



# RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand  
Planning Director

## DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S): PPT240001

PLANNER NAME and CONTACTS (phone / email): Baltazar Barrios/babarrios@rivco.org

DISTRICT No.: 2 SUBMITTAL No.: 1 BLUEBEAM ID (if already assigned): 019-894-777

BLUEBEAM FILES LOCATION (add hyperlink or server path): Y:\Planning Case Files-Riverside office\PPT240001\Exhibits\Applicant +

REQUESTED DAC DATE (e.g. July 13, 2023): February 8, 2024

DAC TYPE (check one):  Meeting  Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

- RIVERSIDE OFFICE PO Box 1409, Riverside, 92502-1409  PALM DESERT OFFICE 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

- 01 - Planning  04 - Biology  07 - WQMP  08 - Development Review  
 02 - Geology  05 - Cultural Transportation:  09 - Traffic Study  10 - Landscaping  
 03 - Paleontology  06 - Parks, Open Space and Trails  11 - Grading  
 12 - Building/Safety: Plan Check  
Environmental Health:  13 - Riverside  14 - Palm Desert  18 - Flood Control  
Fire:  15 - Riverside  16 - Palm Desert  17 - Idyllwild  19 - Waste Resources Management

34 - Board of Supervisors: Supervisor Karen Spiegel 35 - Planning Commission: Commissioner Marisa Gruytch

Other (Fill in name(s) of agencies and/or entities): Code Enforcement, City of Lake Elsinore

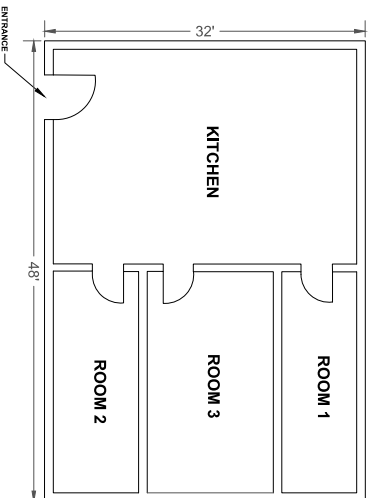
PROJECT STRIP (Fill in below):

PLOT PLAN NO. 240001 – Applicant: Maurilio Meza – Engineer/Representative: Paul J. Klukas – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD: LI) – Location: north of Highway 74, south of El Toro Cutoff, east of Haygood Way, and west of Highway 74 – 2.24 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – REQUEST: The Plot Plan No. 240001 proposes to approve an existing, unpermitted wooden pallet facility that produces, manufacture, and repair wood pallets. The proposed use have indoor and outdoor storage of vehicles on-site, such as trucks, trailers, forklifts, and other vehicles. Property currently has an office, warehouse, and three large shed canopy structures. – APN: 347-130-005, 347-130-012 – Project Planner: Baltazar Barrios at 951-955-0972 or babarrios@rivco.org

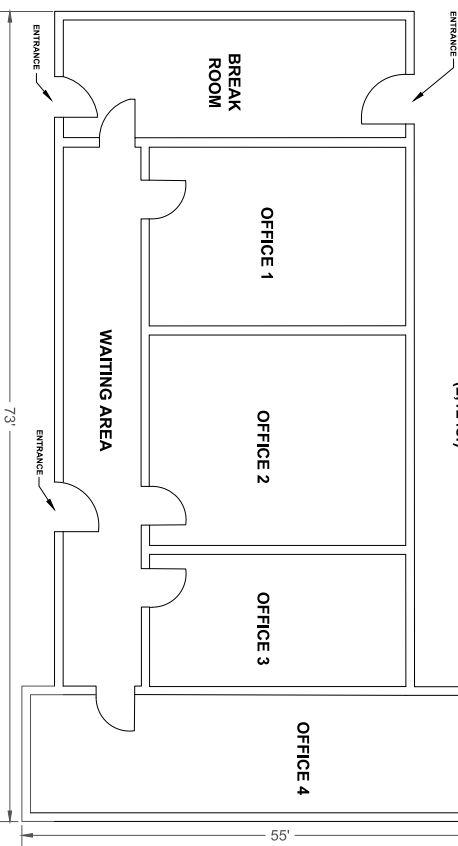
# M&S WOOD WORKS PALLETS INC.

## PLOT PLAN - FLOOR PLANS

**BUILDING B  
RESIDENCE  
(1,536sf)**



**BUILDING A  
-OFFICE-  
(2,124sf)**



NOTE: No floor plans for Overhang Structures or Warehouse are provided.

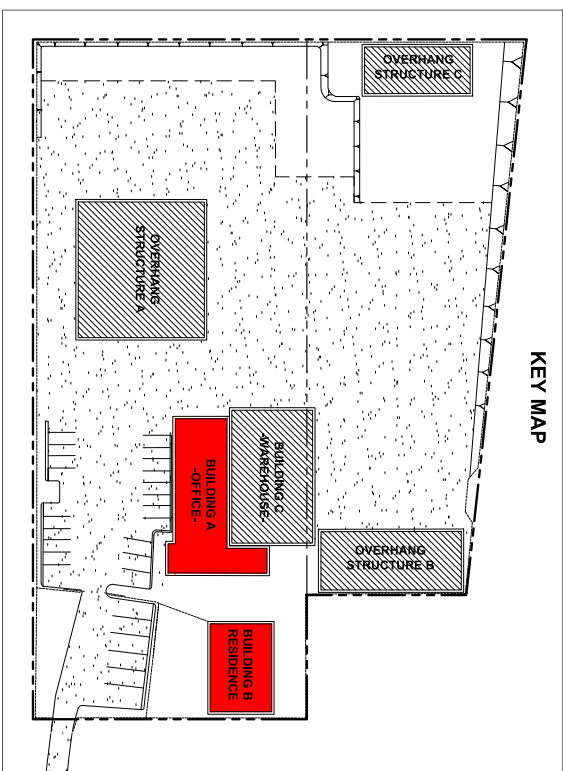
**LEGEND**

- Site Plan
- Planning
- Structural
- Electrical
- Mechanical
- Sanitary
- Grading
- Site Utility
- Site Erosion Control
- Site Water Control
- Site Fire Protection
- Site Security
- Site Landscaping
- Site Lighting
- Site Sound Barriers
- Site Other

**DATE: 08/20/2024**  
**PROJECT: Planning**  
**DATE: 08/20/2024**  
**PLANNER: B. B. B.**

### LEGAL DESCRIPTION

THE WEST 400.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
 PARCEL 1:  
 THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BENITO BASIN AND MEDIUM, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29, THENCE SOUTHWEST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 43' WEST, 262.34 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID SECTION 29, THAT LIES SOUTHWESTLY 18.57 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89° 43' WEST, 192.57 FEET TO THE POINT OF BEGINNING; SAID PROPERTY IS ALSO SHOWN AS A PORTION OF PARCEL 19, PLAT 10989, 1990, N.B.C. OF SAN BENITO COUNTY, CALIFORNIA.  
 AN EASEMENT FOR INTEREST, EGRESS AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 20.00 FEET IN WIDTH, THE SOUTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE EAST CORNER OF PARCEL 1, HEREINAFTER DESCRIBED, SAID EASEMENT BEING IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE PRECEDING PARAGRAPH, A WIDE OF 19.99 FEET; THENCE SOUTH 90° 00' WEST, 262.34 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID SECTION 29, 88.52 FEET MORE OR LESS TO THE WEST LINE OF THE SAID STATE HIGHWAY; THE NORTH LINE OF SAID FOOT STRIP BEING LENGTHENED SO AS TO TERMINATE IN SAID WEST LINE.  
 THE WEST LINE OF THE SAID STATE HIGHWAY, THE NORTH LINE OF SAID FOOT STRIP BEING LENGTHENED SO AS TO TERMINATE IN SAID WEST LINE.  
**TRACT TWO**  
 THAT PORTION OF THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BENITO BASIN AND MEDIUM, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 29, THENCE NORTH 17° 02' EAST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 12.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 17° 02' EAST ALONG THE WEST LINE OF SAID SECTION 29, 122.51 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO GARY C. HUDSON, A SINGLE MAN, AND BOBAC D. HUDSON, A MARRIED WOMAN, MOTHER AND SON, AS JOINT TENANTS BY DEED RECORDED AUGUST 2, 1988, AS INSTRUMENT NO. 4758 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SOUTH 89° 43' EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 43' WEST, 256.02 FEET TO THE TRUE POINT OF BEGINNING; PARCEL 5:  
 A NON-EXCLUSIVE EASEMENT FOR INTEREST, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES OVER AND ACROSS THE NORTHERLY 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
 PARCEL 3:  
 A NON-EXCLUSIVE EASEMENT FOR INTEREST, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES OVER AND ACROSS THE EASTERLY 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
**PARCEL 4:**  
 THAT PORTION OF THE WEST HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BENITO BASIN AND MEDIUM, DESCRIBED AS FOLLOWS:  
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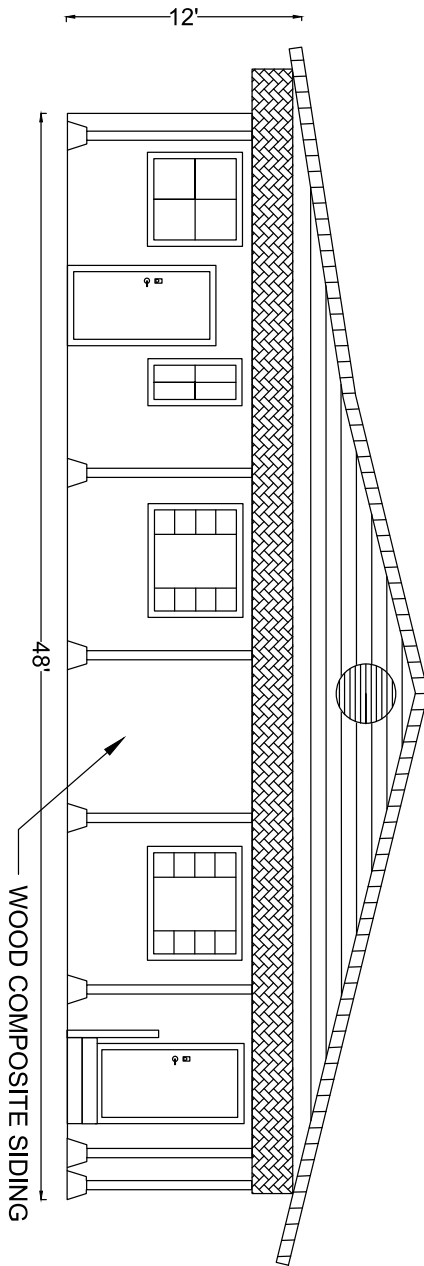
Scale: 1"=10'-0"  
 Sheet No. 1 of 1  
**2**  
 Floor Plan

**PLOT PLAN - M&S WOOD WORKS PALLETS INC.**  
 28701 HWY 74, Lake Elsinore, CA 92532

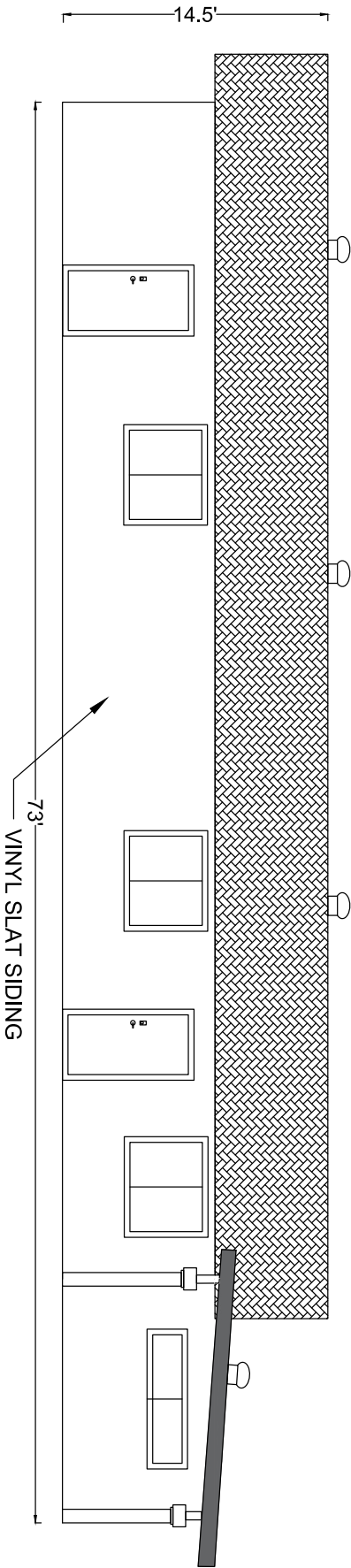
**Applicant Information:**  
 Maurilio meza  
 M&S WOOD WORKS Pallets Inc  
 Riverside, CA 92509  
 Office:(909)727-4843

**Prepared By:**  
 Planning Systems  
 1530 Faraday Ave.  
 Carlsbad, CA 92008  
 Office (760) 931-0780

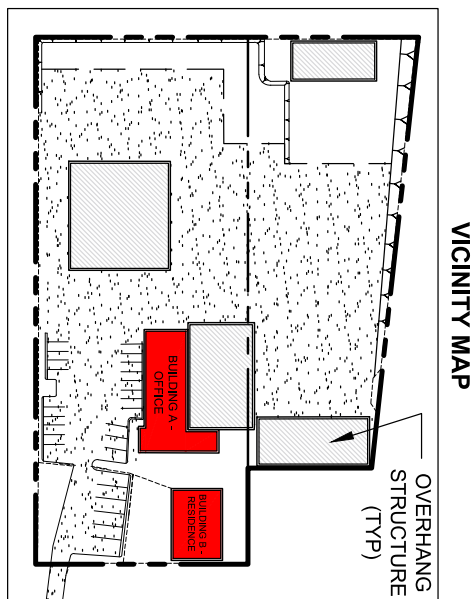
**BUILDING B**  
RESIDENCE (1,536sf)



**BUILDING A**  
OFFICE (2,124sf)



**M&S WOOD WORKS PALLETS INC.**  
**PLOT PLAN - ELEVATIONS**





# M&S Wood Works - Location Map

28701 HWY 74, Lake Elsinore, CA 92532

PLANNING SYSTEMS

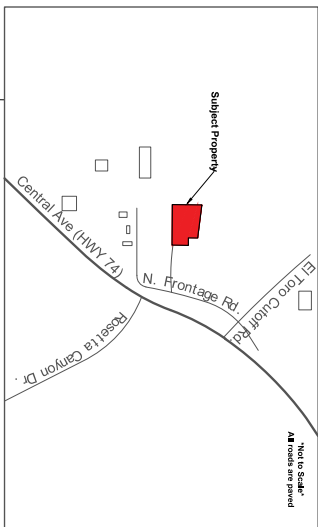


LAND USE / ZONING, PLANNING  
LANDSCAPE ARCHITECTURE  
POLICY AND PROCESSING  
ENVIRONMENTAL MITIGATION

1530 FARADAY AVENUE, SUITE 100, CARLSBAD, CA 92008  
(760) 931-0760 FAX (760) 931-5744

# M&S WOOD WORKS PALLETS INC. PLOT PLAN

## VICINITY MAP



**LEGEND**

- █ Subject Property
- █ 60' Wooded Fencing
- █ 80' Wooded Fencing
- █ 80' Wooded Fencing
- █ 80' Wooded Fencing
- █ 80' Wooded Fencing
- █ 80' Wooded Fencing
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**CASE: PT240001**  
**EXHIBIT: Site Plan**  
**DATE: 2-8-2024**  
**PLANNER: B Barrios**

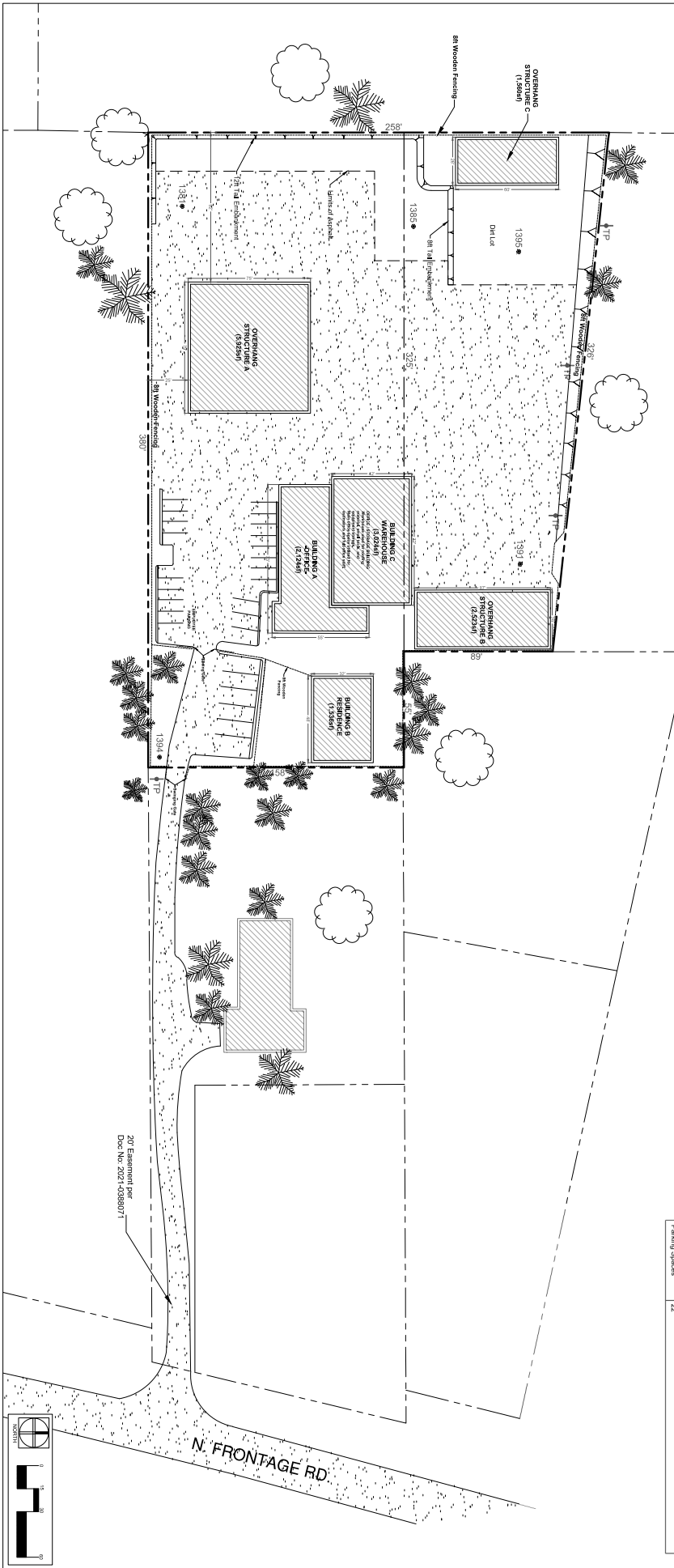
Meeting  
 Council Approval  
 Final

**PROJECT DESCRIPTION**

APPROXIMATELY 2.24 ACRES OF LAND ON TWO ADJACENT LOTS LOCATED IN THE QUANTITY UNINCORPORATED AREA OF THE COUNTY. THE LOT TOPOGRAPHY IS FAIRLY LEVEL. IT POSSESSES 15,000 SF OF OFFICE AND RESTROOMS, 3,024 SF OF WAREHOUSE AND STORAGE AND PARKING LOTS EXISTING AROUND AND AMONGST THE CENTRAL PORTION OF THE LOT(S). LAND STRUCTURES, THE PROPERTY IS COLLECTED FROM THE FRONT OF THE LOT(S). CONSTRUCTION OF APPROXIMATELY 1981

**NOTES**

1. ALL IMPROVEMENTS ARE EXISTING. NO GRADING OR ADDITIONAL IMPROVEMENTS ARE PROPOSED.
2. PER FEMA FLOOD MAP SERVICE CENTER (MSC) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.



### DATA TABLE

Applicant Name:	Maurilio Meza
Applicant Address:	M&S Wood Works Inc. 5628 Balderas Ave. Jurupa Valley, CA 92509
Telephone number:	(909) 727-4843
Email of applicant:	info@msswds.com
Exhibit Preparer:	Planning Systems 5300 Faraday Ave. San Diego, CA 92121 Carlsbad, CA 92008
APN:	347-130-05 & 347-030-12
Lot Acreage:	Lot 05 - 1.45 ac. Lot 12 - 0.79 ac. Total - 2.24 ac.
Address of Property:	28701 Hwy 74, Lake Elsinore, CA 92532
Existing Zoning:	Manufacturing Service Commercial (MS-C)
Proposed Zoning:	Manufacturing Service Commercial (MS-C) (no change proposed)
General Plan:	Heavy Industrial (no change proposed)
School District:	Western Municipal Water District
Water District:	Western Municipal Water District
Flood Control District:	Riverside County Flood Control District
Density Calculations:	Non-residential land use - No density calculations
District Zone:	Zone 3 - Lake Elsinore
Parking Spaces:	22

Prepared by:  
 Planning Systems  
 1530 Faraday Ave.  
 Carlsbad, CA 92008  
 Office (760) 931-0780

Applicant Information:  
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**PLOT PLAN - M&S WOOD WORKS PALLETS INC.**  
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