



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**REPORT OF ACTIONS**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PLANNING COMMISSION – JANUARY 19, 2022**  
COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> FLOOR, BOARD CHAMBERS  
4080 LEMON STREET, RIVERSIDE, CA 92501

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** PRESENT: Chair David Leonard (District 2)  
Vice-Chair Gary Thornhill (District 3) - *Teleconference*  
Commissioner Bill Sanchez (District 4)  
Commissioner Eric Kroencke (District 5)  
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: None

## **1.0 CONSENT CALENDAR**

- 1.1 **FOURTH EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 35671** – Applicant: Rancon Winchester Valley 85 LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail, Medium Density Residential, and Medium High Density Residential (CD:CR, MDR, MHDR) (0.20–0.35 FAR, 2-5 D.U./Acre, 5-8 D.U./Acre) – Location: southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Rd – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46). **APPROVED PROJECT DESCRIPTION:** Schedule ‘E’ commercial subdivision of 18.37 acres into nine (9) commercial parcels. **REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671**, extending the expiration date to April 28, 2022. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).
- Planning Commission Action:**  
Public Comments: None.
- By a vote of 5-0, the Planning Commission:
- APPROVED** the Fourth Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2022, subject to all the previously approved and amended Conditions of Approval.

## **2.0 ITEMS REMOVED FROM CONSENT CALENDAR**

NONE

## **3.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

NONE

**4.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

**5.0 PUBLIC HEARINGS – NEW ITEMS:**

5.1 **CONDITIONAL USE PERMIT NO. 210124 (CUP210124) – No New Environmental Documentation Required** - Applicant: Sandeep Hampal - Third Supervisorial District – Homeland Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) – Location: northerly of State Route 74 and westerly of Creag Ave – 0.33 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST: CONDITIONAL USE PERMIT NO. 210124** is a request to allow for the sale of liquor in addition to the currently permitted sale of beer and wine at an existing 2,546 sq. ft. convenience store and to approve the Public Convenience and Necessity Finding. APN: 457-181-033. Project Planner: Calora Boyd at (951) 955-6035 or email at [cboyd@rivco.org](mailto:cboyd@rivco.org).

**Planning Commission Action:**

Public Comments: None. Public Hearing closed.

By a vote of 5-0, the Planning Commission:

**FOUND** that No Further Environmental Documentation is Required because all potentially significant effects on the environment have been adequately analyzed in the previous environmental analysis for Plot Plan No. 9254 pursuant to applicable legal standards, and none of the conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist based on the findings, modified findings at the meeting, and conclusions; and

**APPROVED** the Determination of Public Convenience and Necessity, so that a license to allow the sale of liquor for off-site consumption on the subject property may be issued by the California Department of Alcoholic Beverages Control; and

**APPROVED** Conditional Use Permit No. 210124, subject to the Advisory Notification Document and the Conditions of Approval.

5.2 **TENTATIVE TRACT MAP NO. 36902 MINOR REVISION NO. 1 – No New Environmental Documentation Required** – Applicant: CPF Monroe 40, LLC – Engineer/Representative: MSA Consulting, c/o Mike Rowe and Nicole Vann – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) – Location: 55150 Monroe Street, Thermal, CA – northerly of Airport Blvd., easterly of Monroe St., southerly of Avenue 55, westerly of Arabia St. – 40 gross acres – Zoning: One-Family Dwellings, 10,000 sq. ft. minimum (R-1-10,000) – **REQUEST: Tentative Tract Map No. 36902 (TTM36902) Minor Revision No. 1** requests alterations to the approved and

**Planning Commission Action:**

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission:

**FOUND** that No New Environmental Documentation is Required since all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Assessment No. 42813, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the

recorded map. These revisions include minor changes to lot dimensions while maintaining the minimum lot size (10,000 sq. ft.), the addition of a community center, and changes to interior street configurations. TTM36902 was originally approved to subdivide 40 gross acres into 80 single family residential lots (Schedule “A” & “B”), with lots ranging from approximately 10,000 sq. ft. up to 38,000 sq. ft. The map includes private streets, an open space retention basin, and perimeter buffers. APN(s): 780-310-001 & 780-310-002. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist based on the findings and conclusions; and

**APPROVED** Tentative Tract Map No. 36902 Minor Revision No. 1, subject to the Advisory Notification Document and Conditions of Approval.

**6.0 WORKSHOPS**

NONE

**7.0 PUBLIC COMMENTS**

NONE

**8.0 DIRECTOR’S REPORT**

RECEIVED

**9.0 COMMISSIONER’S COMMENTS**

NONE

**ADJOURNMENT:** 9:28 a.m.