077)** proposes a 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***

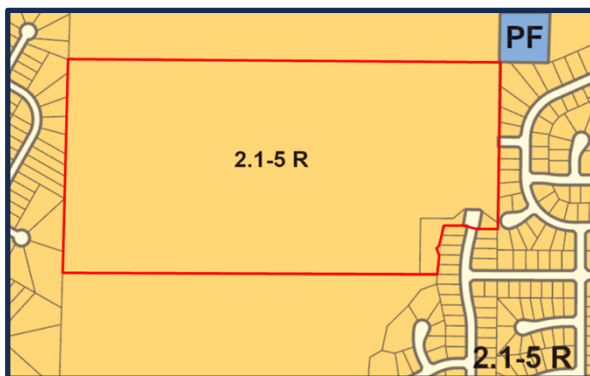


### **GENERAL PLAN/ZONE**

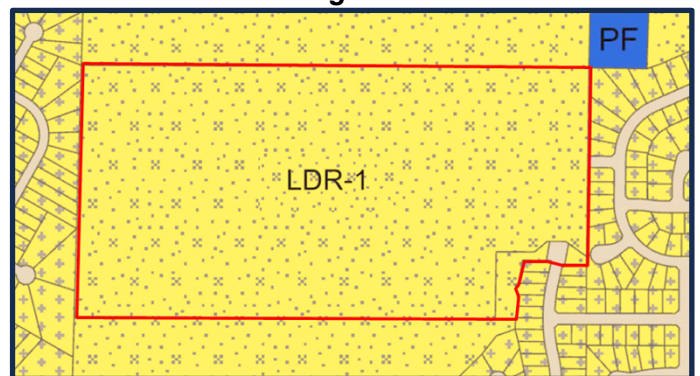
#### **General Plan**

The Project site has a General Plan land use designation of Residential – 2.1-5 du/ac. The Project is proposed with a density of approximately five du/ac, consistent with the General Plan designation and surrounding residential uses, however, the TTM is designed utilizing the cluster development standards of the Menifee Municipal Code (MMC) allowing reduced lots sizes in exchange for a minimum 25% preservation of natural open space. The proposed map will preserve approximately 84% of the property while clustering the duplexes on the remaining 16%. The Cluster Development standards do not allow more units to be constructed than the overall Project site could normally accommodate if these standards were not used. Overall, the Project site could accommodate between 162 to 385 units at the 2.1-5 du/acre density range. In total, only 74 duplex units are proposed on 37 lots.

***General Plan Exhibit***



***Zoning Exhibit***



## Zoning

The Project site is zoned Low Density Residential 1 (LDR-1) consistent with the General Plan designation. 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 Designations**

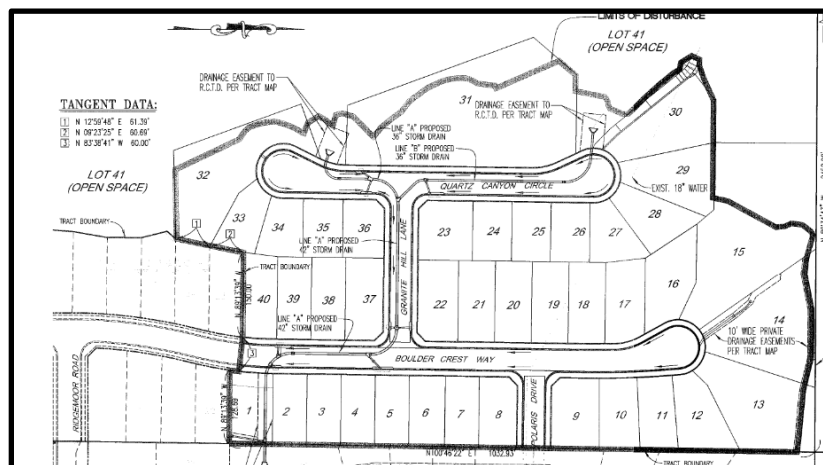
Direction	General Plan Designation	Zoning District	Existing Land Use
North	2.1-5 du/ac	Low Density Residential 1 (LDR-1)	Vacant
South	2.1-5 du/ac	Low Density Residential 1 (LDR-1) and Low Density Residential 2 (LDR-2)	Existing single-family tracts
East	2.1-5 du/ac	Low Density Residential 2 (LDR-2)	Existing single-family tracts
West	2.1-5 du/ac	Low Density Residential 2 (LDR-2)	Existing single-family

