



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
JULY 26, 2021**

**1.0 CONSENT CALENDAR:**

**NONE**

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

**2.1 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. Continued from June 21, 2021 and June 28, 2021. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

Staff Report Recommendation:  
**CONTINUE** off calendar.

Staff's Recommendation:  
**CONTINUE** off calendar.

Planning Director's Actions:  
**CONTINUED** off calendar.

**3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

**3.1 PLOT PLAN NO. 190024 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Gumaro J. Vasquez – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District –

Staff Report Recommendation:  
**FIND** the project exempt from the California Environmental Quality act (CEQA); and,  
**APPROVE** Plot Plan No. 190024, subject to the conditions of approval.

Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Valle Vista Way, westerly of Kellen Court, southerly of Hermosa Drive, and easterly of Cayuse Court – 1.29 Net Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 190024 is a proposal to convert an existing 3,050 sq. ft. two-story detached garage into a Class II Dog Kennel for up to 25 dogs in total, on 1.29 acres. Outside the detached kennel building the Class II Dog Kennel site includes a dog exercise and play area which is enclosed by an existing 6-foot-high vinyl fence. Food and water troughs provided inside the detached kennel building. The remainder of the project site contains a residential dwelling for the kennel owner and a 6-foot-high fenced in area for the residential pool. The project site perimeter is enclosed by either a 6-foot-high chain-link fence or vinyl fence. The proposed Class II kennel will not be open to the public. Customers purchase dogs online and delivery of the dogs are managed offsite. APN: 245-100-048. Project Planner: Tim Wheeler at (951) 955-6060 or email [twheeler@rivco.org](mailto:twheeler@rivco.org).

Staff's Recommendation:

**FIND** the project exempt from the California Environmental Quality act (CEQA); and,

**APPROVE** Plot Plan No. 190024, subject to the conditions of approval.

Planning Director's Actions:

**FOUND** the project exempt from the California Environmental Quality act (CEQA); and,

**APPROVED** Plot Plan No. 190024, subject to the conditions of approval.

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

**NONE**

**5.0** PUBLIC COMMENTS: