

## **The Rea Ranch Project Information Form:**

### **General Plan Amendment to change parcel from Resource Management (RM) to Rural Resort (RU)**

This project will be completed in two phases:

**Phase 1:** Campsites 1-20 will require less than 10,000 sq. feet of land clearance, as well as the 1400 sq. ft event site. Located along the existing road. So no grading permit will be needed.

- Current Parking allows for a total of 63 cars with 2 cars at each of the 20 campsites, and parking spots adjacent to the house.
- Campsites 1-20 will be 20x25 ft.
- Parking for a total of 252 people at 4 persons / vehicle.
- The 1400 sq ft event space can be used as a wedding venue.
- There will be amplified music. Powered by Generators.
- Hours of operations for events may vary based on customers needs, but will typically run between 9am and 10 pm.
- ATV Rentals and camping goods will be sold out of an on property store.
- No potable water will be offered on site
- A local company will maintain Porta Potties.
- All event food will be catered
- Events will be on a case-by-case basis, anything set up would be torn down with the event. Typically, I would expect pop up tents etc... All food will be catered. Amplified music, bands, dj's...
- No additional structures will be placed on the property.
- There will be no camp host site.
- Each parking space is 10x20
- Cal Trans Encroachment Permit will be obtained.
- We have an access easement on the drive-way. Marked under stage 1 overview map. All clearings will be at least 10 ft. from any property line.
- RV/trailer rental, initially under Home Occupation Business allowances, until approval of a Use Permit. Up to 2 RVs/trailers may be stored on site. RVs may not be used as residences on site.

### **Phase 2:**

- 1 acre road and 20 additional campsites will be graded and cleared.

- Additional campsites will be 20x25
- 1 acre event and parking area will be cleared.
- 1 acre ATV Track will be cleared. Note\* The track will be built in a way as to keep as much vegetation as possible and will blend in with the surroundings.
- Total land cleared 3.9 acres less than 10% of 39.91 Acre Lot.