## DISCUSSION

### Background

Prior to the City incorporating, a previous TTM No. 28920 was approved for this site proposing 40 single-family residential lots on August 4, 2004. This map was never constructed and expired; however, the overall layout was similar to the current proposed Project.

**Previous TTM No. 28920**



### Cluster Development

The Project proposes utilizing the cluster development standards from Section 9.710 of the MMC. The purpose of this section is to provide site planning and unity of design with natural features

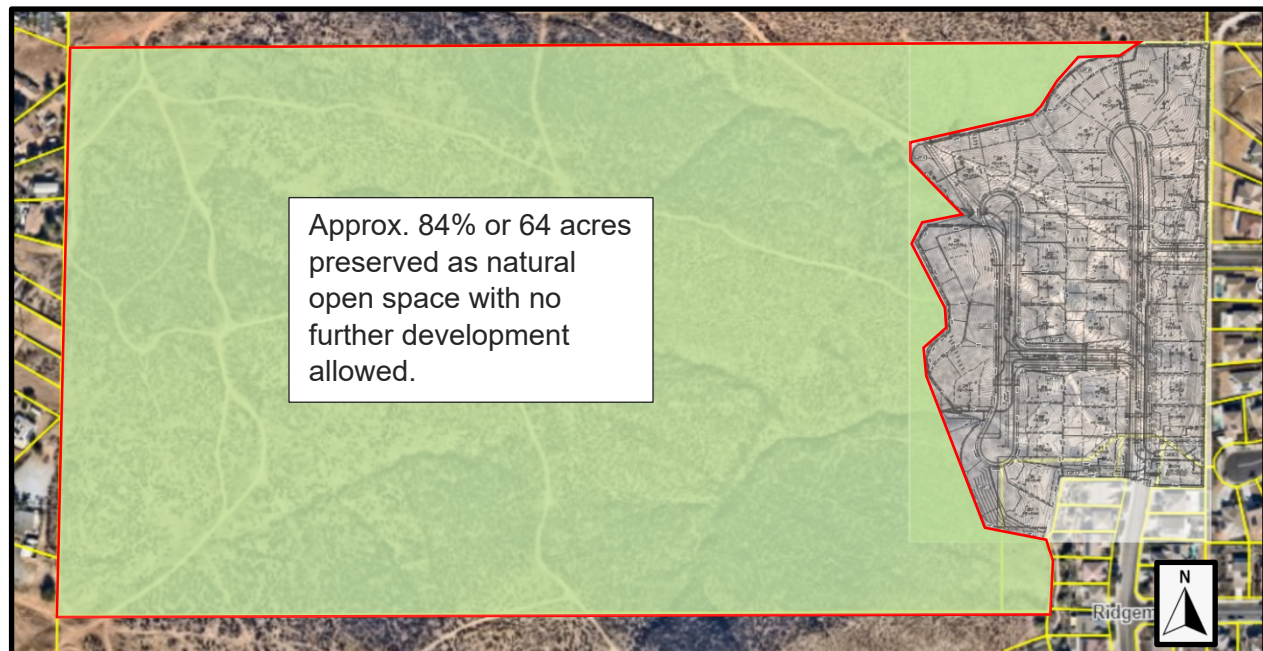


and constraints of specific sites and particularly those with unique or severe topographic and hydrologic and biologic features. This Project site has topographical constraints due to numerous hills. Development of the full Project site would be infeasible due to the amount of grading required. The Cluster Development standards allow for a cost-effective approach due to decreased grading and more efficient servicing of each lot with the required utilities including sewer, water, roads and other essential services.

The main requirement of the Cluster Development standards is the preservation of at least 25% of the project site as natural open space in exchange for reduced lot area and lot dimensions. The Project proposes preserving approximately 84% of the project site (approx. 64 acres) as natural open space. The Project is conditioned to record open space covenants on the natural open space lot to prevent further development.

The Project is proposed on the eastern 16% of the site and reducing the minimum lot size from 10,000 square feet (per the LDR-1 zone) to 7,200 square feet, and reducing the cul-de-sac frontage from 40 feet to 35 feet (consistent with the LDR-2 zone) to remain consistent with surrounding existing single-family residential developments, which also have 7,200 square feet minimum lot sizes. The zoning designations of the lots to the east and south are LDR-2. Each lot in the proposed TTM will comply with all the other LDR-1 zoning requirements including setbacks and lot dimensions with the exception of the minimum lot size. Lot sizes will range from 7,210 to 25,738 square feet.

#### ***Preserved Open Space vs. Development Area***



#### **Site Layout/Circulation**

The Project site will have access from Boulder Crest Way via Ridgemoor Road to the south and Polaris Road through the existing tract from the east.

**Site Plan Exhibit – TTM No. 38652**



**Road Improvements**

The Project is conditioned to construct all internal tract roads and connect to the existing Boulder Crest Way and Polaris Drive. Due to topographical restrictions, some of the internal roads will be built to an acceptable concrete standard to accommodate street slopes that exceed the minimum City's General Local Slope standard.

**Development Standards**

The Development Standards listed below are applicable to the Project.

**Table 2: Development Standards**

Development Standards	Required	Proposed
<b>Lot Size</b>	Minimum 10,000 sq. ft.	7,200 sq. ft. (Cluster Development standards)
<b>Lot Width</b>	60 feet	60 feet minimum
<b>Lot Depth</b>	100 feet	103 feet minimum
<b>Frontage for a cul-de-sac or knuckle</b>	40 feet	35 feet minimum
<b>Density</b>	2.1-5 du/ac	5 du/ac
<b>Front Setback</b>	15 feet	15 feet (garages shall be 20 feet unless side facing)
<b>Interior Side Setback</b>	5 feet	5 feet
<b>Corner Side Setback</b>	15 feet	15 feet
<b>Rear Setback</b>	10 feet	10 feet
<b>Lot Coverage</b>	50%	50%

### **Architecture**

At this time, architectural elevations for the duplex residences are not required or proposed, however, in order to ensure the lots are buildable, the conceptual plans include the footprints of the building for future development. A Final Site of Development application that includes the plotting and architecture elevations, is a condition of approval for this Project.

### **Parking**

Pursuant to the City of Menifee Development Code, each unit must have two parking spaces within an enclosed garage. On-street parking within the community will also be available to accommodate guests.

### **Landscaping and Open Space**

A total of 191,170 square feet (4.38 acres) of landscaping is proposed throughout the Project site which includes private homeowner-maintained front yard and rear slope landscaping, homeowner association-maintained basins and fuel modification landscaping due to the high fire area. The High Fire Area requires an irrigated defensible space on the western boundary of the developed portion of the Project site. The existing trail system will be preserved with a trailhead sign posted near lot 27 at the trail access point.

The Project does not include proposed open space given its' size/number of lots. As a result, the Project will satisfy the Quimby requirements for residential development through the payment Quimby fees to the City of Menifee.

The Project proposes on-site landscaping consistent with the MMC within the front yard of each lot and within the water quality basin located on the south-east corner of the Project site.



### ***Landscape Plan***



### **Walls, Fencing, and Monument Signage**

The conceptual landscape plan for the Project includes a six-foot decorative perimeter wall along the boundaries of the entire Project site, along with two monument signs located at the Project entries. The perimeter walls will be designed as split-face block with decorative caps and pilasters at prominent locations and tract entries. A tubular steel fence is proposed at the basin. Vinyl side yard fencing with a height of six feet is proposed internally between each lot not visible from the public right-of-way. The existing block walls for the neighboring tracts will remain in place.

### **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. 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. 38652
6. Exhibit A - Conditions of Approval
7. Public Hearing Notice