



CITY OF MENIFEE

SUBJECT: "Quail Hills Tentative Tract Map"

MEETING DATE: December 14, 2022

TO: Planning Commission

PREPARED BY: Brandon Cleary, Associate Planner

REVIEWED BY: Orlando Hernandez, Planning Manager

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Paul Onufer, JPMB Investments, LLC

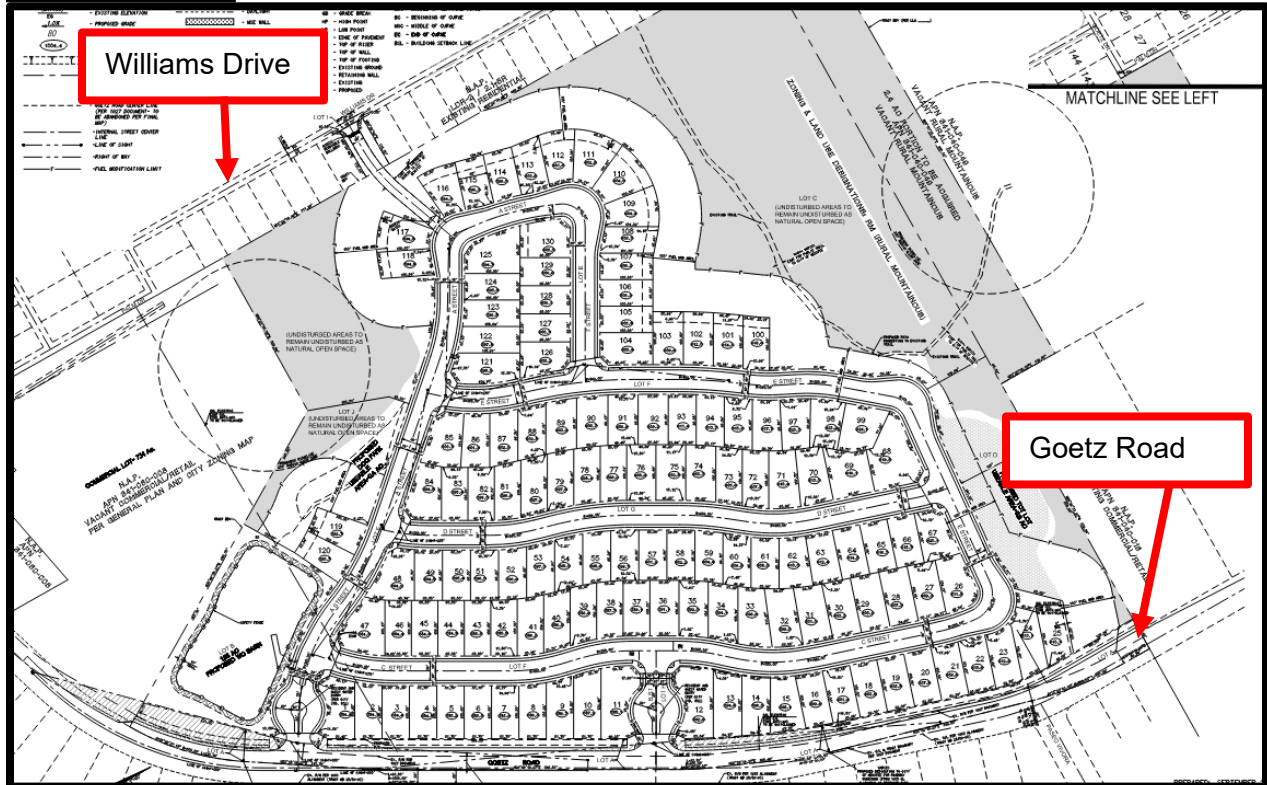
RECOMMENDED ACTION

1. Adopt a resolution adopting a Mitigated Negative Declaration, 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
2. Adopt a resolution approving Tentative Tract Map No. 37692 PLN 21-0057 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

PROJECT DESCRIPTION

Tentative Tract Map No. 37692 PLN 21-0057 proposes a subdivision for a gated community consisting of 130 detached single-family homes with a minimum lot size of 5,000 square feet on a 44.7-acre site with a density of 2.9 dwelling units per acre. The tract will consist of 11.7 acres of undisturbed open space, 1.9-acre tot lot, 1.1-acre dog park, and a 1.8-acre detention basin. The tot lot will incorporate a dual half-court basketball court, picnic shelter, playground equipment, drinking fountain and splash pad.

Site Plan Exhibit



LOCATION

The project site is located on the west side of Goetz Road, east of Williams Drive, south of Rancho Drive and north of Palm Drive within the City of Menifee (APNs: 341-060-002, 341-060-010, 341-060-011, 350-245-004).

GENERAL PLAN/ZONE

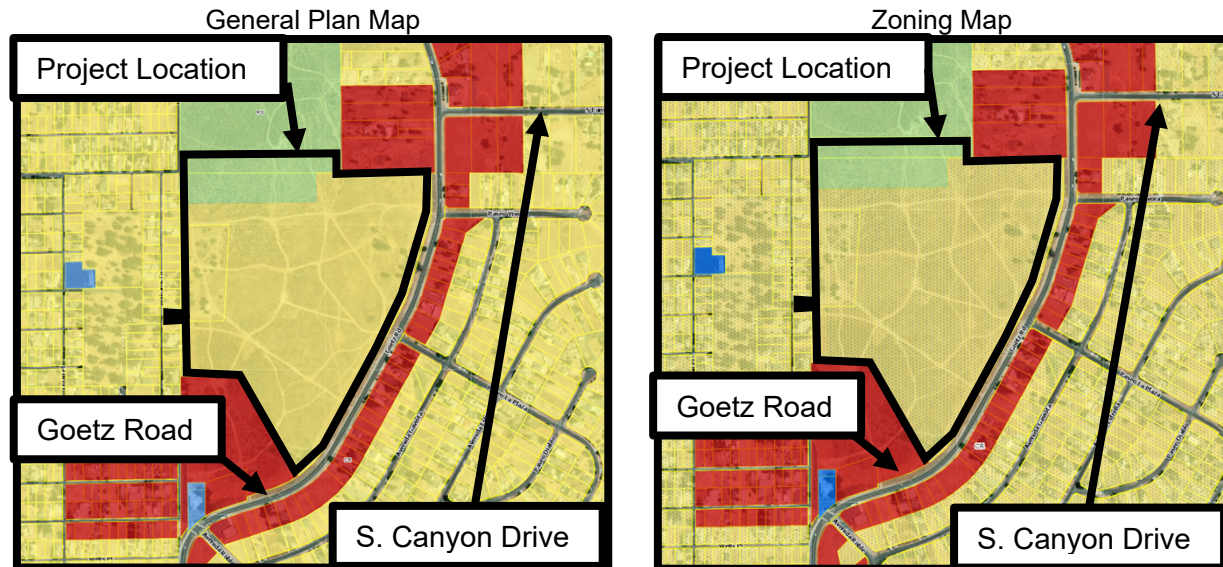
General Plan

The project site is designated as 2.1-5 dwelling units per acre (2.1-5 R) and Rural Mountainous (RM) according to the City of Menifee General Plan. The general plan map designation for the surrounding properties is as follows:

- North – Rural Mountainous (RM)/ Commercial Retail (CR)
- South – Commercial Retail (CR)
- West – 2.1-5 dwelling units per acre (2.1-5 R)
- East – Commercial Retail (CR)

The proposed project is consistent with its General Plan land use designation, and it will be developed with a density consistent with surrounding residential uses. The intent of the 2.1-5 du/ac Residential (2.1-5 R) designation is to create "Single-family attached and detached residences with a density range of 2-5 units per acre. The project includes 130 detached single-family residences at 2.9 dwelling units per acre, tot lot and dog park. The project is consistent with

the 2.1-5 du/ac Residential (2.1-5 R) land use designation, because the project will provide a residential use with the established density.



Zoning

The project site is zoned Low Density Residential 2 (LDR-2) and Rural Mountainous (RM). The surrounding zoning classifications are as follows:

North – Commercial Retail (CR)/ Rural Mountainous (RM)

South – Commercial Retail (CR)

East – Commercial Retail (CR)

West – Low Density Residential (LDR-2)

The residential zoning classifications listed above comprise of built single family residential homes at a similar density and vacant residential lots with consistent zoning classifications.

DISCUSSION

The project was originally scheduled for the October 26th Planning Commission meeting however, it was continued to the November 9, 2022, Planning Commission Meeting, at the request of the applicant. The project was continued from the November 9, 2022, Planning Commission Meeting to the December 14, 2022, Planning Commission Meeting at the request of the applicant in order to update exhibits and review conditions.

Site Layout/Circulation

The primary access will be two gated entries off Goetz Road, both incorporating a landscape median. Secondary emergency vehicle access will be provided from Williams Drive along the western boundary of the project. The secondary emergency access will be located in between a vacant residential property and an occupied residential property along Williams Drive. It will have little impact to the existing single-family residence as the access will only be utilized by emergency services (police and fire). The site plan layout for the proposed project incorporates several looped roads which will provide access to all of the proposed single-family lots and open space lots. A proposed water quality basin will be located along the southern boundary of the project adjacent to a vacant commercial site and Goetz Road. Recreational amenities including a 0.9-acre tot lot and 0.4-acre dog park will be provided at the north and south ends of the project respectively with convenient access to all residents and acts as a buffer between future commercial developments. The tot lot will incorporate a dual half-court basketball court, picnic shelter with accent paving and barbeques, playground equipment and splash pad along with various open turf areas with shade trees. The proposed dog park will incorporate two open turf areas with a shaded picnic area and a trail connecting to the water quality basin. The water quality basin will have a walking trail surrounding the perimeter with 3 rail vinyl trail fences.

Cluster Development Standards (Chapter 9.175)

The current zoning of the site is designated as Low Density Residential 2 (LDR-2) which has a minimum lot size of 7,200 square feet. Due to significant slopes on the north and south sides of the property, the applicant, in compliance with Cluster Development Standards, proposes to lower the minimum lot size to 5,000 square feet and maintain a density of 2.9 du/acre in order to minimize the impact of the development on the sloped areas of the property. The reduction in lot size will allow the project to preserve 11.7 acres (26.2%) of the property as undisturbed open space concentrated on the sloped areas of the project site.

Development Standards

| Development Standards | Required | Proposed |
|------------------------------|--|--|
| Lot Size | 7,200 sq. ft. | 5,000 sq. ft. in compliance with cluster development standards |
| Lot Width | 40 feet | 50 feet |
| Lot Depth | 90 feet | 90 feet |
| Gross Acreage | 44.7 gross acres (30 acres net) | 28.2 net acres developed |
| Density | 2.1-5 du/acre | 2.9 du/acre |
| Landscaping | 25% undisturbed open space (cluster development standards) | 11.7 undisturbed open space acres (26.2%) and 4.8 acres of Open Space lots (basin, tot lot, and dog parks) |
| Parking | 2 spaces within enclosed garage, per lot | 2 spaces within enclosed garage, per lot |

Parking

Pursuant on the City of Menifee Development Code, parking for each unit must have two parking spaces within a garage. On-street parking within the gated community will also be available. The project has been conditioned to provide a minimum of a 2-car enclosed garage upon submittal of a Final Site of Development plan.

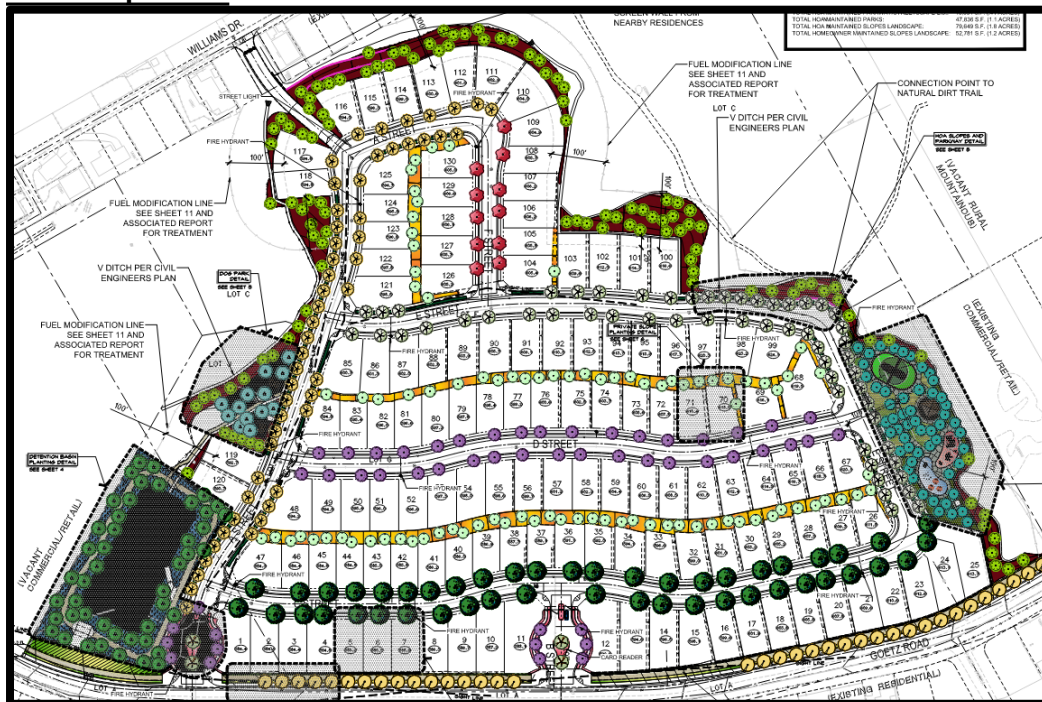
Landscaping and Open Space

A total of 279,117 square feet of landscaping is proposed throughout the project site. The landscaping will be incorporated in HOA and CFD maintained open space lots and streetscape, which include the tot lot, dog park and water quality basin. The landscaping also incorporates homeowner maintained private slopes for erosion control on lots with slopes in the rear yards. Irrigated landscaping will also be located within the Fuel Modification zone along the boundary of the developed areas of the project site to assist in fire mitigation.

The landscape plans feature site amenities that complement the proposed project, including, tables and chairs, benches, trash receptacles, drinking fountain, covered picnic areas, barbeque grills, basketball courts, tot lot, dog park and a splash pad.

Additionally, a large water quality basin is located on the southern boundary adjacent to Goetz Road and a vacant commercial retail site. The landscaped basin provides a buffer with any future commercial use along with a walking trail connected to the proposed dog park.

Landscape Plan



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 mitigations and has recommended adoption of an Initial Study/Mitigated Negative Declaration (IS/MND). The twenty-day public review period for the IS/MND occurred from October 6, 2022, to October 26, 2022.

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 the Initial Study/Mitigated Negative Declaration and Tract Map are included in the attached resolutions.

PUBLIC NOTICE

Public notices were distributed on October 6, 2022, for the October 26, 2022 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. The project was continued at the October 26th and November 9th Planning Commission Hearings to the December 14th Planning Commission Hearing, therefore not requiring the project to be noticed a second or third time.

ATTACHMENTS

1. Exhibits
2. Resolution – ISMND/MMRP
3. Exhibit A - ISMND
4. Exhibit B – MMRP
5. Resolution – Project Final
6. Exhibit A – COAs Final
7. Public Hearing Notice Mail
8. Correspondence