



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MARCH 19, 2018**

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

3.1 **PLOT PLAN NO. 24690, REVISED PERMIT NO. 2 – Intent to Consider an Addendum to a Certified Environmental Impact Report No. 396 (EIR No. 396) – EA43050 – Applicant: Thermal Operating Company, LLC – Engineer/Representative: Webb Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Heavy Industrial (CD-HI) – Open Space-Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 303 – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, located in Thermal, CA – 269 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** Plot Plan No. 24690, Revised Permit No. 2 proposes to add 7,040 sq. ft. trackside garage building with viewing deck, a members club complex consisting of 3,354 sq. ft. recreation center building, 1,647 sq. ft. fitness center building, 1,420 sq. ft. locker room building, two (2) pools, three (3) game courts, and six (6) future hotel suite pads of approximately 2,400 sq. ft. each. Also proposes to incorporate all approved changes from PP24690R1, prior Substantial Conformances (PP24690S1-S4), and removes from the boundary of the prior plot plan projects approved under separate plot plans for the BMW Facility (PP25677), Ascot and Jasper Plot Plans (PP26120 and PP26121). All conditions of approval and mitigation measures from previous approvals on the subject site will remain and have been incorporated into this plot plan revision. Project Planner: Jason Killebrew at (951) 955-0314 or e-mail at jkillebr@rivco.org.**

Staff Report Recommendation:

ADOPT Addendum No. 7 to Environmental Impact Report No. 396 for Environmental Assessment No. 43050; and

APPROVE Plot Plan No. 24690 Revision No. 2.

Staff's Recommendation:

ADOPTION of Addendum No. 7 to Environmental Impact Report No. 396 for Environmental Assessment No. 43050; and

APPROVAL of Plot Plan No. 24690 Revision No. 2.

Planning Director's Actions:

ADOPTED Addendum No. 7 to Environmental Impact Report No. 396 for Environmental Assessment No. 43050; and

APPROVED Plot Plan No. 24690 Revision No. 2, subject to the conditions of approval.

3.2 **PLOT PLAN NO. 25942 – Intent to Adopt a Negative Declaration – EA42866 – Applicant: Verizon/Cortel c/o Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Ramon Road, southerly of La Canada Way, and westerly of Desert Moon Drive – 7.92 Acres – Zoning: Mixed Use (MU) – **REQUEST:** Plot Plan No. 25942 proposes to construct a wireless communication facility consisting of a 60 foot high mono-pole for Verizon Wireless with 12 eight (8) foot tall antennas, one (1) four (4) foot microwave dish, 12 remote radio units, two (2) surge protector units, two (2) equipment cabinets with two (2) global positioning satellite antennas, one (1) DC generator, and an electrical meter box inside a 625 sq. ft. lease area on a raised 2½ foot tall platform. The lease area is enclosed by a 6 foot tall chain-link fence with brown slats and faux vines. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail at twheeler@rivco.org.**

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 42866; and

APPROVE Plot Plan No. 25942.

Staff's Recommendation:

ADOPTION of a Negative Declaration for Environmental Assessment No. 42866; and

APPROVAL of Plot Plan No. 25942.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. 42866; and

APPROVED Plot Plan No. 25942, subject to the conditions of approval.

4.0 PUBLIC COMMENTS: