



DIRECTOR'S HEARING REPORT OF ACTIONS DECEMBER 19, 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 **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: Rural Desert (R:RD) (10 Acre Minimum) – Location: Northerly of I-10 Freeway at Main St. and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Minimum) (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 November 21, 2016 and December 5, 2016. Project Planner: David Alvarez at (951) 955-5719 or email daalvarez@rctlma.org.
- Staff Report Recommendation:
ADOPT A MITIGATED NEGATIVE DECLARATION; and
APPROVE THE PLOT PLAN.
- Planning Director's Action:
CONTINUED TO JANUARY 23, 2017

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

- 3.1 **TENTATIVE PARCEL MAP NO. 30513** – Intent to Adopt a Negative Declaration – Applicant: CLE Engineering – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau/De Luz Policy Area – Location: Northerly of Avenida Escala, southerly of Calle Paramo, and westerly of Avenida De Encanto – 21.23 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** A schedule "H" subdivision of 21.23 gross acres into four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres. Project Planner: Deborah Bradford at (951) 955-6646 or email dbradfor@rctlma.org.
- Staff Report Recommendation:
ADOPT A NEGATIVE DECLARATION; and
APPROVE THE PLOT PLAN.
- Planning Director's Action:
ADOPTED A NEGATIVE DECLARATION; and
APPROVED THE PLOT PLAN as modified at hearing.

4.0 SCOPING SESSION:

4.1 **NONE**

5.0 **PUBLIC COMMENTS:**

NONE