

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

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.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JUNE 21, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/> For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler/P.O. Box 1409, Riverside, CA 92502-1409