



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – OCTOBER 17, 2022 COUNTY ADMINISTRATIVE CENTER 12<sup>th</sup> Floor, Conference Room A 4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

### 1.0 CONSENT CALENDAR NONE

### 2.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

### 3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **TENTATIVE PARCEL MAP NO. 38418 (TPM38418) – Exempt from the California Environmental Quality Act (CEQA)**, per State CEQA Guidelines Section 15061(b)(3) (Common Sense) – Applicant: MPLC JBJ Ranch – Engineer/Representative: Jason Keller – First Supervisorial District – Alberhill Area – Elsinore Area Plan – Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, easterly of Dublin Place, and westerly of Edgebrook Drive - 160 Gross Acres - Zoning: Planned Residential (R-4) - Open Area Combining Zone-Residential Developments (R-5) - **REQUEST:** Schedule "J" - Finance and Conveyance - subdivision of one (1) parcel totaling 160 acres into seven (7) parcels ranging from 9.3 acres to 49.2 acres. Note: The development of housing for this project has been approved and conditioned in 2007 through Tract Map No. 31818. APN: 393-310-005. Project Planner: Rene Aguilar at (951) 955-9128 or email at [RenAguil@rivco.org](mailto:RenAguil@rivco.org).

#### Staff Report Recommendation:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,

**APPROVE** Tentative Parcel Map No. 38418, subject to conditions of approval.

#### Staff's Recommendation:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,

**APPROVE** Tentative Parcel Map No. 38418, subject to conditions of approval.

#### Planning Director's Actions:

**FOUND** the project exempt from the California Environmental Quality Act (CEQA); and,

**APPROVED** Tentative Parcel Map No. 38418, subject to conditions of approval.

3.2 **PLOT PLAN NO. 24690, Revised Permit No. 4 – No New Environmental Documentation is Required** – Applicant: JTM Land Company, LLC – Engineer/Representative: Albert A. Webb Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, in Thermal, CA – 139 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** Plot Plan No. 24690, Revised Permit No. 4 proposes an additional 6,000 sq. ft., single story trackside garage to be located in the Paddock Area to the west of the Main Parking lot and the Motorsports Village complex. APN: 759-180-013. Project Planner: Scott Nespor at (760) 863-7050 or email at [snespor@rivco.org](mailto:snespor@rivco.org).

#### Staff Report Recommendation:

**FIND** No New Environmental Documentation is Required; and,

**APPROVE** Plot Plan No. 24690 Revision No. 4, subject to conditions of approval.

#### Staff's Recommendation:

**FIND** No New Environmental Documentation is Required; and,

**APPROVE** Plot Plan No. 24690 Revision No. 4, subject to conditions of approval.

#### Planning Director's Actions:

**FOUND** No New Environmental Documentation is Required; and,

**APPROVED** Plot Plan No. 24690 Revision No. 4, subject to conditions of approval.

### 4.0 SCOPING SESSION NONE

### 5.0 PUBLIC COMMENTS

ADJOURNMENT: 1:41 p.m.