



## DIRECTOR'S HEARING REPORT OF ACTIONS DECEMBER 9, 2019

### 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 **TENTATIVE PARCEL MAP NO. 37599 and PLOT PLAN NO. 26403 – Intent to Adopt a Mitigated Negative Declaration** – EA43091 –

Applicant: Ranch Self-Storage c/o Danny Long – Engineer/Representative: Pangaea Land Consultants, Inc., c/o Chuck Glass – First Supervisorial District – Alberhill Zoning Area – Temescal Wash Policy Area – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Northerly of Temescal Canyon Road, southerly of Interstate 15, easterly of Hostettler Road, and westerly of Lake Street – 6.93 gross acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: Tentative Parcel Map No. 37599** is a Schedule “J” parcel map to consolidate the parcels associated with the project site from five (5) parcels to three (3) parcels. The subdivision proposal includes: Parcel 1 (self-storage/mini-warehouse facility) of 5.07 gross acres; Parcel 2 (open space drainage area) of 0.50 gross acres; and Parcel 3 (RV storage parking) of 1.35 gross acres. The total gross acreage of the proposed subdivision is 7.69 gross acres. **Plot Plan No. 26403** proposes eight (8) self-storage/mini-warehouse buildings (Buildings A-H) totaling approximately 213,782 sq. ft. on Parcel 1. In addition, a 1,616 sq. ft. office building is proposed directly adjacent to Building A on Parcel 1. The eight (8) buildings would be constructed in two (2) phases; phase one (1) would include Buildings A-G and the office building totaling approximately 116,849 sq. ft. and would include 41 Recreational Vehicle (RV) parking stalls (RV Parking Area B) on Parcel 1. Phase 2 (final phase) would replace RV Parking Area B with Building H. Parcel 3 would take direct access from Temescal Canyon Road and provide 32 RV parking stalls (RV Parking Area A). Parcel 2 does not propose any development and would remain undisturbed open space. Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rivco.org](mailto:twheeler@rivco.org).

#### Staff Report Recommendation:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 43091; and

**APPROVE** Tentative Parcel Map No. 37599; and,

**APPROVE** Plot Plan No. 26403, subject to the conditions of approval.

#### Staff's Recommendation:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 43091; and

**APPROVE** Tentative Parcel Map No. 37599; and,

**APPROVE** Plot Plan No. 26403, subject to the conditions of approval.

#### Planning Director's Actions:

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 43091; and

**APPROVED** Tentative Parcel Map No. 37599; and,

**APPROVED** Plot Plan No. 26403, subject to the conditions of approval.

### 4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

**NONE**

### 5.0 PUBLIC COMMENTS: