



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

AUGUST 15, 2016

## AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**DIRECTOR'S HEARING**  
DESERT PERMIT ASSISTANCE CENTER  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

2.1 **NONE**

3.0 PUBLIC 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 – Chuckawalla 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)

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FINAL 08-04-16

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](mailto:jolivas@rctlma.org).

#### 4.0 PUBLIC COMMENTS: