

From: [Russell Brown](#)
To: [Mark Evans](#)
Subject: RE: Public Notice Golden Meadows
Date: Thursday, February 2, 2023 2:42:00 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)

Hello Mark-

Per our phone conversation, I am following up with the project applicant's contact info. I have been communicating with Brian Hardy of Richland Communities - 949.698.2191 -

bhardy@richlandcommunities.com.

If you have additional questions about the required road improvements or questions relating to another area of the project, please don't hesitate to contact me. Thank you.

Regards,

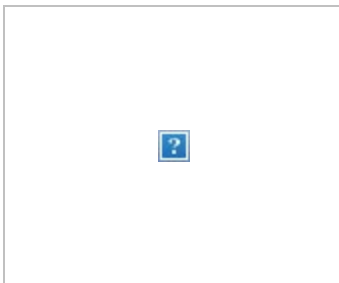
Russell J. Brown, AICP | Senior Planner

Community Development Department

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From: Mark Evans <memevans864@gmail.com>

Sent: Wednesday, February 1, 2023 1:25 PM

To: Russell Brown <rbrown@cityofmenifee.us>

Subject: Public Notice Golden Meadows

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Russell,

Thanks for allowing me to speak before the Planning Commission meeting February 8th regarding

the proposed zoning code amendment for residential housing development "Golden Meadows". I reside at 32201 Evans Rd. directly across from the planned development on what would be the northwest side. My property is a 3 acre parcel as are many of my neighbors who enjoy the rural aspect of our community down here on the southwest end of Menifee. I realize new development is inevitable in our beautiful surroundings having lived in the Temecula Valley area for the past 30 years. But...

My concerns lie with PARCEL SIZE and INFRASTRUCTURE.

Reducing the multi acre minimum down to a fraction of an acre is a big ask. Jamming over a hundred more homes into the same space will create a congestion nightmare without the roads to accommodate the increase. I get the math of building more homes mean more profits, but quality of life should be worth something. Calder Ranch and the new development near Scott Road on Murrieta Road have both maintained the rural feel of the area.

Yes, new housing units have been built recently just to the north of Garbani between Murrieta Rd. and Evans Rd. that utilize tiny lots but they have multiple access points throughout the development.

Looking at the Golden Meadows access points, nothing off Scott Rd. unless you drive a dune buggy, nothing off Murrieta Rd until you reach Garbani, which is not even adequate for Menifee Middle School alone, and Haun offers nothing with the unfinished Garbani stretching over the hillside. That only leaves Evans Rd. which services the housing tracts to the north.

I say all of this without knowing the ultimate end game the city planners have in mind, so if these concerns have already been addressed please let me know. Thanks for listening!

See you on the 8th!

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Mark Evans

President

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