



DIRECTOR'S HEARING REPORT OF ACTIONS AUGUST 15, 2016

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

2.1 **NONE**

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

3.1 **PLOT PLAN NO. 23577, REVISED PERMIT NO. 2** – Intent to Adopt Mitigated Negative Declaration – Applicant: Chuckwalla Valley Associates, LLC – Engineer/Representative: Ben Egan, P.E. – Fourth Supervisorial District – Chuckwalla Zoning Area – Desert Center Area Plan: Community Development: Public Facilities (CD:PF) (0.60 Floor Area Ratio) – Location: Easterly of State Highway 177 and northerly of Comanche Terrace, located at 25300 Rice Road, Desert Center – 1,110 Gross Acres – Zoning: Manufacturing–Heavy (M-H), Controlled Development Area with Mobile Homes (W-2-M-1) – **REQUEST:** The revised Plot Plan (PP23577R2) proposes a guest ranch consisting of new installation of forty (40) Park Model Recreational Vehicles (RV's) of approximately 380 sq. ft. each up to approximately 16 feet in height along with approximately 80 overall parking stalls on a 10 acre portion of a 1,110 acre site at an existing private special use airport and private automotive racetrack facility. The 10 acre area also includes a separate 1,440 sq. ft. modular caretaker unit, two (2) horseshoe pits, approximately five (5) picnic tables, and a 50 foot by 50 foot miniature replica race track for radio controlled toy cars. Additionally, the project will include an expanded water treatment system and on-site wastewater treatment system to serve the Park Model RV's. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org.

Staff Report Recommendation:
ADOPT MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42919; and,

APPROVAL of PLOT PLAN NO. 23577, REVISED PERMIT NO. 2.

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ADOPT MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42919; and,

APPROVAL of PLOT PLAN NO. 23577, REVISED PERMIT NO. 2.

Planning Director's Action:
ADOPTED MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42919; and,

APPROVAL of PLOT PLAN NO. 23577, REVISED PERMIT NO. 2, as modified at hearing.

4.0 SCOPING SESSION:

4.1 **NONE**

5.0 PUBLIC COMMENTS:

NONE