



CITY OF MENIFEE

SUBJECT: Golden Meadows Major Modification and Zoning Code Amendment

MEETING DATE: February 8, 2023

TO: Planning Commission

PREPARED BY: Russell Brown, Senior Planner

REVIEWED BY: Orlando Hernandez, Planning Manager

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Brian Hardy, Richland Planned Communities, Inc.

RECOMMENDED ACTION

1. Adopt a resolution recommending the City Council adopt an addendum to the certified Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2003061122) for Tentative Tract Map No. 31194 – Golden Meadows; and
2. Adopt a resolution recommending City Council adopt an ordinance approving Zoning Code Amendment No. PLN21-0201 based upon the findings and conclusions incorporated in the staff report and approving Major Modification No. PLN21-0199 to Tentative Tract Map No. 31194 subject to the Conditions of Approval and based upon the findings and conclusions incorporated in the staff report.

PROJECT DESCRIPTION

Major Modification (MJMOD) No. PLN21-0199 proposes a Major Modification to Phase 4 of approved Tentative Tract Map No. 31194 to increase the number of residential lots from 161 residential lots to 259 residential lots within the previously approved project development area within Phase 4 (approximately 46.5-acres). The residential lots within Phase 4 will range in size from 3,780 sq. ft. to 10,525 sq. ft. with an average lot size of 4,877 sq. ft. The project proposes eight open space lots including a 3-acre public park and a 0.75-acre recreation/club house area.

Zoning Code Amendment (ZCA) No. PLN21-0201 proposes text revisions to Planned Development Districts - Section 9.155.030(E) (PD-5: Golden Meadows {TR 31194}) of the City of Menifee Municipal Code for purposes of establishing new minimum development standards to support the proposed design of Phase 4 of Tentative Tract Map No. 31194.

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LOCATION

The project site is located north of Wickerd Road, south of Garbani Road, west of Haun Road and east of Murrieta Road (APN 360-300-002 through 360-300-006, 360-300-009 and 360-350-001).

Aerial**GENERAL PLAN/ZONING**

The General Plan land use designation for the subject parcels is 2.1-5 du/ac Residential (2.1-5R) and Rural Residential – 5 Acre Minimum (RR5). Surrounding properties to the north and to the east have a similar designation, while the properties to the south are designated Rural Residential ½ Acre Minimum and 1 Acre Minimum and the properties to the west are designated Rural Residential – 1 Acre Minimum and Public Facilities (PF).

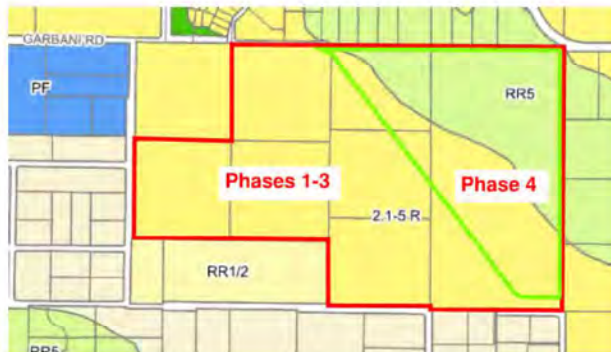
The intent of the project's land use designation is for single-family detached residences with a density range of 2 to 5 dwelling units per acre. The proposed overall density of TR31194 is 2.8 dwelling units per acre and the proposed density within Phase 4 is 2.95 dwelling units per acre. The proposed project is consistent with the existing General Plan land use designation of 2.1-5R as said use is intended to support the surrounding residential land uses.

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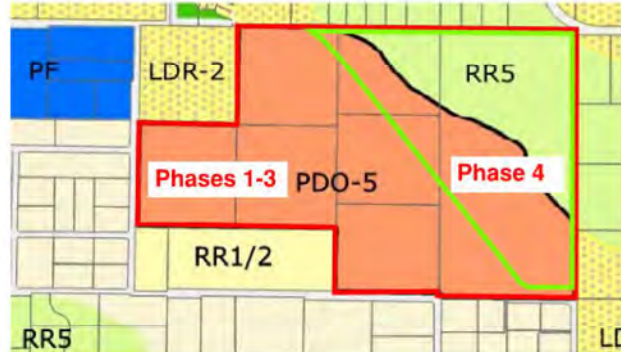
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General Plan Land Use



Zoning

**Zoning**

Golden Meadows is identified as a Planned Development by Title 9 of the City of Menifee Municipal code. The zoning of the site is currently Planned Development Overlay (PDO-5 or PD-5). The uses permitted in this PDO shall be the same as those allowed in the Low Density Residential (LDR-2) Zone for those lots within Phases 1-3 and Low Medium Density Residential (LMDR) Zone for Phase 4. Surrounding properties to the north and to the east have a similar designation of LDR-2, while the properties to the south are designated Rural Residential ½ Acre Minimum and 1 Acre Minimum and the properties to the west are designated Rural Residential – 1 Acre Minimum and Public Facilities (PF).

As discussed in greater detail below, the project was approved by the County of Riverside prior to the City's incorporation; at the time the project was approved, the zoning of the site was R-1 – One Family Dwellings, R-4 – Planned Residential and R-5 – Open Area Combined Development. The Planned Development Overlay was established by the city to identify planned development projects ("County Projects") approved by the City (shortly after incorporation) or the County of Riverside prior to the City's incorporation and in most cases, the projects contain special development standards specific to the planned development project.

DISCUSSION**Background:**

The Golden Meadows project was originally approved by the Riverside County Board of Supervisors on April 10, 2007 and consisted of Tentative Tract Map (TTM) No. 31194, Change of Zone (CZ) No. 06764, and General Plan Amendment (GPA) No. 729. TTM No. 31194 was approved for the development of 474 single-family residential lots (EIR analyzed 486 residential lots), three park sites (7.4 acres), three water quality basins, over 49 acres of natural open space and common landscape area, and associated infrastructure and utilities on a 204.7-gross-acre property.

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Approved Tentative Tract Map No. 31194**Life of Map:**

Upon approval of the tentative tract map, the applicant had three years to record the subdivision. Since the approval of the tentative tract map, multiple state legislative acts further automatically extended the map to April 10, 2017. The first city extension of time (EOT 2017-031) was approved on August 23, 2017 and the second extension (EOT 2018-030) was approved on November 28, 2018, which further extended the expiration date of the map to April 10, 2018 and then April 10, 2019, respectively. The third (2019-060) and fourth (PLN19-0056) one-year extensions on December 18th, 2019 extending the life of the map an additional two years or until April 10, 2021. In September of 2020, the California Governor signed into law *Assembly 1561* authorizing housing entitlement extensions in response to the COVID-19 pandemic. The bill granted an automatic 18-month extension to the project, establishing a new map expiration date of October 10, 2022. The City recently approved fifth and sixth one year extensions, extending the life of the map until *October 10, 2024*. The project does not qualify for additional City extensions under the current city code.

Approved Phasing:

On April 29, 2021, the City administratively approved a phasing plan for the approved project (UPH 2017-399) which divided the project in four phases, as described below:

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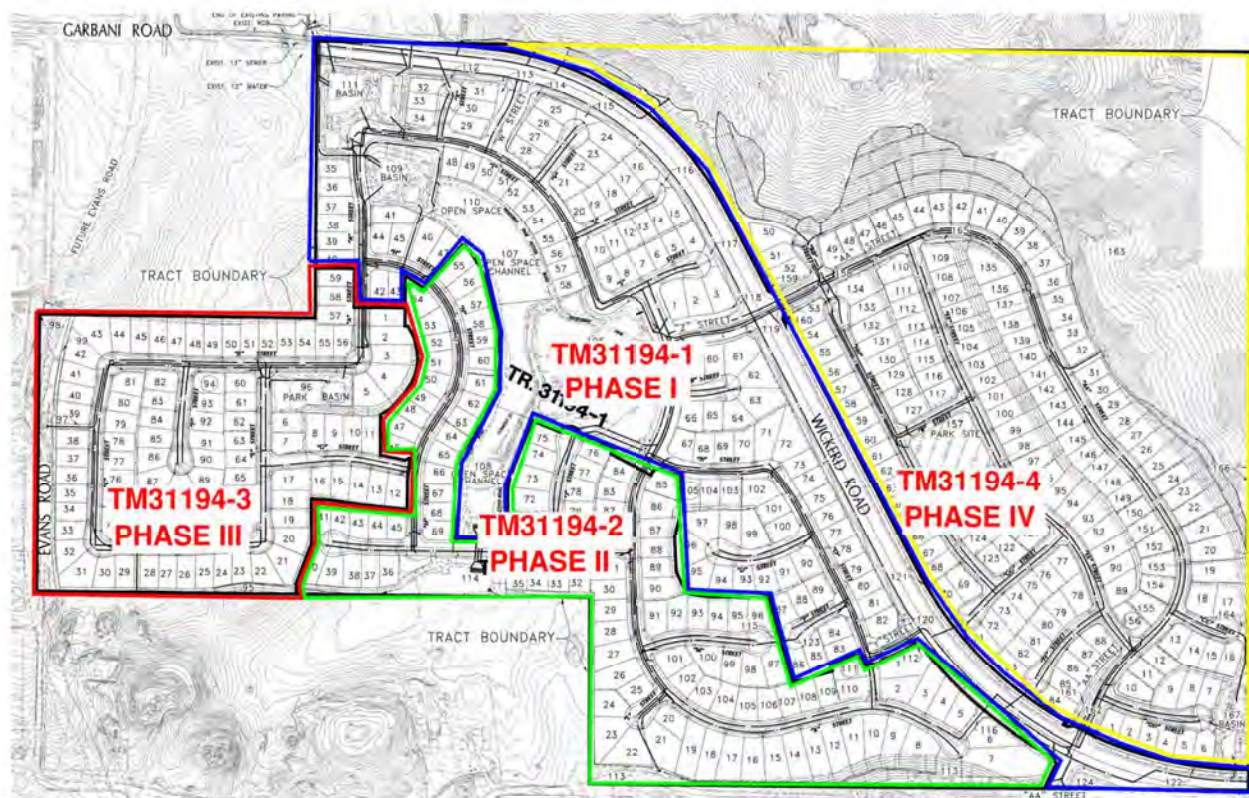
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Phase 1, which includes the northwestern, central, and southeastern portions of the subdivision, contains 109 residential lots and all major “backbone” infrastructure including a large park and open space flood channel,

- Phase 2, which includes the southern and central portions of the subdivision, contains 109 residential lots,
- Phase 3, which includes the western portion of the subdivision, contains 94 residential lots and a small park,
- Phase 4, which includes the eastern portion of the subdivision. The approved project approved 161 residential lots in Phase 4, the Proposed Project contains 259 residential lots, a 3.23-acre public park and a clubhouse/recreation area.

Minor updates/revisions to the approved phasing Conditions of Approval for purposes of updating the lot numbering scheme (due to shifting of lot lines, etc.) have been provided as an attachment for consideration. The proposed project does not ultimately change the parameters of the approved phasing plan.

Approved Phasing Plan – UPH 2017-399



PROPOSED PROJECT:

The project proposes a Major Modification to Phase 4 of approved Tentative Tract Map No. 31194, to increase the number of residential lots from 161 to 259. The increase in residential lots is accomplished by reducing the minimum proposed lot sizes and reconfiguring the approved lot lines within the approved development footprint of Phase 4. The proposed project footprint will

