

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
16.1
(ID # 4060)

MEETING DATE:

Tuesday, April 18, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1208 (Foundation) – APPLICANT: County of Riverside – First Supervisorial District – ENGINEER: Michael Baker International – AREA PLAN: Elsinore Area Plan - Lake Elsinore Environs Policy Area - South Elsinore Zoning Area - ZONE: Rural Residential (R-R), Scenic Highway Commercial (C-P-S), Watercourse, Watershed and Conservation Areas (W-1), and General Residential (R-3) - Location: Properties generally located approximately 500 ft. south of Grand Avenue between Kathryn Way and Richard Street - PROJECT SIZE: Approximately 109 Acres - REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1208 that proposes to amend the General Plan Foundation Component and accompanying land use designations of 176 parcels, totaling approximately 109 gross acres located generally south of Grand Avenue between Kathryn Way and Richard Street. GPA No. 1208 proposes to change the General Plan Foundation Component from Rural (R), Rural Community (RC), and Open Space (OS) to Community Development (CD), and amend the accompanying land use designations from Rural Residential (RR), Estate Density Residential (EDR) and Conservation (C) to Mixed Use Area (MUA), Medium Density Residential (MDR), and Commercial Retail (CR). [\$901,908 Total Cost - 100% NCC]

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

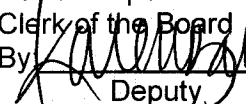
1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1208**, based on information provided by the Transportation & Land Management Agency/Planning Department, including comments received from the Planning Commission and General Plan Advisory Committee.

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating the proceedings to allow further review.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 18, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 170,410	\$ 695,480	\$ 901,908	N/A
NET COUNTY COST	\$ 170,410	\$ 695,480	\$ 901,908	N/A
SOURCE OF FUNDS: 100% NCC Department Allocation, No additional general fund requested.			Budget Adjustment No	
			For Fiscal Year: 15/16-19/20	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

During the next few years, the Planning Department will undertake efforts to evaluate the land use patterns and policies that guide development of the Lakeland Village Community and proposes to amend them based on future Community outreach efforts. General Plan Amendment No. 1208 (GPA No. 1208) will evaluate select land use patterns and policies that guide development near Lake Elsinore along Grand Avenue and amend them to reflect the area's existing uses, parcel sizes, and development patterns. The intent of the proposed GPA is to continue to refine the area's land use plan established by the previous two comprehensive General Plan updates, GPA No. 960 and GPA No. 1156, and provide policy direction to address local issues such as economic development, affordable housing options to seniors and veterans, development constraints, circulation, community-serving commercial options, walkability and infrastructure. The Planning Department will also evaluate the area's zoning classifications and infrastructure capacity.

Foundation Component General Plan Amendment No. 1208

The County-Initiated General Plan Amendment No. 1208 (GPA No. 1208) would primarily amend the project site's General Plan Foundation Component from Rural Community (RC), Rural, and Open Space (OS) to Community Development (CD) and amend Land Use Designations from Rural Residential (RR), Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Estate Density Residential (EDR), Mixed Use Area (MUA), and Commercial Retail (CR) on 176 parcels, totaling 109 gross acres. The Transportation and Land Management Agency - Planning Department has proposed this Foundation Component General Plan Amendment during the application window for the 2016 General Plan Review Cycle.

GPA No. 1208 will involve different types of General Plan Amendment categories to adequately fold the Community's vision and goals into the General Plan. The categories include "Entitlement/Policy Amendment" and "Foundation Component Amendment" and may expand into other categories upon further analysis.

The proposed Foundation Component GPA No. 1208 land use map is shown on Attachment A and is a preliminary land use plan based on the initial survey of existing land uses, terrain, development opportunities and constraints, and circulation patterns. Further modifications to the proposed land use plan are anticipated as a result of input from the General Plan Advisory Committee (GPAC), Planning Commission and Board of Supervisors at the initiation stage; as well as modifications that may result from environmental analysis, future community outreach efforts and public hearings concerning the GPA.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

General Plan Initiation Process

Prior to an application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the General Plan Initiation Process (GPIP) process. The GPIP process includes receiving comments on the proposed amendment from the GPAC and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation Component General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The GPIP process provides an opportunity for the Planning Department to hear comments related to the proposed project before embarking on the land use and environmental review process. At this time, the Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation Component General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

Justification for Foundation Component Amendment

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element and Article II, Section 2.5 of Ordinance No. 348, related to General Plan Regular Foundation Component Amendments, specific findings are required to approve a Foundation Component Amendment. These include findings that new conditions or circumstances exist that justify modifying the General Plan, that the modification does not conflict with the overall County Vision and that the modification would not create an internal inconsistency among the other General Plan Elements. The proposal for Foundation Component Amendments requires the County to provide information describing a new condition or circumstance that justifies modifying the General Plan.

The justification for the proposed Foundation General Plan Amendment to modify the General Plan is based on the following circumstances:

The proposed Foundation Amendment is a continuation of the planning effort that originated in the 2003 General Plan with the creation of the Lake Elsinore Environs Policy Area that was followed by modifications made through the 2008 General Plan Update (GPA No. 960) and proposed through General Plan No. 1156.

The Foundation Component General Plan Amendment will integrate with the work efforts established through GPA No. 960 and GPA No. 1156 as well as the extensive community outreach efforts to clearly define the Lakeland Village Community and a vision for its future. The proposed Foundation Component General Plan Amendment is based on a review of the existing land uses and parcel characteristics, as well as

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

anticipated future development patterns along Grand Avenue and the Lake Elsinore shoreline that are envisioned by the community.

GPA No. 1208 proposes to carry forward the Foundation Component Amendments that could not be addressed in GPA No. 1156. GPA No. 1156 proposed land use and policy amendments that are categorized as "Entitlement/Policy" General Plan Amendments. This type of amendment may be processed at any time and must commensurate with the findings outlined in the General Plan Administration Element for this category. Entitlement/Policy General Plan Amendments involve changes in land use designations that involve land located entirely within a General Plan Foundation Component. It may also involve changes in General Plan policy as long as it does not change the Riverside County Vision, a General Plan Principle, or a Foundation Component. Therefore, the Foundation Component Amendment that is proposed as part of GPA No. 1208 could not be addressed in GPA No. 1156.

Specifically, GPA No. 1208 proposes to amend the Foundation Component and land use designations for properties located generally 500 feet south of Grand Avenue between Kathryn Way and Richard Street. The proposed Foundation Component Amendment will encourage Community Development uses along this 1.75 mile stretch of Grand Avenue to be consistent with the remainder of Grand Avenue from the City of Lake Elsinore to the City of Wildomar.

General Plan Advisory Committee

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on October 6, 2016, Agenda Item 3.4, and was recommended for initiation to the Planning Commission by a unanimous vote.

The GPAC expressed appreciation for the County enacting consistency efforts as long as special attention is given to flood and fire hazard areas going forward.

Planning Commission

This proposed Foundation Component General Plan Amendment was considered by the Planning Commission during a public meeting on December 7, 2016, Agenda Item 2.4, and the following comments were provided by the Planning Commissioners:

The Commission supports the Community Planning effort and recommends CD-MDR across the CD-CR/LDR node to support higher density along Grand Avenue instead of the proposed CD-EDR designation. Attachment A of this report includes the Planning Commission's recommended modification.

