



CITY OF MENIFEE

SUBJECT: "Menifee Village PA 4-6 Tentative Tract Map 37671"
MEETING DATE: December 14, 2022
TO: Planning Commission
PREPARED BY: Orlando Hernandez, Planning Manager
REVIEWED BY: Cheryl Kitzerow, Community Development Director
APPROVED BY: Cheryl Kitzerow, Community Development Director
APPLICANT: Ron Sullivan, Diamond Brothers Five Partnership

RECOMMENDED ACTION

1. Determine that the Initial Study/Negative Declaration adopted for Tentative Tract Map No. 32101 has adequately identified the impacts associated with the project and that no previously reviewed impacts have changed pursuant to Section 15162. Additionally, the project is also exempt from CEQA pursuant to Section 15182 of the 2022 California Environmental Quality Act & CEQA Guidelines; and
2. Adopt a resolution approving Tentative Tract Map No. 37671 PLN 19-007 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

PROJECT DESCRIPTION

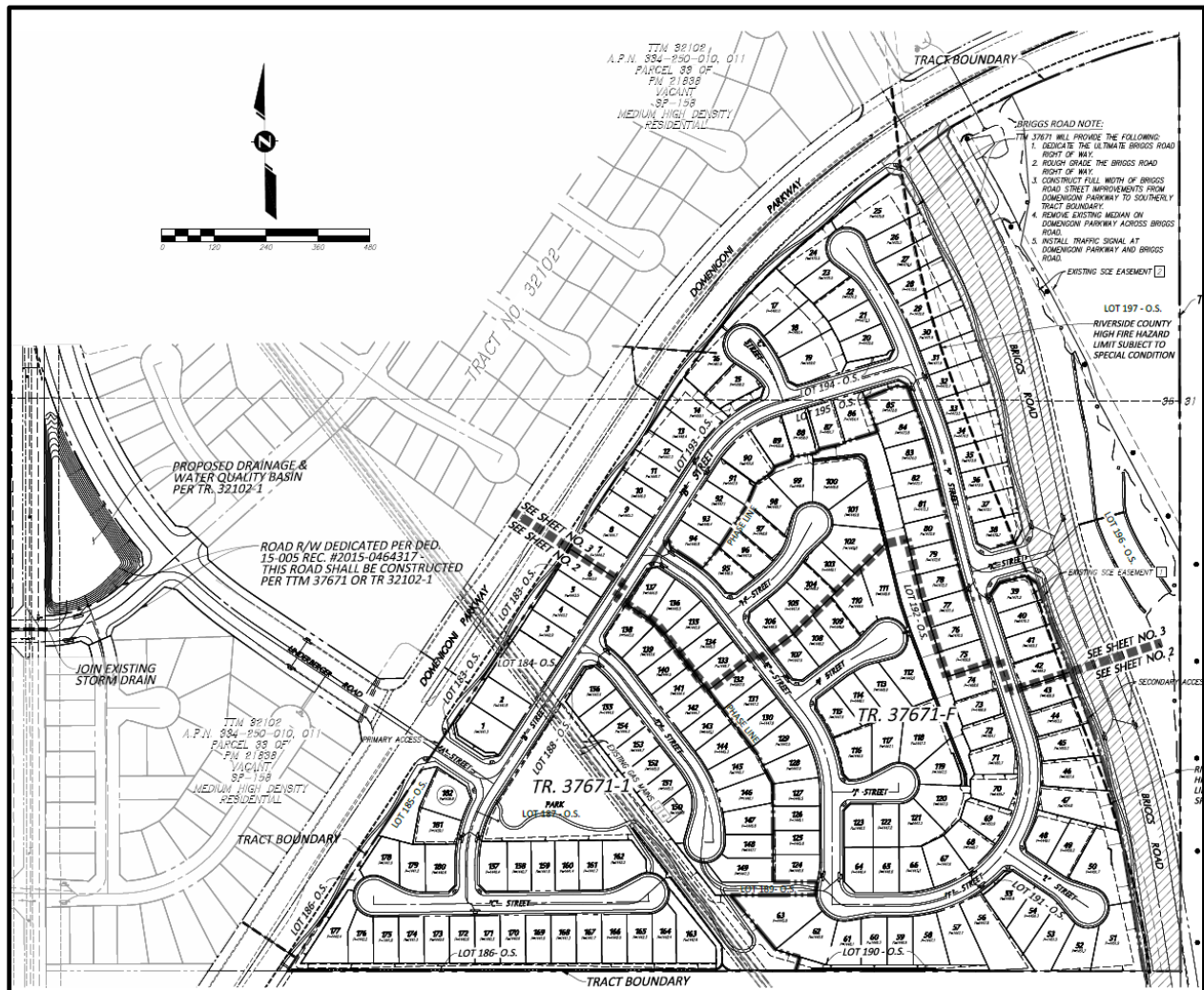
Tentative Tract Map No. 37671 PLN 19-007 proposes a subdivision consisting of 182 detached single-family homes with a minimum lot size of 6,000 square feet on a 64-acre site with a density of 2.8 dwelling units per acre. The tract will include 7.5 acres of open space/landscape parcels, and a 2.9-acre park.

Previous Approvals:

- The Menifee Village Specific Plan was originally approved by the County of Riverside in 1982.
- The County of Riverside approved Tentative Tract Map No. 32101 for the subdivision of a 69-acre parcel into 197 single-family residential lots. The map has since recorded, and no development has occurred. The new map proposes a less intense project because of the reduction of 15 lots, as well as the need to export less dirt to accommodate the new street. The new layout is generally consistent with the original map.

As currently approved and recorded, the map cannot be developed because as designed under the recorded map, Briggs Road can't be improved due to the steep grades at the east side of the project site. Therefore, in order for the street to be constructed, the new map shifts the road further to the west away from the steep slopes.

Site Plan Exhibit



LOCATION

The project site is located on the south side of Domenigoni Parkway and west of Briggs Road within the Menifee Village Specific Plan. Property on the east side of Briggs Road is within the unincorporated area of the County of Riverside.

GENERAL PLAN/ZONE

General Plan

The project site is designated as Menifee Village Specific Plan. The general plan map designation for the surrounding properties is as follows:

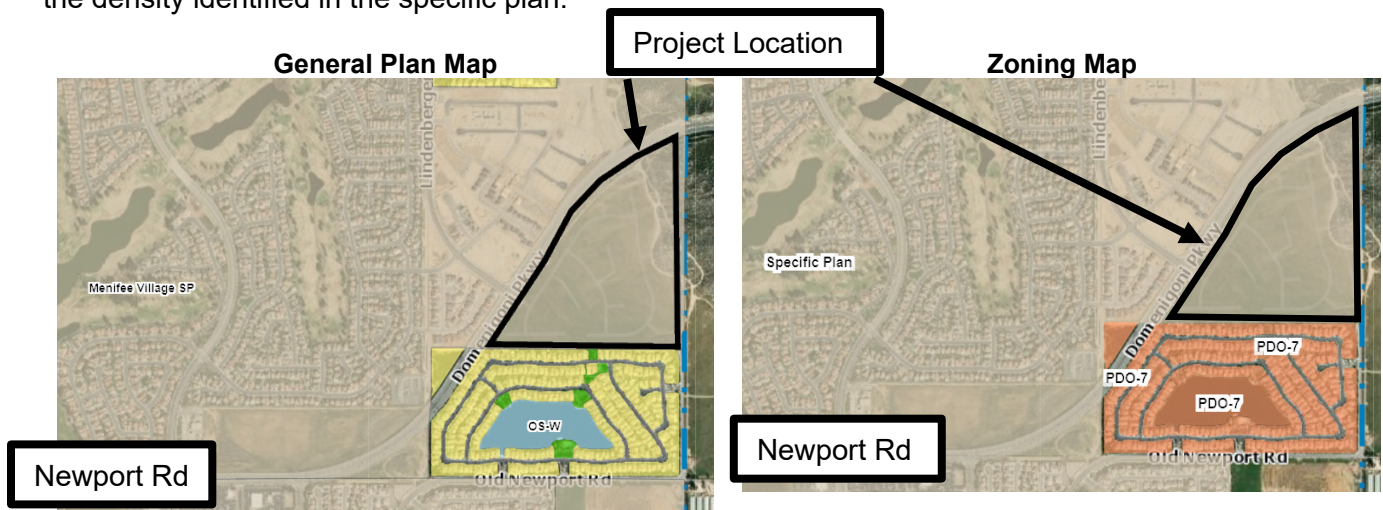
North – Menifee Village SP

South – 2.1-5 dwelling units per acre (2.1-5 R)

West – Menifee Village SP

East – Riverside County Unincorporated Area

The proposed project is consistent with the General Plan land use designation, and it will be developed with a density consistent with surrounding residential uses. As previously mentioned, the original specific plan was approved in 1982 as a master planned residential community with a density range from 0.4 to 20 units per acre. The project includes 182 detached single-family residences at 2.8 dwelling units per acre, including a 2.9 acre park. The project is consistent with the density identified in the specific plan.



Zoning

The project site is zoned specific plan. More specific, Medium Residential within Planning Area 4-6 of the Menifee Village SP. The surrounding zoning classifications are as follows:

North – Specific Plan – PA 4-1 Medium Residential

South – Tierra Shores PDO-7

West – Specific Plan – PA 3-3 Medium High Residential

East – Riverside County Unincorporated Area

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

Site Layout/Circulation

The primary access for the map will be off Domenegoni Parkway, on a proposed street that will align with Lindenberger Road. The intersection of Lindenberger Road and Domenegoni Parkway currently has a signal light that will allow vehicles to make full movements when entering/exiting the project site. Secondary access will be provided off of Briggs Road on the east side of the site. Currently, Briggs Road is not constructed, however, it will be fully improved as part of this project. The site layout for the proposed project incorporates mostly curvilinear streets which will provide access to all of the proposed single-family lots and open space lots and makes for a more interesting street pattern.

Recreational amenities include a 2.9-acre public park that will be open to all Menifee residents. The design and amenities of the park will be approved as part of a future plot plan application. There is currently a gas easement that bisects the site. The easement area adjacent to the park will be incorporated as part of the park amenities, whereas the other easement areas will be designed to accommodate a trail that will provide access to the park from other residential lots in the community.

A small area located on the east side of the project site adjacent to the hill is within the Very High Fire Hazard Severity Zone. This area is identified on the tentative map and it affects approximately 24 lots. These lots will be subject to additional requirements from both Building and Safety and County Fire Department.

Development Standards

Since the original specific plan was approved by the County of Riverside, the development standards applicable to the project are from County Ordinance No. 348.

Development Standards	Required	Proposed
Lot Size	6,000 sq. ft.	6,000 sq. ft. with an average lot size of 7,496 sq. ft.
Lot Width	50 feet	50 feet
Lot Depth	90 feet	90 feet
Gross Acreage	64 gross acres	31.3 net acres developed
Density	2-5 du/acre	2.8 du/acre
Landscaping	N/A	7.5 acres including a 2.9 acres park
Parking	2 spaces within enclosed garage, per lot	2 spaces within enclosed garage, per lot

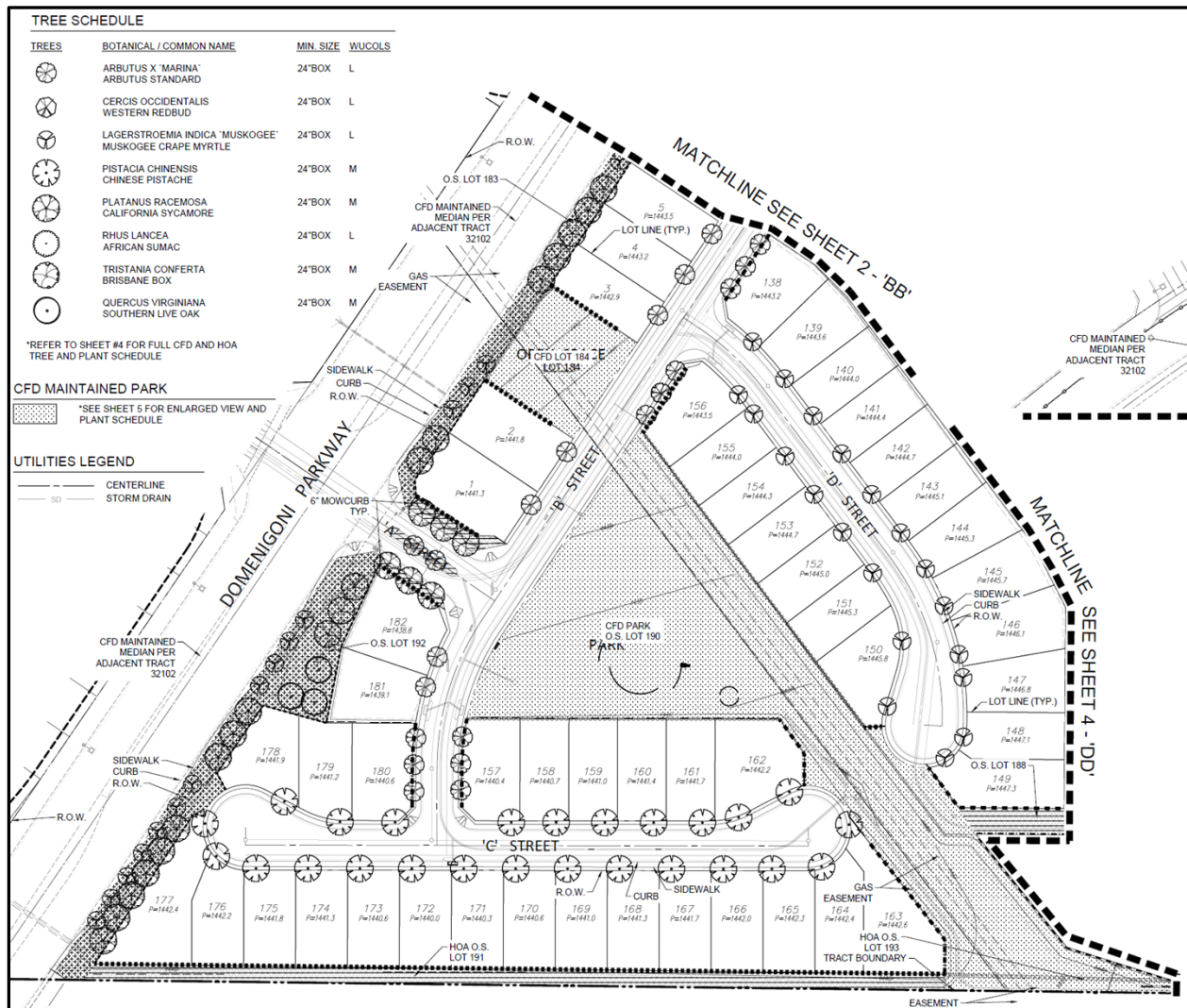
Parking

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 community will also be available. The project has been conditioned to provide a minimum of a 2-car enclosed garage per home upon submittal of a Final Site of Development plan.

Landscaping and Open Space

A total of 7.5 acres 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 city park. The landscaping also incorporates homeowner maintained private slopes for erosion control on lots with slopes in the rear yards.

Landscape Plan



ENVIRONMENTAL DETERMINATION

The previous project (TTM 32101) adopted an Initial Study/Negative Declaration and pursuant to Section 15162 of the 2022 California Environmental Quality Act & CEQA Guidelines, staff has determined that the previous environmental document for the project has adequately identified the impacts associated with the project, and no previously reviewed impact areas have substantially changed. Also, pursuant to Section 15182 of the 2022 California Environmental Quality Act & CEQA Guidelines, projects which are consistent with the density established and consistent with an approved specific plan are exempt from CEQA and shall not require additional

environmental review. Therefore, the City of Menifee Community Development Department has determined the above project will not have a significant effect on the environment.

FINDINGS

Findings for the Tract Map are included in the attached resolution.

PUBLIC NOTICE

Public notices were distributed on December 2, 2022 for the December 14, 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.

ATTACHMENTS

1. Resolution - Project
2. Exhibit A – Conditions of Approval
3. Tentative Tract Map
4. Public Hearing Notice