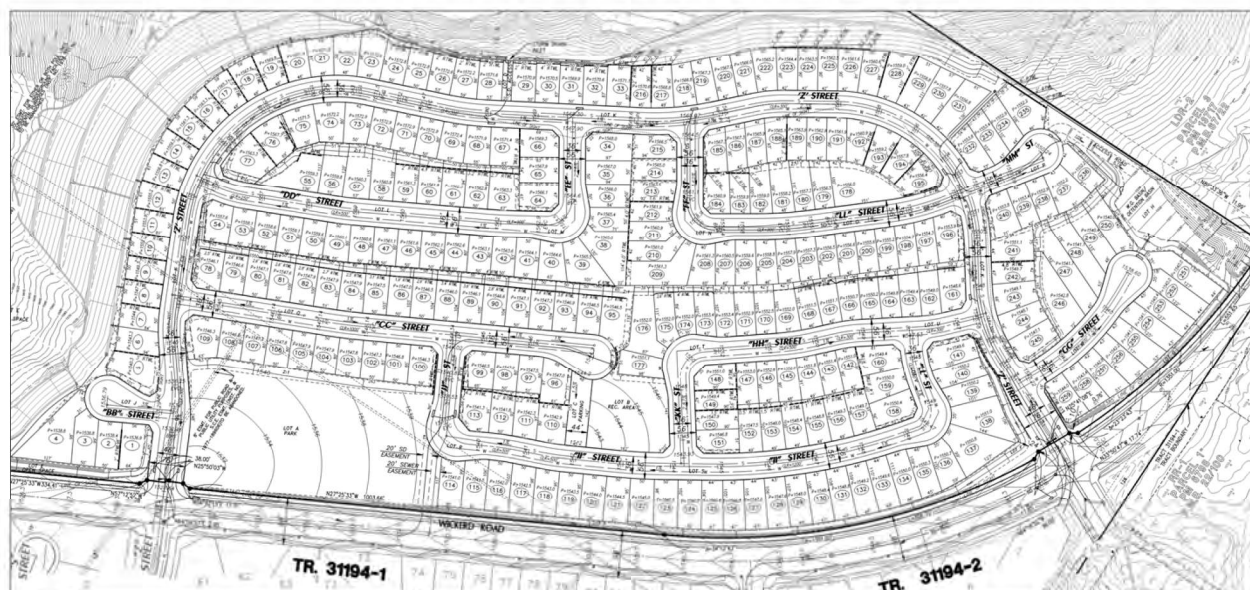
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remain entirely within the previously approved development area and the proposed project will not encroach into the approved natural open space area.

Proposed Site Plan TR31194-4



As shown in the table below, with implementation of the proposed project, Phase 4 of the residential development would add 98 additional residential lots for a total of 259 compared to the 161 residential lots of the previously approved project. This would increase the overall number of proposed dwelling units over the entire TTM 31194 site (including Phases 1 to 3) from 486 to 571 dwelling units. Although the project consists of an increase in 98 residential lots to Phase 4, the overall density of the project remains consistent with the General Plan land use designation.

Residential Lots (Approved/Proposed)			
	Approved Project	Proposed Project	Net Change
Phase 4 Only	161	259	98
Approved TTM31194	474	571	97*

*The approved project consisted of 474 residential lots. Since the project's original approval there has been some minor changes to the internal lot configuration resulting in an overall loss of one residential lot.

Wickerd Road Right-of-Way (ROW):

The project was approved by the County with Wickerd Road being designated as a "Major" Roadway (118' of ROW). The City's General Plan Circulation Element calls out Wickerd Road as a "Collector" Roadway (74'-78' of ROW). Staff has requested the applicant design and construct a modified "Industrial Collector" with a curb-to-curb width of 56 feet to accommodate two 10-foot shoulders, two 12-foot travel lanes, a 12-foot painted median/left turn lane, and two 12-21-foot-wide sidewalk/parkway areas similar to our "Major" roadway section, which results in a Right of

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Way width of 98 feet. The proposed project will result in Wickerd Road being brought into compliance with the General Plan Circulation Element. The approved Conditions of Approval for the Phasing Map will remain in effect and require the construction of Wickerd Road and associated infrastructure to be completed along with Phase I of the tract map.

Park and Recreation Center

The approved project contained three HOA-maintained parks; including, 1) a 3.67-net acre park (approx. 5-acres including water quality basin) within TR31194-1, which includes a full-size soccer field, single-use restroom facility and children's play structures, 2) 1.5-acre park, which included a small children's play structure, passive turf areas and picnic shelter within TR31194-4; and 3) 0.73-net acre park, which will include a fenced dog park and picnic tables within TR31194-3. The approved parks within Phase 1 and Phase 3 remain unchanged with the proposed project.

With the redesign of Phase 4 and the increase in number of residential lots, an increase in parkland is required and is being proposed. The Applicant is proposing a 3-acre park fronting on Wickerd Road, which will include turf area, full-sized basketball court, and pre-fabricated restroom building, as well as a .75-acre site reserved for a clubhouse/recreation building with pool for the community. The overall square footage of park/open space increases from 1.5-acres to 3.84-acres (combination of the proposed park and rec center) for an increase of 2.44-acres of parkland and common area. The location and size of the natural open space area remains unchanged (approx. 41-acres) with the proposed project.

