



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JUNE 28, 2021

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT

### DIRECTOR'S HEARING

DESERT PERMIT ASSISTANCE CENTER

77-588 El Duna Court, Suite H

Palm Desert, CA 92211

<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.

- 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. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

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

**NONE**

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

**NONE**

**5.0** PUBLIC COMMENTS:



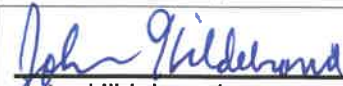
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**2 . 1**

**Director's Hearing: June 28, 2021**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Plot Plan No. 200013	<b>Applicant(s):</b> The Planning Associates Group, Inc. c/o Kim Caldwell
<b>Environmental:</b>	CEQA Exempt (Section 15301)	<b>Representative(s):</b> The Planning Associates Group, Inc. c/o Kim Caldwell
<b>Area Plan:</b>	Elsinore	
<b>Zoning District:</b>	Lakeland Village District	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	Tim Wheeler	 John Hildebrand, Planning Director
<b>Project APN(s):</b>	371-142-013	
<b>Continued From:</b>	June 21, 2021	

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 200013 is a proposal 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 sqft. 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 appropriate 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 sqft office modular, a 4,640 sqft open shop structure and two open canopies at 3,520 sqft and 3,450 sqft respectively. The project site would provide a trash enclosure and 24 parking spaces, including one for ADA parking space and two truck loading parking spaces near the office modular. The project will have a lifespan of five 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.

The above is hereinafter referred to as "The Project" or "Project."

The Project site is located within the Elsinore Area Plan and the Lakeland Village Policy Area. The Project site is located north of Vail Street, south of Turner Street, east of Brightman Avenue, and west of Grand Avenue. The Project site address is 18257 Grand Avenue.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions in the staff report; and,

**APPROVE PLOT PLAN NO. 200013**, subject to the attached Advisory Notification Document and Conditions of Approval, based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Light Industrial (CD: LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Lakeland Village Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Commercial Retail (CD: CR)
East:	Community Development: Light Industrial (CD: LI)
South:	Community Development: Medium Density Residential (CD: MDR)
West:	Community Development: Light Industrial (CD: LI)
Existing Zoning Classification:	Manufacturing – Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	General Commercial (C-1/C-P)
East:	Manufacturing – Service Commercial (M-SC)
South:	General Residential (R-3)
West:	Manufacturing – Service Commercial (M-SC)
Existing Use:	Refurbish Office Trailer facility (vacant use now)
Surrounding Uses	
North:	Residential and Vacant Land

East:	Residential and Commercial (tire shop, crane shop)
South:	Residential
West:	Commercial/Industrial center

**Project Details**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	6.01 Gross Acres	Minimum lot size 10,000 sqft.
Existing Building Area (SQFT):	23,530 sqft. of total buildings/structures	N/A
Floor Area Ratio:	0.12 (FAR)	Light Industrial allows for 0.25 – 0.60 (FAR)
Building Height (FT):	Maximum Height 31.2 ft high	Maximum height 40 ft.

**Parking**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Pallet Storage Facility	23,530 sqft.	Industrial Use - storage area 1 space/1,000 sqft.	24	24
<b>TOTAL:</b>	<b>23,530 sqft.</b>	<b>*1 disable person's and 2 truck loading parking spaces included</b>	<b>24</b>	<b>24</b>

**Located Within**

City's Sphere of Influence:	Yes – Lake Elsinore
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – Willard Fault
Fire Zone:	Yes – Very High, Local Responsibility Area (LRA)
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

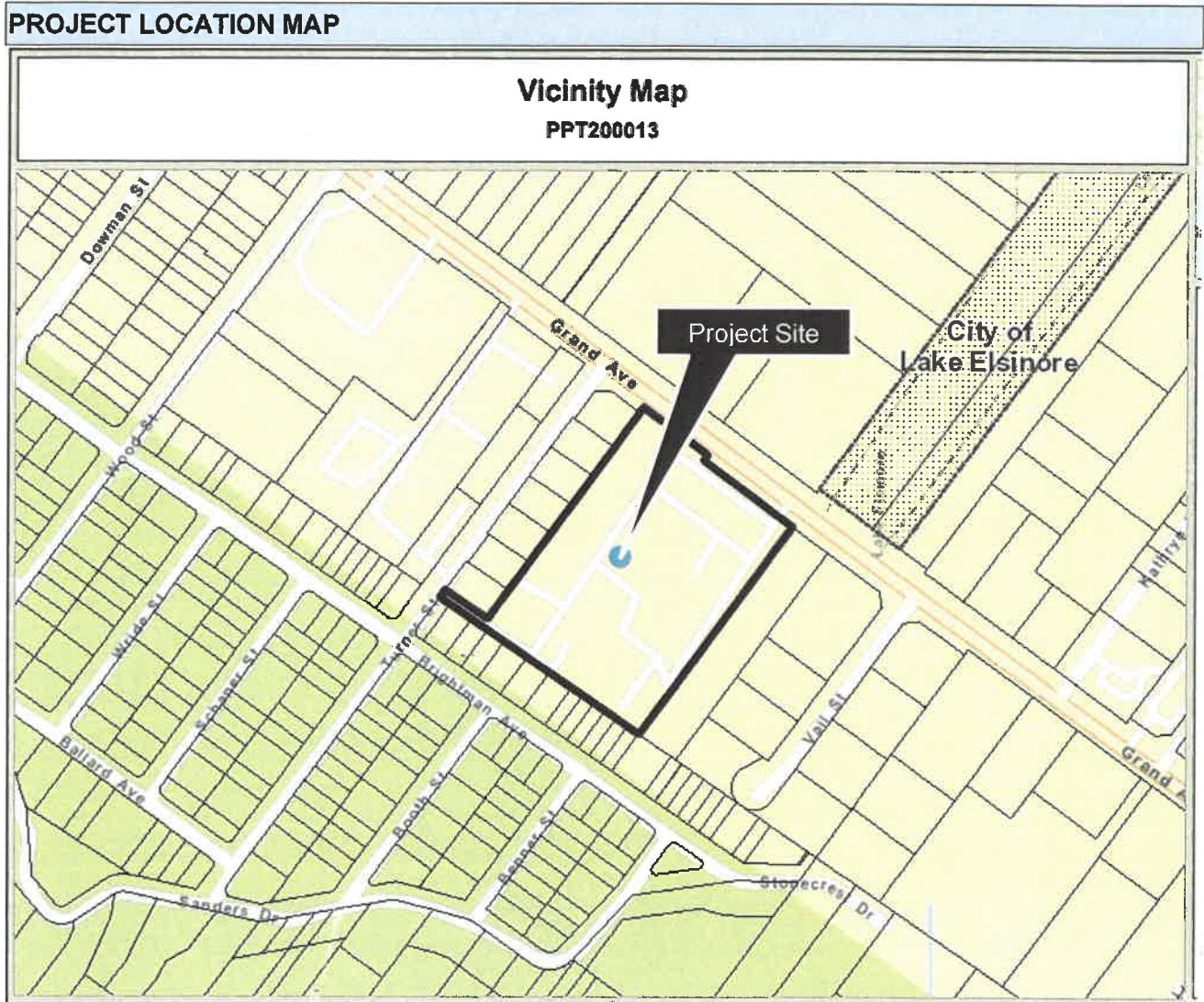


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

**Project Details:**

A Pre-Application Review No. 200023 (PAR200023) was submitted on May 14, 2020. The applicants of the PAR received comments from the Planning Department and other various development agencies with the County of Riverside on June 11, 2020. The review was of a proposal for an outside pallet storage yard and recycling facility. This site was previously entitled and developed for a portable office trailer sales and repair business (under PP24418 in October 2016).

On August 17, 2020 the applicant submitted Plot Plan No. 200013 (PPT200013) to the County of Riverside for consideration of an outside pallet storage yard with existing structures/buildings and a recycling facility on site. Through the course of reviews of the project by County Staff and discussion with the applicant, the recycling facility was removed from the proposed project. Currently the project proposal is 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 sqft. 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 appropriate 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 sqft office modular, a 4,640 sqft open shop structure and two open canopies at 3,520 sqft and 3,450 sqft respectively. The project site would provide a trash enclosure and 24 parking spaces, including one for disable person's and two truck loading parking spaces near the office modular. The project will have a lifespan of five 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.

The project was continued from the June 21, 2021 Director's Hearing due to further review and updates to requested from the Riverside County Fire Department on the project's Fire Protection Report/Program. The project will be continued to a date certain Director's Hearing of June 28, 2021.

**General Plan Consistency:**

The Project's existing General Plan Land Use Designation is Light Industrial. This designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.60 FAR. The Project site is located within the Lakeland Village Policy Area of the Elsinore Area Plan. The intent of the Policy Area is to develop mixed use and other complimentary land uses that encourage a combination of business, office, retail, commercial use, community facilities and residential uses that are physically and functionally integrated. The utilization of the Project site for purposes of pallet storage is compliant with the standards set for the General Plan and the Policy Area, as discussed in the Land Use Findings below.

**Zoning Consistency:**

The Project site has a Manufacturing-Service Commercial (M-SC) zone classification. The proposed pallet storage yard can be permitted within the M-SC zone with an approved Plot Plan, since the use is similar in character and scope to those listed as permitted uses within the M-SC zone. County of Riverside Ordinance No. 348, Article XI, Section 11.2.G. provides, "Any use that is not specifically listed in Subsection B and C may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the

category in which it falls.” Therefore, with the Planning Director determining the project is in similar character and intensity as those uses permitted under a Plot Plan (i.e. Lumber yards, Equipment storage, Trailer and boat storage, Public utility substations and storage yards, Building movers storage yards, Contractor storage yards, and Manufacture of containers and crates or Building materials sales yards; even though the manufacturing or onsite sales will not be a part of this proposed project); staff has processed the project under a Plot Plan application. Additionally, staff has applied conditions to address any concerns regarding the design and operation of the facility and staff has determined that the project is compliant with the applicable development standards of the M-SC zoning classification, which is further detailed in the Development Standards Findings below.

### **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized as a refurbish facility for mobile commercial office trailers. Interior or exterior alterations could involve such things as interior partitions, floors, plumbing, electrical conveyance, or nothing at all, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing buildings or structures and has not proposed any significant construction or improvements for the project site beyond a tenant occupancy and onsite landscaping. Therefore, the project as proposed, would not expand upon the existing permitted building, would not expand the use of the site beyond those uses that already occurred, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location and would not impact any historic resources.

### **FINDINGS AND CONCLUSIONS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

#### **Land Use Findings**

1. The Project site has a General Plan Foundational Component of Community Development and a Land Use designation of Light Industrial (LI). The Light Industrial land use designation provides jobs for local residents, contributes to enhancing and balancing communities economically, and facilitates a tax base that aids in providing needed public facilities and services can be provided. The property's designation is applied to areas where assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses are planned. The proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan, as the proposed Project is considered a permitted use in Light Industrial designated areas.



2. The Project site has a zoning classification of Manufacturing Service Commercial (M-SC), which is highly consistent with the Riverside County General Plan Land Use Designation of LI. The proposed project, as determined by the Planning Director, to be substantially the same in character and intensity as those listed in the designated in subsections B and C of M-SC zone. The project has been designed and conditioned and complies with the applicable standards identified in Section 11.4 (M-SC Development Standards) of Ordinance No. 348, as further discussed below, and is permitted in the M-SC zone pursuant to Section 18.30 of the Ordinance.
3. The Project site is within the Lakeland Village Policy Area (LVPA). The LVPA sets the planning direction for the community of Lakeland Village, which is in the southwestern part of the Elsinore Area Plan (ELAP) boundary – west of the City of Lake Elsinore and north of the City of Wildomar. The LVPA boundary stretches along Grand Avenue on both sides between Ortega Highway and Corydon Avenue. The General Plan policies for Lakeland Village provides guidance to coordinate development along Grand Avenue and its vicinity. This project site is within Neighborhood 4 of LVPA and is entirely designated as Light Industrial and contains a mix of existing non-residential uses that are predominantly industrial establishments with limited commercial facilities. Therefore, as the Project proposes a use that aligns with the LI designation, approval of the Project would not conflict with the vision and policies dictated by the LVPA. Neighborhood 4 provides a policy (ELAP 6.30) that *“Legally existing industrial uses may remain in accordance with Ordinance No. 348 and applicable approved land use permits with no further extensions to the life of the permit. Unpermitted and new industrial uses will need to go through the appropriate land use review process including placing a life on the land use permit for no longer than five (5) years or until the Neighborhood’s General Plan Land Use designation is changed to MUA, whichever comes last in order to meet the long-range mixed use intent of all LVPA Neighborhoods.”* Therefore, the project will have a Condition of Approval (010-Planning 1-Project Lifespan) included pursuant to the Lakeland Village Policy Area.

Additionally, the project is conditioned to provide cash surety and bonding for the Grand Avenue road improvements with the Transportation Department. This will ensure that Grand Avenue improvements will be constructed within 2 years of the project’s approval. For this reason, the life span of the project will be limited to 5 years, with the opportunity to extend the life of the project an additional 5 years per a determination by the Planning Director and/or Transportation Director. If the road improvements are completed within the allotted timeframe, the life of the permit will be dependent on when the area is changed to Mixed Use Area per the General Plan Policy ELAP 6.30.

### **Plot Plan Findings**

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation of Light Industrial (LI) was established to aid in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided. Previously the project site was entitled and used as a refurbishment facility for commercial office trailers. Utilizing the subject site for purposes of a pallet storage yard would be an allowable or permissible use in the LI land use designation. In addition, the Project site is within Neighborhood 4 of the Lakeland Village Policy Area (LVPA). Since this neighborhood is entirely designated as LI, and the project proposes a use that

aligns with the LI designation, approval of the Project would not conflict with the vision and policies dictated by the LVPA. The Project is, therefore, consistent with both the General Plan and the LVPA.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including, but not limited to: Riverside County Transportation, Environmental Health, Fire, Building and Safety, and Landscaping. These departments have included conditions of approval that the project will be required to meet for prior to issuance of building permits and prior to final of building permits. The project's Conditions of Approval ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety, or general welfare of the community.
3. The proposed use conforms to the logical development of the land and is currently compatible with the present and possible future logical development of the surrounding property. The subject property is currently zoned Manufacturing Service Commercial (M-SC), however as stated previously, Neighborhood 4 of the Lakeland Village Policy Area (LVPA) states any new industrial uses will need to go through the appropriate land use review. With that, the project will have a Condition of Approval (010-Planning 1-Project Lifespan) included pursuant to the Lakeland Village Policy Area.
4. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed project has bonded for roadway improvements with the County of Riverside's Transportation Department. These improvements would include, but not limited to, widening of Grand Avenue, curb and gutter, sidewalks, and relocation of SCE power poles out of the Ultimate Road Right of Way (UROW). This bond would be fully executed within the 5-year timeframe of the project's entitlement.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project site a one parcel or lot with many existing permitted buildings or structures on it from previous uses entitled onsite. The proposed project entitlement does not propose any new construction of buildings or structures and will only require a tenant improvement for occupying the existing building(s) and a new sign for the existing pylon sign.

### **Development Standards Findings**

The following development standards shall apply in the M-SC Zone.

1. **Lot Size.** The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet. The subject site is 5.92 acres (approximately 257,875 square feet) and has an average width of 544 feet. The Project meets or exceeds this development standard.
2. **Setbacks.** Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. Within the exception of those portions of the setback area for which landscaping is required, the setback area

may only be used for driveways, automobile parking, or landscaping. The southern property line of the subject site adjoins a series of lots zoned R-3, which sets the setback standard for the Project to a minimum of 25 feet from the property line. Per the Project site plan, all proposed development on site would be set back at least 25 feet from all property lines. The Project meets this development standard.

3. Height Requirements. The height of structures, including buildings, shall not exceed 40 feet at the yard setback line, and shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of Ordinance No. 348. The Project proposes to stack the pallets on-site a maximum of 20 feet, and, per the elevations exhibit, the existing structures (max height of 31 feet) do not exceed 40 feet in height. The Project meets this development standard.
4. Masonry Wall. Prior to occupancy of any industrial use permitted, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. The Project proposes the installation of a 10-foot-high tubular-steel fence with mature landscaping along the northerly (front) property line, a 10 foot tall decorative CMU wall with mature landscaping along the internal perimeter along the westerly and southerly property lines, and the retention of an existing 25 foot CMU wall along the easterly property line. Therefore, the Project accounts for screening along each of the subject site's property lines and exceeds this development standard.
5. Landscaping. The project site's landscaping would be a combination of the existing landscaping on site and additional proposed landscaping along the project site's perimeter. The MS-C zone requires:
  - a. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. The project site, per existing and proposed landscaping, is providing approximately 10% landscaped area.
  - b. A minimum ten-foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way. The project site is providing a mixture of both on and off-site landscaping adjacent to the road-right-of-way along Grand Avenue.
  - c. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M; or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing. The project site's rear property line is adjacent to R-3 zoned properties. This site was previously entitled and developed for a portable office trailer sales and repair business (under PP24418). This previous entitlement project did not have landscaping along the rear property line next to the R-3 zone as all available surface area was used for trailer storage and ingress and egress of trailer trucks transporting the portable office modular. Additionally, the onsite residential dwelling did provide some landscaping along the rear property line. This area of landscaping will remain, and the proposed pallet storage project will add a 2-foot wide landscaped area proposed with mature trees for screening of the stacked pallets; in addition to the entitlement project providing a 10-foot high decorative block wall. Furthermore, with the exception to development standards, per the M-SC zone (Section 11.5 of Ordinance No. 348), certain standards can be waived or modified (except for lot size, setbacks, and heights) if it is

determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety. The reduction to the landscaping for the rear property line would not be contrary to public health and safety and is appropriate for this project. Therefore, by these measures, the project would meet this standard.

6. Parking Areas. Parking shall be provided per Section 18.12 of Ordinance No. 348. Industrial storage yards are required to provide 1 parking space per 1,000 sqft of storage area. The site plan for the project, a pallet storage facility, has a total building square-footage of 23,530 sqft. Furthermore, the project site would have a maximum of 25 employees. Per the total building square-footage of the project site, it would require 24 parking spaces, but per the total number of employees, at a ratio of 1 space for 2 employees, it would only require 13 parking spaces. The proposed project is providing 22 parking spaces, including one for disable persons and two for truck loading parking. The Project meets the development standard.
7. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The Project proposes a new CMU wall to screen the trash enclosures. The Project meets the development standard.
8. Outside Storage and Service Areas. Outside storage and service areas shall be screened by structures or landscaping. The Project proposes the installation of a 10-foot-high tubular-steel fence with mature landscaping along the northern (front) property line, a 10 foot tall decorative CMU wall with mature landscaping along the internal perimeter along the western and southern property lines, and the retention of an existing 25 foot CMU wall along the eastern property line. Since the Project proposes both landscaping and walls along each of the subject site's property lines to screen the outside storage and service areas, the Project meets the development standard.
9. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater. The Project has been conditioned to meet this standard and the existing buildings or structures have utilities that are underground. There are SCE power poles that are currently in the road-right-of-way (ROW) that will be relocated into the project site and remain. The Project meets the development standard.
10. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. The Project would not be constructing any buildings or structures and the existing buildings or structures do not have any roof mounted equipment. Additionally, there will not be any manufacturing on site. The Project has been conditioned to meet this standard and would comply.
11. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. All lighting on site either on the existing buildings or structures or from existing light standards (poles) would be shielded and directed downwards to not cause light spillage, glares, or illumination into the road-right-of-way (ROW) or into neighboring properties. The Project has been conditioned to meet this standard and would comply.

Exception to Development Standards. The M-SC zone (Section 11.5 of Ordinance No. 348) state: the development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety. Most development standards are being met except for the project's proposed landscaping has been modified. The project site's rear property line is adjacent to General Residential (R-3) zoned properties. This site was previously entitled and developed for a portable office trailer sales and repair business (under PP24418). This previous entitlement project did not have landscaping along the rear property line next to the R-3 zone as all available surface area was used for trailer storage and ingress and egress of trailer trucks transporting the portable office modular. Additionally, the onsite residential dwelling did provide some landscaping along the rear property line. This portion of landscaping will remain, and the proposed pallet storage project will add a 2-foot wide landscaped area with mature trees for screening of the stacked pallets; in addition to the entitlement project providing a 10-foot high decorative block wall. The reduction to the landscaping for the rear property line would not be contrary to public health and safety and is appropriate for this project.

#### **Other Findings**

1. The project site is not located within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan, nor is it located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. The project site is located within the City of Lake Elsinore's Sphere of Influence. This project was provided to City of Lake Elsinore for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

#### **Fire Findings:**

1. The project site is located within a Cal Fire Local Responsibility Area ("LRA") and is within a very high fire hazard severity zone. As a part of being within an LRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an LRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision, complies sections 4290 and 4291 of the Public Resources Code. The proposed project is not a subdivision and is not required to these subdivision requirements.
- b. Fire protection and suppression services will be available for the project through the Riverside County Fire Department. The closest Riverside County Fire Station is station No. 11 located at 33020 Maiden Lane, Lake Elsinore, CA 92530 and is approximately 0.86 miles east of the project site.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – standards for signs identifying streets, roads and buildings – minimum private water supply reserves for emergency fire use – fuel brakes and green belts – and other.

**Conclusion:**

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

This project was presented before the Lakeland Village Community Council on May 26, 2021.

**APPEAL INFORMATION**

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Planning Department (project planner), with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Director's Hearing decision.

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**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**3.2**

**Director's Hearing: June 21, 2021**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Plot Plan No. 200013	<b>Applicant(s):</b> The Planning Associates
<b>Environmental:</b>	CEQA Exempt (Section 15301)	Group, Inc. c/o Kim Caldwell
<b>Area Plan:</b>	Elsinore	<b>Representative(s):</b> The Planning
<b>Zoning District:</b>	Lakeland Village District	Associates Group, Inc. c/o Kim Caldwell
<b>Supervisory District:</b>	First District	 <hr/> John Hildebrand, Planning Director
<b>Project Planner:</b>	Tim Wheeler	
<b>Project APN(s):</b>	371-142-013	

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 200013 is a proposal 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 sqft. 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 appropriate 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 sqft office modular, a 4,640 sqft open shop structure and two open canopies at 3,520 sqft and 3,450 sqft respectively. The project site would provide a trash enclosure and 24 parking spaces, including one for ADA parking space and two truck loading parking spaces near the office modular. The project will have a lifespan of five 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.

The above is hereinafter referred to as "The Project" or "Project."

The Project site is located within the Elsinore Area Plan and the Lakeland Village Policy Area. The Project site is located north of Vail Street, south of Turner Street, east of Brightman Avenue, and west of Grand Avenue. The Project site address is 18257 Grand Avenue.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions in the staff report; and,

**APPROVE PLOT PLAN NO. 200013**, subject to the attached Advisory Notification Document and Conditions of Approval, based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Light Industrial (CD: LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Lakeland Village Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Commercial Retail (CD: CR)
East:	Community Development: Light Industrial (CD: LI)
South:	Community Development: Medium Density Residential (CD: MDR)
West:	Community Development: Light Industrial (CD: LI)
Existing Zoning Classification:	Manufacturing – Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	General Commercial (C-1/C-P)
East:	Manufacturing – Service Commercial (M-SC)
South:	General Residential (R-3)
West:	Manufacturing – Service Commercial (M-SC)
Existing Use:	Refurbish Office Trailer facility (vacant use now)
Surrounding Uses	
North:	Residential and Vacant Land



East:	Residential and Commercial (tire shop, crane shop)
South:	Residential
West:	Commercial/Industrial center

**Project Details**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	6.01 Gross Acres	Minimum lot size 10,000 sqft.
Existing Building Area (SQFT):	23,530 sqft. of total buildings/structures	N/A
Floor Area Ratio:	0.12 (FAR)	Light Industrial allows for 0.25 – 0.60 (FAR)
Building Height (FT):	Maximum Height 31.2 ft high	Maximum height 40 ft.

**Parking**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Pallet Storage Facility	23,530 sqft.	Industrial Use - storage area 1 space/1,000 sqft.	24	24
<b>TOTAL:</b>	<b>23,530 sqft.</b>	<b>*1 disable person's and 2 truck loading parking spaces included</b>	<b>24</b>	<b>24</b>

**Located Within**

City's Sphere of Influence:	Yes – Lake Elsinore
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – Willard Fault
Fire Zone:	Yes – Very High, Local Responsibility Area (LRA)
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**

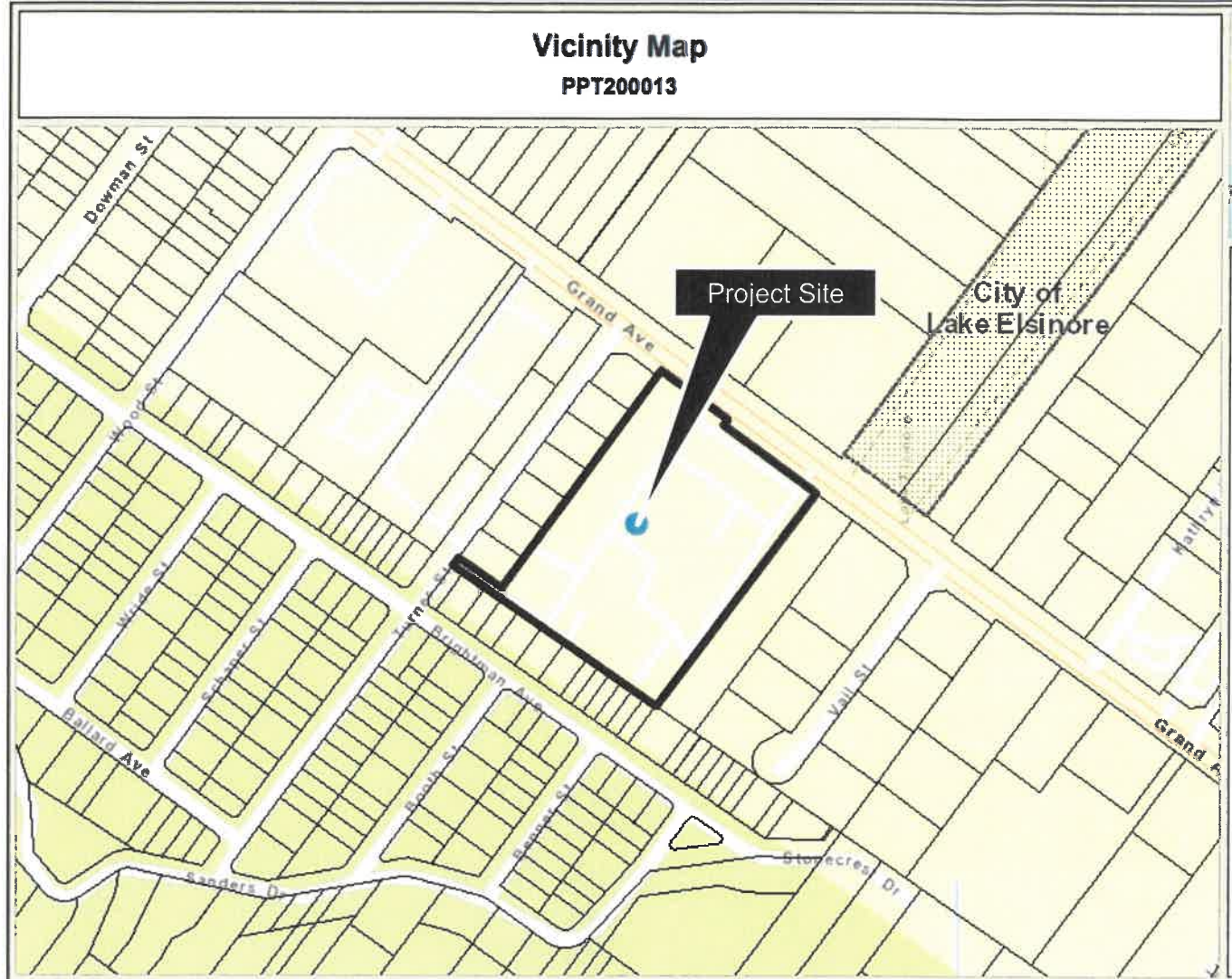


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

**Project Details:**

A Pre-Application Review No. 200023 (PAR200023) was submitted on May 14, 2020. The applicants of the PAR received comments from the Planning Department and other various development agencies with the County of Riverside on June 11, 2020. The review was of a proposal for an outside pallet storage yard and recycling facility. This site was previously entitled and developed for a portable office trailer sales and repair business (under PP24418 in October 2016).

On August 17, 2020 the applicant submitted Plot Plan No. 200013 (PPT200013) to the County of Riverside for consideration of an outside pallet storage yard with existing structures/buildings and a recycling facility on site. Through the course of reviews of the project by County Staff and discussion with the applicant, the recycling facility was removed from the proposed project. Currently the project proposal is 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 sqft. 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 appropriate 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 sqft office modular, a 4,640 sqft open shop structure and two open canopies at 3,520 sqft and 3,450 sqft respectively. The project site would provide a trash enclosure and 24 parking spaces, including one for disable person's and two truck loading parking spaces near the office modular. The project will have a lifespan of five 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.

**General Plan Consistency:**

The Project's existing General Plan Land Use Designation is Light Industrial. This designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.60 FAR. The Project site is located within the Lakeland Village Policy Area of the Elsinore Area Plan. The intent of the Policy Area is to develop mixed use and other complimentary land uses that encourage a combination of business, office, retail, commercial use, community facilities and residential uses that are physically and functionally integrated. The utilization of the Project site for purposes of pallet storage is compliant with the standards set for the General Plan and the Policy Area, as discussed in the Land Use Findings below.

**Zoning Consistency:**

The Project site has a Manufacturing-Service Commercial (M-SC) zone classification. The proposed pallet storage yard can be permitted within the M-SC zone with an approved Plot Plan, since the use is similar in character and scope to those listed as permitted uses within the M-SC zone. County of Riverside Ordinance No. 348, Article XI, Section 11.2.G. provides, "Any use that is not specifically listed in Subsection B and C may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the category in which it falls." Therefore, with the Planning Director determining the project is in similar character and intensity as those uses permitted under a Plot Plan (i.e. Lumber yards, Equipment storage, Trailer and boat storage, Public utility substations and storage yards, Building movers storage yards, Contractor storage yards, and Manufacture of containers and crates or Building materials sales yards;

even though the manufacturing or onsite sales will not be a part of this proposed project); staff has processed the project under a Plot Plan application. Additionally, staff has applied conditions to address any concerns regarding the design and operation of the facility and staff has determined that the project is compliant with the applicable development standards of the M-SC zoning classification, which is further detailed in the Development Standards Findings below.

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized as a refurbish facility for mobile commercial office trailers. Interior or exterior alterations could involve such things as interior partitions, floors, plumbing, electrical conveyance, or nothing at all, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing buildings or structures and has not proposed any significant construction or improvements for the project site beyond a tenant occupancy and onsite landscaping. Therefore, the project as proposed, would not expand upon the existing permitted building, would not expand the use of the site beyond those uses that already occurred, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location and would not impact any historic resources.

## **FINDINGS AND CONCLUSIONS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### **Land Use Findings**

1. The Project site has a General Plan Foundational Component of Community Development and a Land Use designation of Light Industrial (LI). The Light Industrial land use designation provides jobs for local residents, contributes to enhancing and balancing communities economically, and facilitates a tax base that aids in providing needed public facilities and services can be provided. The property's designation is applied to areas where assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses are planned. The proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan, as the proposed Project is considered a permitted use in Light Industrial designated areas.
2. The Project site has a zoning classification of Manufacturing Service Commercial (M-SC), which is highly consistent with the Riverside County General Plan Land Use Designation of LI. The proposed project, as determined by the Planning Director, to be substantially the same in character and intensity

as those listed in the designated in subsections B and C of M-SC zone. The project has been designed and conditioned and complies with the applicable standards identified in Section 11.4 (M-SC Development Standards) of Ordinance No. 348, as further discussed below, and is permitted in the M-SC zone pursuant to Section 18.30 of the Ordinance.

3. The Project site is within the Lakeland Village Policy Area (LVPA). The LVPA sets the planning direction for the community of Lakeland Village, which is in the southwestern part of the Elsinore Area Plan (ELAP) boundary – west of the City of Lake Elsinore and north of the City of Wildomar. The LVPA boundary stretches along Grand Avenue on both sides between Ortega Highway and Corydon Avenue. The General Plan policies for Lakeland Village provides guidance to coordinate development along Grand Avenue and its vicinity. This project site is within Neighborhood 4 of LVPA and is entirely designated as Light Industrial and contains a mix of existing non-residential uses that are predominantly industrial establishments with limited commercial facilities. Therefore, as the Project proposes a use that aligns with the LI designation, approval of the Project would not conflict with the vision and policies dictated by the LVPA. Neighborhood 4 provides a policy (ELAP 6.30) that *“Legally existing industrial uses may remain in accordance with Ordinance No. 348 and applicable approved land use permits with no further extensions to the life of the permit. Unpermitted and new industrial uses will need to go through the appropriate land use review process including placing a life on the land use permit for no longer than five (5) years or until the Neighborhood’s General Plan Land Use designation is changed to MUA, whichever comes last in order to meet the long-range mixed use intent of all LVPA Neighborhoods.”* Therefore, the project will have a Condition of Approval (010-Planning 1-Project Lifespan) included pursuant to the Lakeland Village Policy Area.

Additionally, the project is conditioned to provide cash surety and bonding for the Grand Avenue road improvements with the Transportation Department. This will ensure that Grand Avenue improvements will be constructed within 2 years of the project’s approval. For this reason, the life span of the project will be limited to 5 years, with the opportunity to extend the life of the project an additional 5 years per a determination by the Planning Director and/or Transportation Director. If the road improvements are completed within the allotted timeframe, the life of the permit will be dependent on when the area is changed to Mixed Use Area per the General Plan Policy ELAP 6.30.

### **Plot Plan Findings**

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation of Light Industrial (LI) was established to aid in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided. Previously the project site was entitled and used as a refurbishment facility for commercial office trailers. Utilizing the subject site for purposes of a pallet storage yard would be an allowable or permissible use in the LI land use designation. In addition, the Project site is within Neighborhood 4 of the Lakeland Village Policy Area (LVPA). Since this neighborhood is entirely designated as LI, and the project proposes a use that aligns with the LI designation, approval of the Project would not conflict with the vision and policies dictated by the LVPA. The Project is, therefore, consistent with both the General Plan and the LVPA.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including, but not limited to: Riverside County Transportation, Environmental Health, Fire, Building and Safety, and Landscaping. These departments have included conditions of approval that the project will be required to meet for prior to issuance of building permits and prior to final of building permits. The project's Conditions of Approval ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety, or general welfare of the community.
3. The proposed use conforms to the logical development of the land and is currently compatible with the present and possible future logical development of the surrounding property. The subject property is currently zoned Manufacturing Service Commercial (M-SC), however as stated previously, Neighborhood 4 of the Lakeland Village Policy Area (LVPA) states any new industrial uses will need to go through the appropriate land use review. With that, the project will have a Condition of Approval (010-Planning 1-Project Lifespan) included pursuant to the Lakeland Village Policy Area.
4. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed project has bonded for roadway improvements with the County of Riverside's Transportation Department. These improvements would include, but not limited to, widening of Grand Avenue, curb and gutter, sidewalks, and relocation of SCE power poles out of the Ultimate Road Right of Way (UROW). This bond would be fully executed within the 5 year timeframe of the project's entitlement.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project site a one parcel or lot with many existing permitted buildings or structures on it from previous uses entitled onsite. The proposed project entitlement does not propose any new construction of buildings or structures and will only require a tenant improvement for occupying the existing building(s) and a new sign for the existing pylon sign.

### **Development Standards Findings**

The following development standards shall apply in the M-SC Zone.

1. **Lot Size.** The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet. The subject site is 5.92 acres (approximately 257,875 square feet) and has an average width of 544 feet. The Project meets or exceeds this development standard.
2. **Setbacks.** Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. Within the exception of those portions of the setback area for which landscaping is required, the setback area may only be used for driveways, automobile parking, or landscaping. The southern property line of the subject site adjoins a series of lots zoned R-3, which sets the setback standard for the Project to a

minimum of 25 feet from the property line. Per the Project site plan, all proposed development on site would be set back at least 25 feet from all property lines. The Project meets this development standard.

3. Height Requirements. The height of structures, including buildings, shall not exceed 40 feet at the yard setback line, and shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of Ordinance No. 348. The Project proposes to stack the pallets on-site a maximum of 20 feet, and, per the elevations exhibit, the existing structures (max height of 31 feet) do not exceed 40 feet in height. The Project meets this development standard.
4. Masonry Wall. Prior to occupancy of any industrial use permitted, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. The Project proposes the installation of a 10-foot-high tubular-steel fence with mature landscaping along the northerly (front) property line, a 10 foot tall decorative CMU wall with mature landscaping along the internal perimeter along the westerly and southerly property lines, and the retention of an existing 25 foot CMU wall along the easterly property line. Therefore, the Project accounts for screening along each of the subject site's property lines and exceeds this development standard.
5. Landscaping. The project site's landscaping would be a combination of the existing landscaping on site and additional proposed landscaping along the project site's perimeter. The MS-C zone requires:
  - a. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. The project site, per existing and proposed landscaping, is providing approximately 10% landscaped area.
  - b. A minimum ten-foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way. The project site is providing a mixture of both on and off-site landscaping adjacent to the road-right-of-way along Grand Avenue.
  - c. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing. The project site's rear property line is adjacent to R-3 zoned properties. This site was previously entitled and developed for a portable office trailer sales and repair business (under PP24418). This previous entitlement project did not have landscaping along the rear property line next to the R-3 zone as all available surface area was used for trailer storage and ingress and egress of trailer trucks transporting the portable office modular. Additionally, the onsite residential dwelling did provide some landscaping along the rear property line. This area of landscaping will remain, and the proposed pallet storage project will add a 2-foot wide landscaped area proposed with mature trees for screening of the stacked pallets; in addition to the entitlement project providing a 10-foot high decorative block wall. Furthermore, with the exception to development standards, per the M-SC zone (Section 11.5 of Ordinance No. 348), certain standards can be waived or modified (except for lot size, setbacks, and heights) if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety. The reduction

to the landscaping for the rear property line would not be contrary to public health and safety and is appropriate for this project. Therefore, by these measures, the project would meet this standard.

6. Parking Areas. Parking shall be provided per Section 18.12 of Ordinance No. 348. Industrial storage yards are required to provide 1 parking space per 1,000 sqft of storage area. The site plan for the project, a pallet storage facility, has a total building square-footage of 23,530 sqft. Furthermore, the project site would have a maximum of 25 employees. Per the total building square-footage of the project site, it would require 24 parking spaces, but per the total number of employees, at a ratio of 1 space for 2 employees, it would only require 13 parking spaces. The proposed project is providing 22 parking spaces, including one for disable persons and two for truck loading parking. The Project meets the development standard.
7. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The Project proposes a new CMU wall to screen the trash enclosures. The Project meets the development standard.
8. Outside Storage and Service Areas. Outside storage and service areas shall be screened by structures or landscaping. The Project proposes the installation of a 10-foot-high tubular-steel fence with mature landscaping along the northern (front) property line, a 10 foot tall decorative CMU wall with mature landscaping along the internal perimeter along the western and southern property lines, and the retention of an existing 25 foot CMU wall along the eastern property line. Since the Project proposes both landscaping and walls along each of the subject site's property lines to screen the outside storage and service areas, the Project meets the development standard.
9. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater. The Project has been conditioned to meet this standard and the existing buildings or structures have utilities that are underground. There are SCE power poles that are currently in the road-right-of-way (ROW) that will be relocated into the project site and remain. The Project meets the development standard.
10. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. The Project would not be constructing any buildings or structures and the existing buildings or structures do not have any roof mounted equipment. Additionally, there will not be any manufacturing on site. The Project has been conditioned to meet this standard and would comply.
11. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. All lighting on site either on the existing buildings or structures or from existing light standards (poles) would be shielded and directed downwards to not cause light spillage, glares, or illumination into the road-right-of-way (ROW) or into neighboring properties. The Project has been conditioned to meet this standard and would comply.

Exception to Development Standards. The M-SC zone (Section 11.5 of Ordinance No. 348) state: the development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is



inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety. Most development standards are being met except for the project's proposed landscaping has been modified. The project site's rear property line is adjacent to General Residential (R-3) zoned properties. This site was previously entitled and developed for a portable office trailer sales and repair business (under PP24418). This previous entitlement project did not have landscaping along the rear property line next to the R-3 zone as all available surface area was used for trailer storage and ingress and egress of trailer trucks transporting the portable office modular. Additionally, the onsite residential dwelling did provide some landscaping along the rear property line. This portion of landscaping will remain, and the proposed pallet storage project will add a 2-foot wide landscaped area with mature trees for screening of the stacked pallets; in addition to the entitlement project providing a 10-foot high decorative block wall. The reduction to the landscaping for the rear property line would not be contrary to public health and safety and is appropriate for this project.

### **Other Findings**

1. The project site is not located within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan, nor is it located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. The project site is located within the City of Lake Elsinore's Sphere of Influence. This project was provided to City of Lake Elsinore for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

### **Fire Findings:**

1. The project site is located within a Cal Fire Local Responsibility Area ("LRA") and is within a very high fire hazard severity zone. As a part of being within an LRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an LRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. This land division has been designed so that each lot, and the subdivision, complies sections 4290 and 4291 of the Public Resources Code. The proposed project is not a subdivision and is not required to these subdivision requirements.

- b. Fire protection and suppression services will be available for the project through the Riverside County Fire Department. The closest Riverside County Fire Station is station No. 11 located at 33020 Maiden Lane, Lake Elsinore, CA 92530 and is approximately 0.86 miles east of the project site.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – standards for signs identifying streets, roads and buildings – minimum private water supply reserves for emergency fire use – fuel brakes and green belts – and other.

**Conclusion:**

- 1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

This project was presented before the Lakeland Village Community Council on May 26, 2021.

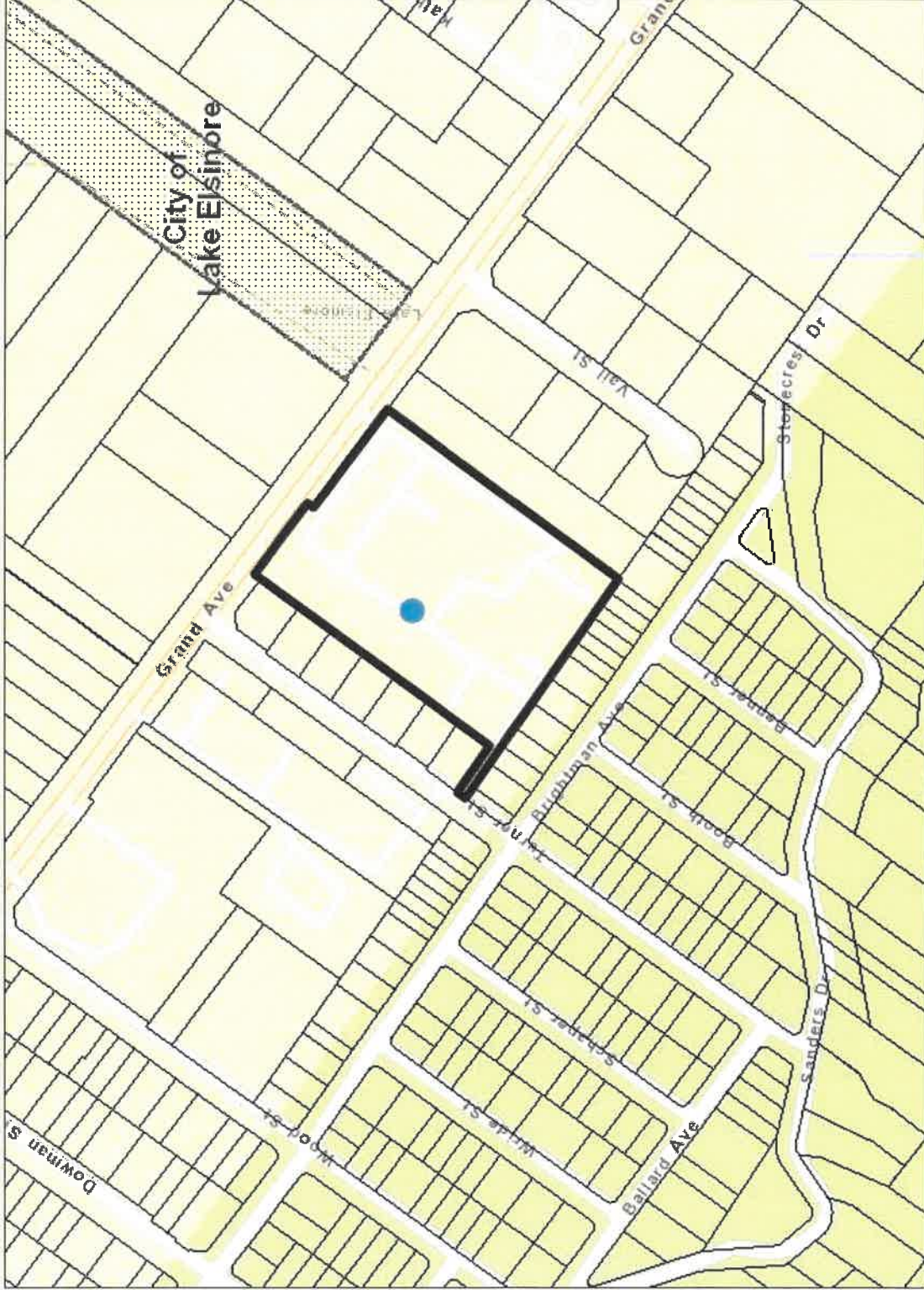
**APPEAL INFORMATION**

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Planning Department (project planner), with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Director's Hearing decision.

---

# Plot Plan No. 200013

## Vicinity Map



**Legend**

- Parcels
- Blueline Streams
- City Areas
- World Street Map

**Notes**

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.




REPORT PRINTED ON... 6/3/2021 3:46:33 PM

© Riverside County GIS

# Plot Plan No. 200013

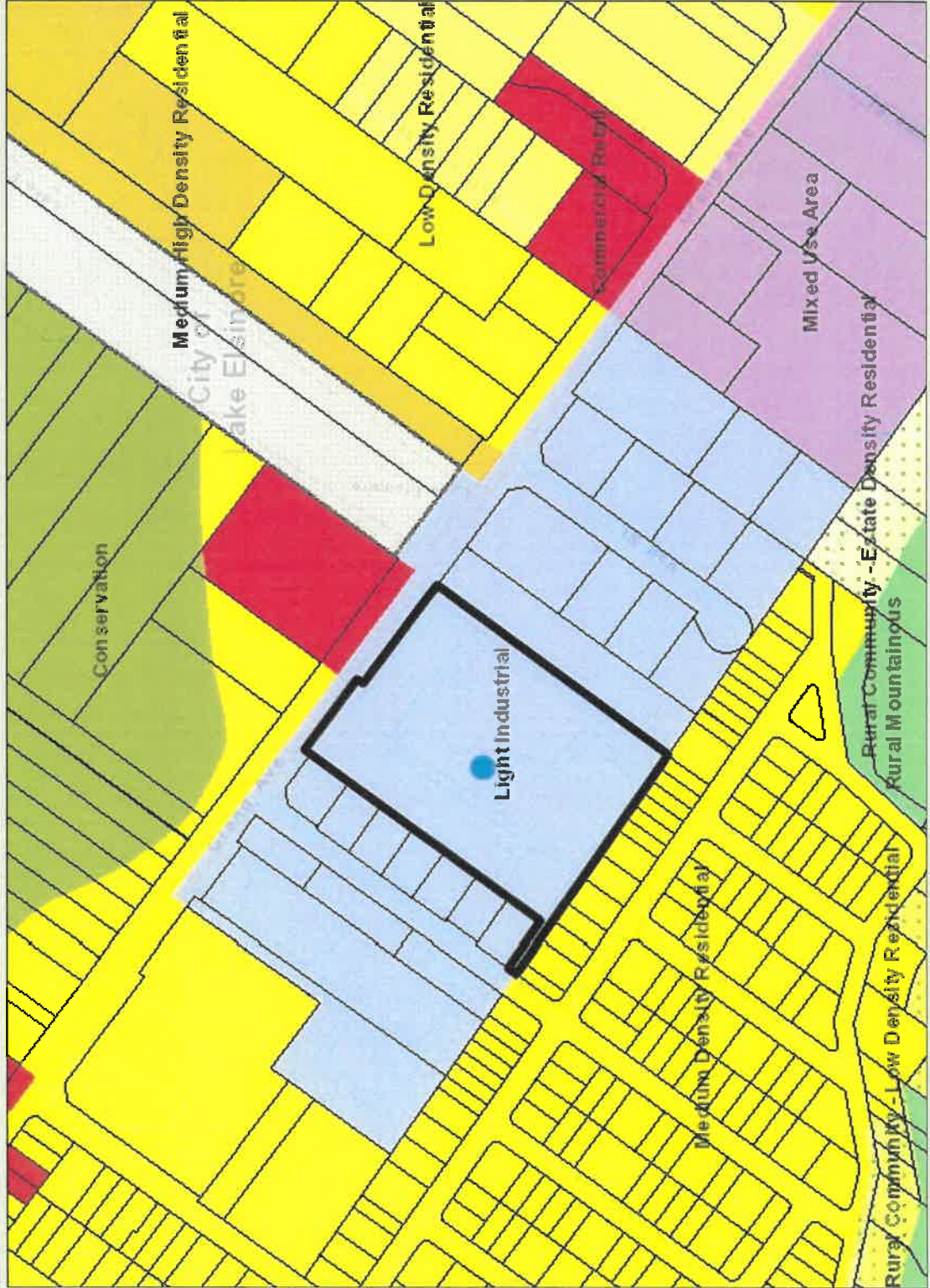
## General Plan Map



**Legend**

- Parcels
- General Plan Land Use
  - Rural Community - Estate Density Residential
  - Rural Community - Very Low Density Residential
  - Rural Community - Low Density Residential
  - Estate Density Residential
  - Very Low Density Residential
  - Low Density Residential
  - Medium Density Residential
  - Medium High Density Residential
  - High Density Residential
  - Very High Density Residential
  - Highest Density Residential
  - Commercial Retail
  - Commercial Tourist
  - Commercial Office
  - Community Center
  - Light Industrial
  - Heavy Industrial
  - Business Park
  - Public Facilities
  - Mixed Use Area
  - Rural Residential
  - Rural Mountainous
  - Rural Desert
  - Agriculture
  - Conservation

**Notes**



\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.





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# Plot Plan No. 200013 Zoning Map



**Legend**

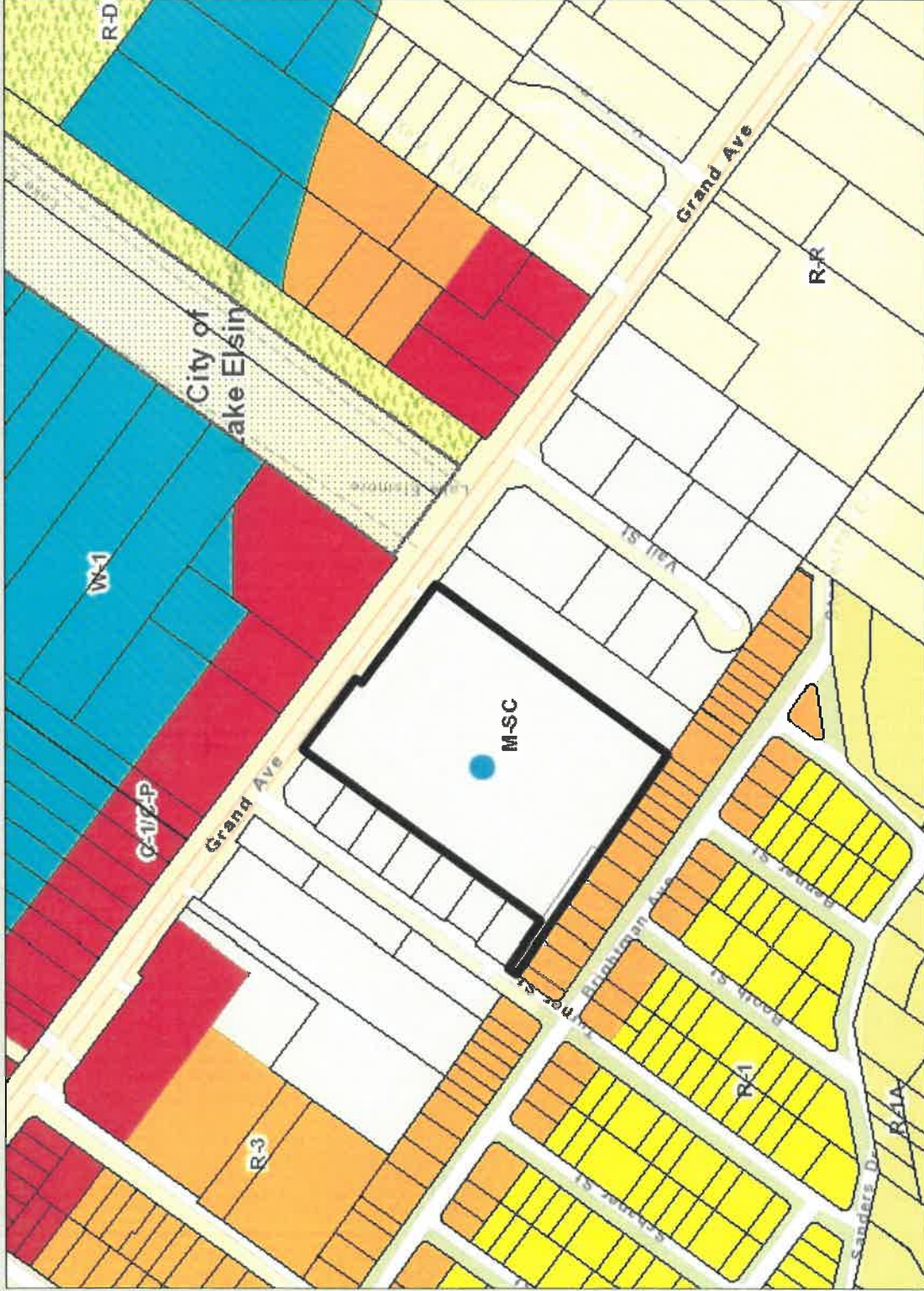
Parcels

**Zoning**

OTHER ZONING

A-1
A-1-1
A-1-1 1/2
A-1-1/2
A-1-10
A-1-15
A-1-2
A-1-2 1/2
A-1-2 1/4
A-1-20
A-1-30000
A-1-4
A-1-40
A-1-5
A-2
A-2-1
A-2-10
A-2-2
A-2-2 1/2
A-2-20
A-2-5
A-D
A-P
A-P-10

## Notes



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.





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# Plot Plan No. 200013

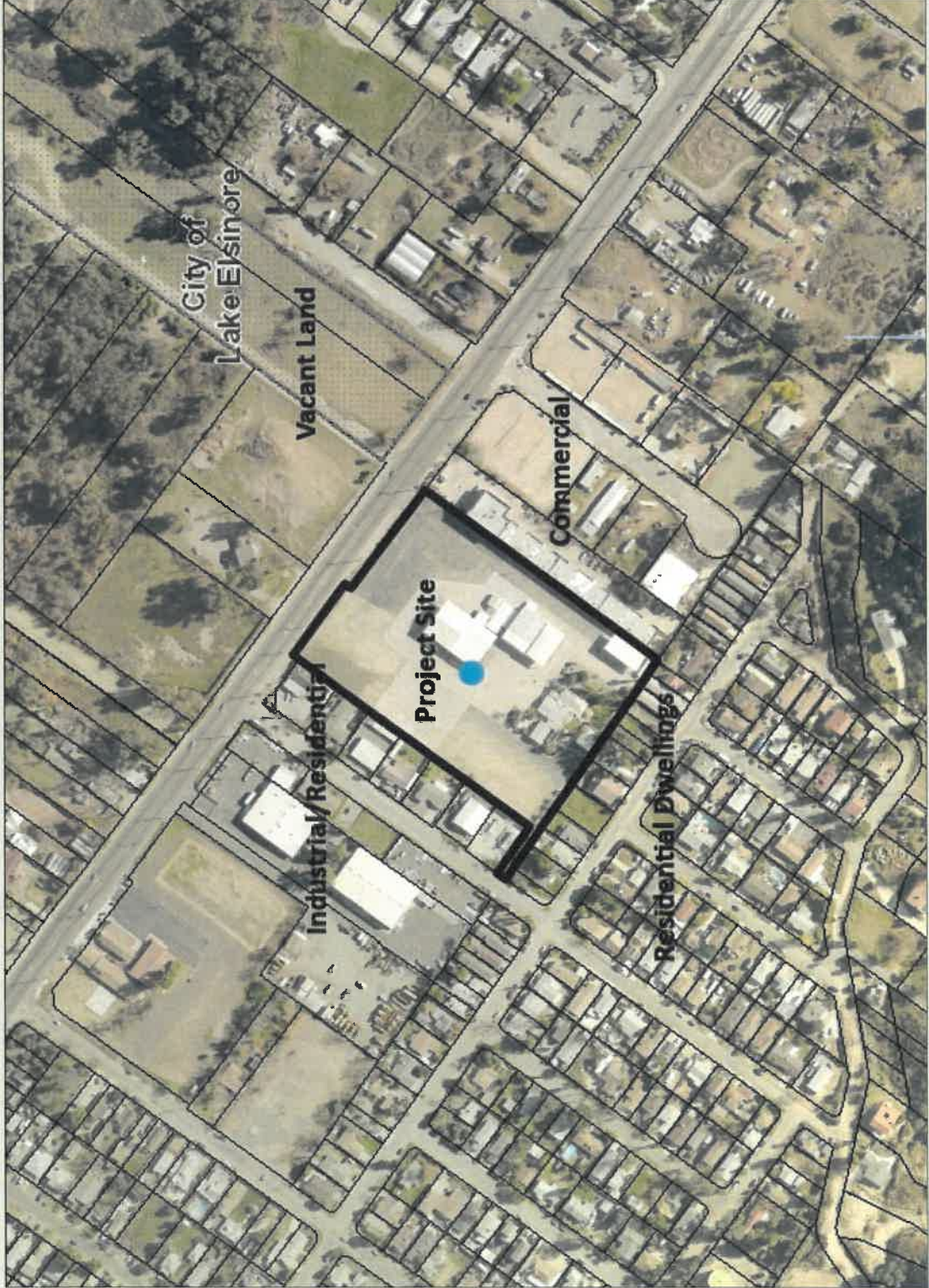
## Land Use Map



**Legend**

- Parcels
- Blueline Streams
- City Areas
- World Street Map

**Notes**

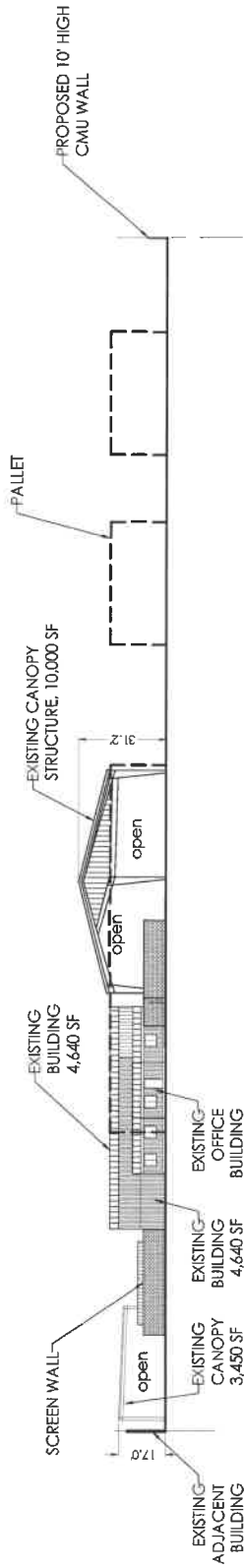


**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

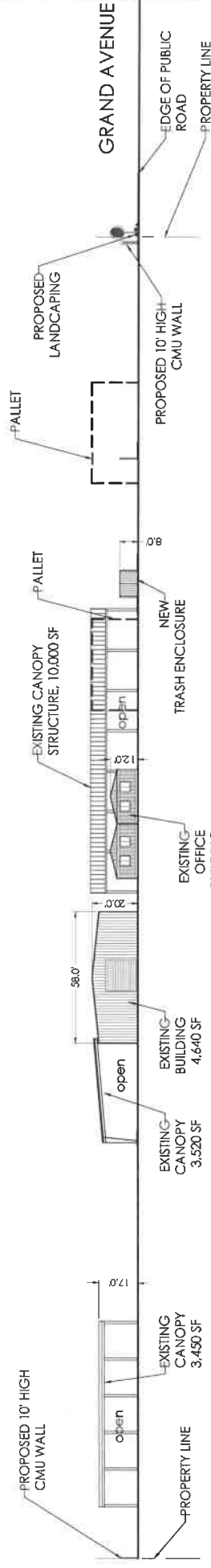
REPORT PRINTED ON... 5/6/2021 4:41:48 PM

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**NORTH - SITE ELEVATION - (view from Grand Ave)**



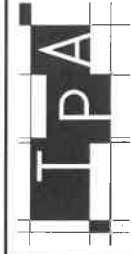
**EAST - SITE ELEVATION**

CASE: PPT200013  
 EXHIBIT B: Elevation Plans  
 PLANNER: T. Wheeler  
 DATE: June 21, 2021



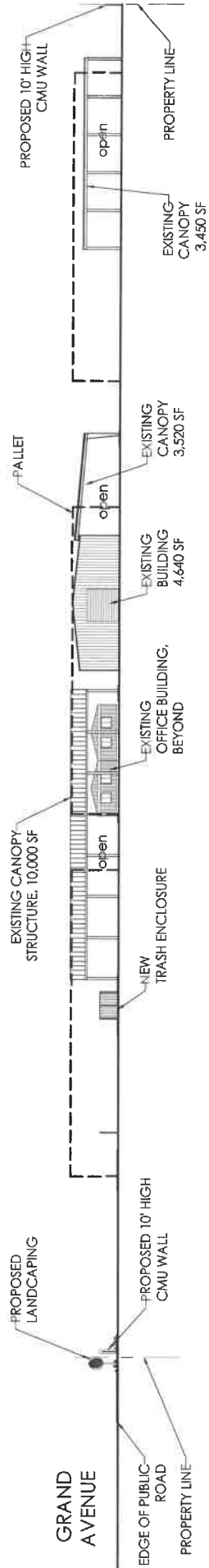
**SITE ELEVATIONS**  
 18257 GRAND AVENUE  
 LAKE ELSINORE, CA

Job Number: TBD  
 Date: 20 APRIL 2021  
 Drawn By: AS  
 Sheet Number: 3 of 5

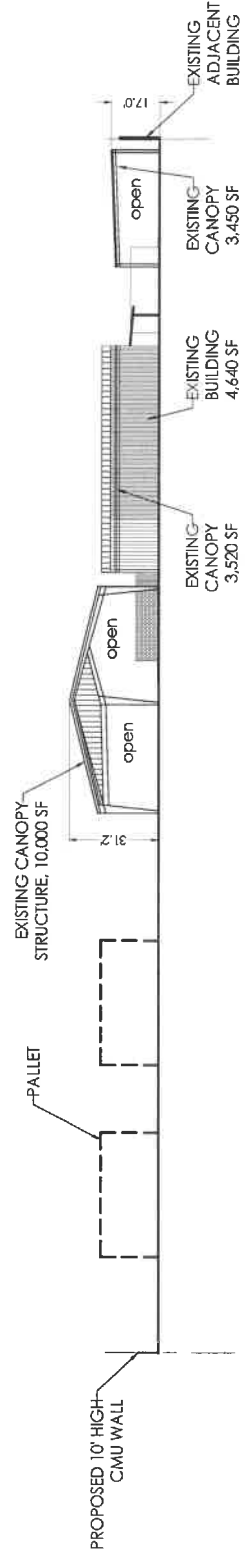


SHEET NUMBER: **3**  
 OF 8 SHEETS

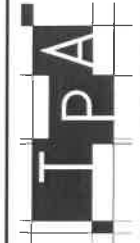




**WEST - SITE ELEVATION**



**SOUTH SITE ELEVATION - (view from Grand Ave)**



Job Number: TBD  
Date: 20 April 2021  
Drawn By: CD / AS  
Sheet Number: 4 of 5

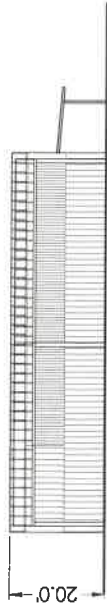
**SITE ELEVATIONS**  
18257 GRAND AVENUE  
LAKE ELSINORE, CA

Legend

Scale Bar: 0 30' 40' 80' 120'

SCALE: 1" = 40'

Site Plan Exhibit



**SOUTH ELEVATION**



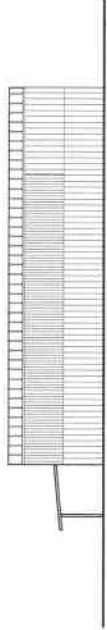
**EAST ELEVATION**



**NORTH VIEW - FROM GRAND AVENUE**



**WEST ELEVATION**



**NORTH ELEVATION**

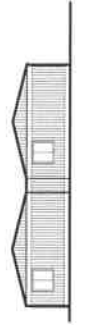
**EXISTING CANOPY - 4,640 SF**



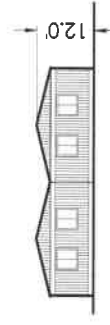
**SOUTH ELEVATION**



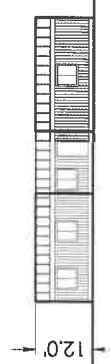
**NORTH VIEW - FROM GRAND AVENUE**



**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**

**EXISTING ADMINISTRATION BUILDING**

Legend

Site Plan Exhibit



Scale Bar:

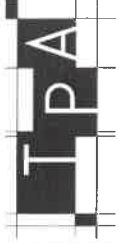
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 Date: 19 APRIL 2021  
 Drawn By: AS  
 Sheet Number: 4 of 5

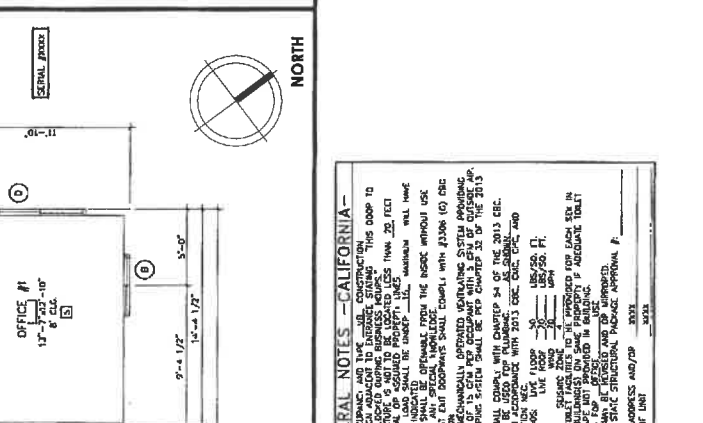
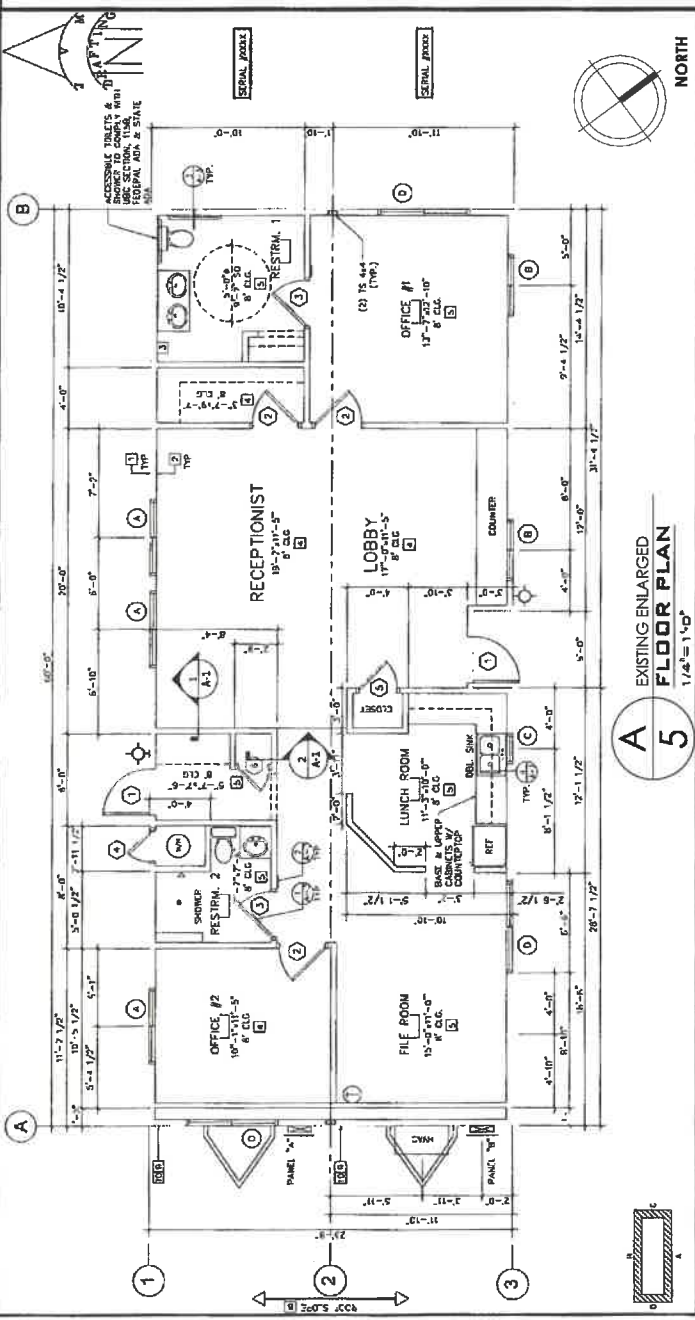
**BUILDING ELEVATIONS**  
 18257 GRAND AVENUE  
 LAKE ELSINORE, CA

SHEET NUMBER:

**6**

OF 8 SHEETS





**GENERAL NOTES - CALIFORNIA -**

1. PROVIDE SCHEDULE TO ARCHITECT. THIS DOES NOT INCLUDE THE COST OF FINISHES OR THE COST OF THE WORK TO BE PERFORMED.
2. PROVIDE SCHEDULE TO ARCHITECT. THIS DOES NOT INCLUDE THE COST OF FINISHES OR THE COST OF THE WORK TO BE PERFORMED.
3. THIS SCHEDULE IS TO BE USED TO IDENTIFY THE WORK TO BE PERFORMED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED.
4. FINISHES TO BE PROVIDED BY THE CONTRACTOR. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED.
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16. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED.
17. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED.

**FINISH SCHEDULE**

SYMBOL	DESCRIPTION
[1]	5/8" 1x1 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[2]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[3]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[4]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[5]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[6]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[7]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[8]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[9]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[10]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[11]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[12]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[13]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[14]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[15]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[16]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE
[17]	1/4" 1x4 PLWOOD GRIND W/ F. GROOVES AND 7/8" WOODEN TRAIL 5/8" & BOTTOM 5" INSIDE

**DOOR SCHEDULE**

SYMBOL	DOOR TYPE	FINISH	REMARKS
[1]	WOOD S.C.	WOOD	
[2]	WOOD S.C.	WOOD	
[3]	WOOD S.C.	WOOD	
[4]	WOOD S.C.	WOOD	
[5]	WOOD S.C.	WOOD	
[6]	WOOD S.C.	WOOD	

**WINDOW SCHEDULE**

SYMBOL	WINDOW TYPE	FRAME	GLASS	QTY	REMARKS
[1]	60" x 50"	WOOD	GLASS	3	
[2]	48" x 50"	WOOD	GLASS	2	
[3]	24" x 30"	WOOD	GLASS	1	
[4]	72" x 40"	WOOD	GLASS	3	

**CASE: PPT200013**  
**EXHIBIT C: Floor Plan (Office)**  
**PLANNER: T. Wheeler**  
**DATE: June 21, 2021**

**FLOOR PLANS**  
 18257 GRAND AVENUE  
 LAKE ELSINORE, CA

Job Number: TBD  
 Date: 19 APRIL 2021  
 Drawn By: AS  
 Sheet Number: 5 of 5

SHEET NUMBER: 5 OF 8 SHEETS

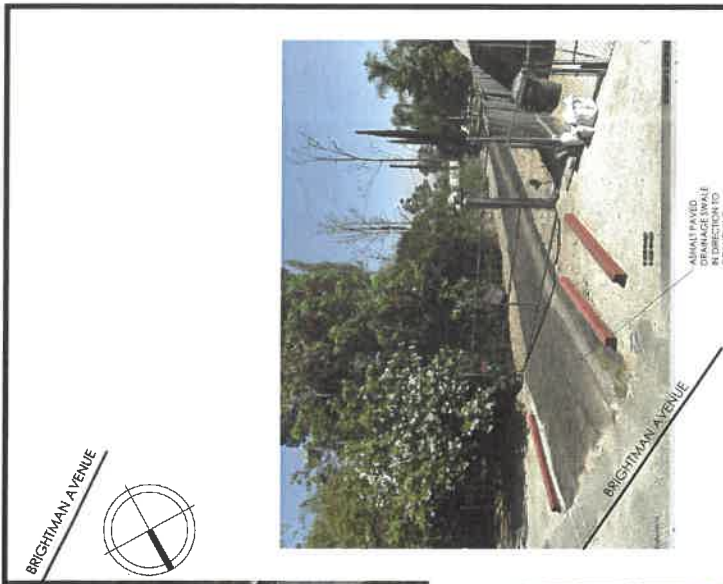
Legend



(B) Partial Aerial view



(A) Partial Aerial view



(C) View from Brightman Ave

gend

**DRAINAGE PLAN**  
 18257 GRAND AVENUE  
 LAKE ELSINORE, CA

Site Plan: SP-1.6  
 Date: 19 APRIL 2021  
 Drawn By: CD / AS  
 Sheet Number: 1 of 5



SHEET NUMBER:  
**8**  
 OF 8 SHEETS



CASE: PPT200013  
 EXHIBIT D: Site Drainage Plan  
 PLANNER: T. Wheeler  
 DATE: June 21, 2021



Legend

Legend

Site Plan: SP-1.6  
 Date: 10 OCTOBER 2020  
 Drawn By: CD / AS  
 Sheet Number: 1 of 5

GRAND AVENUE  
 18257 GRAND AVENUE  
 LAKE ELSINORE, CA

SHEET NUMBER



OF SHEETS



CASE: PPT200013  
 EXHIBIT F: Streetscape Renderings  
 PLANNER: T. Wheeler  
 DATE: June 21, 2021



SHEET NUMBER



Site Plan: SP-1.6  
 Date: 10 OCTOBER 2020  
 Drawn By: CD / AS  
 Sheet Number: 1 of 5

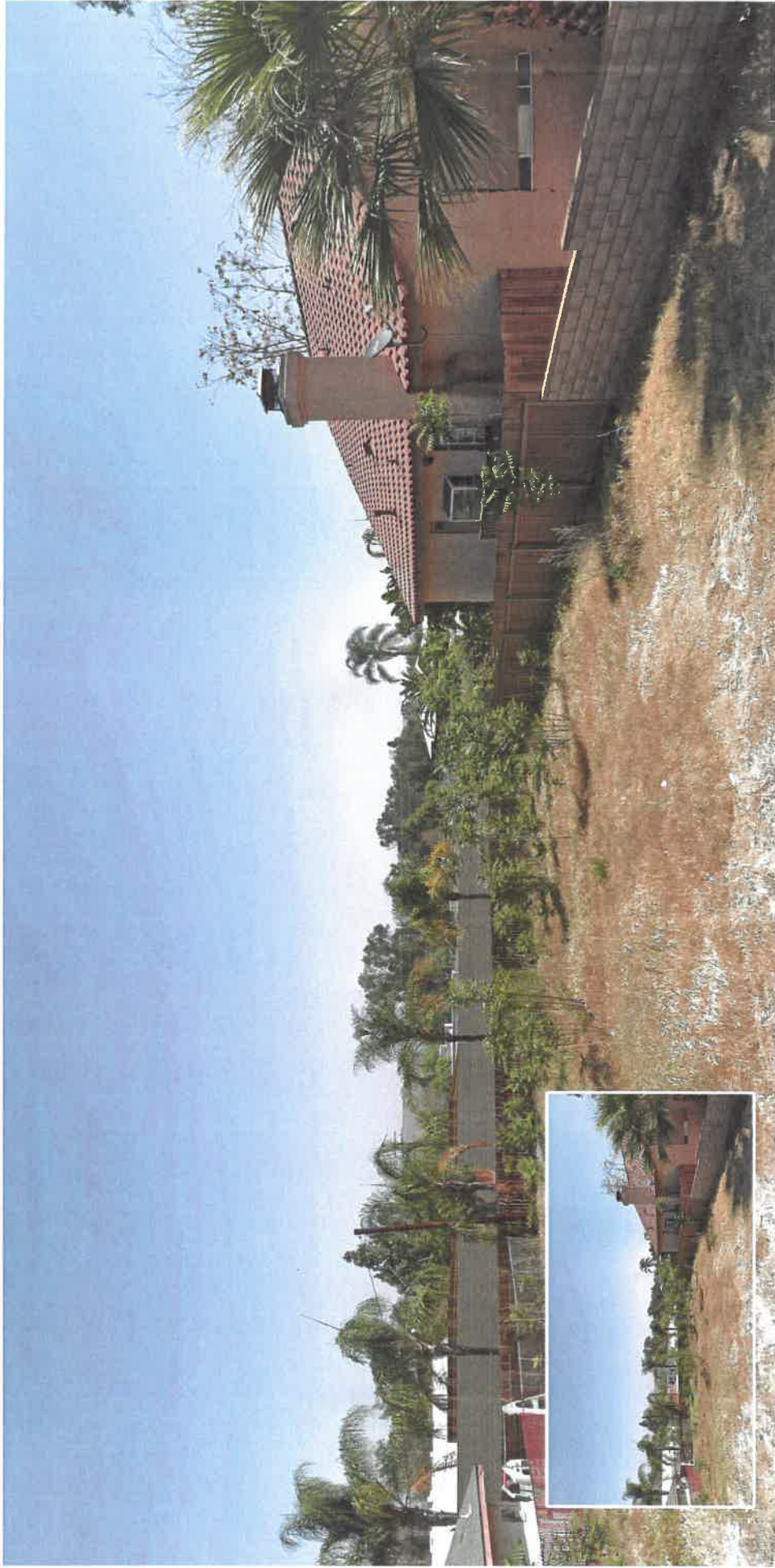
TURNER STREET  
 18257 GRAND AVENUE  
 LAKE ELSINORE, CA

Legend

Photomontage PPT200013

Scale Bar:

OF SHEETS



Photomontage PPT200013

Legend

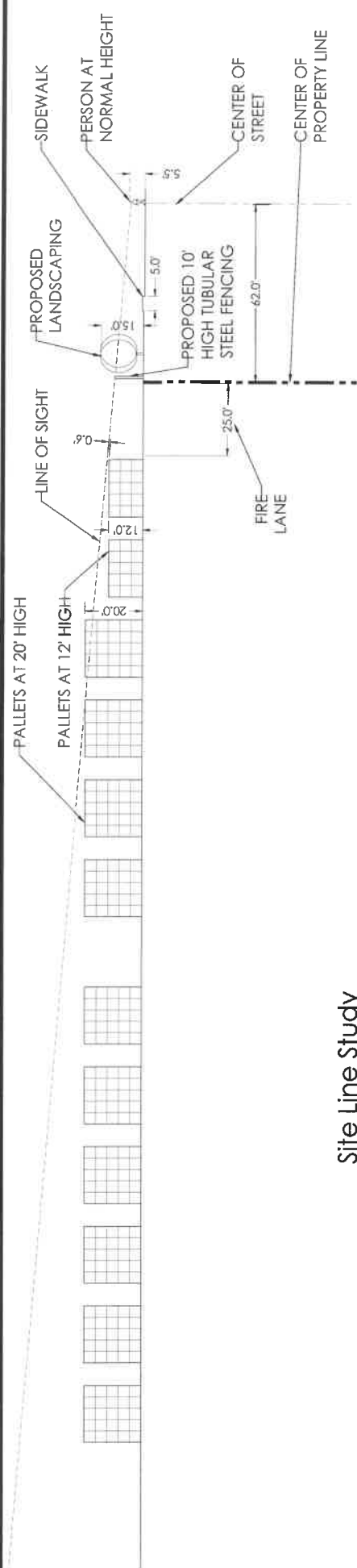
**BRIGHTMAN AVE.**  
18257 GRAND AVENUE  
LAKE ELSINORE, CA

Site Plan: SP-1.6  
Date: 10 OCTOBER 2020  
Drawn By: CD / AS  
Sheet Number: 1 of 5

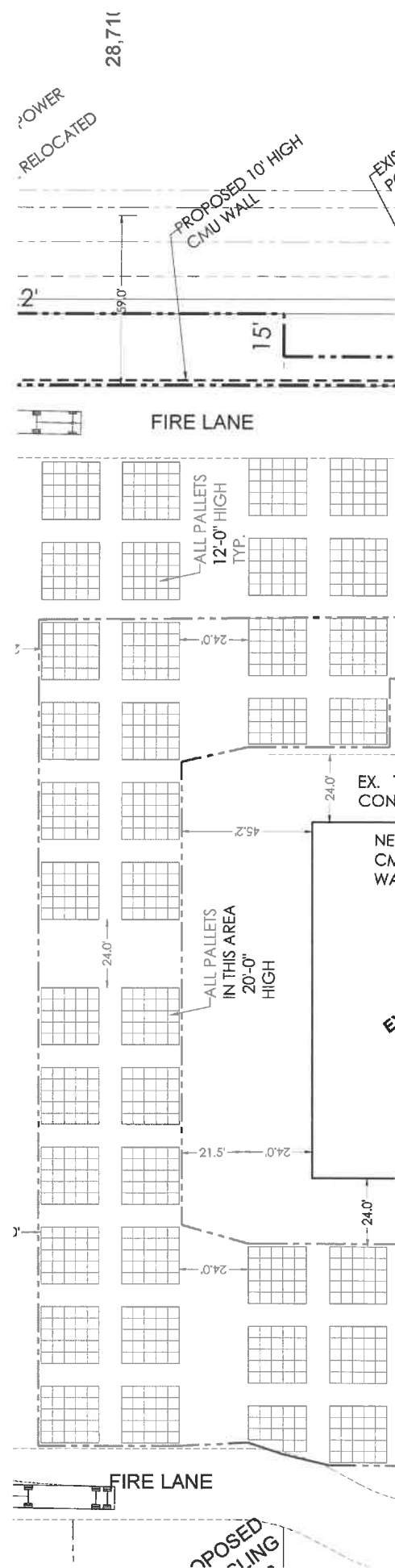


SHEET NUMBER:

OF SHEETS



Site Line Study



Partial Site Plan

Plan: SP-1.6  
 Date: 19 MAY 2021  
 Drawn By: ASERAFIN  
 Sheet Number: 1 of 5

SHEET NUMBER: **1.2** OF 8 SHEETS

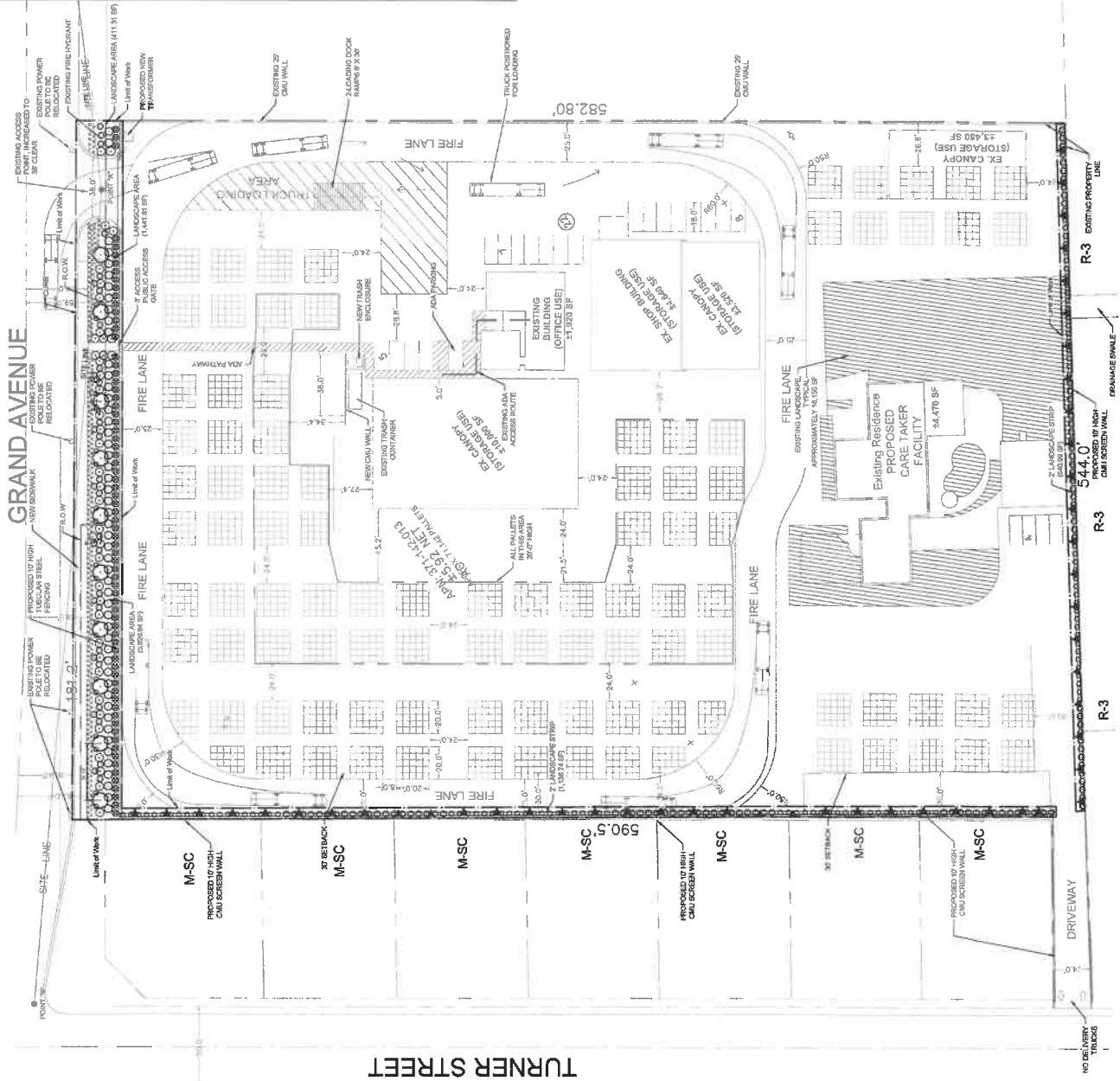
CASE: PPT200013  
 EXHIBIT H: Line of Sight Analysis  
 PLANNER: T. Wheeler  
 DATE: June 21, 2021

Line of Site Exhibit

Scale Bar: 1" = 40'



TURNER STREET



**Relative Density Calculations (RD) - Table 1: Calculations (Great Project Name, Description)**

Relative Density Calculations (RD) - Table 1: Calculations (Great Project Name, Description)

1. Minimum Allowed (Bldg Allowance)

2. Estimated Allowed (Bldg Allowance)

3. Estimated Allowed (Bldg Allowance)

4. Estimated Allowed (Bldg Allowance)

5. Estimated Allowed (Bldg Allowance)

6. Estimated Allowed (Bldg Allowance)

7. Estimated Allowed (Bldg Allowance)

8. Estimated Allowed (Bldg Allowance)

9. Estimated Allowed (Bldg Allowance)

10. Estimated Allowed (Bldg Allowance)

11. Estimated Allowed (Bldg Allowance)

12. Estimated Allowed (Bldg Allowance)

13. Estimated Allowed (Bldg Allowance)

14. Estimated Allowed (Bldg Allowance)

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16. Estimated Allowed (Bldg Allowance)

17. Estimated Allowed (Bldg Allowance)

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20. Estimated Allowed (Bldg Allowance)

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26. Estimated Allowed (Bldg Allowance)

27. Estimated Allowed (Bldg Allowance)

28. Estimated Allowed (Bldg Allowance)

29. Estimated Allowed (Bldg Allowance)

30. Estimated Allowed (Bldg Allowance)

**PROJECT INFORMATION**

PROJECT ADDRESS: 1827 GRAND AVENUE, LAKE ELSHORE, CA  
 APN: 371-142-013  
 FIRE ARMY CANTON: 20020 (Donald Peile Storage Yard)  
 REVIEW NO.:  
 JURISDICTION: LAKELAND VILLAGE  
 EXISTING ZONING: C-1 (C.P. GENERAL COMMERCIAL) For Lumber yards including incidental mill work  
 LOT AREA: 5.92 NET ACRES  
 BUILDING INFO:  
 EXISTING SHOP BUILDING  
 EXISTING OFFICE BUILDING  
 3 MODULAR UNITS CONNECTED AT A TOTAL OF 1,920 SF  
 OPEN SPACE TOTAL OF 4,640 SF  
 STANDARD PARKING PROVIDED = 21  
 ADA PARKING PROVIDED = 1  
 TOTAL PARKING PROVIDED = 22

**PROJECT TEAM**

CLIENT:  
 COYSTEAM LLC  
 897 EAST WILSON ROAD  
 SAN MARCOS, CA 92069  
 PHONE: 949.288.9777  
 EMAIL: COYSTEAM@GMAIL.COM  
 CONTRACT: RICK W. GITTINS

LANDSCAPE ARCHITECT:  
 WOOD ARCHITECTURE  
 1825 GRAND AVENUE  
 LAKE ELSHORE, CA 92550  
 PHONE: 949.288.9777  
 CONTRACT: RICK W. GITTINS

**REQUIREMENTS:**

**ORNDANCE 400** - Trees minimum of 80 (60' trees) along frontage, 427.75' x .38' (drive entrance) = 381.79' x 8.0 = 8.5 or 7 trees required  
 Provided: 10 trees

A minimum of five percent of the site proposed for development shall be landscaped and irrigated.  
 Proposed site for development = 252,075 square feet  
 Proposed landscaping = 25,013 square feet or 9.9% (18,186 existing + 9,456 proposed)

**FOR CONSTRUCTION**



**811**



Date	02.22.2020	1st Submission
Drawing Description	2nd Submission	5.9.20.2021
PPT200013		

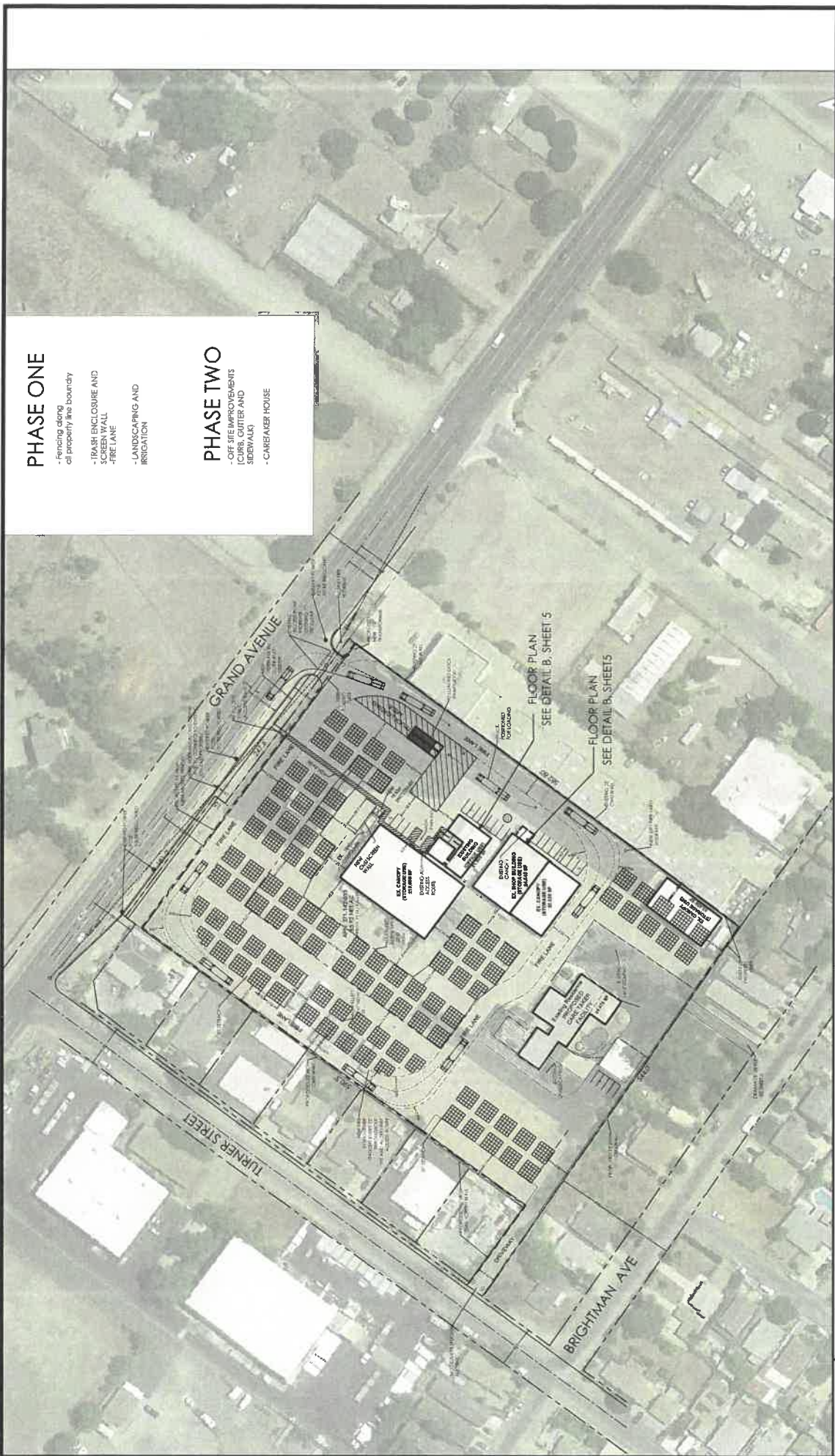
AAA Pallet  
 Landscape Concept Plan  
 Lake Elsinore, CA

Date: 6.2.2021  
 Scale: 1" = 30'  
 Project: 20057 WA



**CASE: PPT200013**  
**EXHIBIT L: Conceptual Lands**  
**PLANNER: T. Wheeler**  
**DATE: June 21, 2021**





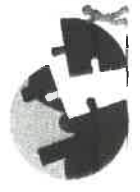
**PHASE ONE**

- Fencing along all property line boundary
- TRASH ENCLOSURE AND SCREEN WALL
- FIRE LANE
- LANDSCAPING AND IRRIGATION

**PHASE TWO**

- OFF SITE IMPROVEMENTS (CURB, GUTTER AND SIDEWALK)
- CARETAKER HOUSE

Legend



CASE: PPT200013  
 EXHIBIT P: Phasing Plan  
 PLANNER: T. Wheeler  
 DATE: June 21, 2021

**PHASING PLAN**

18257 GRAND AVENUE  
 LAKE ELSINORE, CA

Site Plan: SP-1.6

Date: 13 MAY 2021

Drawn By: ASERAFIN

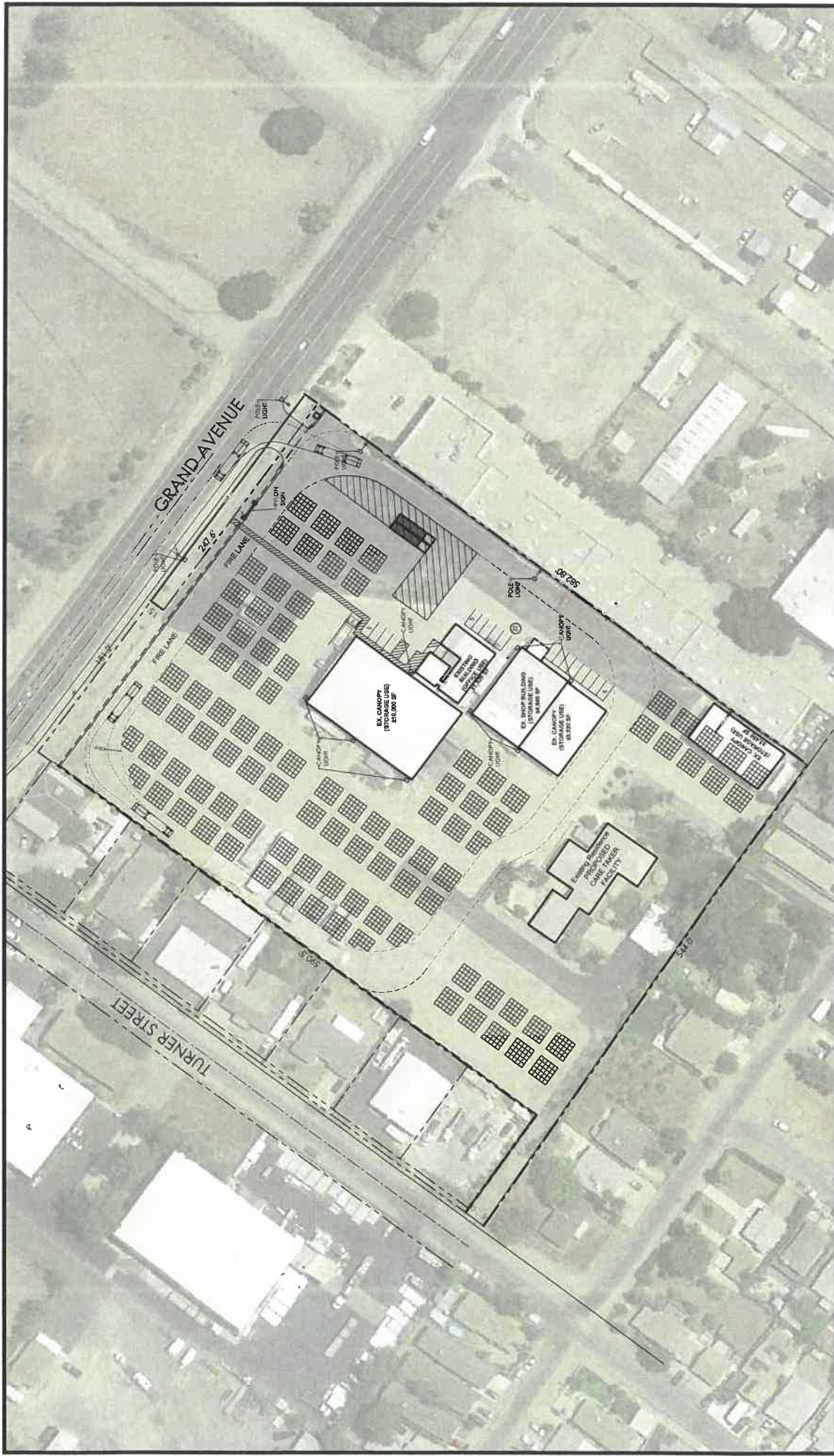
Sheet Number: 1 of 5

SHEET NUMBER



1.3

OF 8 SHEETS



Legend

CASE: PPT200013  
 EXHIBIT S: Site Lighting Plan  
 PLANNER: T. Wheeler  
 DATE: June 21, 2021

8028011 05/19/2021 10:41:00 AM



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.  
Assistant CEO/TLMA Director



06/21/21, 12:18 pm

PPT200013

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT200013. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT200013) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

- Exhibit A (Site Plan), dated June 4, 2021.
- Exhibit B & C (Elevations & Floor Plan), dated April 26, 2021.
- Exhibit D (Site Drainage Plan), dated April 26, 2021.
- Exhibit F (Streetscape Renderings-Wall/Fence), dated April 26, 2021.
- Exhibit H (Line of Sight Plan), dated April 26, 2021.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated June 4, 2021.
- Exhibit P (Phasing Plan), dated April 26, 2021.
- Exhibit S (Site Lighting Plan), dated April 26, 2021.

**Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- School District Impact Compliance
  - current California Building Code (CBC)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)

#### Advisory Notification. 4 AND - Project Description & Operational Limits

Plot Plan No. 200013 is a proposal 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 sqft. 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 sqft office modular, a 4,640 sqft open shop structure and two open canopies at 3,520 sqft and 3,450 sqft respectively. The project site would provide a trash enclosure and 24 parking spaces, including one for disable person's and two truck loading parking spaces near the office modular. The project will have a lifespan of five 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.

The Project site is located within the Elsinore Area Plan and the Lakeland Village Policy Area. The Project site is located north of Vail Street, south of Turner Street, east of Brightman Avenue, and west of Grand Avenue. The Project site address is 18257 Grand Avenue.

**ADVISORY NOTIFICATION DOCUMENT****E Health****E Health. 1 DEH ECP Comments**

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

**E Health. 2 Gen - Custom**

This project is currently connected to sewer. Any structures or dwellings added to this property that include wastewater plumbing will also require connection to sewer.

**Fire****Fire. 1 Fire - Advisory**

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans, the technical report and access and water. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

**Planning****Planning. 1 0010 - Planning - Project Lifespan**

The Planning Department is imposing a life span on the project to be limited to 5 years, with the opportunity to extend the life of the project an additional 5 years per a determination by the Planning Director and/or Transportation Director or dependent on when the area is changed to Mixed Use Area per the General Plan Policy (ELAP 6.30).

The lifespan on this project would also parallel the required condition for road improvements by the Transportation Department for Grand Avenue. Transportation has conditioned the project to provide cash

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 1                                      0010 - Planning - Project Lifespan (cont.)**

surety and bonding for the Grand Avenue road improvements. It would ensure that Grand Avenue improvements will be constructed within 2 years of the project’s approval.

**Planning. 2                                      0010-Planning-USE - CEASED OPERATIONS**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

**Planning. 3                                      0010-Planning-USE - HOURS OF OPERATION**

Use of the facilities approved under this plot plan shall be limited to the hours of operations as follows: 7 a.m. to 3:30 p.m., Monday through Friday, Saturday 7 am to 11:30 a.m., and Closed on Sundays; in order to reduce conflict with adjacent residential zones and/or land uses.

**Planning. 4                                      0010-Planning-USE - NO OUTDOOR ADVERTISING**

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

**Planning. 5                                      0010-Planning-USE - PERMIT SIGNS**

No signs are approved pursuant to this project approval. The project will redesign the existing on-site sign pylon sign for their business through a Building and Safety permit. Any proposed signage should be in substantial conformance to the conceptual sign design from the entitlement project. Refer to the Planning Department with any questions.

**Planning. 6                                      0010-Planning-USE - MAINTAIN LICENSING**

At all times during the conduct of the permitted use; the permittee shall maintain and keep in effect valid licensing approval or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

**Planning. 7                                      0010-Planning-USE - VOID RELATED PROJECT**

Any approval for use of or development on this property that was made pursuant to Plot Plan No. 200013 shall become null and void upon final approval of Plot Plan No. 200013 by the County of Riverside.

**Planning. 8                                      0020-Planning-USE - EXPIRATION DATE-PP**

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.



**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 9**

**15 - PLANNING - Landscape Requirement**

Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall: 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859; 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and, 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

**Planning-CUL**

**Planning-CUL. 1**

**Human Remains**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**Planning-CUL. 2**

**Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 2                      Unanticipated Resources (cont.)**

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. \*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**Planning-GEO****Planning-GEO. 1                      GEO210019 ACCEPTED**

County Geologic Report GEO No. 210019, submitted for the project PPT200013, was prepared by Moore Twining Associates, Inc. and is titled; "Geotechnical Engineering and Geologic-Seismic Hazards Investigation, Proposed Site Improvements, Proposed Lumber Yard and Recycling Center, 18257 Grand Avenue, Lake Elsinore, California," dated April 15, 2021. In addition, the consultant has also submitted the following response to comments: "Response to Review Comments County Geologic Report No. 210019", dated May 20, 2021. GEO No. 210019 concluded: 1. Based on our review of the geologic literature presented and summarized in this response letter, in our opinion, there is not sufficient evidence to conclude that the Willard Fault is an active fault that has had surface displacement within the Holocene Epoch (about the last 11,700 years). Thus, the risk of surface rupture at the subject site from an earthquake occurring along the Willard Fault is considered to be low. 2. Due to the flat relief of the site, landslide hazard is not anticipated to be a factor for the project. 3.

Based on the relatively high dry densities and consolidation test data, there is a slight potential for hydrocollapse at the site. 4. Regional subsidence is not considered a potential concern for this project. 5.

This report recommends to support the proposed screen wall foundations on scarified, moisture conditioned and compacted engineered fill to limit static settlements of proposed foundations to 1-inch total and ½ inch differential in 30 feet. 6. The results of our liquefaction analysis indicates that liquefaction would potentially occur as a result of the design level seismic event. The analysis indicates the total and differential seismic settlements of about 5 inches and 2½ inches in 40 feet, respectively would occur under the design earthquake. Further, the analysis indicates seismic settlements of about 3 inches total and 1½ inches differential in 40 feet would occur in the upper 15½ feet BSG (above groundwater) 7. The result of laboratory testing indicated that the near surface silty, clayey sand soils encountered in the area of the proposed screen wall have low plasticity characteristics (plasticity index of 5), and the same sample tested indicated a very low expansion potential (expansion index value of 4). GEO No. 210019 recommended: 1. Stripping should be conducted in all areas of existing improvements (onsite and off-site) to remove surface vegetation and surface debris. The general depth of stripping should be sufficiently deep to remove the root systems and organic topsoils. 2. During site preparation, all roots encountered that are larger than ¼ inch in diameter or any accumulation of organic matter that will result in an organic content more than 3 percent by weight should be removed and not used as engineered fill.

**ADVISORY NOTIFICATION DOCUMENT****Planning-GEO****Planning-GEO. 1                    GEO210019 ACCEPTED (cont.)**

3. If any other on-site or off-site subsurface structures or improvements such as underground utilities are encountered during site preparation and are not scheduled to remain, then these subsurface structures and improvements should be removed along with all associated fill soils and soils disturbed during removal of the subsurface structures and improvements. 4. Following stripping, areas to receive miscellaneous lightly loaded foundations, such as screen walls and retaining walls, should be over-excavated to at least the bottom of foundations, to a depth of at least 12 inches below preconstruction site grades, to the depth required to remove all fill soils (if any), or to at least 12 inches below subsurface improvements to be removed (if any), whichever is greater. 5. The over-excavation for retaining walls/screen walls should extend to at least 3 feet beyond the edges of the foundations, or up to improvements to remain, or to property lines, whichever occurs first. GEO No. 210019 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210019 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

**Transportation****Transportation. 1                    RCTD-USE - General Conditions**

1. With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

**ADVISORY NOTIFICATION DOCUMENT**

**Transportation**

**Transportation. 1 RCTD-USE - General Conditions (cont.)**

- 6. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- 7. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

- 8. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: PPT200013

Parcel: 371142013

## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 1                      60 - BG GRADE - Provide 12" wide concrete maintenance                      Not Satisfied**

Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

### Transportation

**060 - Transportation. 1                      RCTD-USE - File L&LMD Application                      Not Satisfied**

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

**060 - Transportation. 2                      RCTD-USE - Submit Grading Plans                      Not Satisfied**

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

## 80. Prior To Building Permit Issuance

### Fire

**080 - Fire. 1                      Prior to BP issuance - Pallet Storage                      Not Satisfied**

A technical report in accordance with CFC 104.7.2, prepared by a qualified entity approved by the Office of the Fire Marshal, shall be reviewed and approved by the Office of the Fire Marshal. The report shall analyze the fire safety properties of the design, operation and use of the facility and recommend necessary changes. The report shall include analysis of the fire hazards of this proposed use to adjacent uses including residential and the wildland urban interface/national forest and propose recommended modifications to the design to mitigate the hazard as appropriate. The analysis shall also include recommended fireflow based on the proposed use/design of the property.

**080 - Fire. 2                      Prior to permit                      Not Satisfied**

1. If phased construction is planned, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5) 2. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction and/or placement of pallets or size as approved by the Office of the Fire Marshal. (CFC 501.4) 3. Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than 15 feet, if project is located in a Local Responsibility Area Fire Hazard Zone. 4. Final Pallet storage and apparatus access configuration shall be reviewed and approved by the Office of the Fire Marshal after approval of the Technical Report

Plan: PPT200013

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## 80. Prior To Building Permit Issuance

### Fire

**080 - Fire. 3**

**Prior to permit**

**Not Satisfied**

1. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow. 2. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3) 3. Prior to issuance of Building Permits and/or pallet placement, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction and/or placement of pallets or as otherwise approved by the Office of the Fire Marshal. They shall be maintained accessible. 4. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) 5. Final Fireflow requirements shall be determined after approval of the Technical Report (CFC 2810.9)

### Planning

**080 - Planning. 1**

**0080-Planning-USE - Clearance of ALL Code Enforcement**

**Not Satisfied**

Prior to issuance of any building permits, any or all Code Enforcement Cases or Violations will need to be cleared and finalized. This will pertain to any previous site location(s) for a pallet storage yard for AAA Pallet and any subsidies located within the County of Riverside jurisdiction. Documentation of cleared or finalized code case will be provided to the Planning Department for clearance of this condition.

**080 - Planning. 2**

**0080-Planning-USE - CONFORM TO ELEVATIONS**

**Not Satisfied**

Elevations of all buildings and structures submitted for (tenant improvement) building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s).

**080 - Planning. 3**

**0080-Planning-USE - CONFORM TO FLOOR PLANS**

**Not Satisfied**

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s).

**080 - Planning. 4**

**0080-Planning-USE - FEE STATUS**

**Not Satisfied**

Prior to issuance of any building permits for Plot Plan No. 200013, the Planning Department shall determine the status of the deposit-based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

**080 - Planning. 5**

**0080-Planning-USE - Wall & Fence Permits**

**Not Satisfied**

Wall and/or fence permits will need to be applied for prior to the issuance of the Tenant Improvement (BTI) permit. Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT(s).

Plan: PPT200013

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## 80. Prior To Building Permit Issuance

### Survey

**080 - Survey. 1                      RCTD-USE - Right-of-way Dedication                      Not Satisfied**

Sufficient public street right of way along Grand Avenue (along project boundary) shall be convey for public use to provide for a 59-foot half width dedicated right of way per County Standard No. 93, Ordinance 461.

**080 - Survey. 2                      RCTD-USE - Survey Monument                      Not Satisfied**

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

### Transportation

**080 - Transportation. 1              80 - TRANSPORTATION - Landscape Inspection Deposit              Not Satisfied**

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall: Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

**080 - Transportation. 2              80 - TRANSPORTATION - Landscape Plot Plan/Permit              Not Satisfied**

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall: Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and

Plan: PPT200013

Parcel: 371142013

## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 2      80 - TRANSPORTATION - Landscape Plot Plan/Permit      Not Satisfied**

street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at [RCTLMA.org](http://RCTLMA.org).

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

**080 - Transportation. 3      80 - TRANSPORTATION - Landscape Project Specific      Not Satisfied**

### Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall: In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.



Plan: PPT200013

Parcel: 371142013

## 80. Prior To Building Permit Issuance

### Transportation

#### **080 - Transportation. 3      80 - TRANSPORTATION - Landscape Project Specific      Not Satisfied**

- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

#### **080 - Transportation. 4      RCTD-USE - Annexation into L&LMD or Other District      Not Satisfied**

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following: (1) Landscaping along street associated with this development. (2) Streetlights. (3) Graffiti abatement of walls and other permanent structure. (4) Street sweeping.

Plan: PPT200013

Parcel: 371142013

## 80. Prior To Building Permit Issuance

### Transportation

#### **080 - Transportation. 4 RCTD-USE - Annexation into L&LMD or Other District Not Satisfied**

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following: (1) Completed Transportation Department application. (2) Appropriate fees for annexation. (3) Two (2) sets of street lighting plans approved by Transportation Department. (4) Streetlight Authorization form from SCE or other electric provider.

#### **080 - Transportation. 5 RCTD-USE - Landscaping Design Plans Not Satisfied**

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Varela Lane and El Tecolote Road (along project boundaries) and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

#### **080 - Transportation. 6 RCTD-USE - Lighting Plan Not Satisfied**

A separate streetlight plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

#### **080 - Transportation. 7 RCTD-USE - Surety and Bonding Before TI Not Satisfied**

Prior to Occupancy or any Tenant Improvement (TI) Permits, the project-proponent shall provide a cash surety and bonding for the Grand Avenue improvements (including streetlight, landscaping, and utility improvements). The split between cash surety and bonding is to be 50/50 unless an alternative split is approved by the Director of Transportation. The bonds shall address all cost for work proposed in the road right of way. The Grand Avenue improvements shall be constructed and completed within two years of project approval. The project-proponent shall secure bonds and agreements as approved by the Director of Transportation.

#### **080 - Transportation. 8 RCTD-USE - Utility Plan Not Satisfied**

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Plan: PPT200013

Parcel: 371142013

## 90. Prior to Building Final Inspection

### E Health

**090 - E Health. 1 Hazmat BUS Plan Not Satisfied**

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

### Fire

**090 - Fire. 1 Fire Prevention Plan Not Satisfied**

A Fire Prevention plan in accordance with CFC 2810.3 shall be reviewed and approved by the Office of the Fire Marshal.

**090 - Fire. 2 Fire Safety and Emergency Plan Not Satisfied**

A Fire Safety and Emergency Evacuation plan in accordance with CFC 2810.4 shall be reviewed and approved by the Office of the Fire Marshal.

### Planning

**090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied**

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT(s). Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

**090 - Planning. 2 0090-Planning-USE - NO ROOF EQUIPMENT Not Satisfied**

Roof-mounted equipment shall not be permitted within the project site.

