



CITY OF MENIFEE

SUBJECT: Cimarron Ridge

MEETING DATE: February 28, 2024

TO: Planning Commission

PREPARED BY: Orlando Hernandez, Deputy Community Development Director

REVIEWED BY: Orlando Hernandez, Deputy Community Development Director

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Patric Lynam, Pulte Home, Company LLC

RECOMMENDED ACTION

1. Adopt a Resolution recommending the City Council adopt an Addendum to the certified Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2014051029) for Tentative Tract Map (TTM) No. 36658, Cimarron Ridge Specific Plan (SP 2013-247); and
2. Adopt a Resolution recommending City Council adopt an Ordinance approving Specific Plan Amendment (SPA) No. PLN23-0060; and
3. Adopt a Resolution recommending City Council adopt a Resolution approving Major Modification (MJMOD) No. PLN22-0246 to TTM No. 36658; and
4. Adopt a Resolution recommending City Council adopt an Ordinance approving the Cimarron Ridge Development Agreement (DA) Amendment No. PLN23-0241.

PROJECT DESCRIPTION

SPA No. PLN23-0060 “Cimarron Ridge” is for the amendment of the Cimarron Ridge Specific Plan (SP 2013-247) adopted October 21, 2015, which proposes changes throughout the Specific Plan to accommodate the Major Modification for TTM No. 36658 listed below.

MJMOD No. PLN22-0246 (TTM No. 36658) - The proposed modifications to the previously approved tract map are as follows:

Proposes to transfer 49 residential lots from Planning Area (PA) 4 to PA-5 and transfer the 10.19-acre park from PA-5 to PA-4. The modifications do not propose any increase in density as a result of these revisions. PA-4 will consist of 81 residential lots and include a 10.19-acre park consisting

of active and passive uses and amenities, which include a dog park, concession/bathroom building, baseball/softball fields, a multi-purpose field, perimeter walking trails, all-inclusive play structure, and 101 off-street parking spaces. PA-5 will consist of 151 single-family residential lots, a 1.5-acre private recreation area, and 1.2-acre private pickle ball facility in conjunction with PA-6, which proposes 96 residential lots. Both PA-5 and PA-6 will be age restricted, gated communities. The streets of PA-5 and PA-6 of TTM No. 36658 will be converted from public streets to private streets. The design of the intersection of Smokey Quartz Street and Goetz Road will be revised to accommodate the proposed gated entry and turnaround. Gates will also be added to the east entry of PA-5 on Byers Road and the north entry on McLaughlin Road. The proposed modifications to the TTM will not add or reduce the approved number of residential lots.

DA Amendment No. PLN23-0241 (2014-002) The City and Developer entered into a DA between the City of Menifee and Cimarron Ridge, LLC on June 7, 2017. As part of the amendment to the Cimarron Ridge Specific Plan, the DA will be amended to align with the changes proposed as part of the Major Modification to TTM No. 36658 and the Cimarron Ridge SPA.

PROJECT BACKGROUND:

On October 21, 2015, the City Council approved the first reading of SP 2013-247. On October 21, 2015, the City Council also certified the Environmental Impact Report (EIR) and adopted a Statement of Overriding Considerations, approved the General Plan Amendment, Change of Zone, Tentative Tract Map, and Tentative Parcel Map for the project. The original approval was for a total of 756 single-family homes and the amendment is for the same number of homes.

Since the approval of the Specific Plan, the entire property was mass graded and significant infrastructure has been installed. It includes storm drain systems, water mains, main sewer lines, and street improvements to serve the general area. The original DA requires the installation of a traffic signal at Valley Blvd and Thornton Road and the construction should be completed by the end of this month. PA-1 and PA-2 are under construction and some of the homes have been released for occupancy. It is anticipated that the construction in PA-6 will start in April of 2024.

LOCATION

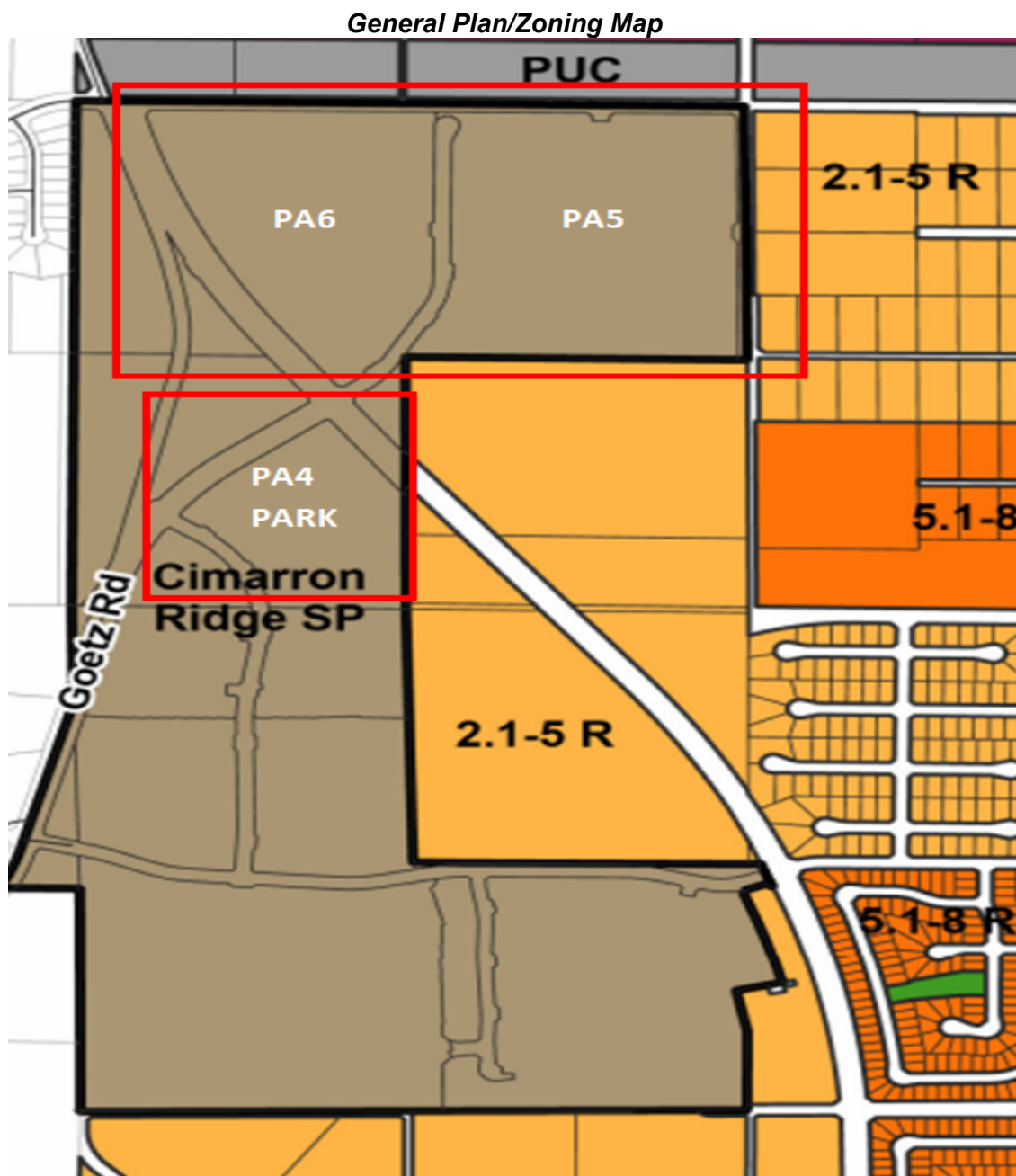
The Project is approximately 240.3 acres and is located south of McLaughlin Road, east of Goetz Road, and west of Valley Boulevard.

Project Location



GENERAL PLAN/SP ZONE

The existing zoning and general plan land use designation of the site is SP 2013-247. The Specific Plan has a land use designation of Medium Density Residential (MDR) with a density range of 2.1-5.0 units per acre. This density allows for traditional single-family residential homes at various lot sizes. Surrounding general plan land use designations include 2.1-5.0 Dwelling Units per Acre to the south and east, Public Utility Corridor (PUC) and Economic Development Corridor (EDC) to the north, and the City of Perris to the west with land use designations of Single-Family Residential (R-20,000), Single-Family Residential (R-6,000), and Open Space. These land use designations and those within the City of Perris are compatible with those proposed for the site. The zoning classification of the Project site is Low Density Residential (LDR-2) and is consistent with the General Plan Designation of 2.1-5 Dwelling Units per Acre and surrounding zoning classifications.



DISCUSSION

Amendment to Specific Plan, PA-4 and PA-5

The Project modification proposes transferring 49 single-family residential lots from PA-4 to PA-5 and transferring the 10.19-acre park from PA-5 to PA-4. The relocation of the park to PA-4 will be more centrally located making it more convenient for people to walk to the park from all residential planning areas. Additionally, this change would not have any impact or change in Project density or unit count. As a result of the change, PA-4 will have 81 single-family residential lots and include the 10.19-acre park consisting of active and passive uses and amenities, including 101 off-street

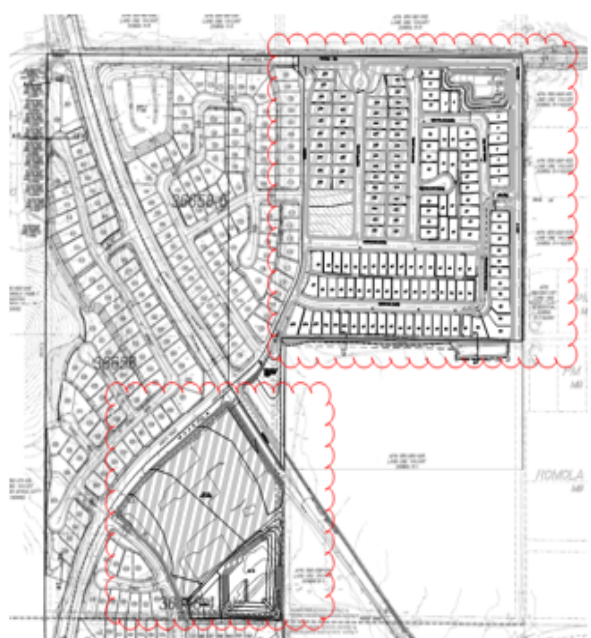
parking spaces, a dog park, concession/bathroom building baseball/softball fields, shaded picnic structures, and shaded all-inclusive play area. PA-5 will now consist of 151 single-family residential lots, a 1.5-acre recreation area, and a 1.2-acre amenity that includes a pickleball facility that will be also available for residents in PA-6 for recreational use. PA-6 proposes 96 single-family residential lots. Both PA-5 and PA-6 will be age restricted, gated communities. The amendment changes the streets of PA-5 and PA-6 of TTM No. 36658 from public streets to private streets. The design of the intersection of Smokey Quartz Street and Goetz Road will be revised to accommodate the proposed gated entry and turnaround. Gates will also be added to the east entry of PA-5 on Byers Road and the north entry on McLaughlin Road.

Modifications to Phase 4 and Phase 5

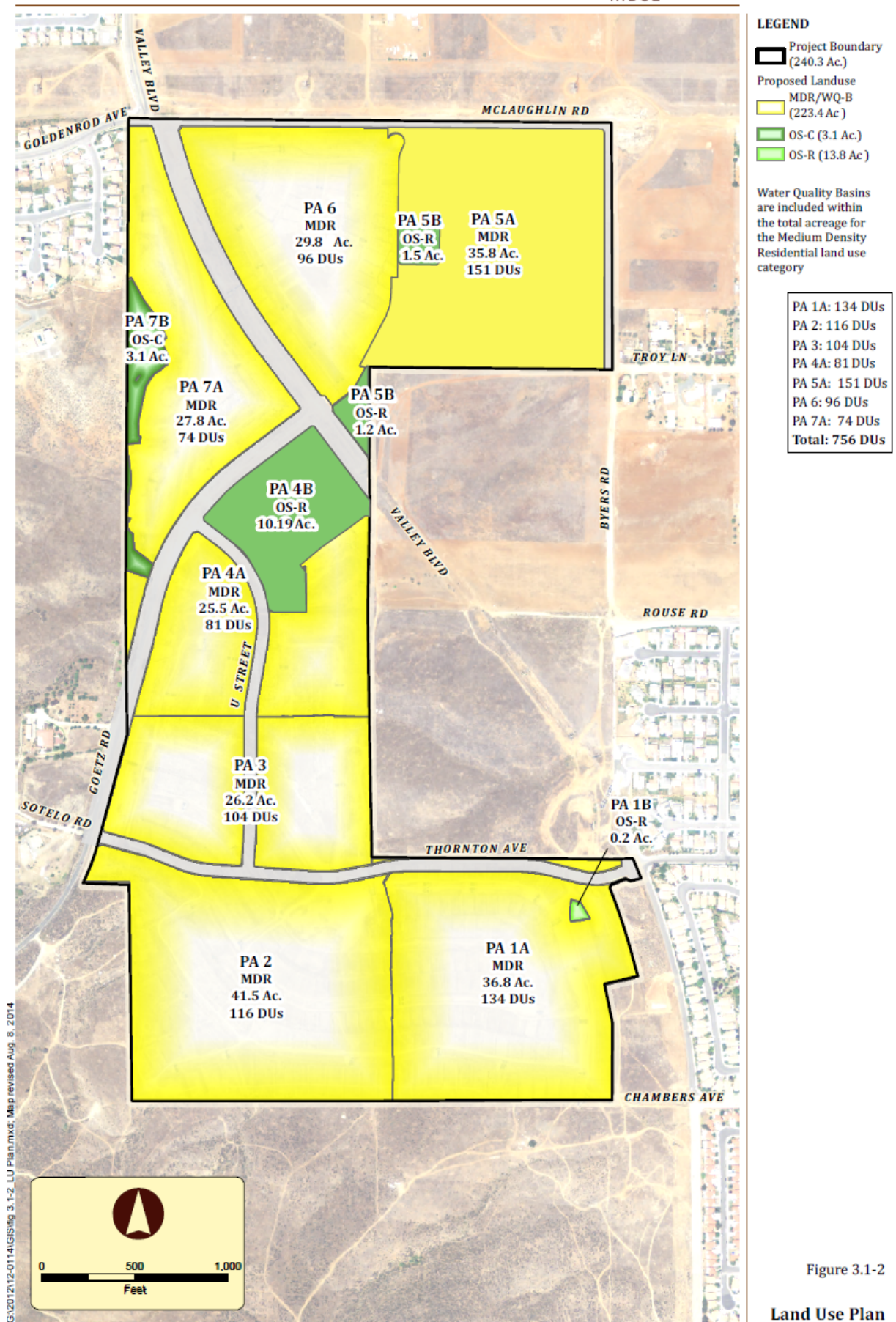
Approved



Proposed



As a result of the amendments listed above, numerous pages throughout the Specific Plan need to be updated to reflect the relocation of the park and the transferring of the lots. The revised land use plan is proposed as follows:

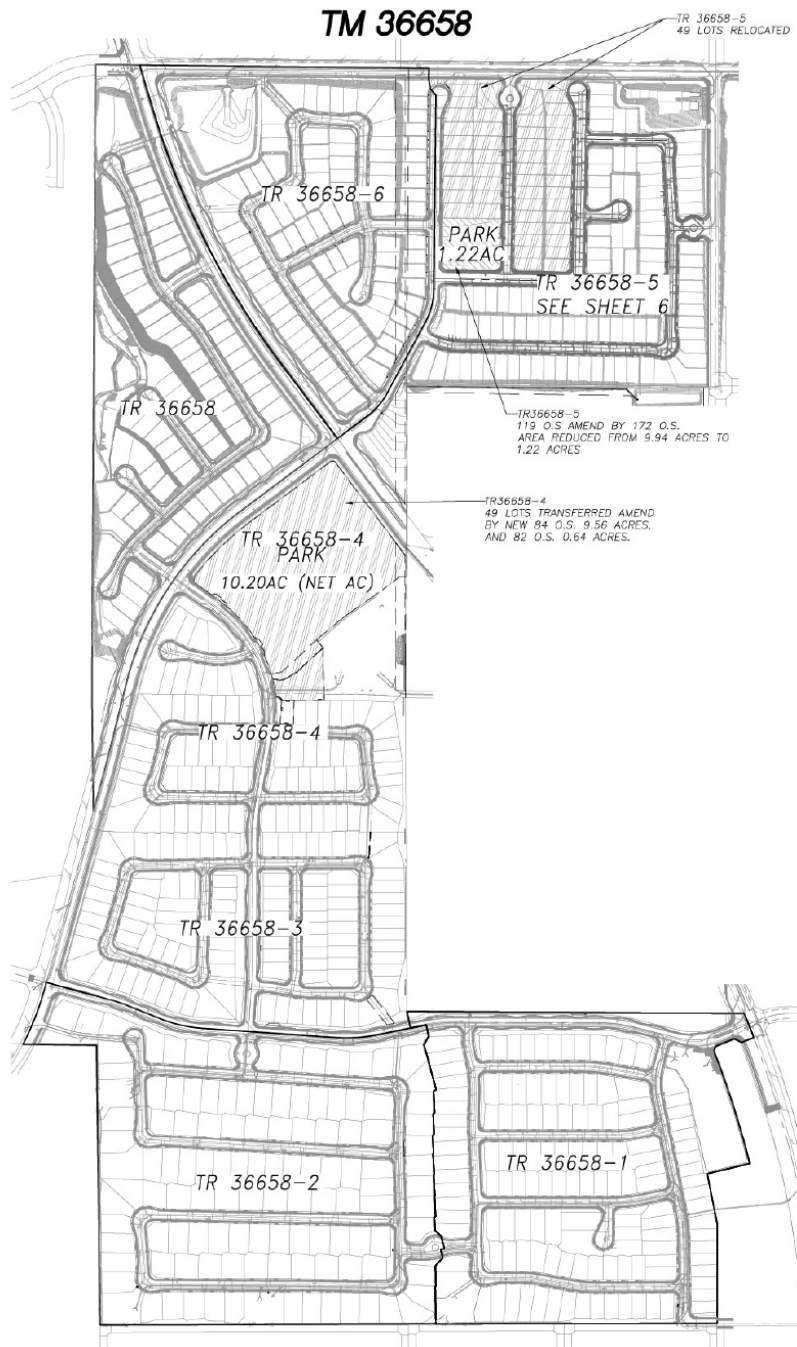


G:\2012\12-0114\GIS\fig 3.1-2 LU Plan.mxd, Map revised Aug. 8, 2014

Sources: Hunsaker and Assoc., May 2014;
 County of Riverside, 2014: NAIP, April 2011

MJMOD to TTM No. 36658

The modifications are proposed for all streets servicing PA-5 and PA-6, which will be converted from public streets to private streets. The design of the intersections for PA-5 and PA-6 will be revised to accommodate the proposed gated entry turnarounds for the gate additions. The proposed gates will be located at the entrances of Byers Road, east of PA-5, McLaughlin Road, north of PA-5, and Smokey Quartz Street, south of PA-5 and PA-6. See the image below for visual clarification.



DA Amendment

As part of the amendments and revisions to SP 2013-247 and MJMOD to TTM No. 36658, the DA has been revised to reflect the changes proposed as part of this SPA. The changes to the DA will reflect the relocation of the 10.19-acre park from PA-5 to PA-4, the relocation of 49 single-family residential lots from PA-4 to PA-5, add gated entry to PA-5 and PA-6 with gates located on McLaughlin Road, Byers Road, and Goetz Road. On February 13, 2024, the Finance Committee reviewed the proposed amendment to the DA and recommended approval to the City Council.

Cimarron Ridge Conceptual Community Park Layouts for PA-4, and PA-5

The 10.19-acre main public park located in PA-4 is substantially the same as it was originally approved. Some modifications were requested by Community Services and the conceptual plan was approved by the Parks, Recreation, and Trails Commission (PRTC) on November 2, 2023. The pocket park and recreational facility located in PA-5 is exclusively for the use of the residents in PA-5 and PA-6 which are two age restricted communities. Concept plans are shown below:

Conceptual Park (PA-4)

On November 2, 2023, the 10.19-acre conceptual park for Cimarron Ridge was presented at the PRTC meeting for review and discussion of the park plan and was approved unanimously for the allowance of two baseball/softball fields, one multipurpose field, MUSCO lighting for all fields, a concession/restroom building, shaded playground, dog park, two picnic shade structures, perimeter walking trails and 101 off-street parking spaces.



Pickleball Park (PA-5)

A 1.2-acre pickleball facility will be located within PA-5. This fenced facility will be private as part of the age restricted communities within PA-5 and PA-6. The surrounding court area will be

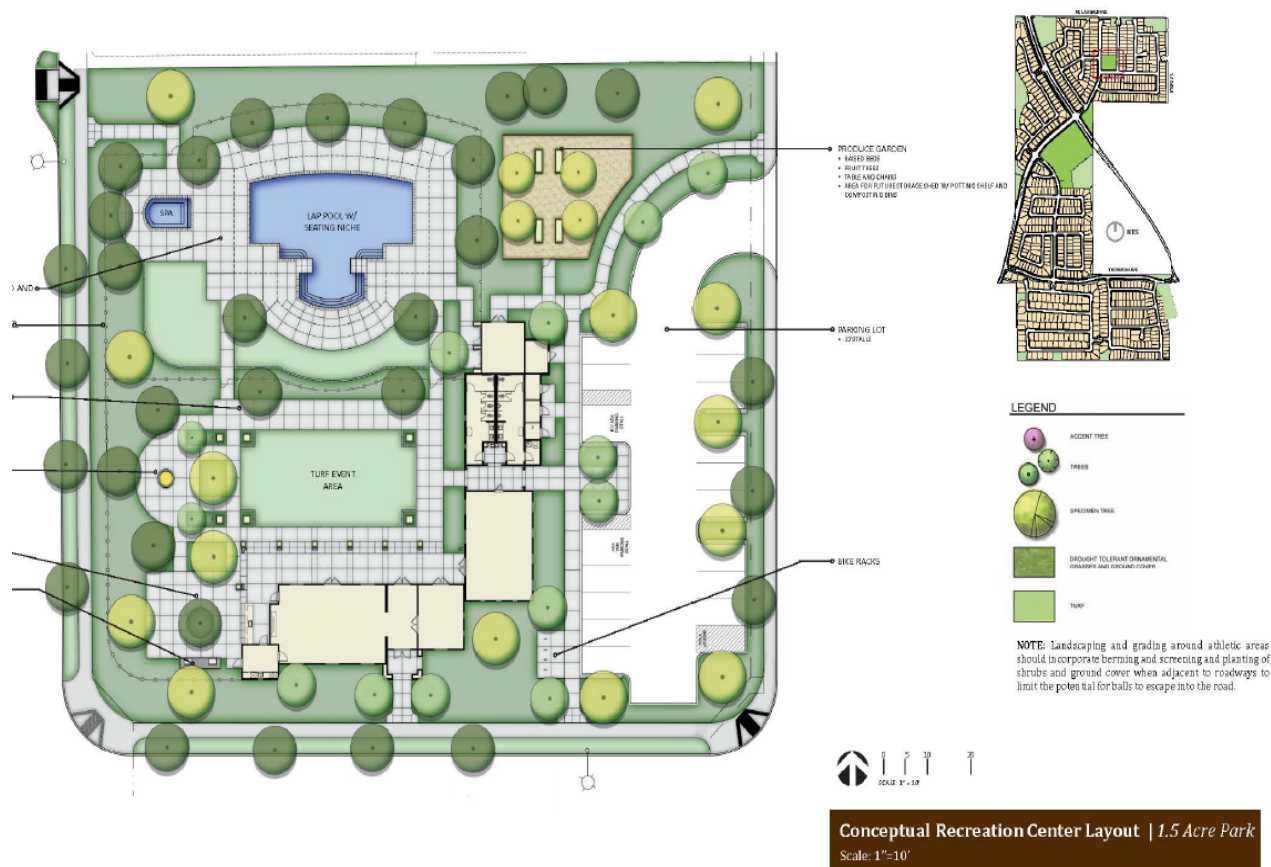
LEGEND

- ACCENT TREE
- TREES
- SPECIMEN TREE
- DROUGHT TOLERANT ORNAMENTAL GRASSES AND GROUND COVER
- TURF FOR ACTIVE/PASSIVE USE
- ENHANCED SURFING
- PLAY SURFACING

CONCEPTUAL PARK LAYOUT | PICKLE BALL PARK
Scale: 1" = 10'

A 1.5-acre recreation center will be located within PA-5B. The private recreation center will be used by the residents of PA-5B and PA-6. The recreation center proposes to include on-site parking, a lap-pool with seating niches, restrooms, meeting room, turf event area, outdoor dining area, BBQ and produce garden.

Recreation Center



ENVIRONMENTAL DETERMINATION

The City of Menifee is the lead agency under the California Environmental Quality Act (CEQA). On October 21, 2015, the City certified the FEIR for SP 2013-247 (approved project), State Clearinghouse (SCH) No. 2014051029, in compliance with CEQA Guidelines. The Addendum can be accessed for review on the City website at <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

Following preliminary review of the proposed Project, the City, as the Lead Agency, determined it is subject to CEQA Guidelines and regulations (Public Resources Code [PRC] Sections 21000–21177). The City has prepared this Addendum to the Cimarron Ridge Specific Plan EIR to analyze the potential impacts associated with the proposed project (SPA) and satisfy the requirements of CEQA Guidelines Section 15164, Addendum to an EIR or Negative Declaration.

The analysis presented in the Addendum substantiates that the FEIR for the Specific Plan is sufficient to satisfy CEQA requirements for the approval of the proposed Project. That is, implementation and operation of the proposed Project described in the Addendum would not result in any new or substantially more severe environmental impacts than were previously considered and addressed in the FEIR. Further, the Project would implement all applicable mitigation measures

presented in the FEIR. As such, potential environmental impacts of the Project are considered to be adequately and appropriately addressed by analysis presented in the FEIR. The Project does not require any major revision of the Certified EIR, nor would the Project result in conditions that would require preparation of a Subsequent or Supplemental EIR as described in Sections 15162 and 15163 of the CEQA Guidelines. Consequently, the previous MMRP remains valid, and it is included as Appendix A to the proposed Addendum to the FEIR for Cimarron Ridge Specific Plan.

FINDINGS

Findings for the SPA, MJMOD, and DAA are included in the attached Resolutions.

PUBLIC NOTICE

The proposed Project was noticed on February 18, 2024, within *The Press Enterprise*. Notices were also mailed to property owners within a 300-foot radius of the project site and other individuals requesting notification of the hearing. On-site posting was also provided. All relevant public agencies were also notified of the public hearing.

ATTACHMENTS

1. Resolution – FEIR Addendum
2. Exhibit A - Addendum to Cimarron Ridge Specific Plan
3. Resolution – SPA
4. Exhibit A – Specific Plan Modifications
5. Resolution – MJMOD to TTM No. 36658
6. Exhibit A – Conditions of Approval
7. Exhibit B - Revised Tract Map
8. Resolution – DA Amendment
9. Exhibit A – Revised Amendment
10. Public Hearing Notice