



Item Number: {{2}}

Planning Commission

CONTINUED PUBLIC HEARINGS

Meeting of: September 11, 2024

Submitted By:

Cassandra Erskine, Assistant Planner

Case:

PLAN22-00033

Subject:

A Vesting Tentative Tract Map with a proposed Mitigated Negative Declaration to allow for the development of a 61-lot residential subdivision from an undeveloped 20-acre parcel zoned R-1 (Single-Family Residential).

Applicant:

Madole & Associates, Inc.

Location:

Southeast corner of Bear Valley Road and Verbena Road

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, receive testimony regarding the proposed project and take the following actions:

- 1. Environmental Assessment** – Adopt the attached Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program for the project; and
- 2. Vesting Tentative Tract Map** - Adopt Resolution No. P-24-036, approving Vesting Tentative Tract Map Case No. PLAN22-00033, subject to the attached conditions of approval.

Summary:

The applicant is requesting approval of Vesting Tentative Tract Map No. 20544 to allow for the recordation and development of a 61-lot single-family residential subdivision. The proposal is located on an approximately 20-acre vacant parcel with an approximate density of 3 units per acre. The proposed map includes a design in accordance with the Single-Family Design Guidelines, as the tract includes 7,200 sq. ft. minimum size lots,

cul-de-sacs, and direct access to recreational amenities. Access to the site is served via a Circulation Element roadways Bear Valley Road (Super Arterial Roadway) and Verbena Road (Collector), which will provide sufficient vehicular access to the proposed subdivision. Staff finds that the proposed single-family residential subdivision is in accordance with the various Municipal Code standards and guidelines as discussed further in the Staff Analysis.

This project was previously continued by the Planning Commission in July of 2024 to the September 11, 2024, Planning Commission meeting date, affording the applicant time to engage with their Traffic Engineer to prepare a traffic impact analysis to the satisfaction of the City's Traffic Engineer. Upon further review of the trip generation data contained in the provided vehicle miles traveled (VMT) report, the City's Traffic Engineer determined the traffic impacts on Bear Valley Road would be insignificant, and therefore, approved the VMT analysis and determined that no further studies were warranted.

A "Vesting" Tentative Tract Map will only be subject to those development standards and requirements in effect at the time the proposal was approved or conditionally approved.

Discussion/Analysis:

1. Environmental Assessment.

An Initial Study and Mitigated Negative Declaration (Attachments D & E) have been prepared for the Vesting Tentative Tract Map in accordance with Section 15070 of the California Environmental Quality Act (CEQA), and all proposed mitigation measures have been included within the proposed Conditions of Approval (Conditions of Approval No. 23-33). Mitigation measures for air quality, biological resources, cultural and tribal cultural resources, as well as geology/soils were included in the proposed Mitigated Negative Declaration that will ensure that any potential effects on the environment are considered less than significant. In conjunction with the environmental review of the project, comments were received from responsible agencies including the Mojave Desert Air Quality Management District (MDAQMD), Southwest Gas as well as the Yuhaaviatam of San Manuel Nation (YSMN). These comments, responses from the applicant, as well as any necessary mitigation is discussed as follows:

- MDAQMD Comments (Attachment H) – MDAQMD comments received discuss standard mitigation measures to address dust control including appropriate signage, watering of the site, potential access road dust, and temporary perimeter wind fencing. These comments have therefore been included in the Initial Study and Draft Mitigated Negative as Mitigation Measure AQ-1 and Condition of Approval No. 23.
- YSMN Comments (Attachment H) – YSMN Comments received note that the area is of interest to the tribe; however, due to the nature of the site and given their review of existing conditions, YSMN did not have any concerns with the

implementation of the project. In lieu of further consultation, mitigation was requested by YSMN to ensure that any potential resources are addressed accordingly, which have been included as Mitigation Measures CUL-1 through CUL-3, TCR-1, TCR-2, and also included as Conditions of Approval 28-33.

2. Vesting Tentative Tract.

General Information

- The subject site is located within an R-1 Single-Family Residential zone district and has a designated land use of Low-Density Residential, which allows for 7,200 sq. ft. minimum lots and up to five dwelling units per acre.
- The proposal entails the development of 61 single-family residential lots on approximately one 20-acre undeveloped parcel. The Vesting Tentative Tract Map is designed to meet the R-1 Single-Family Residential zone district Development Standards and the Single-Family Design Guidelines.

Title 16

- As conditioned, the proposed Vesting Tentative Tract Map meets all development standards of the underlying R-1 (Single-Family Residential) Zone District, including minimum lot sizes, usable area, and dwelling unit density. As proposed, no lots are less than 7,200 sq. ft. and the tentative map includes a density of approximately 3 dwelling units per gross acre.
- The proposed tentative tract map generally complies with the R-1 Single-Family Residential zone district and the Single-Family Design Guidelines thus creating a safe neighborhood by strategically organizing the map's physical characteristics in a functional manner and providing an interactive design oriented towards pedestrians, open space, and the streetscape. The proposal meets the Design Guidelines by incorporating elements such as a multi-purpose basin, avoidance of through streets, and LMAD improvements along perimeter streets, pursuant to Section 16-3.08.090(c) of the Municipal Code. The proposed tentative map incorporates the following elements in accordance with the Single-Family Design Guidelines:
 - Neighborhood Design – The subdivision design promotes a safe neighborhood by limiting excessive through streets that bisect the subdivision while creating a meaningful walkable destination within the community linking residents to the park and recreational amenities.
 - Drainage Facilities – The map has been designed to include Lot “C” as a dual-use drainage basin and community park with recreational amenities. As demonstrated in Attachment C of this report, the dual-use basin will be utilized as an entry feature to the community, including children's playground features, picnic area, and open turf area surrounded by adequate drought tolerant landscaping.

- Entry Landscaping – Required Landscape Maintenance Assessment District (LMAD) areas are provided along the perimeter streets; portions of Sierra Road and 'A' Street will include LMAD returns at the local roadway entries to create a landscape entry feature.

Stormwater Detention

- California water quality standards stipulate that post development storm water runoff cannot exceed pre-development conditions. Since residential development creates impervious surfaces, such as roof tops, driveways and streets, a detention basin has been proposed at the north end of the site as mitigation for the added impermeable area. As noted above, the proposed basin has been conceptually designed for dual use. Conditions #6 and #7 have been added to ensure the dual use recreation and basin design is confirmed prior to map recordation and that the amenity is installed with the initial phase of development.

Maintenance Assessment District

- A variety of the project components are required to be installed then maintained through a Landscape Maintenance Assessment District (LMAD), Drainage Facility Assessment District (DFAD) and/or Maintenance Assessment District (MAD). These components include the landscaping along Bear Valley Road (Lots A and B), Verbena Road (Lot A), and the dual use basin and park (Lot C). Condition #6 has been included to address the installation and maintenance requirements.

Site Plan Requirement

- Pursuant to Municipal Code Section 16-3.08.090(b)(2), the applicant will be required to obtain approval of an Administrative Site Plan prior to the start of construction on-site. This application process will review the design compliance of the individual components of the development, such as dwelling products, wall details, landscaping, entry monuments and the dual use basin improvements.

Street Names

- Street names were proposed by the applicant and selected from the City's Approved Master Street Name List (Attachment I). Available street names will be reserved for the subject proposal as requested in order of availability.

Site Characteristics:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant / Undeveloped	Low Density Residential	R-1	N/A
North	Vacant / Undeveloped	Low Density Residential	R-1	N/A
South	Vacant / Undeveloped	Low Density Residential	R-1	N/A
East	Vacant / Undeveloped	Low Density Residential	R-1	N/A
West	Vacant / Undeveloped	Low Density Residential	R-1	N/A

Number of Radius Letters Mailed: 8

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Attachments:

Attachment A – Resolution No. P-24-036
Attachment B – Vesting Tentative Tract Map 20544
Attachment C – Conceptual Basin/Park Design
Attachment D – Initial Study
Attachment E – MND & MMRP
Attachment F – Special Studies
Attachment G – Aerial Image
Attachment H – Agency Comments
Attachment I – Street Name List
Attachment J – VMT Traffic Evaluation