



RIVERSIDE COUNTY
PLANNING DEPARTMENT

DIRECTOR'S HEARING REPORT OF ACTIONS JANUARY 23, 2017

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32223** – Applicant: Purple Lantern Financial – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC-LDVR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: North of Van Buren Boulevard, south of Kross Road, east of Washington Street, and west of Trautwein Road – 10 Gross Acres – Zoning: Residential Agriculture, 2 ½ acres minimum (R-A-2½ Zone) – Approved Project Description: Schedule 'H' subdivision to subdivide 10 acres into three lots – **REQUEST:** First Extension of Time for Tentative Parcel Map No. 32223, extending the expiration date to June 26, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org. **APPROVED THE FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32223.**

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

- 2.1 **PLOT PLAN NO. 14522 REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Road – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) – **REQUEST:** To permit an approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping on a roadside commercial attraction facility. Continued from December 19, 2016. Project Planner: David Alvarez at 951-955-5709 or email at daalvarez@rctlma.org. **Staff Report Recommendation: CONTINUE PLOT PLAN 14522 REVISED PERMIT NO. 1.**
Staff's Recommendation: CONTINUATION TO FEBRUARY 6, 2017.
Planning Director's Action: CONTINUED TO FEBRUARY 6, 2017.

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 **PLOT PLAN NO. 25714** – Intent to Adopt a Negative Declaration – Applicant: KTM – Third Supervisorial District – Southwest Area Plan: Light Industrial (LI) – Location: Located on Sky **Staff Report Recommendation: ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42749; and,**

Canyon Drive between Technology Drive to the north, Borel Road to the south and approximately 0.18 mile east of Highway 79 – 9.07 Gross Acres – Zoning: Specific Plan 265 (Borel Airpark Center Specific Plan) – **REQUEST:** The proposed project is for the construction and operation of a private outdoor motorcycle test track facility not open for public use and viewing, including a 2,160 sq. ft. two-story motorcycle maintenance building. Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rctlma.org.

APPROVE PLOT PLAN NO. 25714.

Staff's Recommendation:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42749; and,

APPROVE PLOT PLAN NO. 25714.

Planning Director's Action:

ADOPTED THE NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42749; and,

APPROVED PLOT PLAN NO. 25714.

4.0 SCOPING SESSION:

NONE

5.0 PUBLIC COMMENTS:

NONE