Impact on Residents and Businesses

None at this time. The project will continue to engage the community to elicit public participation and refine the General Plan land use goals and policies. Should the Board of Supervisors initiate this General Plan Amendment including the Foundation Component Amendment, an appropriate level of land use review and environmental analysis will be conducted in conjunction with the amendment.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

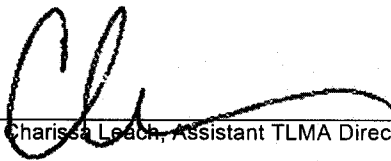
SUPPLEMENTAL:

Additional Fiscal Information

The total estimated cost is \$901,908 to complete the Community Planning process. The estimated cost includes the General Plan Amendment, Zone Consistency Program and environmental analysis. The project is anticipated to be completed by fiscal year 19/20 depending on availability of funds. The estimated budget required to complete the project for fiscal years 18/19 and 19/20 is \$36,018. No additional general fund is requested. The department has used and will continue to use its current general fund allocation.

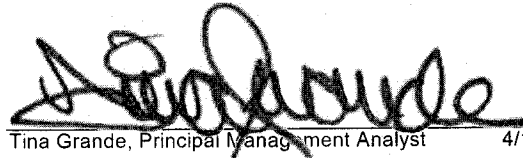
ATTACHMENTS:

- A. Proposed Foundation Component General Plan Amendment**
- B. Planning Commission Report Package**
- C. General Plan Advisory Committee Report Package**



Charissa Leach, Assistant TLMA Director

4/7/2017




Tina Grande, Principal Management Analyst

4/11/2017

Agenda Item No.: 2.4
Area Plan: Elsinore
Supervisorial District: First
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: December 7, 2016

General Plan Amendment No. 1208
Property Owners: Various
Representative: County of Riverside


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

The County of Riverside Planning Department proposes County initiated General Plan Amendment No. 1208 (GPA No. 1208) to evaluate select land use patterns and policies that guide development near Lake Elsinore along Grand Avenue and amend them to reflect the area's existing uses, parcel sizes, and development patterns. The intent of the proposed GPA is to continue to refine the area's land use plan established by the previous two comprehensive General Plan updates, GPA No. 960 and GPA No. 1156, and provide policy direction to address local issues such as economic development, affordable housing options to seniors and veterans, development constraints, circulation, community-serving commercial options, walkability and infrastructure.

GPA No. 1208 will primarily involve amendments to the General Plan within the "Foundation Component" and "Entitlement/Policy" General Plan Amendment categories, and may expand into other categories upon further analysis. The Foundation Component General Plan Amendment will address the land use designation amendments from one Foundation Component to another. The Entitlement/Policy General Plan amendment will incorporate policies to implement the proposed land use plan into the General Plan. The planning effort will involve a review of the latest flood and slope data that may result in additional amendments to the General Plan within the "Technical" General Plan Amendment category.

The area being presented to the Planning Commission for comments for the Board of Supervisor's consideration is the area subject to the Foundation Component Amendment requirements (refer to Attachment A). GPA No. 1208 would primarily amend the project site's General Plan Foundation Component from Rural Community (RC), Rural, and Open Space (OS) to Community Development (CD) and amend Land Use Designations from Rural Residential (RR), Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Estate Density Residential (EDR), Mixed Use Area (MUA), and Commercial Retail (CR) on 176 parcels, totaling 109 gross acres.

LOCATION: The project site is the area generally within five hundred feet of the southwest side of the 1.75 mile Grand Avenue corridor from Kathryn Way to Richard Street, as well as eight parcels at the northern terminus of Kathryn Way.

PROJECT APNs: 176 parcels (refer to Attachment B)

GENERAL PLAN INITIATION PROCESS (GPIP)

General Plan Regular Foundation Component Amendments are required to go through the GPIP process. A General Plan Advisory Committee (GPAC) was created and tasked by the Board of Supervisors to review the private and County-initiated applications and provide comments to the Planning Commission and the Board of Supervisors for consideration.

This stage of the process is merely a preliminary assessment to provide input to the Board on whether or not a General Plan Amendment initiation is warranted. If the Board of Supervisors adopts an order initiating proceedings for the proposed Foundation Amendment, the amendment will then go through the land use review process including applicable environmental review, Tribal consultation and public hearings. The initiation of proceedings by the Board of Supervisors shall not imply that any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT:

Pursuant to Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the GPIP process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. The Planning Department requests an initiation of the Foundation Component General Plan Amendment No. 1208 based on the circumstances enumerated below.

The proposed Foundation Amendment is a continuation of the planning effort that originated in the 2003 General Plan with the creation of the Lake Elsinore Environs Policy Area that was followed by modifications made through the 2008 General Plan Update (GPA No. 960) and proposed through General Plan No. 1156. The Lake Elsinore Environs Policy Area established the Open Space-Space Conservation designation for the area within the flood area to address flood hazard issues. It also permitted modification of the OS-C designation to occur outside of the Foundation Component Amendment cycle limits based on updated flood data.

General Plan No. 960 evaluated development constraints created by multiple land use designations on narrow lots that occur along Grand Avenue. A majority of these parcels were designation CD-MDR, CD-CR and OS-C. GPA No. 960 identified the areas that were more suitable for commercial and residential development and modified the land use designations accordingly. GPA No. 960 also modified the OS-C designation along Lake Elsinore flood line based on updated data and included a policy that encourages clustering and consolidation of parcels where feasible.

It was also apparent at the conclusion of the GPA No. 960 efforts that this region would benefit from additional community outreach to refine the land use plan and policies to better serve the Community on a regional level. Thus, the Planning Department conducted additional community workshops, received extensive public input which culminated in GPA No. 1156, which establishes the Lakeland Village Policy Area. Lakeland Village Policy Area includes a land use plan and policies to create neighborhoods that would better service the community with basic services, encourage economic growth and offer some recreational activities. It also created nodes of Mixed-Use Areas called "Gateways" along Grand Avenue to develop compact development to provide varied housing options, neighborhood commercial and civic services. The land use amendments included in GPA No. 1156 were limited to amendments that were categorized as Entitlement/Policy General Plan Amendments due to the eight-year limitation on Foundation Component Amendments; specifically, no Foundation Amendments could be made since GPA No. 1156 was developed outside the eight-year Foundation Component Amendment cycle.

GPA No. 1208 proposes to carry forward the Foundation Component Amendments that could not be addressed in GPA No. 1156. Staff also envisions including Technical and additional Entitlement/Policy Amendments that would support the proposed Foundation Component Amendment, round out the

community planning effort for this region, and ensure policies and guidelines are included to complete the community's vision for cohesive economic and development growth.

GPA No. 1208 proposes to amend the Foundation Component and Land Use Designation of approximately 109 gross acres (176 parcels) generally located 500 feet from the southwest side of Grand Avenue from Ginger Lane to Richard Street. The majority of the subject parcels within this area are currently designated as Rural Community - Estate Density Residential (RC-EDR). The existing uses along this stretch of Grand Avenue are neighborhood-servicing commercial and light industrial uses as well as residential lots that are on parcels that range in size from 0.15 to 3.44 acres. The proposed land use amendments to Community Development - Mixed Use Area (CD-MUA), Community Development - Medium Density Residential (CD-MDR), Community Development - Estate Density Residential (CD-EDR), and Community Development - Commercial Retail (CD-CR) will represent what exists along this 1.75 mile corridor, in terms of land use and parcel characteristics.

GPA No. 1208 also proposes to amend the Land Use Designation of 9.93 acres into Community Development - Mixed Use Area (CD-MUA) that is located across the street from a K- 8 Middle School. This area is generally vacant. The MUA would promote a variety of housing options as well as civic and employment opportunities for this region. GPA No. 1208 also proposes two additional small MUA areas near the northern end of the project boundary. The first one is approximately 0.82 acres located near Kathryn Way adjacent to an area that is currently designated as Light Industrial. The second area is located along Ginger Lane on approximately 1.5 acres. The MUA designation would permit flexibility on project design to develop varied housing and employment opportunities for this region.

The GPA also proposes to correct the Land Use Designation located near Lake Elsinore shoreline that is currently designated Open Space - Conservation (OS-C) on approximately 2.5 acres and Rural-Rural Residential (R-RR) on approximately 2 acres. These areas have become isolated segments of OS-C and R-RR. The project proposes to amend the Land Use Designations for these segments to be consistent the adjacent Land Use Designation of Community Development-Medium Density Residential (CD-MDR).

The foundation change is based on substantial evidence that the new current conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency with any other elements of the general Plan.

As mentioned above, this Foundation General Plan Amendment will integrate with the work efforts established through GPA No. 960 and GPA No. 1156 as well as the extensive community outreach efforts to clearly define the Lakeland Village Community and a vision for its future. The proposed Foundation General Plan Amendment is based on a review of the existing land uses and parcel characteristics, as well as anticipated future development patterns along Grand Avenue and the Lake Elsinore shoreline that are envisioned by the community.

GENERAL PLAN ADVISORY COMMITTEE ACTION:

This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on October 6, 2016 and was recommended for initiation to the Planning Commission with a unanimous vote. GPAC members expressed appreciation for the County enacting consistency efforts as long as special attention is given to flood and fire hazard areas going forward.

PROJECT SITE INFORMATION:

- | | |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing Foundation Component: | Rural (R), Rural Community (RC) and Open Space – Recreation (OS) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Rural Residential (RR), Estate Density Residential (EDR), and Conservation (C) |
| 4. Proposed General Plan Designation: | Estate Density Residential (EDR), Medium Density Residential (MDR), Mixed Use Area (MUA), and Commercial Retail (CR) |
| 5. Surrounding General Plan Designations: | North and East: Community Development-Medium Density Residential
South and West: Rural Community – Estate Density Residential (RC-EDR), Rural –Rural Mountainous (R-RM) and Open Space-Conservation Habitat (OS-CH) |
| 6. Existing Zoning Classification: | Rural Residential (R-R), Scenic Highway Commercial (C-P-S) |
| 7. Surrounding Zoning Classifications: | North: Rural Residential (R-R), One-Family Dwellings (R-1)
East: Rural Residential (R-R), Scenic Highway Commercial (C-P-S), General Commercial (C-1/C-P)
South: Rural Residential (R-R)
West: Rural Residential (R-R), Manufacturing – Service Commercial (M-SC) |
| 8. Existing Land Use: | Single Family Residences, Auto Repair shops, Meeting halls, Various intermittent commercial |
| 9. Surrounding Land Uses: | School, Church, SFR, Shopping Center |
| 10. Project Size (Gross Acres): | 109 |

RECOMMENDATION:

The Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1208 based on the information provided in the staff report and discussions at the GPAC meeting, and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:

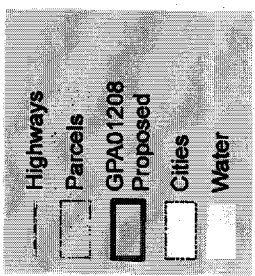
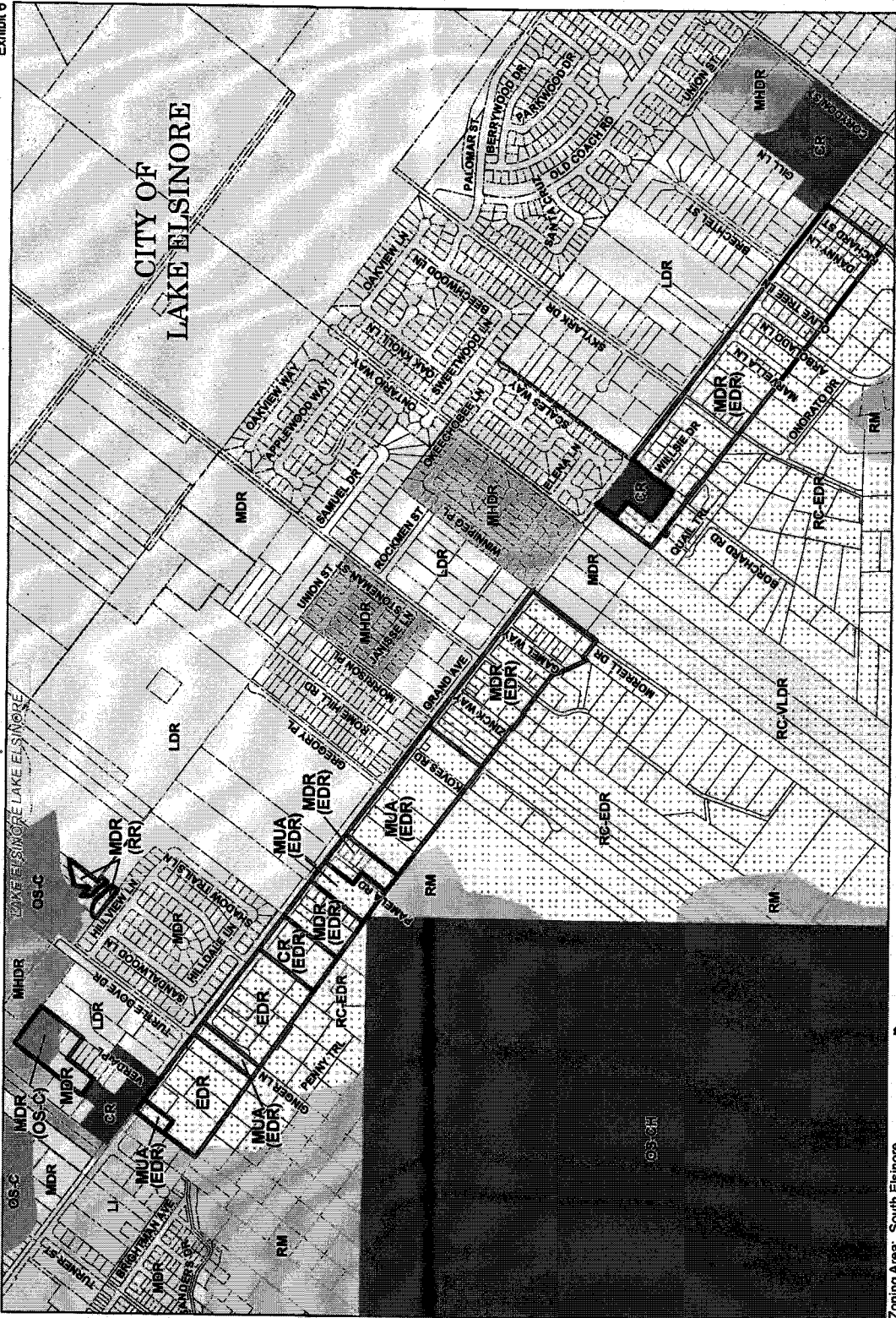
- a. Airport Influence Area "AIA"; or
 - b. Agricultural preserve; or
 - c. Farmland Importance area.
3. The project site is located within:
- a. A portion of the project area is within an MSHCP Criteria Cell; and
 - b. Community Service Area 142 Wildomar; and
 - c. Dam Inundation Area; and
 - d. A special flood hazard area; and
 - e. Low, Moderate, and High Liquefaction area; and
 - f. Susceptible to subsidence area; and
 - g. Within a half-mile of a fault line; and
 - h. Moderate, High, and Very High fire hazard areas; and
 - i. State and Local Responsibility Area for fire protection service; and
 - j. Local Farmland Importance, Urban built-up land, and other lands; and
 - k. Low, High, and Undetermined Paleontological Sensitivity.



