

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

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 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.

TIME OF HEARING: 9:00 AM or as soon as possible thereafter.
DATE OF HEARING: **JANUARY 19, 2022**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

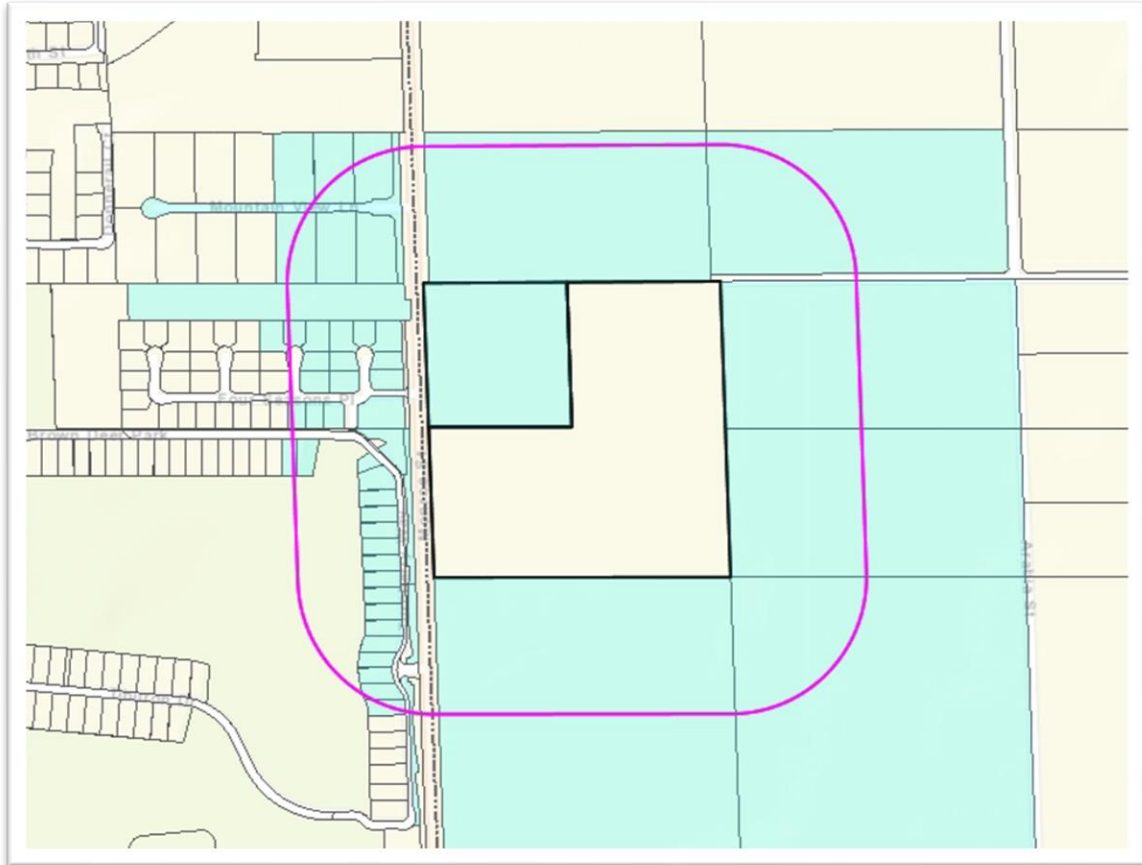
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: **Kathleen Mitchell**
P.O. Box 1409, Riverside, CA 92502-1409



PROJECT: Tentative Tract Map No. 36902, Minor Revision No. 1



Maps and data are for reference purposes only. Map features are approximate.
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.