**090 - Planning. 3 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied**

A minimum of twenty-two (22) parking spaces and two (2) truck loading parking spaces shall be provided as shown on the APPROVED EXHIBIT(s), unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

**090 - Planning. 4 0090-Planning-USE - TRASH ENCLOSURE Not Satisfied**

A trash collection enclosed area shall be installed as shown on APPROVED EXHIBIT(s).

Plan: PPT200013

Parcel: 371142013

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 5                      0090-Planning-USE - UTILITIES UNDERGROUND                      Not Satisfied**

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility. \*Please note that the project will relocate four (4) SCE power poles from out of the road right of way (ROW) off Grand Avenue and onto the project site.\*

**090 - Planning. 6                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied**

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT(s). Wall/fence permits can be finalized at same time or before final of the Tenant Improvement (BTI) permit.

### Transportation

**090 - Transportation. 1                      90 - TRANSPORTATION - Landscape Inspection and                      Not Satisfied**

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits, and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

**090 - Transportation. 2                      RCTD-USE - Complete Annexation into L&LMD or Other                      Not Satisfied**

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

Plan: PPT200013

Parcel: 371142013

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 3 RCTD-USE - Existing Maintained Improvement Not Satisfied**

Approval of the Street Improvement plans AND/OR providing cash surety and bonding to the Transportation Department will clear this condition. The Project shall provide the following improvements:

1. Grand Avenue along project boundary is designated as a MAJOR HIGHWAY and shall be improved with 38' half- width AC pavement, 8" concrete curb and gutter, concrete sidewalk (project side), and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

a. A 6' concrete sidewalks shall be improved adjacent to the curb line within the 21' parkway and join the southerly existing sidewalks as directed by the Director of Transportation.

b. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.

c. Gate shall be installed 35', minimum, radial from the flowline of Grand Avenue and as directed by the Director of transportation.

d. A transition AC pavement tapering lane shall be improved along the north project boundary on Grand Avenue per 55 m/h design speed limit or as directed by the Director of Transportation.

e. Delivery truck access shall be restricted on Turner Street and proper signage/channelization shall be constructed as directed by the Director of Transportation.

**090 - Transportation. 4 RCTD-USE - F-WQMP after TI Not Satisfied**

Tenant Improvement Permit may be granted prior to clearing this condition.

Within 2 years of any occupancy of the site, the project-proponent shall obtain approval of a Final WQMP, approval of the Street Improvement Plans, and then obtain a Transportation Road Encroachment Permit, and complete all related work to the satisfaction of the Transportation Department. A Notice of Completion shall be approved within 2 years of any occupancy of the site to avoid enforcement actions by the Department.

**090 - Transportation. 5 RCTD-USE - Landscaping Installation Completion Not Satisfied**

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within street associated with this development.

**090 - Transportation. 6 RCTD-USE - Payment of Transportation Fees Not Satisfied**

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

• Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

**090 - Transportation. 7 RCTD-USE - Streetlights Install Not Satisfied**

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Plan: PPT200013

Parcel: 371142013

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 7 RCTD-USE - Streetlights Install (cont.) Not Satisfied**

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

**090 - Transportation. 8 RCTD-USE - Surety and Bonding Before TI Not Satisfied**

Prior to Occupancy or any Tenant Improvement (TI) Permits, the project-proponent shall provide a cash surety and bonding for the Grand Avenue improvements (including streetlight, landscaping, and utility improvements). The split between cash surety and bonding is to be 50/50 unless an alternative split is approved by the Director of Transportation. The bonds shall address all cost for work proposed in the road right of way. The Grand Avenue improvements shall be constructed and completed within two years of project approval. The project-proponent shall secure bonds and agreements as approved by the Director of Transportation.

**090 - Transportation. 9 RCTD-USE - Utility Install Not Satisfied**

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

### Waste Resources

**090 - Waste Resources. 1 Gen - Form D Not Satisfied**

Form D – Mandatory Commercial Recycling and Organics Recycling Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org)



**Charissa Leach, P.E.**  
*Assistant TLMA Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	Minor Change
<input type="checkbox"/> Tentative Parcel Map	Revised Map
<input type="checkbox"/> Vesting Map	Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> <b>Xxx Conditional Use Permit</b>	Commercial Hog Ranch Permit/Amended Permit
<input type="checkbox"/> Plot Plan	Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	Surface Mining Permit
<input type="checkbox"/> Public Use Permit	Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Temporary Use Permit	Extension of Time (Ord. No. 348)
<input type="checkbox"/> Variance	Solar Power Plant
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	Determination of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	Extension of Non-Conforming Use Status
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Food Truck	Public Convenience and Necessity Determination
<input type="checkbox"/> Grading Permit Initial Study	Setback Adjustment
<input type="checkbox"/> Historic District Alteration Permit	Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Large Family Day Care Permit	Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Living Native Tree Removal Permit	Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Minor Temporary Event Permit	Substantial Conformance with a Specific Plan
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

## GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT):		
Contact Person:	<b>Kim Caldwell</b>	
	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:	<b>kim@tpaoc.com</b>	
Mailing Address:	<b>160 S Old Spring Suite 210</b>	
	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<b>Anaheim Hills, CA 92808</b>	
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	<b>714/235-5393</b>	Mobile Phone No.:

Engineer/Representative Contact, if any:		
Contact Person:		
	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:		
	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:		Mobile Phone No.:

Property Owner Contact:		
Contact Person:	<b>Rick Gittings</b>	
	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<b>807 E Mission Road</b>	
	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<b>San Marcos, CA 92069</b>	
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	<b>760/744-9040</b>	Mobile Phone No.:



## GENERAL APPLICATION FORM

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Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

## GENERAL APPLICATION FORM

### PROPERTY INFORMATION:

Assessor's Parcel Number(s):

**371 142 013**

Approximate Gross Acreage: **5 acres**

I/We, the applicant, certify that the following responses are true and correct. Yes  No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

### HAZARDOUS SITE REVIEW STATEMENT

Government Code Section 65962.5(f) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code. xxxx

The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

### HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.  
Yes  No

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

## GENERAL APPLICATION FORM

### AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes  No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

*Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers) ([https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public))*

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

### MILITARY LAND USE COMPATIBILITY

Using the California Military Land Use Compatibility Analyst website, the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes

### WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- Santa Ana/San Jacinto Valley Region
- Santa Margarita Region
- Santa Margarita Region-Other Development Project
- Whitewater Region

*Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) ([https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public))*

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

**STEP 2:** This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

## GENERAL APPLICATION FORM

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Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\\_General\_Application\_Form.docx  
Revised: 03/18/2020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

Note: The Planning Department will primarily direct communications regarding this application to the person identified as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the Applicant or Property Owner information changes.

Kim Caldwell Kim Caldwell

May 13,

2020

*Printed Name of Applicant*

*Signature of Applicant*

*Date Signed*

**Applicant-Property Owner Signatures Form**

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Note: Property owner(s)'s signatures are NOT required for the following applications or requests:

Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, County personnel, or its agents, may enter the subject property and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

**AGREEMENT FOR PAYMENT OF PROCESSING FEES**

The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

**INDEMNIFICATION AGREEMENT**

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment , Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

**Applicant-Property Owner Signatures Form**

Gypsy Bay LLC By: Rick W. Gittings, Manager  
Printed Name of Property Owner



Signature of Property Owner

Printed Name of Property Owner

Signature of Property Owner

Date Signed

**D** Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed **Additional Property Owner Signature Form(s)** for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.
- If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

If the application is for a Plot Plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a Plot Plan for a wireless communication facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:	
Assessor's Parcel Number(s):	18257 Grand Avenue, Wildomar, CA 92525 APN: 371-142-013
Approximate Gross Acreage:	approximately 5 acres

**Applicant-Property Owner Signatures Form**

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FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Appl ication Forms\Applicant\_Property\_Owner\_Signature\_Form.do cx  
Revised: 03/30/2020



## 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  
12<sup>th</sup> 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](mailto: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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIENGUYEN certify that on April 29, 2021,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PPT200013 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

# Riverside County GIS Mailing Labels

PPT200013 ( 1000 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 752 1,505 Feet

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 4/29/2021 3:43:38 PM

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371120002  
SAMUEL DOUGLAS PULLEY  
2211 PEPPERWOOD  
LONG BEACH CA 90815

371130004  
MCEL RATH JEFFREY A LIVING TRUST DATED  
20995 ALAMEDA DEL MONTE  
WILDOMAR CA 92595

371141011  
HG RHODIA  
33065 TURNER ST  
LAKE ELSINORE CA 92530

371141022  
CHANCDEN DAVID EDMONDSON  
18135 GRAND AVE  
LAKE ELSINORE CA 92530

371150004  
CHARLES HOCTOR  
P O BOX 1475  
PLACENTIA CA 92871

371160009  
ABE GUTIERREZ  
32950 KATHRYN WAY  
LAKE ELSINORE CA 92530

371170020  
WILLIAM S. STULL  
18401 GRAND AVE  
LAKE ELSINORE CA 92530

371170024  
TED RIECK  
5115 CHATEAU CR  
IRVINE CA 92604

371170026  
ROGER H. PAQUETTE  
26587 MAHOIA WAY  
MURRIETA CA 92562

371170027  
ROGER H. PAQUETTE  
26587 MAHONIA WAY  
MURRIETA CA 92562

371142005  
PHILLIPS FAMILY TRUST DTD 2/16/20  
33100 TURNER ST  
LAKE ELSINORE CA 92530

371142011  
BERNA DARYLL & RONDA REVOCABLE LIVING  
37233 FLORAL CREEK CIR  
MURRIETA CA 92562

371150009  
HOME FRONT INV PROP  
31938 TEMECULA PKY A369  
TEMECULA CA 92892

371170030  
JAN ALLEN DEJULIO  
42280 CALLE CONTENTO  
TEMECULA, CA 92591

371150001  
STEVE GALVEZ  
31938 TEMECULA PKY # A369  
TEMECULA CA 92592

371150006  
BARBARA BONFIELD  
18300 GRAND AVE  
LAKE ELSINORE CA 92530

371150011  
NORMAND DANDURAND  
1465 LA RIATA DR  
LA HABRA HEIGHTS CA 90631

371150014  
CAROL J. HILLARY  
18330 GRAND AVE  
LAKE ELSINORE CA 92530

371160014  
ALICIA SANCHEZ  
32890 KATHRYN WAY  
LAKE ELSINORE CA 92530

371160015  
JAMES RICHARD DOUGLAS  
P O BOX 1110  
LAKE ELSINORE CA 92531

371160016  
GILBERTO M. FRANCO  
32940 KATHRYN WAY  
LAKE ELSINORE CA 92530

371120010  
DAVID R. COOK  
PO BOX 1135  
CEDAR GLEN CA 92321

371142002  
DERON W. HAPTONSTALL  
2510 PEARBLOSSOM ST  
FULLERTON CA 92835

371142013  
GYPSY BAY  
807 E MISSION RD  
SAN MARCOS CA 92069

371160017  
PATRICIA A. FAVUS  
32930 KATHRYN WAY  
LAKE ELSINORE CA 92530

371160029  
ROBERT P. CANTARINI  
18400 GRAND AVE  
LAKE ELSINORE CA 92530

371120008  
FONG RESIDENCE TRUST  
18150 GRAND AVE UNIT A-D  
LAKE ELSINORE CA 92530

371130006  
KIMHEAN LY  
15063 DANIELLE WAY  
LAKE ELSINORE CA 92530

371130007  
JULIO ERNESTO PACHECO  
30261 SPRAY DR  
CANYON LAKE CA 92587

371130018  
SC TALEGA PROP INC  
28241 CROWN VALLEY PKY # F-192  
LAGUNA NIGUEL CA 92677

371120009  
MEE CHAU  
422 S STARBOARD ST  
SANTA ANA CA 92704

371130003  
GEORGE H. CHRISTIE  
25041 LUNA BONITA DR  
LAGUNA HILLS CA 92653

371130005  
SAM W. CRILLY  
717 N JANSS  
ANAHEIM CA 92805

371141006  
EVMWD  
31315 CHANEY ST  
LAKE ELSINORE CA 92530

371150012  
RMT PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

371160012  
RUBY MAY CARSON  
32910 KATHRYN WAY  
LAKE ELSINORE CA 92530

371160018  
LINDA REYES  
32920 KATHRYN WAY  
LAKE ELSINORE CA 92530

371170005  
RODERICK E. EMERSON  
2067 264TH ST  
LOMITA CA 90717

371141005  
FIRST BAPTIST CHURCH OF LAKE ELSINORE  
18119 GRAND AVE  
LAKE ELSINORE CA 92530

371160026  
ISABEL R. VELADOR  
4195 HAVENRIDGE DR  
CORONA CA 92883

371170006  
KEVIN DELL  
32961 JOEL CIR  
DANA POINT CA 92629

371170021  
WILLIAM S. STULL  
18401 GRAND AVE # B  
LAKE ELSINORE CA 92530

371170022  
ROGER PAQUETTE  
26587 MAHONIA WAY  
MURRIETA CA 92562

371170041  
NORMAN L. FLOYD  
18369 GRAND AVE  
LAKE ELSINORE CA 92530

371170042  
H T PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

382033023  
NORMA PEREZ  
33190 WRIDE ST  
LAKE ELSINORE CA 92530

382033030  
ELIAS ROMAN  
33220 WRIDE ST  
LAKE ELSINORE CA 92530

382034008  
VICKIE RODRIGUEZ  
33220 SCHAPER ST  
LAKE ELSINORE CA 92530

382034020  
BERT C. MORAIN  
33200 SCHAPER ST  
LAKE ELSINORE CA 92530

382041009  
PABLO M. TORRES  
13133 GOLD FINCH ST  
MORENO VALLEY CA 92553

382041011  
MONICO ONTIVEROS  
18282 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382041012  
RAUL MIKE LOPEZ  
18284 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382041013  
JASON G. WHITE  
18286 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382033017  
JOAN V. HICKS  
10891 LINNELL AVE  
GARDEN GROVE CA 92843

382033029  
PAEZ FAMILY REVOCABLE FAMILY TRUST  
33240 WRIDE ST  
LAKE ELSINORE CA 92530

382034001  
GARY HILL  
18173 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382034017  
JOSEPH B. VICARI  
33243 TURNER ST  
LAKE ELSINORE CA 92530

382034028  
ABELARDO C. FUENTES  
18193 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382035007  
CHARLES H. SIMS  
33280 HOLLISTER DR  
LAKE ELSINORE CA 92530

382041005  
SAMEE AHMED  
13092 ESTES CIR  
WESTMINSTER CA 92683

382041028  
KERI M. WISE  
2847 JUDIANN LN  
VISTA CA 92084

382041029  
KENNETH A. GREGORY  
18 PARTERRE AVE  
FOOTHILL RANCH CA 92610

382042001  
MARIA GREGORIA SALGADO  
18207 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382042036  
LUIS M. ESPINOZA  
33191 BOOTH ST  
LAKE ELSINORE CA 92530

371170031  
PARCEL 4 LOT E TRUST  
322958 MISSION TR NO 415F  
LAKE ELSINORE CA 92530

371170032  
STAN LUCAS  
2850 TEMPLE AVE  
LONG BEACH CA 90806

371142003  
SWRAJ HOTEL INC  
P O BOX 87344  
SAN DIEGO CA 92138

371142004  
RONALD W. DUNN  
P O BOX 233  
LAKE ELSINORE CA 92531

371142007  
DEE & R INV  
37233 FLORAL CREEK CIR  
MURRIETA CA 92562

371142012  
ABEL FLORES GARCIA  
33010 TURNER ST  
LAKE ELSINORE CA 92530



371150008  
BONFIELD BARBARA REVOCABLE TRUST  
2430 OUR COUNTRY RD  
ESCONDIDO CA 92029

371160010  
MARK S. HOENIG  
28510 RED GUM  
LAKE ELSINORE CA 92530

371160030  
VINCENT R. GRAVES  
8841 APACHE LOOP  
PARKER AZ 85344

371170004  
FRIENDS OF INDONESIA FELLOWSHIP INC  
P O BOX 446  
LAKE ELSINORE CA 92531

382041027  
ROBERT E. LEACH  
184 MISSION OAKS RD  
FALLBROOK CA 92028

382042004  
CHARLES OLDENBURG  
33168 TURNER ST  
LAKE ELSINORE CA 92530

382042011  
TRINIDAD PORTILLO  
33216 TURNER ST  
LAKE ELSINORE CA 92532

382042012  
ZAVETZ RICHARD L  
33222 TURNER ST  
LAKE ELSINORE CA 92530

382043003  
ESTEBAN PINEDO  
10401 AMIES RD  
ANAHEIM CA 92804

382044017  
MA I. ROSALES  
33172 BENNER ST  
LAKE ELSINORE CA 92530

382060009  
ROBERT F. SCHNEIDER  
17375 RANSPOT AVE  
LAKE ELSINORE CA 92530

382060022  
THOMAS UBELACKER  
18271 SANDERS DR  
LAKE ELSINORE CA 92530

382060025  
KATHERINA L. CARTER  
18305 SANDERS DR  
LAKE ELSINORE CA 92530

382060027  
JOHN JOONG KIM  
3 COUNTRY LN  
ROLLING HILLS ESTATES CA 90274

371120006  
HOA BENSON  
12582 AGNES STANLEY ST  
GARDEN GROVE CA 92841

371120007  
HIPPOZE BULK INV  
1627 VIA ROMA CIR  
CORONA CA 92881

371130008  
ANUCHIT RUKSOMBOONDE  
1850 W SYCAMORE ST  
SAN BERNARDINO CA 92407

382060028  
HORMOZ MOTAZEDI  
18345 SANDERS DR  
LAKE ELSINORE CA 92530

382070012  
FRANK J. BARKO  
3644 N OO E W  
KOKOMO IN 46901

382070066  
JACQUELINE K. STEWART  
P O BOX 537  
LAKE ELSINORE CA 92530

382026011  
MELVIN LEE CAPPS  
2480 E GALBRANTH RD NO 1  
READING OH 45237

382026012  
EGEREN SETH VAN  
33189 WOOD ST  
LAKE ELSINORE CA 92530

382031033  
SCOTT JAMES STEINER  
19017 REINDEER DR  
LAKE ELSINORE CA 92530

382032004  
LORI D. GARCIA  
33180 WOOD ST  
LAKE ELSINORE CA 92530

382032008  
SHIRLEY LONGNECKER LIPOLD  
13387 RUNNING HORSE DR  
MORENO VALLEY CA 92553

382033024  
JORGE ALFARO  
2900 NORTON AVE  
LYNWOOD CA 90262

382033027  
ISIDORO SOLARES  
33256 WRIDE ST  
LAKE ELSINORE CA 92530

382033031  
HILDA SMITH  
33176 WRIDE ST  
LAKE ELSINORE CA 92530

382041006  
LAMBERTO BARRIOS  
18246 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382043013  
MIGUEL ACEVEDO  
33173 BENNER ST  
LAKE ELSINORE CA 92530

382044002  
MICHAEL E. ESTRADA  
18299 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382044007  
JEANETTE PERRY  
33194 BENNER ST  
LAKE ELSINORE CA 92530

382044008  
TERENCE LEE WARD  
33200 BENNER ST  
LAKE ELSINORE CA 92530

382044016  
JOSEPH VEGA  
18384 SANDERS DR  
LAKE ELSINORE CA 92530

381223005  
ROGER F. CONTE  
11 FIRENZE CT NO 12  
NEWPORT BEACH CA 92657

381223011  
HILARIO ARTOLA  
39656 RUSTIC GLEN DR  
TEMECULA CA 92591

381223022  
JOSE SOCORRO TORRES  
22083 WALNUT DR  
WILDOMAR CA 92595

382043004  
MANUEL CHAVARIN MARTINEZ  
33180 BOOTH ST  
LAKE ELSINORE CA 92530

381223009  
SCOTT MCAMIS  
33045 WOOD ST  
LAKE ELSINORE CA 92530

382044005  
GABRIEL VALENTIN GONZALEZ  
31053 AVENIDA DE LA VISTA  
SAN JUAN CAPO CA 92675

382041016  
PETE FLORES  
18310 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382041023  
GREGORY A. ROBERTS  
18326 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382042006  
FRANCISCO PARDO  
5876 CROWN DR  
MIRA LOMA CA 91752

382042017  
DAVID LESPERANCE  
33215 BOOTH STREET  
LAKE ELSINORE CA 92530

382042032  
JOHN ROWLAND CLEM  
108 N POE ST UNIT A  
LAKE ELSINORE CA 92530

382043007  
HANI S. KASSICIEH  
P O BOX 9592  
ANAHEIM CA 92812

382050077  
EDGECLIFF  
P O BOX 12022  
ORANGE CA 92859

381223024  
JOSE J. RODRIGUEZ  
33088 DOWMAN ST  
LAKE ELSINORE CA 92530

381223025  
BERNARDINO VASQUEZ  
33066 DOWMAN ST  
LAKE ELSINORE CA 92530

381223034  
MIGUEL PEREZ RIZO  
1773 KRAFT ST  
OCEANSIDE CA 92058

382043008  
ANTHONY STEPHEN SAUVE  
33213 BENNER ST  
LAKE ELSINORE CA 92530

382044010  
REFUGIO ESQUIVEL  
18320 SANDERS DR  
LAKE ELSINORE CA 92530

382044013  
PAULA HEADY  
18362 SANDERS DR  
LAKE ELSINORE CA 92530

382044015  
CATALDO PHILLIP J TRUST DATED 10/17/2018  
18309 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382060017  
ADOLPH M. MONTANO  
1433 LAGOON AVE  
WILMINGTON CA 90744

382060024  
DENISE C. CANTERBERRY  
18263 SANDERS DR  
LAKE ELSINORE CA 92530

382060046  
SHIRLEY JOHNSON  
13107 SPEAR TRAIL CT  
ROSHARON TX 77583

382060047  
SHIRLEY JOHNSON  
18261 SANDERS DR  
LAKE ELSINORE CA 92530

371120003  
JUAN SAENZ SEPULVEDA  
18120 GRAND AVE  
LAKE ELSINORE CA 92530

371120004  
BILL MONTAGUE  
18124 GRAND AVE  
LAKE ELSINORE CA 92530

371120005  
BEATRICE M. CARLSON  
3075 N WOODS ST  
ORANGE CA 92865

371141010  
RICKEY DEAN TWAMLEY  
18155 GRAND AVE  
LAKE ELSINORE CA 92530

371150015  
BARRY JOSEPH LEFROY  
32295 MISSION TRL 8 261  
LAKE ELSINORE CA 92530

382031010  
MICHAEL BURG  
18152 BRIGHTMAN ST  
LAKE ELSINORE CA 92530

382032013  
DON REED  
15164 DARNELL DR  
LAKE ELSINORE CA 92530

382033012  
RYAN MOTT  
33253 SCHAPER ST  
LAKE ELSINORE CA 92530

382034004  
GEOFFREY C. DODGE  
33174 SCHAPER ST  
LAKE ELSINORE CA 92530

382034007  
STEVEN D. CURTIS  
33208 SCHAPER ST  
LAKE ELSINORE CA 92530

382034012  
MARIO CORONADO  
18178 BALLARD AVE  
LAKE ELSINORE CA 92530

382041001  
RIBEAU LAURENCE S  
2593 LONG HOLLOW PIKE  
HENDERSONVILLE TN 37075

382041002  
JEANMARIE MOSCA  
18212 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382041007  
SCOTT C. HADLEY  
31902 AVD EVITA  
SAN JUAN CAPO CA 92675

382041018  
MARICRUZ MARTINEZ  
18685 MAIN ST NO 164A  
HUNTINGTON BEACH CA 92648

382041019  
EDWARD W. OCONNELL  
18320 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382041021  
HERLINE HARM  
18316 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382041031  
LARRY SOLOMON  
18228 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382041032  
ADRIAN CASTILLO  
18220 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382042035  
NATHAN ROBERT OAKLEY  
18225 BRIGHTMAN AVE NO A & B  
LAKE ELSINORE CA 92530

382044004  
MARK FREEMAN  
33180 BENNER ST  
LAKE ELSINORE CA 92530

382044006  
TERESA MOYA  
33190 BENNER ST  
LAKE ELSINORE CA 92530

382045001  
LEONARD J. VIERRA  
24421 SAGECREST CIR  
MURRIETA CA 92562

382026013  
JUAN DEDIOS SANCHEZ  
33183 WOOD ST  
LAKE ELSINORE CA 92530

382031002  
SA LI  
4358 CAMPHOR AVE  
YORBA LINDA CA 92886

382031011  
VELMA RUBY HENNING  
18156 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382031012  
GARY A. DERITO  
2130 SUNSET DR NO 66  
VISTA CA 92081

382032014  
STEVEN A. SIMMONS  
33225 WRIDE ST  
LAKE ELSINORE CA 92530

382032017  
TIMOTHY E. WHITE  
33197 WRIDE ST  
LAKE ELSINORE CA 92530

382033002  
PO YUN WU  
13571 FLINT DR  
SANTA ANA CA 92705

382033018  
EDWARD NORTHEY IVERSON  
32965 LAKEVIEW TER  
LAKE ELSINORE CA 92530

382033019  
SCOTT WILLIAM EVERSON  
33189 SCHAPER ST  
LAKE ELSINORE CA 92530

382034003  
TERRY J. MOHR  
14857 TOFT DR  
LAKE ELSINORE CA 92530

382034010  
EVA GONZALEZ  
5876 CROWN RD  
MIRA LOMA CA 91752

382034018  
SCOTT C. HADLEY  
31901 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

382034019  
STEPHEN D. CONTRERAS  
33197 TURNER ST  
LAKE ELSINORE CA 92530

382034026  
BERT C. MORAIN  
33200 SCHAPER ST  
LAKE ELSINORE CA 92530

382034029  
ANTONIO GAYTAN  
33171 TURNER ST  
LAKE ELSINORE CA 92530

382035009  
BORIN PAL  
18186 BALLARD ST  
LAKE ELSINORE CA 92530

382041008  
FRANCISCO ALBARRAN PANTALEON  
30041 TESSIAR # 144  
LAGUNA NIGUEL CA 92677

382042010  
RAUL R. VIDALES  
33208 TURNER ST  
LAKE ELSINORE CA 92530

382042018  
STERLING C. COLDANI  
33207 BOOTH ST  
LAKE ELSINORE CA 92530

382042019  
JOSE L. FRIAS  
33201 BOOTH ST  
LAKE ELSINORE CA 92530

382042021  
ALICIA MUNOZ  
33165 BOOTH ST  
LAKE ELSINORE CA 92530

382043011  
GUADALUPE GONZALEZ  
33181 BENNER ST  
LAKE ELSINORE CA 92530

382043017  
JOHN F. CASSEL  
PO BOX 8961  
ALTA LOMA CA 91701

382031024  
ANDRES DIAZ ESPINDOLA  
18148 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382031030  
SANDRA S. TISCARENO  
18186 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382060029  
MELROSE KIM LIVING TRUST DTD 7/14/20  
1525 W MACARTHUR BLVD # 11  
COSTA MESA CA 92626

382060035  
KIM A. MELROSE  
1525 W MACARTHUR NO 11  
COSTA MESA CA 92626

382060013  
BAO GIA LE  
2490 N ROBINHOOD PL  
ORANGE CA 92867

382070063  
LLOYD RICHARD STONE  
10418 N IVERSON LN  
HIGHLAND UT 84003

381223006  
FRANK CONTE  
11 FIRENZE CT NO 12  
NEWPORT BEACH CA 92657

381223018  
JORGE ALFARO  
3562 THOR AVE  
LOS ALAMITOS CA 90720



382070003  
KAY M. MARCANTONIO  
2915 ANDROS ST  
COSTA MESA CA 92626

382070004  
ETHAN A. KOCHIS  
5114 PLEASANT VALLEY DR  
MARTINEZ CA 94553

382070055  
SANDY SANG LE  
5428 FLIGHT AVE  
SANTA ANA CA 92704

382032006  
ALEXANDER J. CASTILLO  
18061 CARMELA CT  
LAKE ELSINORE CA 92532

382032007  
ALEXANDER JOHN CASTILLO  
33210 WOOD ST  
LAKE ELSINORE CA 92530

382032018  
ROBERT D. TEMPLETON  
P O BOX 598  
WILDOMAR CA 92595

382032021  
MARION MONIKA FREY  
18115 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382032022  
MARISSA NICOLE MASON  
33185 WRIDE ST  
LAKE ELSINORE CA 92530

382033015  
MATTHEW CRANMER  
33219 SCHAPER ST  
LAKE ELSINORE CA 92530

382033032  
THOMAS JOHNSTON  
33188 WRIDE ST  
LAKE ELSINORE CA 92530

382034011  
SCOTT C. HADLEY  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

382034021  
RAMIRO B. DELGADO  
33175 TURNER ST  
LAKE ELSINORE CA 92530

382035001  
CHRIS MARIE CHAVARRIA  
18120 SANDERS RD  
LAKE ELSINORE CA 92530

382035005  
DANIEL HAROLD BRISKEN  
18159 BALLARD ST  
LAKE ELSINORE CA 92530

381223023  
EDER M. IBARRA  
33120 DOWMAN ST  
LAKE ELSINORE CA 92530

371170023  
JANE R. SHEETS  
19465 SWEETWOOD LN  
LAKE ELSINORE CA 92530

381223013  
PALMS PARK  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

381223015  
RAUL ARCEO  
33127 WOOD ST  
LAKE ELSINORE CA 92530

381210009  
RYAN RINGWOOD  
9216 MAPLE ST  
BELLFLOWER CA 90706

381210013  
KIMLOAN LUU  
18096 GRAND AVE  
LAKE ELSINORE CA 92530

381223008  
LUIS A. MANI CORTES  
33035 WOOD ST  
LAKE ELSINORE CA 92530

381223027  
TODD PULLIAM  
33056 DOWMAN ST  
LAKE ELSINORE CA 92530

381223037  
RACHEL NICOLE B INGRAM  
33113 WOOD ST  
LAKE ELSINORE CA 92530

381223038  
HADLEY SCOTT C  
31902 AVENIDA EVITA  
SAN JUAN CAPISTRANO CA 92675

382031021  
HEIDY S. GONZALEZ  
18174 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382032001  
LARKIE & CHEMO LIVING TRUST DATED  
33115 CASE ST  
LAKE ELSINORE CA 92530

382032016  
TULLIO CARDONE  
4588 SAPICCO DR  
LAS CRUCES NM 88012

382034023  
AGUSTIN MANZO  
18860 OAKVIEW WAY  
LAKE ELSINORE CA 92530

382034027  
GARY DERITO  
2130 SUNSET DR NO 66  
VISTA CA 92081

382042015  
JOSE JUAN SILVA  
33221 BOOTH ST  
LAKE ELSINORE CA 92530

382043005  
VIOLET GAY INGRAM  
33190 BOOTH ST  
LAKE ELSINORE CA 92530

382043016  
CLARK B. MACGILLIVRAY  
16420 SE MCGILLIVRAY 103  
VANCOUVER WA 98683

382044001  
BARBARA ANN WINCHESTER  
18285 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382044009  
INES ABREGO  
18320 SANDERS DR  
LAKE ELSINORE CA 92530

382070016  
EVERARDO NEGRETE  
P O BOX 432  
TEMECULA CA 92592

382070062  
DYLAN NELSON  
18375 STONECREST DR  
KLAKE ELSINORE CA 92530

381223010  
JOYCE E. LEI  
33069 WOOD ST  
LAKE ELSINORE CA 92530

382026009  
GABRIEL HINOJOSA  
33217 WOOD ST  
LAKE ELSINORE CA 92530

382031001  
OSCAR MADRID  
18102 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382026003  
GREGORY J. GRAVELL  
30572 SHORELINE DR  
MENIFEE CA 92584

382031005  
OSCAR ANIVAL MONZON  
18126 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382031023  
ALFONSO COUOH ARBAUGH  
20433 GUFFY LN  
WILDOMAR CA 92595

382031032  
SALVADOR ROSALES  
18339 SANDERS DR  
LAKE ELSINORE CA 92530

382032002  
GUADALUPE ANDRADE  
18105 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382032003  
JESUS A. ORTEGA  
33170 WOOD ST  
LAKE ELSINORE CA 92530

382033001  
PAMELA J. MULLENS  
3055 BONNYVIEW CIR  
CORONA CA 92882

382033022  
FRANCISCO J. PARDO  
5876 CROWN DR  
MIRA LOMA CA 91752

382027014  
MARLENE ARGUELLO  
33255 WOOD ST  
LAKE ELSINORE CA 92530

382031029  
DIANE TOLLIVER  
18339 SANDERS DR  
LAKE ELSINORE CA 92530

382032009  
JOSEPH F. TUCCARONE  
8061 JANEEN CIR  
LA PALMA CA 90623

382032012  
DAVID A. VELASQUEZ  
33251 WRIDE ST  
LAKE ELSINORE CA 92530

382033013  
DIANA ISABEL VARGAS-GALINDO  
37757 WINDMILL RD  
WILDOMAR CA 92595

382026010  
HT PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

382026021  
LEOBARDO VEGA  
18085 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382026022  
MICHAEL L. CHANDLER  
33175 WOOD ST  
LAKE ELSINORE CA 92530

382070009  
CARRIE L. BROOKS  
18370 STONE CREST DR  
LAKE ELSINORE CA 92530

382060030  
ROBERT R. TUPPER  
18339 SANDERS DR  
LAKE ELSINORE CA 92530

382060033  
KATHERINA CARTER  
18305 SANDERS DR  
LAKE ELSINORE CA 92530

382026002  
MARK ORMAN  
42868 JOSHUA TREE CT  
MURRIETA CA 92562

382026005  
HT PROP  
31902 AVD EVITA  
SAN JUAN CAPO CA 92675

382032015  
FROYLAN ALFARO  
25540 HAYES AVE  
MURRIETA CA 92562

382033016  
TERRY MOHR  
14857 TOFT DR  
LAKE ELSINORE CA 92530

382034002  
HECTOR AGUILAR BALDERAS  
15992 GRAND AVE  
LAKE ELSINORE CA 92530

382034016  
ANTONIO M. SOLIS  
33245 TURNER ST  
LAKE ELSINORE CA 92530

382041022  
GLENDA ELIZABETH RHEA  
18318 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382042007  
BENIGNO MEDINA  
33182 TURNER ST  
LAKE ELSINORE CA 92530

382042008  
EDGAR BEST  
33190 TURNER ST  
LAKE ELSINORE CA 92530

382042016  
DAVID J. LESPERANCE  
33215 BOOTH ST  
LAKE ELSINORE CA 92530

382042030  
TIFFANY L. ERNEST  
33200 TURNER ST  
LAKE ELSINORE CA 92530

382042033  
AUSTIN ROSS LAMPMAN BRIAN  
33165 BOOTH ST  
LAKE ELSINORE CA 92530

382042034  
KAREN CAUDILLO  
33234 TURNER ST  
LAKE ELSINORE CA 92530

382043006  
JOSEPHINE MARQUEZ SCHOFIELD  
33216 BOOTH ST  
LAKE ELSINORE CA 92530

382043009  
CAMERON P. JONES  
33201 BENNER ST  
LAKE ELSINORE CA 92530

382043010  
JUAN RIVERA LOPEZ  
33189 BENNER ST  
LAKE ELSINORE CA 92530

382043014  
HECTOR MATEO LOPEZ  
18265 BRIGHTMAN AVE  
LAKE ELSINORE CA 92530

382043015  
MARC JIMENEZ  
1751 VOORHEES AVE  
MANHATTAN BEACH CA 90266

382044012  
JOSE ARTURO MERCADO  
18356 SANDERS DR  
LAKE ELSINORE CA 92530

381223007  
ADAM G. CONTE  
19 SPLENDORE DR  
NEWPORT COAST CA 92657

381223012  
GILBERTO GARCIA ALTAMIRANO  
33087 WOOD ST  
LAKE ELSINORE CA 92530

Ackerman Law PC  
3200 E. Guasti Road, Ste. 100  
Ontario, CA 91761  
Attn: Jason Ackerman

City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530  
Attn: Planning Department

The Planning Associates Group  
160 South Old Springs Road, Suite 210  
Anaheim Hills, CA 92808  
Attn: Kim Caldwell

Rick Gittings  
807 E. Mission Road  
San Marcos, CA 92069

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201  
Riverside, CA 92502-1409

**Project Title/Case No.:** PPT200013 / CEQ2000057

**Project Location:** In the unincorporated area of Riverside County, more specifically located within the Elsinore Area Plan and the Lakeland Village Policy Area. The Project site is located north of Vail Street, south of Turner Street, east of Brightman Avenue, and west of Grand Avenue.

**Project Description:** Plot Plan No. 200013 is a proposal 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 sqft. 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 appropriate 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 sqft office modular, a 4,640 sqft open shop structure and two open canopies at 3,520 sqft and 3,450 sqft respectively. The project site would provide a trash enclosure and 24 parking spaces, including one for ADA parking space and two truck loading parking spaces near the office modular. The project will have a lifespan of five 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.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Kim Caldwell - 160 S Old Spring Suite 210, Anaheim Hills, CA 92808

**Exempt Status: (Check one)**

Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (Section 15301-Existing Facilities)

Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)

Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

**Reasons why project is exempt:** This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized as a refurbish facility for mobile commercial office trailers. Interior or exterior alterations could involve such things as interior partitions, floors, plumbing, electrical conveyance, or nothing at all, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing buildings or structures and has not proposed any significant construction or improvements for the project site beyond a tenant occupancy and onsite landscaping. Therefore, the project as proposed, would not expand upon the existing permitted building, would not expand the use of the site beyond those uses that already occurred, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

\_\_\_\_\_  
County Contact Person Phone Number

\_\_\_\_\_  
Project Planner Title

\_\_\_\_\_  
Signature Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_  
Please charge deposit fee case#: ZCEQ2000057 / ZCFW2100344



**INVOICE (INV-00148880)  
FOR RIVERSIDE COUNTY**

**County of Riverside  
Transportation & Land Management Agency**



**BILLING CONTACT / APPLICANT**

kim caldwell  
TPA  
160 Old Springs Rd, 210  
Anaheim Hills, Ca 92808

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00148880	05/28/2021	05/28/2021	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW210034	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	SUB TOTAL	TOTAL
18257 Grand Ave Lake Elsinore, CA 92530		\$50.00

<b>TOTAL DUE</b>	<b>\$50.00</b>
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, [TLMABilling@rivco.org](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.