

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24690, REVISED PERMIT NO. 3 – No New Environmental Documentation is Required –** EIR396 – Applicant: JTM Land Company, LLC – Engineer/Representative: RCE Consultants, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Heavy Industrial (CD-HI) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, located in Thermal, CA – 139 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Plot Plan No. 24690, Revised Permit No. 3 is a proposal to construct and operate a new 16,465 sq. ft. two-story building identified as the “middle paddock garage” that will include a garage area for storage of vehicles, a lounge for track viewing, dining, and offices within the existing Thermal Motorsports Club facility. The proposed building is located on an overall parcel area of 139.26 acres, but the project area is limited to the proposed 8,345 sq. ft. building footprint that is currently paved.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: **JULY 20, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> FLOOR, CONFERENCE ROOM A  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org), or go to the County Planning Department's Director's Hearing 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, Negative Declaration, or Mitigated 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, Negative Declaration, or Mitigated Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR, Negative Declaration, or Mitigated Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR, Negative Declaration, or Mitigated Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For additional viewing methods please contact the project planner.

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, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Director 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 Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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: Russell Brady  
P.O. Box 1409, Riverside, CA 92502-1409