

City Council Chambers  
29844 Haun Road  
Menifee, CA 92586

Randy Madrid, Chair  
Ivan Holler, Vice-Chair  
Michael Knighten, Commissioner  
Tammy Ramirez, Commissioner  
Chris Thomas, Commissioner



## MINUTES

City of Menifee  
Planning Commission  
Regular Meeting Minutes

Wednesday, April 9, 2025  
6:00 PM Regular Meeting

Orlando Hernandez, Director  
Rachel Valencia, Clerk

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### REGULAR MEETING (6:00PM)

#### 1. CALL TO ORDER

Chair Madrid called the meeting to order at 6:00 PM.

#### 2. ROLL CALL

**Present:** Ivan Holler, Chris Thomas, Tammy Ramirez, Randy Madrid, Michael Knighten  
**Absent:** None

#### 3. PLEDGE OF ALLEGIANCE

Resident Ron Sullivan led the flag salute.

#### 4. PRESENTATIONS - NONE

#### 5. AGENDA APPROVAL OR MODIFICATIONS

The agenda was approved was approved unanimously (5-0) with no modifications.

#### 6. PUBLIC COMMENTS (NON-AGENDA ITEMS)

There were no public comments.

#### 7. APPROVAL OF MINUTES

7.1 March 26, 2025 Planning Commission Meeting Minutes.

The minutes were approved unanimously (5-0) with no modifications.

#### 8. CONSENT CALENDAR – NONE

## 9. PUBLIC HEARING ITEMS

### 9.1 Rockport Verizon Wireless Mono-Eucalyptus

Acting Community Development Director Orlando Hernandez introduced the item and Associate Planner Desiree Bowden provided a presentation. Chair Madrid opened the Public Hearing at 6:07 PM. Acting Deputy City Clerk Rachel Valencia stated the public hearing was legally noticed and correspondence was received.

Applicant Representative Jeremy Seigel addressed the Planning Commission and agreed to the amended conditions of approval.

Chair Madrid closed the public hearing at 6:14 PM.

The following speakers provided public comment, one representing the owner and one in opposition of the project:

- Ron Sullivan
- Joe Garcia

#### **ACTION:**

1. Determined the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 ("New Construction or Conversion of Small Structures") and direct staff to file a Notice of Exemption; and
2. Adopted Resolution No. PC25-653 approving Conditional Use Permit No. PLN24-0071 for Rockport Verizon Wireless Mono-Eucalyptus located near the northeast corner of Menifee Lakes Drive and Camino Cristal.

**MOVER:** Randy Madrid

**SECONDER:** Chris Thomas

**AYES:** Holler, Thomas, Ramirez, Knighten, Madrid

**NAYS:** None

**RECUSE:** None

9.2 Tentative Tract Map No. 38625 "Salt Creek"

Acting Community Development Director Orlando Hernandez introduced the item and Associate Planner Brandon Cleary provided a presentation. Chair Madrid opened the Public Hearing at 6:35 PM. Acting Deputy City Clerk Rachel Valencia stated the Public Hearing was legally noticed, and no correspondence was received.

Applicant Louisa Foletto with Meritage Homes addressed the Planning Commission, agreed to the amended conditions of approval and provided a presentation.

Chair Madrid closed the Public Hearing at 6:59 PM.

**ACTION:**

1. Adopted Resolution No. PC25-654 adopting an Initial Study & Mitigated Negative Declaration (IS/MND), 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 direct staff to file a Notice of Determination; and
2. Adopted Resolution No. PC25-655 approving Tentative Tract Map No. 38625 (PLN22-0294) located at the southwest corner of Simpson Road and Briggs Road.

**MOVER:** Ivan Holler

**SECONDER:** Chris Thomas

**AYES:** Holler, Thomas, Ramirez, Knighten, Madrid

**NAYS:** None

**RECUSE:** None

**10. DISCUSSION ITEMS - NONE**

**11. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

None.

**12. COMMISSIONER REPORTS ON COMMITTEE ACTIVITIES**

Commissioner Ramirez reported on the meetings and events she attended:

- Tourism Visionary Meeting

Commissioner Knighten reported on the meetings and events he attended:

- Vietnam Veterans Welcome Home Ceremony
- Arts Council Meniffee Event
- Community Partners Meeting
- Southwest Riverside County Higher Education Coalition Meeting

**13. FUTURE AGENDA REQUESTS FROM PLANNING COMMISSIONERS**

None.

**14. ADJOURN**

Chair Madrid adjourned the meeting at 7:05 PM.

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Rachel Valencia, Acting Deputy City Clerk