The approved project also includes the construction of a community trail along the north side of Wickerd Road which will ultimately bridge the gap between Haun Road to the east and the new "Hidden Hills" Community and Menifee Valley Middle School to the west. As mentioned above, the trail will be required with construction of Phase I of the tract map.

Zoning Code Amendment (Text Amendment)

The project proposes text revisions to Section 9.155.030(E) of the municipal code (Planned Development Districts - PD-5: Golden Meadows {TR 31194}) for purposes of establishing new minimum development standards to support the proposed design within Phase 4.

Development Standards		
	Approved	Proposed
Minimum parcel size	6,000 sq. ft.	6,000 sq. ft. (Phases 1-3) 3,780 sq. ft. (Phase 4)*
Minimum lot width (avg.)	65 feet (R-1) 50 feet (R-4)	65 feet (Phases 1-3) 42 feet (Phase 4)
Front yard setback	20 feet	15 feet (living space) 10 feet (porch) 20 feet (garage), 10 feet (side-loaded garage)
Rear yard setback	10 feet (R-1) 15 feet (R-4)	15 feet (Phases 1-3) 10 feet (Phase 4)*
Side yard setback(street)	10 feet	10 feet
Side yard setback (interior)	5 feet	5 feet
Maximum Height	40 feet	40 feet

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Building coverage (max.)	50%	50% (Phases 1-3) 55% (Phase 4)

*All lots fronting/rearing on Wickerd Road shall be a minimum of 4,500 sq. ft. and shall be setback a minimum of 15 feet.

The most substantial change between the approved development standards and the proposed development standards is to the minimum lot sizes within Phase 4 which is proposed to be reduced from 6,000 sq. ft. to 3,780 sq. ft.. This was done so that the project could remain within the previously approved development footprint of the original project in an effort to maintain the boundary and amount of natural open space. In addition, the proposed project allows for a variety of housing types and price points within the City and more specifically, the Golden Meadows community, resulting in expanded homeownership opportunities for first time buyers.

Further changes are being requested to the front yard setback. The approved project has a front yard setback of 20-feet, while the proposed project is requesting 15-feet to living space and 10-feet to a front porch. The standard garage setback will remain at 20-feet, however, a sideloaded garage will be reduced to 10-feet. The rear yard setback is being increased from 10-feet to 15-feet within Phases 1-3 and for lots fronting on Wickerd Road. In order to meet the development standards and proposed minimum lot sizes (3,780 sq. ft.) the project proposes a 55% maximum building coverage, opposed to 50% as was approved with the original project. Phases 1-3 will remain at 50% maximum building coverage.

The project applicant provided a "Lot Fit Exhibit" demonstrating how the proposed development standards and lot layouts can be achieved. House/unit footprints of 50-feet by 80-feet and 42-feet by 90-feet were shown as examples to staff to ensure the proposed standards are feasible and can be met.

Additional changes include removal of references to the prior County Zoning classifications which have been updated and replaced with the comparable City Zoning designations under the current municipal code (i.e. R-1 and R-4 designations have been replaced with LDR and LMDR where appropriate). The uses permitted in Phases 1-3 shall be the same as those allowed in the LDR-2 zone and LMDR zone for those lots within Phase 4.

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 Major Modification and Zoning Code Amendment, 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

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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.

The addendum to the EIR, 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 the addendum, Zoning Code Amendment and Major Modification are included in the attached resolutions.

PUBLIC NOTICE

A public hearing notice for the proposed project was published in *The Press Enterprise* on January 29, 2023 for the February 8, 2023 Planning Commission hearing. All relevant public agencies, including all interested parties were also 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.

ATTACHMENTS

Attachment No. 1 – Resolution of Approval for FEIR Addendum

Attachment No. 1A – Addendum to FEIR

Attachment No. 1B – Certified FEIR TR31194

Attachment No. 1B-1 – Certified FEIR Technical Appendices

Attachment No. 2 – Resolution of Approval for MJMOD and Zoning Code Amendment

Attachment No. 2A – Conditions of Approval for MJMOD

Attachment No. 2B – Zoning Code Amendment Exhibit – Dev. Standards Table

Attachment No. 2C – MJMOD Exhibit – Site Plan TR31194-4

Attachment No. 2C-1 – MJMOD Exhibit – Overall Site Plan TR31194

Attachment No. 2C-2 – MJMOD Exhibit – Maintenance Exhibit TR31194

Attachment No. 3 – Public Hearing Notice

Attachment No. 4 – Public Comment for Golden Meadows

RESOLUTION NO. PC 23-_____**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO THE PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH 2003061122) FOR TENTATIVE TRACT MAP NO. 31194 "GOLDEN MEADOWS" (ZONING CODE AMENDMENT NO. PLN21-0201 AND MAJOR MODIFICATION NO. PLN21-0199)**

WHEREAS, on May 20, 2021, the applicant, Richland Planned Communities, Inc., filed a formal application with the City of Menifee for the approval of a Zoning Code Amendment (PLN21-0201) to amend Chapter 9.155.030(E) (PD-5: Golden Meadows {TR31194}) of the City of Menifee Municipal Code by revising the development standards of County of Riverside approved Tentative Tract Map No. 31194; and

WHEREAS, on May 20, 2021, the applicant, Richland Planned Communities, Inc., filed a formal application with the City of Menifee for the approval of a Major Modification (PLN21-0199) to revise Phase 4 of approved Tentative Tract Map No. 31194; and

WHEREAS, the City is the Lead Agency under the California Environmental Quality Act, Public Resources Code §§ 21000 et seq. ("CEQA"); and

WHEREAS, the approval of Zoning Code Amendment No. PLN21-0201 and Major Modification No. PLN21-0199 constitutes a discretionary approval, which is part of a "project" as that term is defined in CEQA Guidelines § 15378 and which itself requires review under CEQA; and

WHEREAS, on April 10, 2007, the County approved to certify a Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2003061122) and Mitigation Monitoring and Reporting Plan (MMRP) (Exhibit "B" to this resolution) for Tentative Map No. 31194 – Golden Meadows to analyze and mitigate the project's potentially significant environmental impacts; and

WHEREAS, in connection with the proposed Project, an addendum to the Tentative Map No. 31194 – Golden Meadows FEIR (herein referred to as the "addendum"), a copy of which is on file with the Community Development Department and attached as Exhibit "A", has been prepared pursuant to the provisions of Section 15164 of the CEQA Guidelines in order to determine whether any significant environmental impacts which were not identified in the Tentative Map No. 31194 – Golden Meadows FEIR would result from the proposed Project or whether previously identified significant impacts would be substantially more severe in connection with the proposed Project; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on February 8, 2023, where the public was allowed to comment on the proposed Project including the Addendum to the FEIR; and

WHEREAS, the Planning Commission has carefully considered all of the comments received from the public as well as the information provided by the City's staff regarding environmental review.

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ZCA PLN21-0201 and MJMOD PLN21-0199 for TTM No. 31194
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NOW, THEREFORE, the Planning Commission of the City of Menifee hereby recommends that the City Council make the following findings as established by the California Environmental Quality Act (CEQA):

Section 1. That the addendum was prepared for the proposed Project in compliance with the requirements of CEQA and the CEQA Guidelines.

Section 2. That, based upon the evidence submitted and as demonstrated by the analysis included in the addendum, none of the conditions described in Sections 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental Environmental Impact Report (EIR) or negative declaration have occurred; specifically:

1. There have not been any substantial changes in the "project" that require major revisions of the Tentative Map No. 31194 – Golden Meadows due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. There have not been any substantial changes with respect to the circumstances under which the proposed Project is undertaken that require major revisions of the Tentative Map No. 31194 – Golden Meadows due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Tentative Map No. 31194 – Golden Meadows was certified as complete and adopted, that shows any of the following:
 - (a) The proposed Project will have one or more significant effects not discussed in the Tentative Map No. 31194 – Golden Meadows FEIR;
 - (b) Significant effects previously examined will be substantially more severe than shown in the Tentative Map No. 31194 – Golden Meadows FEIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the proposed Project, but the project proponent declines to adopt the mitigation measures or alternatives; or
 - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the Tentative Map No. 31194 – Golden Meadows FEIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Section 3. In connection with the proposed Project and this Planning Commission's review of the Addendum to Tentative Map No. 31194 – Golden Meadows FEIR, this Planning Commission has independently reviewed the Addendum and has exercised its independent judgment in making the findings and determinations set forth herein.

Golden Meadows Major Modification and Zoning Code Amendment

ZCA PLN21-0201 and MJMOD PLN21-0199 for TTM No. 31194
February 8, 2023

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Section 4.

Pursuant to the above findings, this Planning Commission determines that the Tentative Map No. 31194 – Golden Meadows FEIR, together with the addendum, satisfy all of the requirements of CEQA and are adequate to serve as the required environmental documentation for the proposed Project and, therefore, hereby recommends City Council approval and adoption of the addendum to the Tentative Map No. 31194 – Golden Meadows FEIR for the proposed Project.

PASSED, APPROVED AND ADOPTED this 8th day of February 2023.

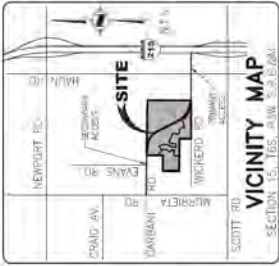
Jeff LaDue, Chairman

Attest:

Rachel Valencia, Acting Deputy City Clerk

Approved as to form:

V. Thai Phan, Assistant City Attorney



Golden Meadows
Exhibits A, F, L
PL N21-0199, PL N21-0201
2/8/23

LOT AREA	10,000
RESIDENTIAL UNITS	100
SPREADSHEET	2.5
SALES	1.0
FINANCIAL	2.5

RESIDENTIAL LOT COUNT

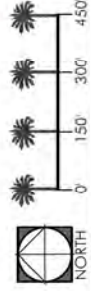
PHASE	LOT COUNT	RESIDENTIAL UNITS
PHASE 1	100	100
PHASE 2	100	100
PHASE 3	100	100
PHASE 4	100	100
PHASE 5	100	100
PHASE 6	100	100
PHASE 7	100	100
PHASE 8	100	100
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GOLDEN MEADOWS
TENTATIVE TRACT MAP NO. 31194
PROPOSED RESIDENTIAL
SITE PLAN EXHIBIT
SHEET 1 OF 1
DATE: MAR 24, 2023





- MAINTENANCE RESPONSIBILITY
LEGEND**
- CFD PHASE 1 PARK AND CFD BASINS
 - PHASE 1 PARK ALL LANDSCAPE PLANTING
 - IRRIGATION AND PARK AMENITIES
 - CFD BASINS, WATER QUALITY STRUCTURES
 - LANDSCAPE AND IRRIGATION
 - HOA PARKS, SLOPES, & BASINS
 - HOA MAINTAINED



GOLDEN MEADOWS



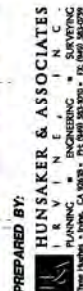
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

LANDSCAPE MAINTENANCE EXHIBIT
PREPARED FOR RICHLAND COMMUNITIES, INC.
3161 MICHELSON DRIVE, SUITE 425 IRVINE, CA 92612 PHONE (949) 363-1134

Certified By

Melvin A Johnson, Owner Date: 2/22/22
 Certified CEQA Wildland Fire Consultant
FIREWISE2000, LLC
 PO Box 339
 Lower Lake, CA 95457
 Telephone: 760-745-3947
 info@firewise2000.com

This Exhibit Replaces the Exhibit Dated 1/15/19 and is consistent with the Revised FMP dated 2/22/22





Attachment 1C to Resolution No. 23-XXX – “Exhibit C”

PROPOSED ZONE CHANGE FOR PD-5 GOLDEN MEADOWS

A. PD-5: Golden Meadows (TR 31194)

PERMITTED USES

1. The uses permitted in this PDO shall be the same as those allowed in the LDR-2 zone for those lots within the area indicated as "Phase 1-3" and LMDR zone for those lots within the area indicated as "Phase 4" as listed in [9.135.030](#).

MINIMUM DEVELOPMENT STANDARDS

2. The front yard setback is 15 feet to living space/10 feet to porch.
3. The garage setback is 20 feet for front facing garages and 10 feet for side-oriented garages.
4. The interior side yard setback is 5 feet.
5. The street side yard setback is 10 feet.
6. The rear yard setback is 15 feet for Phase 1-3 and 10 feet for Phase 4 only, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, however, no less than 15 feet.
7. Architectural projections are permitted within setback areas in accordance with City of Menifee Title 9 Section 9.160.030(D) to include building pop-outs that do not increase the floor area.
8. The minimum average width of each lot is 65 feet (Phase 1-3) and 42 feet (Phase 4).
9. The maximum height of any building is 40 feet.
10. The minimum parcel size is 6,000 square feet in Phases 1-3 and 3,780 square feet in Phase 4. All lots rearing onto Wickerd shall be no less than 4,500 square feet minimum.
11. No more than 50% (Phase 1-3) or 55% (Phase 4) of the lot shall be covered by structure.
12. Residential lots fronting on a cul-de-sac or knuckle shall have a minimum frontage of 35 feet, with an allowed exception to allow a minimum frontage of 25 feet for a maximum of 2% of the total number of lots in Phase 4.

RETAINING WALL REQUIREMENTS

13. Retaining walls 4 feet or greater in height shall be setback a minimum of 10 feet from the rear of the house in rear yards.

City Council Chambers
29844 Haun Road
Menifee, CA 92586

Jeff LaDue, Chair
Chris Thomas, Vice-Chair
Ben Diederich, Commissioner
Joe Long, Commissioner
Randy Madrid, Commissioner



City of Menifee
Planning Commission
Regular Meeting Minutes

Wednesday, February 8, 2023
6:00 PM Regular Meeting

Cheryl Kitzerow, Director
Rachel Valencia, Clerk

MINUTES

REGULAR MEETING (6:00PM)

1. CALL TO ORDER

Chair LaDue called the meeting to order at 6:02 PM.

2. ROLL CALL

Present: Benjamin Diederich, Joe Long, Randy Madrid (arrived at 6:04), Chris Thomas, Jeff LaDue

Absent: None

3. PLEDGE OF ALLEGIANCE

Planning Manager Orlando Hernandez led the flag salute.

4. PRESENTATIONS - NONE

5. AGENDA APPROVAL OR MODIFICATIONS

The agenda was approved unanimously (4-0) with no modifications.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS)

The following speaker provided public comment:

- Chet Ayers

7. APPROVAL OF MINUTES

7.1 January 25, 2023 Planning Commission Minutes.

8. CONSENT CALENDAR - NONE

9. PUBLIC HEARING ITEMS

9.1 Golden Meadows Major Modification and Zoning Code Amendment

Senior Planner Russell Brown provided a presentation. Chair LaDue opened the public hearing at 6:41 PM. Acting Deputy City Clerk stated that the public hearing was legally noticed and there was correspondence received.

The following speakers provided public comments:

- Sarah Shank
- Mark Evans
- Leslie Fairbairn
- Dave Brown
- Craig Gruber
- Ken Stiles
- Brian Hardy

Chair LaDue closed the public hearing at 7:17 PM.

The Commission discussed the proposed project and expressed their concerns with the proposed changes to the project.

Vice Chair Thomas stated that he would like a sidewalk installed to extend west from Menifee Middle school along Garbani Road to Murrieta Road in order to improve the safety for children.

The Commission expressed concern over the traffic in the area and recommended the Council deny the project due to the impacts the increased traffic would have on the surrounding area/community, the safety concerns to pedestrians near the school, the lot size incompatibility with the surrounding rural lots, and because the benefits/amenities proposed by the project does not offset the impacts to the surrounding community.

ACTION:

Adopted

1. Adopted a resolution recommending the City Council deny an addendum to the certified Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2003061122) for Tentative Tract Map No. 31194 - Golden Meadows; and
2. Adopted a resolution recommending City Council deny an ordinance approving Zoning Code Amendment No. PLN21-0201 based upon the findings and conclusions incorporated in the staff report and denying Major Modification No. PLN21-0199 to Tentative Tract Map No. 31194 subject to the Conditions of Approval and based upon the findings and conclusions incorporated in the staff report.

MOVER: Randy Madrid

SECONDER: Benjamin Diederich

AYES: Diederich, Long, Madrid, Thomas, LaDue

NAYS: None

RECUSE: None

10. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

None.

11. COMMISSIONER REPORTS ON COMMITTEE ACTIVITIES

None.

12. FUTURE AGENDA REQUESTS FROM PLANNING COMMISSIONERS

None.

13. ADJOURN

Chair LaDue adjourned the meeting at 7:50 PM.

Rachel Valencia, Acting Deputy City Clerk