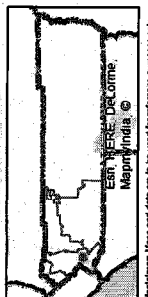
Supervisor: Jeffries
District: 1

Lakeland Village Vicinity GPA 01208 : Proposed General Plan

Exhibit 6

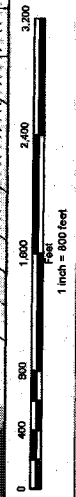


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Map data is to be used for reference purposes only. The County of Riverside makes no warranty or engineering statement. The County of Riverside makes no accuracy, or liability, or the content of any other information contained on this map, except as to the information contained on this map, and is not responsible for the map.

Zoning Area: South Elsinore



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GPA 1208 - Lakeland Village

APN	ACRE	Existing Land Use	Proposed Land Use
370180002	0.84	RC-EDR	CD-MDR
370180004	0.25	RC-EDR	CD-MDR
370180005	0.37	RC-EDR	CD-MDR
370180006	0.21	RC-EDR	CD-MDR
370180007	0.21	RC-EDR	CD-MDR
370180008	0.21	RC-EDR	CD-MDR
370180012	0.43	RC-EDR	CD-MDR
370180014	0.17	RC-EDR	CD-MDR
370180017	0.19	RC-EDR	CD-MDR
370180018	0.19	RC-EDR	CD-MDR
370180027	0.18	RC-EDR	CD-MDR
370180029	0.19	RC-EDR	CD-MDR
370180031	0.21	RC-EDR	CD-MDR
370180032	1.8	RC-EDR	CD-MDR
370180033	1.11	RC-EDR	CD-MDR
370180034	0.17	RC-EDR	CD-MDR
370190004	0.23	RC-EDR	CD-MDR
370190005	0.23	RC-EDR	CD-MDR
370190006	0.22	RC-EDR	CD-MDR
370190009	0.18	RC-EDR	CD-MDR
370190010	0.19	RC-EDR	CD-MDR
370190013	0.37	RC-EDR	CD-MDR
370190017	1.97	RC-EDR	CD-MDR
370190018	0.53	RC-EDR	CD-MDR
370190023	0.23	RC-EDR	CD-MDR
370190024	0.24	RC-EDR	CD-MDR
370190025	0.24	RC-EDR	CD-MDR
370190028	0.23	RC-EDR	CD-MDR
370190029	0.55	RC-EDR	CD-MDR
370190045	0.3	RC-EDR	CD-MDR
370190046	0.59	RC-EDR	CD-MDR
370190047	0.45	RC-EDR	CD-MDR
370190055	0.48	RC-EDR	CD-MDR
370190056	0.51	RC-EDR	CD-MDR
370190057	0.49	RC-EDR	CD-MDR
370190064	0.9	RC-EDR	CD-MDR
370200047	0.27	RC-EDR	CD-MDR

APN	ACRE	Existing Land Use	Proposed Land Use
370200048	0.26	RC-EDR	CD-MDR
370200049	0.27	RC-EDR	CD-MDR
370200050	0.27	RC-EDR	CD-MDR
370200053	0.54	RC-EDR	CD-MDR
370200054	0.64	RC-EDR	CD-MDR
370200055	0.64	RC-EDR	CD-MDR
370200056	1.01	RC-EDR	CD-MDR
370200057	1.01	RC-EDR	CD-MDR
370200058	0.56	RC-EDR	CD-MDR
370200061	0.63	RC-EDR	CD-MDR
370200062	0.17	RC-EDR	CD-MDR
370200063	0.17	RC-EDR	CD-MDR
370200064	0.17	RC-EDR	CD-MDR
370200065	0.17	RC-EDR	CD-MDR
370201001	0.21	RC-EDR	CD-MDR
370201002	0.21	RC-EDR	CD-MDR
370201003	0.21	RC-EDR	CD-MDR
370201004	0.66	RC-EDR	CD-MDR
370201005	0.2	RC-EDR	CD-MDR
370201006	0.21	RC-EDR	CD-MDR
370201007	0.21	RC-EDR	CD-MDR
370201008	0.17	RC-EDR	CD-MDR
370201009	0.17	RC-EDR	CD-MDR
370201010	0.17	RC-EDR	CD-MDR
370201011	0.17	RC-EDR	CD-MDR
370202001	0.2	RC-EDR	CD-MDR
370202002	0.2	RC-EDR	CD-MDR
370202003	0.2	RC-EDR	CD-MDR
370202004	0.17	RC-EDR	CD-MDR
370202005	0.17	RC-EDR	CD-MDR
370202006	0.17	RC-EDR	CD-MDR
370202007	0.17	RC-EDR	CD-MDR
370202008	0.25	RC-EDR	CD-MDR
370202009	0.21	RC-EDR	CD-MDR
370202010	0.21	RC-EDR	CD-MDR
370202011	0.17	RC-EDR	CD-MDR
370202012	0.17	RC-EDR	CD-MDR
370202013	0.17	RC-EDR	CD-MDR

APN	ACRE	Existing Land Use	Proposed Land Use
370202014	0.17	RC-EDR	CD-MDR
370203001	0.21	RC-EDR	CD-MDR
370203002	0.21	RC-EDR	CD-MDR
370203003	0.21	RC-EDR	CD-MDR
370203004	0.33	RC-EDR	CD-MDR
370203005	0.17	RC-EDR	CD-MDR
370203006	0.17	RC-EDR	CD-MDR
370210002	0.34	RC-EDR	CD-MDR
370210009	0.22	RC-EDR	CD-MDR
370210010	0.22	RC-EDR	CD-MDR
370210011	0.33	RC-EDR	CD-MDR
370210012	0.22	RC-EDR	CD-MDR
370210013	0.32	RC-EDR	CD-MDR
370210019	0.22	RC-EDR	CD-MDR
370210020	0.22	RC-EDR	CD-MDR
370210021	0.22	RC-EDR	CD-MDR
370210049	1.46	RC-EDR	CD-MDR
370210050	1.02	RC-EDR	CD-MDR
370210051	0.42	RC-EDR	CD-MDR
370210061	0.48	RC-EDR	CD-MDR
370210063	0.32	RC-EDR	CD-MDR
370210064	0.48	RC-EDR	CD-MDR
370210065	0.48	RC-EDR	CD-MDR
371170011	2.1	RC-EDR	CD-EDR
371170020	0.76	RC-EDR	CD-EDR
371170021	1.37	RC-EDR	CD-EDR
371170041	0.69	RC-EDR	CD-MUA
371170042	0.7	RC-EDR	CD-EDR
371170043	2.87	RC-EDR	CD-EDR
371200001	1.5	RC-EDR	CD-EDR
371200002	0.41	RC-EDR	CD-MUA
371200002	1.09	RC-EDR	CD-EDR
371200008	1.26	RC-EDR	CD-EDR
371200009	1.26	RC-EDR	CD-EDR
371200010	0.65	RC-EDR	CD-EDR
371200011	0.67	RC-EDR	CD-EDR
371200015	0.47	RC-EDR	CD-EDR
371200016	0.53	RC-EDR	CD-EDR

APN	ACRE	Existing Land Use	Proposed Land Use
371200024	0.44	RC-EDR	CD-EDR
371200026	0.82	RC-EDR	CD-EDR
371200027	0.89	RC-EDR	CD-EDR
371200028	0.64	RC-EDR	CD-EDR
371200029	0.44	RC-EDR	CD-EDR
371200030	0.44	RC-EDR	CD-EDR
371200031	1.71	RC-EDR	CD-CR
371200032	1.09	RC-EDR	CD-CR
371200033	0.51	RC-EDR	CD-CR
371200034	0.51	RC-EDR	CD-CR
371210001	0.52	RC-EDR	CD-MDR
371210002	0.22	RC-EDR	CD-MDR
371210003	0.49	RC-EDR	CD-MDR
371210004	0.15	RC-EDR	CD-MDR
371210005	1.4	RC-EDR	CD-MDR
371210006	0.19	RC-EDR	CD-MDR
371210007	0.19	RC-EDR	CD-MDR
371210008	0.19	RC-EDR	CD-MDR
371210010	0.18	RC-EDR	CD-MDR
371210014	0.92	RC-EDR	CD-MDR
371210015	2.6	RC-EDR	CD-MUA
371210016	1.1	RC-EDR	CD-MUA
371210017	1.97	RC-EDR	CD-MUA
371210019	0.22	RC-EDR	CD-MDR
371210021	0.22	RC-EDR	CD-MDR
371210022	0.22	RC-EDR	CD-MDR
371210023	0.22	RC-EDR	CD-MDR
371210025	0.19	RC-EDR	CD-MDR
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371240012	0.11	RC-EDR	CD-CR
371240013	0.23	RC-EDR	CD-CR
371240014	0.35	RC-EDR	CD-MDR
371240016	0.28	RC-EDR	CD-MDR
371240017	0.35	RC-EDR	CD-MDR
371240018	0.35	RC-EDR	CD-MDR
371240019	0.48	RC-EDR	CD-MDR
371240020	0.43	RC-EDR	CD-MDR
371240021	0.28	RC-EDR	CD-MDR
371240022	0.08	RC-EDR	CD-CR
371240023	0.5	RC-EDR	CD-MDR
371240030	0.5	RC-EDR	CD-MDR
371240031	2.16	RC-EDR	CD-MUA
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382390041	0.38	RC-EDR	CD-MDR
371150011	2.59	OS-C	CD-MDR
371160015	0.56	OS-C	CD-MDR
371090019	0.23	R-RR	CD-MDR
371160004	1.4	OS-C	CD-MDR
371090020	0.38	R-RR	CD-MDR
371260018	4.66	R-RR	CD-MDR
371090015	10	R-RR	CD-MDR
371090017	1.82	R-RR	CD-MDR
371090014	3.87	R-RR	CD-MDR
371090018	2.12	R-RR	CD-MDR

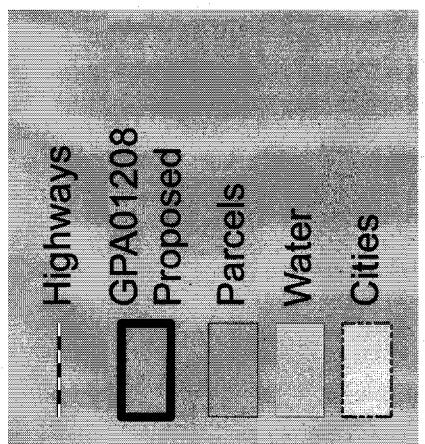


RIVERSIDE COUNTY
PLANNING DEPARTMENT

Lakeland Village Vicinity - Planning Commission

GPA No. 1208: Proposed Foundation Compo

Supervisor: Jeffries
District: 1





GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

October 6, 2016

Foundation GPA No.: 1208
Supervisory District: First
Area Plan: Elsinore
Zoning Area/District: South Elsinore Area
Property Owner(s): Various
Project Representative(s): County of Riverside

PROJECT DESCRIPTION:

Planning Department proposes General Plan Foundation Amendment No. 1208 (GPA No. 1208) to evaluate the land use patterns and policies that guide development near the Lake Elsinore along Grand Avenue to reflect the area's existing uses, parcel sizes, and development pattern. The intent of the proposed GPA is to continue to refine the area's land use plan established by the previous two comprehensive General Plan updates and GPA No. 1156 and provide policy direction to address local issues such as economic development, affordable housing options to seniors and veterans, development constraints, circulation, community serving commercial options, walkability and infrastructure.

GPA No. 1208 would amend the project site's General Plan Foundation Component from Rural Community (RC), Rural, and Open Space (OS) to Community Development (CD) and amend Land Use Designations from Rural Residential (RR), Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Estate Density Residential (EDR), Mixed Use Area (MUA), and Commercial Retail (CR) on 176 parcels, totaling 109 gross acres.

LOCATION: Generally within five hundred feet of the Southwest side of the 1.75 mile corridor of Grand Avenue from Kathryn Way to Richard Street. As well as three parcels at the northern terminus of Kathryn Way. See Figure 1 below.

PROJECT APN(s): 176 parcels

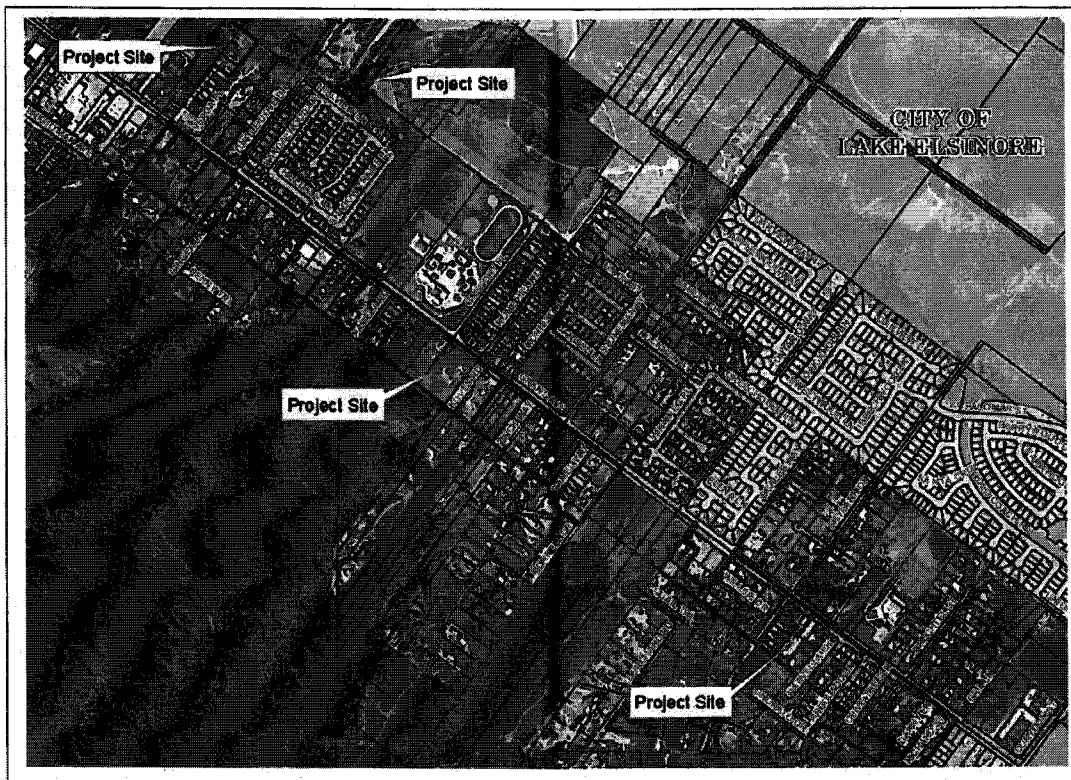


Figure 1: Project Location Map

PROJECT DETAILS:

The proposed project is a continuation of the planning effort that originated in the 2003 General Plan with the creation of the Lake Elsinore Environs Policy Area that followed by modification made through the 2008 General Plan Update (GPA No. 960) and proposed through General Plan No. 1156. The Lake Elsinore Environs Policy Area established the Open Space-Space Conservation designation for the area within the flood area to address flood hazard issues. It also permitted modification of the OS-C designation to occur outside of the Foundation Component Amendment cycle limits based on updated flood data.

General Plan No. 960 evaluated development constraints created by multiple land use designation on narrow lots that occur along Grand Avenue. Majority of these parcels were designation CD-MDR, CD-CR and OS-C. GPA No. 960 identified the areas that were more suitable for commercial and residential development and modified the land use designations accordingly. GPA No. 960 also modified the OS-C designation along Lake Elsinore flood line based on updated data and included a policy that encourages clustering and consolidation of parcels where feasible.

It was also apparent at the conclusion of GPA No. 960 efforts, that this region would benefit from additional community outreach to refine the land use plan and policies to better serve the Community on a regional level. Thus, Planning conducted additional community workshops and proposed GPA No. 1156 that establishes the Lakeland Village Policy Area. Lakeland Village Policy Area includes a land use plan and policies to create neighborhoods that would better service the community with basic services, encourage economic growth and offer some

recreational activities. It also created nodes of Mixed-Use Areas called "Gateways" along Grand Avenue to develop compact development to provide varied housing density and neighborhood commercial and civic services. The land use amendments included in GPA No. 1156 were limited to amendments that were categorized as Entitlement/Policy General Plan Amendments due to Foundation Component Amendment eight-year limit.

GPA No. 1208 proposes to carry forward the Foundation Component Amendments that could not be addressed in GPA No. 1156. Staff also envisions the possibilities of including Technical and additional Entitlement/Policy Amendment to round out the community planning effort for this region that are necessary to complete the community's vision for economic and development growth.

GPA No. 1208 proposes to amend the Foundation Component and Land Use Designations of approximately 109 gross acres (176 parcels) generally located 500 feet of the southwest side of Grand Avenue from Ginger Lane to Richard Street. The majority of the subject parcels within this area are currently designated as Rural Community - Estate Density Residential (RC-EDR). The existing uses along this stretch of Grand Avenue are neighborhood servicing commercial and light industrial uses as well as residential lots that are on parcels that range in size from 0.15 to 3.44 acres. The proposed land use amendments to Community Development - Mixed Use Area (CD-MUA), Community Development - Medium Density Residential (CD-MDR), Community Development - Estate Density Residential (CD-EDR), and Community Development - Commercial Retail (CD-CR) will more accurately represent what exists along this 1.75 mile corridor, in terms of land use and parcel characteristics.

The GPA also proposes to amend the Land Use Designation of 9.93 acres into Community Development - Mixed Use Area (CD-MUA) that is located across the street from a K- 8 Middle School. This area is generally vacant. The MUA would promote a variety of housing options as well as civic and employment opportunities for this region. GPA No. 1208 also proposes two additional small MUA areas near the northern end of the project boundary. The first one is approximately 0.82 acres located near Kaythrn Way adjacent to an area that is currently designated as Light Industrial. The second area is located along Ginger Lane on approximately 1.5 acres. The MUA designation would permit flexibility on project design to develop varied housing and employment opportunities for this region.

The GPA also proposes to correct the Land Use Designation located near Lake Elsinore shoreline that are currently designated Open Space - Conservation (OS-C) of approximately 2.5 acres and Rural-Rural Residential (R-RR) of approximately 2 acres. These areas have become isolated segments of OS-C and R-RR. The project proposes to amend the Land Use Designations for these segments to be consistent the the adjacent Land Use Designation of Community Development-Medium Density Residential (CD-MDR).

FINDINGS:

The foundation change is based on substantial evidence that the new current conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency along the elements of the general Plan.

As mentioned above, this Foundation General Plan Amendment will carry forward the work efforts established through all of the pervious General Plan Amendments and extensive community outreach efforts to clearly define the Lakeland Village Community. The proposed

Foundation General Plan Amendment is based on the a review of the existing land uses and parcel characteristics, as well as, future development patterns along Grand Avenue and Lake Elsinore shoreline that was envisioned by the community.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	109-acres
Number of Parcels:	176 (see attached list of APNs)
Sphere of Influence:	Yes – City of Lake Elsinore Sphere
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural Community (RC) Open Space (OS)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designations:	Estate Density Residential (EDR) & Conservation (C)
Proposed General Plan Land Use Designations:	Estate Density Residential (EDR), Medium Density Residential (MDR), Mixed Use Area (MUA), & Commercial Retail (CR)
Surrounding General Plan Land Use	
North:	Community Development-Medium Density Residential
East:	Community Development-Medium Density Residential
South:	Rural Community – Estate Density Residential (RC-EDR), Rural –Rural Mountainous (R-RM) & Open Space-Conservation Habitat (OS-CH)
West:	Rural Community – Estate Density Residential (RC-EDR), Rural –Rural Mountainous (R-RM) & Open Space-Conservation Habitat (OS-CH)
Existing Zoning Classification:	Rural Residential (R-R), Scenic Highway Commercial (C-P-S)
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	Rural Residential (R-R), One-Family Dwellings (R-1)
East:	Rural Residential (R-R), Scenic Highway Commercial (C-P-S), General Commercial (C-1/C-P)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R), Manufacturing – Service Commercial (M-SC)
Existing Development and Use:	Single Family Residences, Auto Repair shops, Meeting halls, Various intermittent commercial

Surrounding Development and Use	
North:	School Church. SFR
East:	SFR Shopping Center
South:	SFR
West:	SFR

Environmental Information:

WRCMSHCP Criteria Cell:	No / Yes – Discussion
CVMSHCP Conservation Boundary:	No / Yes – Discussion
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	No – Urban-Built up Land
Fire Hazard Area:	Yes – Very High
Fire Responsibility Area:	State Responsibility Area
Special Flood Hazard Area:	Yes – 9 parcels near northwestern extent in a flood plain
Liquefaction Area:	Yes – Moderate, small section Very Low
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – Within a ½ mile of Willard fault
Fault Zone:	Yes – Northern 1/3 rd in County Fault Zone
Paleontological Sensitivity:	Yes – Low and Undeterminable

Utility Information:

Water Service:	No / Yes – Discussion EVMWD
Sewer Service:	No / Yes – Discussion EVMWD

Lakeland Village Vicinity GPA 01208 : Proposed General Plan

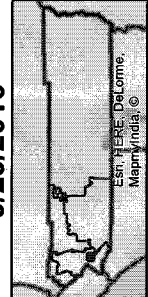
Supervisor: Jeffries
District: 1

Exhibit 6



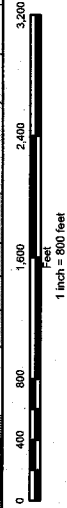
- Highways
- Parcels
- GPA01208
- Proposed
- Cities
- Water

9/29/2016



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to accuracy or guarantee as to the content (the source is often field data). Any use of this product with respect to accuracy and precision is the sole responsibility of the user.

Zoning Area: South Elsinore



GPA 1208 - Lakeland Village

APN	ACRE	Existing Land Use	Proposed Land Use
370180002	0.84	RC-EDR	CD-MDR
370180004	0.25	RC-EDR	CD-MDR
370180005	0.37	RC-EDR	CD-MDR
370180006	0.21	RC-EDR	CD-MDR
370180007	0.21	RC-EDR	CD-MDR
370180008	0.21	RC-EDR	CD-MDR
370180012	0.43	RC-EDR	CD-MDR
370180014	0.17	RC-EDR	CD-MDR
370180017	0.19	RC-EDR	CD-MDR
370180018	0.19	RC-EDR	CD-MDR
370180027	0.18	RC-EDR	CD-MDR
370180029	0.19	RC-EDR	CD-MDR
370180031	0.21	RC-EDR	CD-MDR
370180032	1.8	RC-EDR	CD-MDR
370180033	1.11	RC-EDR	CD-MDR
370180034	0.17	RC-EDR	CD-MDR
370190004	0.23	RC-EDR	CD-MDR
370190005	0.23	RC-EDR	CD-MDR
370190006	0.22	RC-EDR	CD-MDR
370190009	0.18	RC-EDR	CD-MDR
370190010	0.19	RC-EDR	CD-MDR
370190013	0.37	RC-EDR	CD-MDR
370190017	1.97	RC-EDR	CD-MDR
370190018	0.53	RC-EDR	CD-MDR
370190023	0.23	RC-EDR	CD-MDR
370190024	0.24	RC-EDR	CD-MDR
370190025	0.24	RC-EDR	CD-MDR
370190028	0.23	RC-EDR	CD-MDR
370190029	0.55	RC-EDR	CD-MDR
370190045	0.3	RC-EDR	CD-MDR
370190046	0.59	RC-EDR	CD-MDR
370190047	0.45	RC-EDR	CD-MDR
370190055	0.48	RC-EDR	CD-MDR
370190056	0.51	RC-EDR	CD-MDR
370190057	0.49	RC-EDR	CD-MDR
370190064	0.9	RC-EDR	CD-MDR
370200047	0.27	RC-EDR	CD-MDR

APN	ACRE	Existing Land Use	Proposed Land Use
370200048	0.26	RC-EDR	CD-MDR
370200049	0.27	RC-EDR	CD-MDR
370200050	0.27	RC-EDR	CD-MDR
370200053	0.54	RC-EDR	CD-MDR
370200054	0.64	RC-EDR	CD-MDR
370200055	0.64	RC-EDR	CD-MDR
370200056	1.01	RC-EDR	CD-MDR
370200057	1.01	RC-EDR	CD-MDR
370200058	0.56	RC-EDR	CD-MDR
370200061	0.63	RC-EDR	CD-MDR
370200062	0.17	RC-EDR	CD-MDR
370200063	0.17	RC-EDR	CD-MDR
370200064	0.17	RC-EDR	CD-MDR
370200065	0.17	RC-EDR	CD-MDR
370201001	0.21	RC-EDR	CD-MDR
370201002	0.21	RC-EDR	CD-MDR
370201003	0.21	RC-EDR	CD-MDR
370201004	0.66	RC-EDR	CD-MDR
370201005	0.2	RC-EDR	CD-MDR
370201006	0.21	RC-EDR	CD-MDR
370201007	0.21	RC-EDR	CD-MDR
370201008	0.17	RC-EDR	CD-MDR
370201009	0.17	RC-EDR	CD-MDR
370201010	0.17	RC-EDR	CD-MDR
370201011	0.17	RC-EDR	CD-MDR
370202001	0.2	RC-EDR	CD-MDR
370202002	0.2	RC-EDR	CD-MDR
370202003	0.2	RC-EDR	CD-MDR
370202004	0.17	RC-EDR	CD-MDR
370202005	0.17	RC-EDR	CD-MDR
370202006	0.17	RC-EDR	CD-MDR
370202007	0.17	RC-EDR	CD-MDR
370202008	0.25	RC-EDR	CD-MDR
370202009	0.21	RC-EDR	CD-MDR
370202010	0.21	RC-EDR	CD-MDR
370202011	0.17	RC-EDR	CD-MDR
370202012	0.17	RC-EDR	CD-MDR
370202013	0.17	RC-EDR	CD-MDR

APN	ACRE	Existing Land Use	Proposed Land Use
370202014	0.17	RC-EDR	CD-MDR
370203001	0.21	RC-EDR	CD-MDR
370203002	0.21	RC-EDR	CD-MDR
370203003	0.21	RC-EDR	CD-MDR
370203004	0.33	RC-EDR	CD-MDR
370203005	0.17	RC-EDR	CD-MDR
370203006	0.17	RC-EDR	CD-MDR
370210002	0.34	RC-EDR	CD-MDR
370210009	0.22	RC-EDR	CD-MDR
370210010	0.22	RC-EDR	CD-MDR
370210011	0.33	RC-EDR	CD-MDR
370210012	0.22	RC-EDR	CD-MDR
370210013	0.32	RC-EDR	CD-MDR
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370210065	0.48	RC-EDR	CD-MDR
371170011	2.1	RC-EDR	CD-EDR
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371170042	0.7	RC-EDR	CD-EDR
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371200010	0.65	RC-EDR	CD-EDR
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371210002	0.22	RC-EDR	CD-MDR
371210003	0.49	RC-EDR	CD-MDR
371210004	0.15	RC-EDR	CD-MDR
371210005	1.4	RC-EDR	CD-MDR
371210006	0.19	RC-EDR	CD-MDR
371210007	0.19	RC-EDR	CD-MDR
371210008	0.19	RC-EDR	CD-MDR
371210010	0.18	RC-EDR	CD-MDR
371210014	0.92	RC-EDR	CD-MDR
371210015	2.6	RC-EDR	CD-MUA
371210016	1.1	RC-EDR	CD-MUA
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371210019	0.22	RC-EDR	CD-MDR
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371210026	0.18	RC-EDR	CD-MDR
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371210028	2.66	RC-EDR	CD-MUA
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371240006	0.35	RC-EDR	CD-MDR
371240007	0.43	RC-EDR	CD-MDR

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371240010	0.65	RC-EDR	CD-MDR
371240012	0.11	RC-EDR	CD-CR
371240013	0.23	RC-EDR	CD-CR
371240014	0.35	RC-EDR	CD-MDR
371240016	0.28	RC-EDR	CD-MDR
371240017	0.35	RC-EDR	CD-MDR
371240018	0.35	RC-EDR	CD-MDR
371240019	0.48	RC-EDR	CD-MDR
371240020	0.43	RC-EDR	CD-MDR
371240021	0.28	RC-EDR	CD-MDR
371240022	0.08	RC-EDR	CD-CR
371240023	0.5	RC-EDR	CD-MDR
371240030	0.5	RC-EDR	CD-MDR
371240031	2.16	RC-EDR	CD-MUA
382390020	0.33	RC-EDR	CD-MDR
382390041	0.38	RC-EDR	CD-MDR
371150011	2.59	OS-C	CD-MDR
371160015	0.56	OS-C	CD-MDR
371090019	0.23	R-RR	CD-MDR
371160004	1.4	OS-C	CD-MDR
371090020	0.38	R-RR	CD-MDR
371260018	4.66	R-RR	CD-MDR
371090015	10	R-RR	CD-MDR
371090017	1.82	R-RR	CD-MDR
371090014	3.87	R-RR	CD-MDR
371090018	2.12	R-RR	CD-MDR

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



April 14, 2017

VIA ELECTRONIC MAIL

The Hon. John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St.
Riverside CA 92501

RE: Items 16.1-16.3, General Plan Initiation Proceedings, April 18, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony on the General Plan Initiation Proceedings. We were honored to serve on the General Plan Advisory Committee (GPAC) which reviewed these proposals. Proposals that do not have compelling planning merit and that do not reflect significant changes in circumstances should not move forward to full environmental review.

General comments

Prior to your consideration of initiating environmental review, EHL urges the Planning Department to provide: 1) the basic information necessary to determine whether the more intensive proposed uses are justified, and 2) guidelines to assess whether the proposals – individually or collectively – move the County in the right planning direction.

Basic and necessary information includes the *housing capacity* present but unbuilt in the County and Cities' General Plans. Prior information indicates that there is a huge *overcapacity* of housing that argues against all but the most strategic increases. Other missing information includes the cumulative traffic implications of the proposed General Plan amendments. We urge you to request such information.

Factors in assessing proposals should include whether the jobs-housing balance is improved or worsened, whether the greater intensity of use will be served by transit now or realistically in the future, whether vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory, proximity of infrastructure and services, whether the new development will be subject to high fire hazard, and whether it conflicts with the MSHCP or otherwise impacts intact natural lands. We hope that the Planning Department will offer its professional guidance. If not, your Board should independently formulate *guiding principles* for GPA initiation. A piecemeal approach is not adequate.

EHL's recommendations are based upon presence of a planning rationale, jobs-housing balance, transit availability, vehicle miles traveled and GHG emissions, the folly of putting more and more homes in the path of wildfire, and biological considerations. In some cases, we have identified missing information or suggested modifications. We hope that your Board will take a hard look at the County's future and chart a more sustainable path for the County's present and future citizens than simply perpetuating current trends.

Also, the staff reports for these items are brief and inappropriately defer to the applicants for the requisite findings, rather than providing independent staff analysis.

Specific comments

16.1 GENERAL PLAN AMENDMENT NO. 1208 – APPLICANT: County of Riverside – Elsinore Area Plan – South Elsinore Zoning Area – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) and Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Estate Density Residential (EDR), Mixed Use Area (MUA), and Commercial Retail (CR) on 176 parcels, totaling 109 gross acres

Support initiation

This County-initiated proposal would continue intensification of uses in Elsinore consistent with a prior GPA. It would convert 109 acres of Rural Community to Community Development including Mixed Use nodes. More efficient use of peri-urban locations near infrastructure and services is a good approach to accommodating growth, if it becomes a substitute for continued sprawl.

16.2 GENERAL PLAN AMENDMENT NO. 1174 – Temescal Canyon Area Plan – West Corona Zoning Area – Zone: One-Family Dwellings (R1) – LOCATION: Generally located south of the 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres

Oppose initiation

While eventual redesignation from the current recreational use may well be appropriate, much more work with the community should precede such change. In any case, we recommend a joint approval process with the City of Corona.

16.3 GENERAL PLAN AMENDMENT NO. 1206 – APPLICANT: County of Riverside – The Pass Area Plan — **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Rural Desert (RD), to Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), and Medium Density Residential (MDR) on 209 parcels, totaling 470 gross acres

Support initiation if modified

This County-initiated proposal for the Pass area would convert 470 acres of Rural to Community Development/Mixed Use. Staff believes that adding higher density residential in Areas 1 and 3 will supply workforce housing to existing extensive commercial uses. While an acceptable case has been made for intensification in these locations, such a case cannot be made for Area 4. Rather, Area 4 would perpetuate medium and low-density estate housing. At a minimum, *EHL concurs with GPAC that the EDR (estate) component be removed from Area 4.*

Thank you for considering our views.

Yours truly,



Dan Silver
Executive Director

Aparicio, Ashley

From: Dan Silver <dsilverla@me.com>
Sent: Friday, April 14, 2017 9:49 AM
To: Tavaglione, John; Jeffries, Kevin; Ashley, Marion; District3; District4 Supervisor John J Benoit; COB
Cc: Johnson, George; Perez, Juan; Leach, Charissa; Scott Hildebrandt; Bowie, Desiree; Clack, Shellie; Field, John; Magee, Robert; Pradetto, Joe; Balderrama, Olivia
Subject: Items 16.1-16.3, General Plan Initiation Proceedings, April 18, 2017
Attachments: EHL-BoS-GPIPs-Items16.1-16.3-4.18.17.pdf

VIA ELECTRONIC MAIL

April 14, 2017

The Hon John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 16.1-16.3, General Plan Initiation Proceedings, April 18, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League appreciates the opportunity to submit the enclosed written testimony.

Thank you for your consideration

Sincerely,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org



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CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 6, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC MEETING: GPA 1208

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Attached is a copy for publication in your newspaper for **One (1) time on Tuesday, April 11, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, April 5, 2017 10:35 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1208

Received for publication on 4/11. Proof with cost to follow.

Nick Eller

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On Wed, Apr 5, 2017 at 10:31 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Hello! Attached is a Notice of Public Meeting, for publication on Tuesday, April 11, 2017. Please confirm.
THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>

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(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 6, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC MEETING

GPA 1208

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide confirmation of posting.

Board Agenda Date: April 18, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: April 6, 2017
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, April 5, 2017 10:37 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 1208

received and will be posted

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, April 05, 2017 10:32 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: GPA 1208

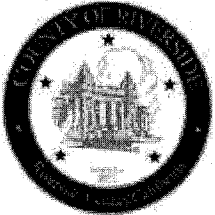
Good morning! Attached is a Notice of Public Meeting, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>



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County of Riverside California

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY-INITIATED GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 18, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider a County-Initiated proceedings, on **General Plan Amendment No. 1208**, which proposes to amend the General Plan Foundation Component from Rural (R), Rural Community (RC), and Open Space (OS) to Community Development (CD), and to amend the land use from Rural Residential (RR), Estate Density Residential (EDR), and Conservation (C) to Mixed Use Area (MUA), Medium Density Residential (MDR), and Commercial Retail (CR), on 176 parcels, totaling approximately 109 gross acres located generally south of Grand Avenue between Kathryn Way and Richard Street ("the project"). The project is located approximately 500 ft. south of Grand Avenue, between Kathryn Way and Richard Street, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1208**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL pnanthav@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public meeting, or may appear and be heard at the time and place noted above. All written comments received prior to the public meeting will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public meeting. Be advised that as a result of the public meeting and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, 72 hours prior to the meeting.

Dated: April 6, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant



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Dated: April 6, 2017
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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