



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JUNE 21, 2021

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
4080 Lemon Street, Riverside, CA 92501  
12<sup>th</sup> Floor Conference Room A  
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Teleconference participation by the Planning Director's designee and County staff. Public access to the meeting location will be limited to comply with the Executive Order.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: [planninghearings@rivco.org](mailto:planninghearings@rivco.org). You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at [esarabia@rivco.org](mailto:esarabia@rivco.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:

**NONE**

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

**NONE**

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

3.1 **TENTATIVE PARCEL MAP NO. 37869 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Class 3, Minor Land Divisions) – Applicant: Daniel Jimenez – Engineer/Representative: Angel Cesar, P.E. – Third Supervisorial District – Homeland Area – Harvest Valley/Winchester Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) – 1 Acre Minimum – Location: Northerly Alicante Drive, easterly of Leon Road, westerly of Jamawag Drive, and southerly of Bench Road – 4.81 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A proposal for a schedule “H” parcel map division to divide a 4.81 gross acre lot into two (2) lots measuring 3.65 gross acres and 1.17 gross acres. No other improvements are proposed. APN: 457-250-051. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

3.2 **PLOT PLAN NO. 200013 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – CEQ200057 – Applicant: The Planning Associates Group c/o Kim Caldwell – Engineer/Representative: The Planning Associates Group c/o Kim Caldwell – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Lakeland Village Policy Area – Location: Northerly of Vail Street, southerly of Turner Street, easterly of Brightman Avenue, and westerly of Grand Avenue – 5.92 Net Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 200013 is a proposal to for an outside pallet storage yard with existing structures/buildings on site. The project proposes 97 pallet stacked storage areas, which would hold approximately 71,142 pallets. The pallets will be stacked 12 to 20 feet high, with each stack not to exceed 400 sq. ft. Main trailer truck access into the project site is from Grand Avenue. Secondary access for emergency and/or automobiles for employees (non-trailer trucks) is provided on Turner Street. The project is conditioned for a 10-foot-high tubular-steel fencing along Grand Avenue (the property frontage) and a 10-foot-high decorative CMU wall along the project's westerly and southerly perimeter. The existing 24-foot wall will remain along the project's easterly perimeter. The project is conditioned to install mature landscaping along the property frontage, and along the westerly and southerly perimeter. The

residential properties located south of the project site is zoned General Residential (R-3). The project includes an exception to the landscape requirement along the areas zoned R-3, from 10 feet of landscaping to 2 feet pursuant to Ordinance No. 348, Section 11.5 for the M-SC zone; which allows exceptions to development standard, if determined inappropriate and said modification will not be contrary to the public health and safety. The existing dwelling on the project site would remain and be used as a caretaker's unit. Other existing buildings and structures that will remain onsite, includes a 1,920 sq. ft. office modular, a 4,640 sq. ft. open shop structure and two (2) open canopies at 3,520 sq. ft. and 3,450 sq. ft. respectively. The project site would provide a trash enclosure and 24 parking spaces, including one (1) for disable person's and two (2) truck loading parking spaces near the office modular. The project will have a lifespan of five (5) years, or when the area's land use designation is changed to accommodate mixed use development (whichever comes last), pursuant to the Lakeland Village Policy Area. APN: 371-142-013. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

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

**NONE**

**5.0** PUBLIC COMMENTS: