

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



**ITEM: 21.2
(ID # 12874)**

MEETING DATE:

Tuesday, June 30, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on General Plan Amendment No. 1208 (General Plan Foundation Component, Technical, and Entitlement / Policy Amendment) – Adoption of a Mitigated Negative Declaration – Applicant: County of Riverside – First Supervisorial District – Elsinore Area Plan – Lakeland Village Policy Area – Location: Directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road – REQUEST: GPA No. 1208 consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. District 1. [\$620,000 Total Cost – General Fund / NCC 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **Mitigated Negative Declaration** for General Plan No. 1208 (SCH#2020050501), based on the findings and conclusions provided in the initial study, attached hereto and incorporated herein by reference, and the conclusion that the project will not have a significant effect on the environment; and

ACTION: Policy

Charissa Leach, Assistant TLMA Director 6/23/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Spiegel, Washington, Perez and Hewitt
Nays: None
Recuse: Jeffries
Date: June 30, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board
By:
Deputy

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2. **TENTATIVELY APPROVE General Plan Amendment No. 1208**, to change General Plan Foundation Components and update Land Use Designations and policies, generally within the Lakeland Village Policy Area of the Elsinore Area Plan, in accordance with the attached exhibits, based upon the findings and conclusions provided in this staff report, and subject to the adoption of a General Plan Amendment resolution by the Board of Supervisors.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$115,000	\$ 0	\$ 620,000	\$ 0
NET COUNTY COST	\$115,000	\$ 0	\$ 620,000	\$ 0
SOURCE OF FUNDS: NCC/General Fund 100%			Budget Adjustment: No	
			For Fiscal Year: 16/17 through 19/20	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County General Plan is divided into 19 Area Plans covering most of the County. One of these area plans is the Elsinore Area Plan (ELAP), which provides tailored policy direction for unincorporated areas within the area plan boundary, including the community of Lakeland Village.

Lakeland Village Community

The Lakeland Village Policy Area (LVPA) is one of six ELAP Policy Areas. The LVPA sets the planning direction for the community of Lakeland Village, which is located in the southwestern part of the ELAP boundary. The LVPA boundary consists of approximately 2,600 acres and over 3,000 lots/parcels.

There have been several planning efforts that have influenced the planning direction of the Lakeland Village community, including minor General Plan Land Use changes associated with General Plan Amendment No. 960. More recently, the County of Riverside processed a community-scale planning effort that focused on the creation of the LVPA, inclusion of some Mixed Use Areas (MUAs) within the new policy area, development of accompanying policies, and other pertinent changes within the newly created LVPA. This amendment to the General Plan, known as General Plan Amendment No. 1156 (GPA No. 1156), was adopted by the Riverside County Board of Supervisors in April 2017. However, GPA No. 1156 could not fully address all necessary changes to the General Plan Land Use designations within the LVPA due to the General Plan Certainty System, which guarantees that foundational land uses do not change frequently. In 2016, the window to change foundational land uses opened up, allowing for the initiation of GPA No. 1208 (April 18, 2017, Item 16.1) that would allow for further review

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and amendments of the General Plan Land Use designations within the LVPA, especially those that necessitate foundational changes that could not be changed with GPA No. 1156.

Project Analysis:

GPA No. 1208 proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with the proposed land use changes, can provide direction for the orderly development of the Lakeland Village community. This Project includes amendments generally within the LVPA, including General Plan Foundation Component changes that were not feasible during GPA No. 1156. The Project does not include site specific development and is limited to land use and policy changes, as shown in Attachment A and B and described below:

General Plan Land Use Changes

GPA No. 1208 generally focuses on parcels located within the following areas of the LVPA:

- ❖ Parcels directly adjacent to Grand Avenue in the Rural Community Foundation Component.
- ❖ Parcels within or adjacent to the Rural Mountainous areas west of Grand Avenue to reflect new hillside slope mapping with the Rural Mountainous Land Use Designation.
- ❖ Limited sites located throughout the LVPA where minor land use modifications are warranted.
- ❖ Select sites along Grand Avenue appropriate for mixed development mapped with the Mixed Use Area Land Use Designation.

The changes along the Rural Mountainous areas west of Grand Avenue included a portion of a parcel (approx. 1.5 acres) outside and adjacent to the LVPA. The proposed Foundation Component and Land Use amendments will respectively modify Land Use Element Figure LU-1 and ELAP Figure 3, as shown in Attachment A.

General Plan Policy Changes

Beyond land use changes, GPA No. 1208 will also include revisions of existing General Plan policies specifically related to the LVPA. The proposed Project will also create seven new Mixed Use Area (MUA) Neighborhoods as well as one new Light Industrial (LI) Neighborhood within the LVPA, resulting in a total of eight Neighborhoods throughout the LVPA.

The proposed new LVPA policies focus on the LVPA as a whole, Hillside Residential areas, and LVPA Neighborhoods. The proposed policies address the following:

- ❖ Mixed use development and land use
- ❖ Site configuration and building orientation

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- ❖ Community character, building height and design
- ❖ Community recreation and infrastructure
- ❖ Circulation and connectivity
- ❖ Alternative transportation, transit, and trails

For the full list of proposed LVPA policies, refer to Attachment B of this report.

The MUA Neighborhoods have been developed to encourage a mixture of land uses to support the growth in the local economy and increasing residential development opportunities. The Project also proposes the following revisions to Land Use Element Policy LU 33.1 (new text shown in red and underlined, deleted text is shown in strikethrough) to allow multiple zoning classifications to be consistent with the MUA designation:

LU 33.1 (*proposed*) The Mixed-Use Area designation may be developed pursuant to any zoning classification that meets the intent of a community-level policy area, as described in each area plan. Where no such guiding policy is available, the Mixed-Use Area designation may be developed pursuant to either a Specific Plan or the Mixed-Use zoning classifications.

Planning Commission and Outreach

The Riverside County Planning Commission considered GPA No. 1208, at a regularly scheduled public hearing held on June 17, 2020 and recommended to the Board of Supervisors approval of the Project by a unanimous vote (5-0).

CEQA Compliance

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this Project, in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. A Notice of Intent to Adopt an MND was prepared, and the documents were circulated for public review per the CEQA Statute and State CEQA Guidelines section 15105 and Executive Order No. N-54-20, which allowed for unique noticing options during the current situation (see compliance information below). While the IS identifies potentially significant impacts relating to transportation, mitigation measures have been incorporated into the Project to reduce those impacts to a level of less than significant. Accordingly, the Project as proposed will not result in any potentially significant environmental impacts due to incorporation of the proposed mitigation, as required under the MND.

Posting/Availability of IS/MND, in compliance with Executive Order N-54-20

- ❖ IS/MND posted on the Planning Department's public website and availability of IS/MND shared on social media on May 15th.

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- ❖ Planning Commission Public Hearing Notice / CEQA Notice of Intent published in the Press Enterprise on March 24, 2020 and directly mailed to property owners of lots with proposed General Plan Land Use changes.
- ❖ IS/MND circulated for public review and comment through the State Clearinghouse (SCH#2020050501) from May 22, 2020 through June 16, 2020.
- ❖ Shared IS/MND availability with applicable local cities, agencies and County departments.
- ❖ Shared IS/MND availability by email with community members that participated in prior community outreach events that provided an email address.
- ❖ Shared IS/MND availability on the Supervisorial District 1 Newsletter, website and via email (email-blast to the District 1 email list).

Senate Bill 18 and Assembly Bill 52

State law requires that an opportunity for consultation be made available to Native American Tribes in the County when considering a general plan amendment and a CEQA project compliance document, pursuant to Senate Bill (SB) 18 and Assembly Bill (AB) 52, respectively. SB 18 and AB 52 letters were sent to affected Tribes on July 13, 2017 and July 19, 2017, respectively. AB 52 consultation was required, since an MND was prepared for the Project. In response to the letters sent, four (4) Native American Tribes requested consultations (Pechanga Band, the Rincon Band, the Soboba Band, and the Morongo Band). Consultation between the aforementioned tribes that requested it was held, yielding no significant comments or concerns on the Project due to an absence of impacts on tribal resources. Any future implementing projects may have to consult with the Tribes if a ground-breaking activity is proposed. All requested consultation was concluded as required. See the IS/MND (Attachment C) for full details on SB 18/AB 52 consultation results.

Public Outreach and Hearing Notification

Community/Public Outreach

The Riverside County Planning Department has held several previous meetings and workshops regarding the Lakeland Village Project to seek community input, as summarized below.

- ❖ February 22, 2017: Community Advisory Council Meeting No. 1: Project Introduction at the Lakeland Village Community Advisory Council: Introduction of the Project.
- ❖ March 22, 2017: Community Outreach Meeting No. 1: Community Input on Lakeland Village Community Plan and Design: Provide opportunity for attendees to provide input on the community planning effort.
- ❖ June 21, 2017: Community Outreach Meeting No. 2: Community Input on Land Use, Policy and Zoning: Provide opportunity for attendees to review and comment on the draft land use plan, policies and potential zoning consistency.

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- ❖ August 22, 2017: Community Advisory Council Meeting No. 2: Final Draft of the Lakeland Village Community Planning project presented to the Lakeland Village Community Advisory Council: presentation on the final proposed draft land use and policy revisions.

In addition, to the above public outreach, a dedicated webpage was created at the commencement of the Project that is still available for the public today. Additionally, social media was also used to share information for the Project.

Public Hearing Notification

The Project was advertised in the Press Enterprise Newspaper on June 20, 2020, pursuant to Section 1.6, 1.7, 1.8 of Riverside County Ordinance No. 348 for the June 30, 2020 Board of Supervisors public hearing. In addition to publishing a large public hearing notice (1/8th page) in the newspaper as required, hard copies of the public hearing notice for the June 30, 2020 Board meeting were also mailed to over 500 property owners at least 10 days prior to the hearing for lots with proposed General Plan Land Use direct changes. All Project documents were available on the Planning Department's public website (planning.rctlma.org), and availability was shared via social media. Any member of the public is welcome to provide comments or concerns during the Board of Supervisors public hearing.

Impact on Residents and Businesses

The proposed General Plan Amendment will provide direction to facilitate, enable and expedite the orderly development of the Lakeland Village community, which may provide for appropriate land use, housing, infrastructure, services, design and character.

Additional Fiscal Information

The total cost to complete this project is approximately \$620,000 – funded through NCC budget allocation. The planning process for this Project commenced in the 16/17 fiscal year and will be completed this fiscal year (19/20). The above costs include funds spent on public outreach, drafting of the General Plan Amendment, environmental considerations, and public hearings.

ATTACHMENTS:

- Attachment A: Proposed Land Use Plan (Exhibit 4A and 4B)
- Attachment B: Proposed Revised ELAP – tracked (redline) changes
- Attachment C: Final CEQA Documentation with comment letters and draft NOD
- Attachment D: PC Staff Report and attachments



Jason Farin, Principal Management Analyst 6/25/2020

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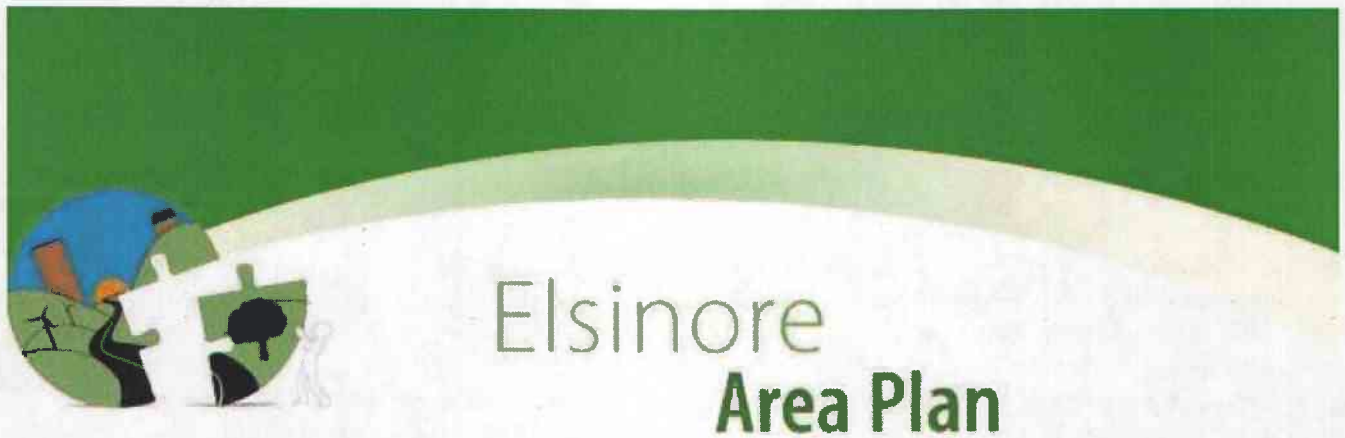
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- GPA No. 1156, 1166 BOS RSLN 2017-001, 04/11/17;
- GPA No. 1146, BOS RSLN 2019-050, 04/16/19;
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- GPA No. 960, BOS RSLN 2015-260,12/08/15
- GPA No. 1122, BOS RSLN 2016-234, 12/06/16
- GPA No. 1223, BOS RSLN 2018-118, 06/26/18;



Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of Elsinore Area Plan as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

“Riverside County is a family of special communities in a remarkable environmental setting.”

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through Riverside County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County of Riverside. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer are almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is

now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



Quotes: quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



Factoids: interesting information about Riverside County that is related to the element



References: contacts and resources that can be consulted for additional information



Definitions: clarification of terms and vocabulary used in certain policies or text.

It doesn't matter whether you whiz by on Interstate 15 or wind your way down the spectacular face of the Santa Ana Mountains on State Route 74; the eye cannot avoid taking in Lake Elsinore. From the I-15 you also get a bonus in the form of the precipitous slope of the mountains; from the 74 you gaze out over hills, towns and valleys stretching far into the distance. As if that was not enough, there is even the man-made Canyon Lake off to the northeast, capturing waters from the San Jacinto River. The richness of this special place isn't just in its visual qualities. It is also a collection of unique communities as well as home to a remarkable variety of natural species. The Elsinore area is a truly unique human and natural habitat within a county that encompasses many notable environments.

The Elsinore Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive area to understand the physical, environmental and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing Elsinore. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in Elsinore, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these additional policies. Land use related issues are addressed in the Land Use section. The Plan also describes relevant transportation issues, routes and modes of transportation in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are, of course, both natural and manmade hazards to consider, and they are spelled out in the Hazards section.

A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Elsinore area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

Pattern of Development and Open Space. The Plan intensifies and mixes uses at nodes adjacent to transportation corridors, more accurately reflects topography and natural resources in the Gavilan and Sedco Hills with appropriate land use designations, and avoids high intensity development in natural hazard areas. Land use densities step down into areas constrained by natural features, resources or habitats, or remote from transportation facilities. Existing communities and neighborhoods retain their character and are separated from one another by lower intensity land use designations where possible.

Watercourses. Temescal Wash is a major influence on the character of the northern portion of the Area Plan, traversing it from northwest to southeast and flowing around Lee Lake and adjacent to Interstate 15. Land use designations adjacent to the Wash reflect a desire to buffer it from development so that its scenic and natural resource values are retained. Murrieta Creek, which flows adjacent to Palomar Street in Wildomar, has also been illustrated as a watercourse.

Data in this area plan is current as of April 16, 2019. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

Location

The strategic location of this area is clearly evident in Figure 1, Location. Because of the access provided by State Route 74 over the Santa Ana Mountains, Elsinore is a gateway to the west. It is also an important north/south link in the western flank of Riverside County. One looks outward toward five area plans that constitute a major portion of the vast development potential in western Riverside County. Starting to the south and moving counter-clockwise, we find the adjacent Southwest Area Plan, and the plans for Sun City/Menifee Valley, Mead Valley, Lake Mathews/Woodcrest and Temescal Canyon. The cities of Lake Elsinore, Wildomar and Canyon Lake are core communities here. Murrieta approaches from the south and Perris from the northeast, but neither extend into this planning area. Moreover, the Elsinore planning area borders on both San Diego County to the south and Orange County to the west. These relationships can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity. As a framework for these locales, some of the more prominent physical features are also shown on this exhibit.

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That certainly applies here as well. This section describes the setting, features and functions that are unique to the Elsinore Area Plan. These defining characteristics are shown on Figure 2, Physical Features.

Setting



The San Jacinto River meanders over 40 miles through Riverside County, beginning at Lake Hemet in the San Jacinto Mountains and terminating at Lake Elsinore.

Much of the Elsinore Area Plan is situated within a valley, running from northwest to southeast, framed by the Santa Ana and Elsinore Mountains on the west and the Gavilan and Sedco Hills on the east. Lake Elsinore, which is the largest natural lake in Southern California, covering about 3,000 surface acres, is a centerpiece in the valley. Lake Elsinore is the terminus of the San Jacinto River, which is regulated by the Railroad Canyon dam and generally stabilized at an elevation of approximately 1,230 feet. The Lake is fed by the San Jacinto River and underground springs and is drained by the Temescal Wash to the north, flowing eventually into the Santa Ana River. Murrieta Creek, which eventually drains into the Santa Margarita River, starts just south of Lake Elsinore. Lake Elsinore, Canyon Lake, the San Jacinto River, Temescal Wash, and Murrieta Creek provide a distinctive pattern of lakes and watercourses throughout the valley floor and the settlements here are significantly shaped by the richness of both waterways and the widely varied topography. It is truly a remarkable setting.

Unique Features

Cleveland National Forest

The Cleveland National Forest forms the western boundary of the area and encompasses large portions of the Santa Ana and Elsinore Mountains. This area is characterized by natural open space and outdoor recreational uses with

pockets of rural residential and wilderness oriented visitor serving uses scattered along State Route 74. Private inholdings within the Forest boundary are developed with limited residential and commercial uses.

Temescal Wash

The Temescal Wash creates an impressive swath pinched between the Gavilan Hills and the Santa Ana Mountains. Although dry most of the year, the wash serves as an outlet for Lake Elsinore and eventually drains into the Santa Ana River. While the wash runs in a generally northwest/southeast direction, it also provides a critical perpendicular linkage for animals between the mountain and hill habitats on either side. That is why the wash plays such an important role in the Western Riverside County Multiple Species Habitat Conservation Plan.

Unique Communities

Meadowbrook

Meadowbrook, an Unincorporated Community recognized by the Local Agency Formation Commission (LAFCO) in 1997, is situated in the northeastern portion of the Area Plan immediately north and east of presently undeveloped portions of the City of Lake Elsinore. This community includes some commercial and light industrial uses focused along State Route 74, the central transportation spine within the community. However, Meadowbrook is generally characterized by very low density residential development and vacant properties set amid rolling hills. Community residents have expressed interest in economic development through implementation of a Rural Village Land Use Overlay.

Warm Springs

Warm Springs, a Community of Interest recognized by LAFCO, forms a portion of the northern boundary of the Elsinore Area Plan. The northerly portion of this community is set in the Gavilan Hills. A strip along the north edge of this area, along the border of the Lake Mathews/Woodcrest Area Plan, is within the sphere of influence of the relatively distant City of Riverside. This area is generally characterized by rural uses set along steep slopes. Development is concentrated adjacent to Interstate 15 and in a focused area along State Route 74 adjacent to the City of Lake Elsinore.

Horsethief Canyon

Horsethief Canyon is located in the northwestern corner of the plan area. This emerging suburban development is developing pursuant to a comprehensive specific plan (Specific Plan No. 152) that both accommodates potential population growth and provides for conservation of open space.



A Community of Interest (COI) is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an **Unincorporated Community (UC)** within two years of status obtainment.

Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

Lakeland Village

The community of Lakeland Village is located immediately west of Lake Elsinore and includes a major ridge along the eastern face of the Santa Ana and Elsinore Mountains. This community falls within the Lakeland Village Policy Area, which is comprised of a mix of rural, residential, light industrial, open space and commercial uses along Grand Avenue on the low lying areas near the lake. Natural open space with pockets of rural residential uses are adjacent to State Route 74 as it winds along the steep easterly face of the Santa Ana Mountains.



A “sphere of influence” is the area outside of and adjacent to a city’s border that has been identified by the County Local Agency Formation Commission as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

Incorporated Cities

City of Lake Elsinore

The Elsinore Area Plan surrounds the incorporated City of Lake Elsinore. As of, the City of Lake Elsinore encompassed about 42.3 square miles, with an estimated population of 50,267, and 16,207 households. Lake Elsinore’s sphere of influence encompasses over 30.2 square miles and extends into the Horsethief Canyon, Warm Springs and Meadowbrook communities and southwest towards the communities of El Cariso and Rancho Capistrano near the Main Divide Road.

City of Riverside

A portion of the City of Riverside’s sphere of influence extends into the Warm Springs community. The City of Riverside’s predominantly rural land use designations for this area are consistent with this area plan’s direction.

City of Wildomar

Wildomar is located immediately south of the City of Lake Elsinore in a valley between the Santa Ana Mountains and the Gavilan and Sedco Hills. Wildomar City, incorporated on July 1, 2008, includes rural residential uses in the rolling hills and more intense concentration of residential, commercial and employment uses between Interstate 15 and Grand Avenue. The community is expanding easterly of Interstate 15, especially along Clinton Keith Road and Bundy Canyon Road.

City of Canyon Lake

Canyon Lake is a private, gated city located halfway between Lake Elsinore and Sun City, California. Canyon Lake began as a master-planned community developed by Corona Land Company in 1968. The “City of Canyon Lake” was incorporated on December 1, 1990. As of 2009, the city geographically spanned over 4.6 square miles. Originally formed in 1927 after Railroad Canyon Dam was built, the lake covers 383 acres and includes 14.9 miles of shoreline.

Land Use Plan

The Land Use Plan focuses on preserving the numerous unique features in the Elsinore area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the Countywide General Plan. Proposed uses represent a full spectrum of categories that relate the natural characteristics of the land and economic potential to a range of permitted uses.

The Elsinore Land Use Plan, Figure 3 depicts the geographic distribution of land uses within this area. The Plan is organized around 21 Area Plan land use designations. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Elsinore Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

Land Use Concept

The Elsinore Area Plan reflects the RCIP Vision for Riverside County in several ways. It does so by intensifying and mixing uses at nodes adjacent to transportation corridors, by more accurately reflecting topography and natural resources in land use designations, by avoiding high intensity development in natural hazard areas, and by considering compatibility with adjacent communities' land use plans as well as the desires of residents in the plan area.

The land use designations maintain the predominantly very low density character of the Meadowbrook and Warm Springs communities, the natural and recreational characteristics of the Cleveland National Forest, and Community

“

Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms.

”

- RCIP General Plan Principles

“

Our communities - both improvements to existing ones and newly emerging ones - are models for new ways to provide and manage infrastructure, deliver education, access jobs, apply new technology, and achieve greater efficiency in the use of land, structure, and public improvements.

”

- RCIP Vision

Development uses in Lakeland Village. Areas designated Conservation-Habitat and Rural Mountainous help provide a separation between communities and provide additional definition for existing communities.

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies..
Open Space	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
Mixed-Use Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. 	

Elsinore Area Plan

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acre per structure.

Table 2: Statistical Summary of Elsinore Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁹				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	2,4412	366	1,106	NA
	<u>10,54810,41</u>			
Rural Mountainous (RM)	4	527521	1,592	NA
Rural Desert (RD)	0	0	0	NA
	<u>12,99012,85</u>			
<i>Rural Foundation Sub-Total:</i>	5	893887	2,6982,698	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	537579	188203	613564	NA
Very Low Density Residential (RC-VLDR)	13770	53102	169306	NA
Low Density Residential (RC-LDR)	936	954	9162	NA
<i>Rural Community Foundation Sub-Total:</i>	649710	256344	7731,032	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	228	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	51,803	NA	NA	NA
Open Space-Water (OS-W)	334	NA	NA	NA
Open Space-Recreation (OS-R)	89	NA	NA	13
Open Space-Rural (OS-RUR)	6,496	162	489	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	58,950	162	489	13
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	6956	2120	6360	NA
Very Low Density Residential (VLDR)	3,200	2,400	7,250	NA
Low Density Residential (LDR)	454	681	2,057	NA
Medium Density Residential (MDR) ⁸	2,8082,729	8,8479,829	26,72729,487	NA
Medium-High Density Residential (MHDR)	66	426	1,287	NA
High Density Residential (HDR)	11	119	359	NA
Very High Density Residential (VHDR)	17	288	870	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail ² (CR)	114408	NA	NA	1,7104,626
Commercial Tourist (CT)	17	NA	NA	282
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	632	NA	NA	8,215
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	34	NA	NA	552
Public Facilities (PF)	30	NA	NA	30
Community Center (CC) ³	0	0	0	0
Mixed-Use Area (MUA)	174230	1,4924,128	3,4084,476	2,5763,405
<i>Community Development Foundation Sub-Total:</i>	7,5327,669	13,94015,260	42,02145,780	13,19114,194
	<u>80,12180,18</u>			
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	4	15,22115,422	45,98149,999	13,20414,207
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	45,991	---	---	---
Indian Lands	0	---	---	---
Freeways	221	---	---	---
<i>Other Lands Sub-Total:</i>	46,212			

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LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
TOTAL FOR ALL LANDS:	126,333 126	15,221 15	45,981 45	13,204 13
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4,5}				
Rural Village Study Area Overlay	711	1,768	5,341	4,472
<i>Total Area Subject to Overlays:^{4, 5}</i>	711	1,768	5,341	4,472
POLICY AREAS⁶				
Temescal Wash	444	---	---	---
Glen Eden	703	---	---	---
Warm Springs	13,834	---	---	---
Walker Canyon	1,248	---	---	---
Lakeland Village Policy Area	2,625	---	---	---
March Joint Air Reserve Base Influence Area	190	---	---	---
<i>Total Area Within Policy Areas:⁶</i>	19,044			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷	19,755			

FOOTNOTES:

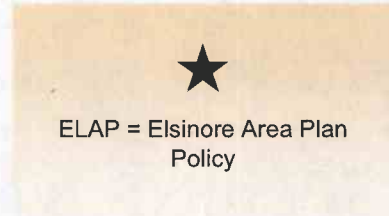
- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
 - 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
 - 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately, and, are *not* interchangeable terms.
 - 4 Overlays provide alternate land uses that may be developed *instead of* the underlying base use designations.
 - 5 Policy Areas indicate where additional policies or criteria apply, *in addition to* the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
 - 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
 - 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
 - 8 723.91 acres is under Glen Eden Policy Area which has an assumption of 2.5 du/ac.
 - 9 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.
- * Table was updated to include GPA Nos. 985, 988, 1122, 1156, 1166, ~~and 1223~~, and 1208; as well as city incorporations, adopted after [December 8, 2015 DATE](#).
- * Table was updated to change Mixed-Use Planning Area to Mixed- Use Area, to be consistent with GPA No. 1122 Land Use Element

Overlays and Policy Areas

A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of the Policy Areas identified in the Elsinore Area Plan are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Overlays and Policy Areas

Special policies are appropriate to address important locales that have special significance to the residents of this part of Riverside County. Six policy areas have been designated within the Elsinore Area Plan. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Elsinore area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. The policy area boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.



Warm Springs

Located in the northern portion of the plan area, Warm Springs includes a rural area set within the steep slopes of the Gavilan Hills. The ridge line and slopes of the Gavilan Hills are biological and visual assets to the region.

Policies:

- ELAP 1.1 Protect the life and property of residents and maintain the character of the Gavilan Hills through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Environmentally Sensitive Lands section of the Multipurpose Open Space Element, and the Slope and Soil Instability Hazards and Fire Hazards sections of the General Plan Safety Element.
- ELAP 1.2 Require that development of contiguous areas designated as Light Industrial be designed in a coordinated manner.
- ELAP 1.3 Require that all commercial and industrial uses be sensitive to environmental hazards (i.e., flooding) and not substantially impact environmental resources (i.e., biological and water quality).
- ELAP 1.4 Require commercial and industrial uses to not substantially impact circulation systems.

Temescal Wash

Temescal Wash, extending 28 miles from Lake Elsinore to the Santa Ana River, is the principal drainage course within the Temescal Valley. The Wash also serves as an important component of the Western Riverside County MSHCP and has the potential for providing recreational amenities to serve the planning area. The preservation

and enhancement of this feature is an important component of the Elsinore Area Plan land use plan. This policy area is synonymous with the 100 year flood zone for the Wash.

Policies:

- ELAP 2.1 Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the General Plan Safety Element; the Non-motorized Transportation section of the Circulation Element; the Multiple Species Habitat Conservation Plans and the Environmentally Sensitive Lands sections of the Multipurpose Open Space Element; and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element.
- ELAP 2.2 Encourage the maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

Walker Canyon Policy Area

The Walker Canyon Policy Area consists of 1,250 acres of land located northerly of Interstate 15 in the vicinity of Walker Canyon Road. The site is designated Open Space-Rural on the Elsinore Area Plan. However, a preferable alternative to extremely large lot rural land sales would be the master planning of this area to provide for a limited amount of development, coupled with preservation of the majority of the site as open space and wildlife habitat.

Policies:

- ELAP 3.1 Notwithstanding the Open Space -Rural designation of this property, any proposal to establish a master planned community within this area through the general plan amendment and specific plan process shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments as described in the Administration Element, provided that:
- a. A specific plan is submitted for a Community Center or mixed use village center development designed as a hillside village. Potential uses may include residential uses at a variety of densities (including community development foundation component densities), commercial retail and service uses, offices, and a hotel, as well as public facilities and recreational areas. In addition to the required components, the specific plan must address the unique requirements of hillside development, special hillside design guidelines, and the special nuances of integrating hillside development into the natural environment.
 - b. Approximately 900 acres, or at least two-thirds of the site area, is set aside as Open Space - Conservation Habitat for inclusion in the Western Riverside County Multiple -Species Habitat Conservation Plan reserve system.
 - c. The specific plan shall include special attention to the following concerns: (1) pedestrian circulation in a hillside context, including provision for ramps and paths as well as stairs in order to ensure full accessibility for all users; (2) provision for retail commercial uses so as to minimize the need for residents to travel outside the village for routine daily needs, such as groceries, banking, etc.; and (3) the buffering and protection of conserved open space, especially relating to the interface between riparian areas and development.

- d. Due to the unique character of this development, the area is hereby determined to be eligible for reductions in onsite street widths and an exemption from the prohibition on development on slopes over 25%. Such exemptions would be subject to official determination by the Board of Supervisors or its successor-in-interest at the time of its action on the specific plan.

The environmental impact report or other CEQA document prepared for any specific plan at this site shall address the site's access, soils, geology, hydrology, biology, and wildfire susceptibility in addition to issues of slope and topography.

- e. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

Glen Eden Policy Area

The Glen Eden Policy Area consists of portions of Sections 17, 18, and 19 located southwesterly of Temescal Canyon Road and northerly, northeasterly, and westerly of the Horsethief Canyon community. Development within this Policy Area shall be subject to the following policies.

Policies:

- ELAP 4.1 Residential development shall comply with an average density of 2.5 dwelling units per acre. No individual project may have an overall density in excess of 2.5 dwelling units per acre, unless a permanent density transfer between two or more projects is approved by the County of Riverside, in which case the overall density of the projects together may not exceed 2.5 dwelling units per acre. The density of individual parcels or planning areas within a project may exceed 2.5 dwelling units per acre, as long as the overall project density does not exceed this level.
- ELAP 4.2 Clustering of dwelling units within an individual project is encouraged where such clustering would enable the conservation of open space in accordance with the Multipurpose Open Space Element.

Rural Village Land Use Overlay

Rural Village Overlay Study Areas were identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and a Rural Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook (Figure 5), but not in El Cariso.

The spatial analysis indicated that the increase in intensity of uses in El Cariso Rural Village is not necessary at this particular time, thus resulting in removing the boundaries of the Rural Village Study Area established in the RCIP General Plan.

Policies:

- ELAP 5.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.

ELAP 5.2 In the Meadowbrook Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay as necessary in conjunction with the widening of State Highway Route 74.

Meadowbrook Town Center

Meadowbrook Town Center (see Figure 3A) features two areas of intense, Mixed-Use Area development clustering, the Highway 74/Meadowbrook Avenue Neighborhood [Neighborhood 1] and the Highway 74/Kimes Lane Neighborhood [Neighborhood 2] to provide a broad panoply of conveniently located local community services, and an expanded variety of housing opportunities for local residents. These Mixed-Use Areas, described below, will provide landowners with opportunities to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated land use designs. Both neighborhoods require that at least 50% of their areas be developed for Highest Density Residential (HHDR) uses.

Potential nonresidential uses include those traditionally found in a “downtown/Main Street” setting, such as retail uses, eating establishments, personal services such as barber shops, beauty shops, and dry cleaners, professional offices, and public facilities including schools, together with places of religious assembly and recreational, cultural, and spiritual community facilities, all integrated with small parks, plazas, and pathways or paseos. Together these designated Mixed-Use Areas will provide a balanced mix of jobs, housing, and services within compact, walkable neighborhoods that feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes such as grocery stores, pharmacies, places of assembly, schools, parks, and community and/or senior centers.

Mixed-Use Area (MUA) Neighborhoods Descriptions and Policies:

Following are the descriptions of the two Mixed-Use Area (MUA) neighborhoods of Meadowbrook Town Center, and the policies specific to each neighborhood:

The **Highway 74/Meadowbrook Avenue Neighborhood** [Neighborhood 1] The Highway 74/Meadowbrook Avenue Neighborhood is bisected by State Highway 74. This neighborhood covers about 56 gross acres (about 39 net acres), and currently contains low density single family residences and vacant lots. The neighborhood is surrounded by similar land uses - low density single family residences and vacant parcels. The neighborhood will be developed as a Mixed-Use Area, with a 50% HHDR component, and commercial and other land use types. Surrounding land uses are designated Very Low Density Residential.

Two bus stops are currently located on Highway 74 towards the northernmost boundary of the neighborhood, one located to serve northbound passengers, and one located to serve southbound passengers. Commercial and other types of non-residential mixed-use development will be most appropriately placed directly along and near Highway 74, which is convenient for those living in and commuting into the neighborhood and will provide a buffer from the highway for the HHDR residential development in the neighborhood. Also, the opportunity exists to expand transit services and provide more bus stops and more bus services along Highway 74, as local transit demand expands in the future.

Also, because of its mixed-use characteristics, this neighborhood should be designed to promote a village-style mix

of retail, restaurants, offices, and multi-family housing, thereby resulting in a walkable neighborhood. This neighborhood would serve surrounding neighborhoods by providing job opportunities through its commercial uses. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.

Policy:

ELAP 5.3 Fifty percent of the Highway 74/Meadowbrook Avenue Neighborhood shall be developed in accordance with the HHDR land use designation.

ELAP 5.4 Residential uses for the Highway 74/Meadowbrook Avenue Neighborhood should generally be located in the southeastern and northeastern portions of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, parks, light industrial uses, parkland, and other uses.

Highway 74/Kimes Lane Neighborhood [Neighborhood 2] is located less than one mile north of Neighborhood 1 and also along State Highway 74, on about 10 gross acres (about 7 net acres). With the exception of one single family residence, the neighborhood site is currently vacant and is surrounded by low density single family residential uses and vacant parcels. Highway 74 adjoins the western edge of the neighborhood. This neighborhood will be developed as a Mixed-Use Area, with a 50% HHDR component, and commercial and other land use types. This neighborhood is surrounded by Very Low Density Residential land uses.

This neighborhood could serve the surrounding community by providing local commercial services and job opportunities in association with the commercial uses. Also, because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing, resulting in a walkable neighborhood. Two bus stops are conveniently located on Highway 74 within the neighborhood boundaries. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet the community’s floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.

Policies:

ELAP 5.5 Fifty percent of the Highway 74/Kimes Lane Neighborhood shall be developed in accordance with the HHDR land use designation.

ELAP 5.6 Residential uses for the Highway 74/Kimes Neighborhood [Neighborhood 2] should be encouraged to be located in the eastern portion of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business parks, light industrial uses, and parkland.

Policies Applying to both Neighborhoods of Meadowbrook Town Center:

The following policies apply to both of the Mixed-Use Area (MUA) neighborhoods of Meadowbrook Town Center:

ELAP 5.7 Both the Highway 74/Meadowbrook Avenue and Highway 74/Kimes Lane Neighborhoods shall be developed with 50 % Highest Density Residential, and other uses, potentially including commercial, business park, office, etc. uses, in a mutually supportive, mixed-use development pattern.

- ELAP 5.8 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Connections should also be provided to the public facilities in the vicinity, including the elementary school, library, and community center.
- ELAP 5.9 All HHDR sites should be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a frequent and, in many cases, daily, basis.
- ELAP 5.10 Ensure that all new land uses, particularly residential, commercial, and public uses, including schools and parks, are designed to provide convenient public access to alternative transportation facilities and services including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.
- ELAP 5.11 Project designs should reduce traffic noise levels from Highway 74 as perceived by noise-sensitive uses, such as residential uses, to acceptable levels.
- ELAP 5.12 Residential uses that are proposed in both neighborhoods where they would be located immediately adjacent to areas designated for Low Density Residential development should include edge-sensitive development features to provide buffering between the differing residential densities, including but not necessarily limited to such features as one-story buildings, park lands and open space areas, and trails.
- ELAP 5.13 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.
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Figure 3A: Elsinore Area Plan Meadowbrook Town Center Neighborhoods

Lakeland Village Policy Area

The Lakeland Village Policy Area (LVPA) is located on the westerly side of the water body that is Lake Elsinore and is nestled against the easterly side of Cleveland Ridge along the eastern flank of the Santa Ana and Elsinore Mountains. The Lakeland Village Policy Area consists of approximately 2,626 acres, ~~and which a includes a large portion of those portions of the community of Lakeland Village, in the unincorporated community of Lakeland Village Riverside County areas,~~ generally bounded by State Route 74, ~~or~~ the Ortega Highway, and the City of Lake Elsinore limits on the northerly end and ~~Corydon Road and~~ the City of Wildomar ~~and Corydon Road~~ on the southerly end. Grand Avenue runs the length of the community and is the only roadway access to the area from the north and the south. Existing uses in the community are primarily single-family residential with pockets of commercial uses scattered along Grand Avenue. Properties east of Grand Avenue generally extend to the edge of the lake, ~~which may be part of a . The immediate lake edge has a land use designation of Open Space – Conservation as these areas are in a~~ Special Flood Hazard Area due to the significant water level fluctuations of Lake Elsinore. ~~Properties on the east side of Grand Avenue located south of the lakefront also extend into large Special Flood Hazard Areas at the south end of the lake into Rome Hill, and up to the limits of the City of Lake Elsinore. Properties on the westerly side of Grand Avenue extend up to the base of the hills and include pockets of vacant land, in addition to residential and commercial uses may include areas with steep slopes.~~

Policies:

- ELAP 6.1 Land within the Special Flood Hazard Areas should be developed in accordance with all applicable local, state and federal flood control ordinances and regulations, including the Lake Village Master Drainage Plan, and may include passive recreational uses. To avoid potential flood hazards for future developments, use clustering and consolidation of parcels whenever feasible. (AI 25, AI 59-61)
- ELAP 6.2 In addition to Specific Plan and Mixed-Use zoning classifications, commercial zoning classifications that implements the intent of the land use designation or provide for a community serving use(s) may be utilized for any Mixed-Use Area (MUA) General Land Use Designation within the Lakeland Village Policy Area (LVPA). Through street design and streetscape develop, safe pedestrian crossings, travel and access, bicycle travel and access, landscaping, signage, lighting, traffic control, multi-modal transit areas, convenient and safe parking, iconic entry way design into the community and at significant community features, and trail connections with trailhead parking.
- ELAP 6.3 Encourage the design of new streets and the significant upgrading of existing streets to provide all users with safe, convenient access through the community. Emphasis should be placed on providing dedicated, protected facilities for pedestrians and bicyclists, including a continuous network of sidewalks and pedestrian pathways; bicycle routes and lanes; multi-use trails and trailhead parking; traffic calming measures; and delineated street crossings where feasible. The Lakeland Village Policy Area includes land within the Special Flood Hazard Areas which is primarily located within the lakeshore areas adjacent to the edge of Lake Elsinore. Additionally, other areas in the Special Flood Hazard Areas include floodway areas that involve significant historic drainage courses that convey drainage from the mountains on the west to the lake on the east that are subject to flooding. These areas are generally located between Santa Rosa Drive and Magnolia Street, Deeble Entrance Street/Rose Avenue and Maiden Lane, and Blackwell Boulevard and Baldwin Boulevard. Development in the Special Flood Hazard Areas shall be constructed in accordance with all applicable County ordinances, including Ordinance No. 458, and may include, but is not limited to, open space, trails and passive recreation.

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- ELAP 6.4 Encourage the formation of a County Service Area (CSA) or Parks and Recreation District to develop adequate park services and facilities. Large-scale development is encouraged to include parks, recreational open space, plazas and other public spaces. Encourage the formation of a County Service Area (CSA) or local Parks and Recreation District in the Lakeland Village Policy Area to develop adequate park services and facilities, including playfields, play equipment, sport courts, activity areas, picnic facilities, lakeshore facilities, trailheads, and recreation programs.
- ELAP 6.5 Development should ~~facilitate~~ provide for continuous Collector roadways, especially along Union and Brightman Avenues between Blanchie Drive and Turner Street, in order to provide for which will provide a parallel travel way ~~to with~~ Grand Avenue and should provide for street connections to Grand Avenue via. Additionally, Blanchie Drive and Turner Street, which connections to Grand Avenue should also be developed as Collector roadways.
- ELAP 6.6 Encourage the clustering of development and consolidation of parcels, whenever feasible. (AI 25, AI 59-61) The height, bulk and placement of buildings in the Gateway areas of the Lakeland Village Policy Area should be visually compatible with the surrounding uses.
- ELAP 6.7 Development of parcels not designated Rural Mountainous with steep slopes should cluster buildings in areas with lesser slope and should comply with hillside design policy in the Land Use Element. Residential densities of any parcel with slopes greater than 35 percent should be one (1) dwelling unit per twenty (20) acres. In consideration of mixed use projects in the Gateway areas, development in accordance with a Specific Plan or the Mixed Use Zone is encouraged so potential issues relating to the specific mix of uses, density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the mixed-use project proposal may be considered and resolved.
- ELAP 6.8 Building envelopes and locations should be visually compatible with the surrounding uses. Projects for development along Grand Avenue should encourage walkability, bicycle use, and traffic-calming measures where safety permits.
- ELAP 6.9 The community's history and character should be incorporated into all streetscapes and development.

Lakeland Village Policy Area Neighborhoods–Gateway Areas

The Lakeland Village Policy Area includes ~~four–eight Gateway Areas~~ neighborhoods, known as “LVPA Neighborhood,” that are located along the westerly side of Grand Avenue, ~~seven of which have been designated, partly or in whole, the General Plan Land Use Designation of Light Industrial that will remain.~~ The Gateway Areas LVPA Neighborhoods will include mixed use development that encourages a combination of business, 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 intent of the Gateway Areas LVPA Neighborhoods is not to identify a particular mixture or intensity of land uses, but to designate areas where a blend of mixture of residential, commercial, office, entertainment, educational, community, and recreational uses can be developed. Mixed use development provides the following community benefits:

- greater housing variety and density, more affordable housing, life-cycle housing (e.g. starter homes to larger family homes to senior housing), workforce housing, veterans housing, etc.;
- reduced distances between housing, workplaces, retail businesses and other amenities and destinations;

- better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot/bike or by transit);
- more compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);
- stronger neighborhood character and sense of place;
- walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs;
- encourage the assembly of small parcels into larger project areas that can be developed for mixed residential/commercial development without the requirement for general plan amendments, helping to revitalize the area, encourage new balanced economic development, and provide for new local infrastructure improvements; and,
- encourage commercial development to be near intersections and focused in nodes or village focus areas, as opposed to strip or piecemeal development spread along the Grand Avenue corridor.

In addition to the policies provided above, specific policies related to development within the ~~three individual Gateway Areas~~ LVPA Neighborhoods are described below:

Lakeland Village Policy Area Neighborhood Policies

The following policies apply to all Neighborhoods in the Lakeland Village Policy Area, unless specified differently within any policy.

~~**Community Center Gateway:** The Community Center Gateway encompasses approximately 72 acres and is generally located in the 15961-16599 blocks on the west side of Grand Avenue, including a strip of previously designated commercial area situated between approximately Windward Way and Blanchie Drive and a much larger area between Blanchie Drive and Magnolia Street. Land within the Community Center Gateway is designated as Mixed Use Area.~~

~~It is anticipated that the Community Center Gateway will include a community center that will be the focal point for the developing community. As such, this area presents opportunities for complimentary uses including service such as care for children and seniors; parks and recreational uses; commercial uses; and medium to higher density residential uses.~~

Policies:

~~ELAP 6.9 — Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre up to 20 to 25 dwelling units per acre.~~

ELAP 6.10 New development in MUAs are encouraged to vary in residential densities, which may include ranges from 2 to 20 dwelling units per acre, and provide diversity in land uses. The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E.9 of the General Plan's Appendix E-1 and limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.

ELAP 6.11 The density of residential development should complement the adjacent existing uses, generally transitioning from higher densities closer to Grand Avenue and commercial use development, to lower densities around the Mixed Use Area's edges that correspond with the residential densities located in the surrounding areas.

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- ELAP 6.12 Areas with a MUA land use designation are intended to allow a mixture of compatible land uses including residential, administrative and professional offices, retail and service uses, public and quasi-public uses, and entertainment and recreational.
- ELAP 6.13 New development within Neighborhoods should promote livable neighborhoods that provide housing, goods and services, open space, and multi-model transportation options within close proximity.
- ELAP 6.14 New non-residential development in the Neighborhoods 1 and 8 is encouraged to include uses that serve the needs of visitors and travelers, as well as residents of the area. Development in these neighborhoods should be designed to create a sense of arrival to Lakeland Village.
- ELAP 6.15 New non-residential development in the Neighborhoods 2 through 7 is encouraged to include uses that primarily serve the needs of residents living near the site or elsewhere in the community.
- ELAP 6.16 Neighborhoods are encouraged to include uses that serve the recreational needs of residents and visitors with such activities as hiking, mountain biking, boating, water sports, paragliding, skydiving, and other recreational uses due to the proximity of natural resources.
- ELAP 6.17 Development may include live-work spaces within the MUAs where appropriate.
- ELAP 6.18 New development within Neighborhood should be compatible with adjacent uses.
- ELAP 6.19 New development within Neighborhoods are encouraged to utilize distinctive architecture, edge and entry treatment, landscape, streetscaping, signage and other elements to perpetuate or establish a unique identity of the area.
- ELAP 6.20 Commercial uses, where applicable, should be oriented towards Grand Avenue and away from residential areas located outside of the Neighborhood, as feasible. Residential uses, where feasible and appropriate, should be used as a transitional buffer between the nonresidential and mixed uses within the Neighborhood and the lower density residential uses beyond.
- ELAP 6.21 Multi-story buildings are encouraged within commercial and mixed use areas with transitions down to two- or one-story buildings adjacent to residential neighborhoods, as appropriate.
- ELAP 6.22 Encourage the incorporation of variety of different types of wall textures and colors, architectural elements, landscaping and other features that provide for attractive and inviting facades for public view from surrounding uses and streets.
- ELAP 6.23 Ground floor commercial and facades are encouraged on the first floor of buildings facing the adjoining sidewalks and pedestrian spaces.
- ELAP 6.24 Encourage screening of off-street parking by locating it safely behind or within structures, or otherwise screening it from the public right-of-way, and the design of parking facilities with limited vehicle access points to optimize pedestrian safety, where feasible.
- ELAP 6.25 Street trees, signage, landscaping, street furniture, public art, and other aesthetic elements should be used to enhance the appearance and identity of the Neighborhoods.

ELAP 6.26 Encourage the use or installation of underground utilities.

ELAP 6.27 Encourage coordination with local transit authorities to expand transit access along Grand Avenue and provide stops at, or close in proximity to each Neighborhood.

ELAP 6.28 At least ten percent of the gross area of each Neighborhood should be reserved for common, integrated open space that provides opportunities for passive and active recreation.

Descriptions of LVPA Neighborhoods

Below are descriptions of each of the eight LVPA Neighborhoods, which may include neighborhood-specific policies, which only applies to that neighborhood.

Neighborhood 1

Neighborhood 1 is located and adjacent to the southwest side of Grand Avenue, generally northwest of Magnolia Street and southeast of the City of Lake Elsinore boundary, and consists of approximately 74 acres, as shown on Exhibit 3B, Elsinore Area Plan Lakeland Village Neighborhood 1. This neighborhood is predominately designated Mixed-Use Areas but includes some High Density Residential (HDR) and Very High Density Residential (VHDR) land use designations.

Neighborhood 1 is largely vacant with some existing commercial establishments on the northwestern end, abutting Grand Avenue, and a community center, which may be considered the focal point of this developing neighborhood due to its prominence in the area. Additionally, the neighborhood includes two existing multi-family residential complexes, located adjacent to the community center. There are three existing bus stops along Grand Avenue adjacent or in close proximity to this neighborhood.

This neighborhood presents opportunity for visitor- or commuter-serving commercial establishments, civic and community facilities, and supporting residential components that may provide a live, work, and play space that promotes active transportation, which includes use of transit from one of the nearby bus stops. **Neighborhood 1 is shown on Figure 3B.**

Policy

ELAP 6.29 New development within Neighborhood 1 should cluster public, commercial, and residential uses that support this neighborhood’s emerging identity as the civic center in the community.

Neighborhood 2

Neighborhood 2 abuts and is located southwest of Grand Avenue, generally northwest of Adelfa Street and southeast of Evergreen Street, and includes approximately 32 acres, as shown on Exhibit 3C, Elsinore Area Plan Lakeland Village Neighborhoods 2 & 3. This neighborhood is entirely designated as Mixed-Use Area.

This neighborhood is predominantly vacant with a small existing commercial center and one existing residential home in the center and southeastern portion. Neighborhood 2 includes a vast amount of large, contiguous vacant parcels of land covering most of this neighborhood.

This neighborhood presents an attractive opportunity for new development and would be a great opportunity for a well-balanced vertical or horizontal mix use area, with a diverse blend of commercial and residential uses clustered

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together. Such uses should include community-serving uses that serve this neighborhood's residents, as well as the Lakeland Village community, and recreation-serving uses that meet the recreational needs of visitors that come to Lakeland Village to enjoy its natural assets. In order to balance this area, residential uses are encouraged to include higher-density residential development and "Live-Work" units, which reduces the vehicle miles travelled within the community, amongst a wide variety of residential products. **Neighborhood 2 is shown on Figure 3C.**

Neighborhood 3

Neighborhood 3 abuts and is located southwest of Grand Avenue, north of Blackwell Boulevard and south of Deeble Entrance Street, and includes 24 acres, as shown on Exhibit 3C, Elsinore Area Plan Lakeland Village Neighborhoods 2 & 3. The neighborhood is predominantly a Mixed-Use Area land use designation, with a limited area of Commercial Retail (CR) in-between the neighborhood.

Neighborhood 3 is largely vacant, with Riverside County Fire Department Station 11 located along Grand Avenue in between Maiden Lane and Lillian Ave, as well as a residence located adjacent to the fire station. Neighborhood 3 is characterized by multiple large, vacant parcels in the northern portion of the neighborhood, with smaller parcels to the south.

Thus, this neighborhood presents an opportunity for vertical or horizontal mixed use development, particularly on the larger vacant parcels. This neighborhood should foster a diverse mix of commercial and residential uses that can serve the neighborhood as well as the community. In order to balance this area, residential uses are encouraged to include higher-density residential development and "Live-Work" units, which reduces the vehicle miles travelled within the community, amongst a wide variety of residential products. **Neighborhood 3 is shown on Figure 3C.**

Neighborhood 4

Neighborhood 4 is located southwest of Grand Avenue, generally north of Vail Street and south of Turner Street, and consists of approximately 23 acres, as shown on Exhibit 3D, Elsinore Area Plan Lakeland Village Neighborhoods 4 & 5. This neighborhood is entirely designated as Light Industrial.

This neighborhood contains a mix of existing non-residential uses, predominantly industrial establishments with limited commercial facilities. The Neighborhood contains a number of larger lots, as well as many parcels that currently have a limited lot coverage.

This neighborhood presents a unique opportunity to allow for the continuance of existing industrial uses, while a providing long-range goal of converting into a mixed-use area that would mirror Neighborhood 5. **Neighborhood 4 is shown on Figure 3D.**

Policy

ELAP 6.30 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.

Neighborhood 5

Neighborhood 5 abuts and is located southwest of Grand Avenue, generally north of Ginger Lane and South of Kathryn Way, and includes approximately 13 acres, as shown on Exhibit 3D, Elsinore Area Plan Lakeland Village Neighborhoods 4 & 5. This Neighborhood is entirely designated a Mixed-Use Area.

This neighborhood is predominantly vacant, with minimal existing residential homes, as well as a limited number of industrial and commercial facilities. Neighborhood 5 includes a large amounts of vacant land, and is dominated by large parcels with minimal existing lot coverage.

This neighborhood presents an opportunity to establish a commercial center in this part of the policy area. The surrounding residences, as well as the industrial uses to the north, present opportunities for supporting uses as well as neighborhood serving uses. The commercial center should include uses that benefit and serve this neighborhood's residents, as well as the overall Lakeland Village community. **Neighborhood 5 is shown on Figure 3D.**

Neighborhood 6

Neighborhood 6 abuts and is located southwest of Grand Avenue generally north of Zinck Way and south of Pamela Road, and consists of approximately 16 acres, as shown on Exhibit 3E, Elsinore Area Plan Lakeland Village Neighborhoods 6 & 7. The neighborhood designated as Mixed-Use Area.

This neighborhood includes a number of existing single-family residential homes, with large parcels in the northern portion of the neighborhood. The neighborhood is generally underdeveloped, with large areas of vacant land, abutting the hillsides to the southwest. The neighborhood is across Grand Avenue from the Lakeland Village Middle School, and surrounded by other residential uses in all directions.

This neighborhood is prime for development and presents great opportunity for a well-balanced vertical or horizontal mix use area, with a diverse blend of commercial and residential uses clustered together. Such uses should include community-serving uses that serve this neighborhood's residents, students and faculty of the adjacent school, as well as the surrounding residential developments. **Neighborhood 6 is shown on Figure 3E.**

Neighborhood 7

Neighborhood 7 abuts and is located northeast of Grand Avenue, generally north of Stoneman Street and south of Morrison Plane, and consists of approximately 7 acres, as shown on Exhibit 3E, Elsinore Area Plan Lakeland Village Neighborhoods 6 & 7. The neighborhood is designated entirely Mixed-Use Area.

This neighborhood is vacant and is made up of four larger parcels. The neighborhood is surrounded by residential development, and is in close proximity to the Lakeland Village Middle School, as well as Neighborhood 6.

This neighborhood presents an opportunity for residential development, potentially with a higher density than the surrounding uses. This neighborhood could also include a blend of commercial and residential uses clustered together that serve this neighborhood's, students and faculty of the adjacent school, as well as the surrounding residential developments. **Neighborhood 7 is shown on Figure 3E.**

Neighborhood 8

Neighborhood 8 abuts and is located northeast of Grand Avenue, generally north of Corydon Street and south of Gill Lane, and consists of approximately 19 acres, as shown on Exhibit 3F, Elsinore Area Plan Lakeland Village Neighborhood 8. This neighborhood is predominantly a Mixed-Use Area with a Commercial Retail (CR) area located at the intersection of Corydon Road Grand Avenue.

This neighborhood is predominantly vacant, with existing development generally confined to the southeast corner of the neighborhood. Existing development includes an existing commercial center, as well as single family residences located in the southwest portion of the site, adjacent to the commercial center, and along Gill Lane. The neighborhood contains a number of larger parcels that are vacant.

This neighborhood is a key local resource for residents who visit the existing commercial use. This neighborhood presents opportunity for visitor- or commuter-serving commercial establishments, and supporting residential components that may provide a live, work, and play space. Some of the community services that would benefit the neighborhood include additional retail, eating establishments, professional offices, dry cleaners, and a beauty salon that would meet the need of various residents in this neighborhood. **Neighborhood 8 is shown on Figure 3F.**

ELAP 7.0 — Commercial uses should be oriented towards Grand Avenue and away from residential areas located inside and outside the Gateway area. Additionally, residential uses, where feasible and appropriate, should be used as a transitional buffer between residential uses inside and outside the Community Center Gateway and commercial and non-residential uses inside the Community Center Gateway. Residential uses that may need buffering are located to the northwest across Blanchie Drive, to the south across Magnolia Street, and to the west across Union Avenue adjacent to the Community Center Gateway.

ELAP 7.1 — Residential uses located on the outer edges of the Community Center Gateway should include densities compatible to the adjacent residential densities located to the northwest on Blanchie Drive, to the south on Magnolia Street, and to the west off of Union Avenue, or there should be adequate buffers provided between new and existing residential uses.

ELAP 7.2 — Pedestrian and non-vehicular access connections between development within the Community Center Gateway and adjacent uses should be utilized to create a network of paths, parks, plazas, public squares and open spaces, along Grand Avenue, Blanchie Drive, Union Avenue, Santa Rosa Drive, Magnolia Street, and public transit routes and stops.

ELAP 7.3 — Aesthetic buildings features are encouraged to be varied and incorporate different types of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting facades for surrounding uses and streets, including Grand Avenue, Blanchie Drive, Union Avenue, Santa Rosa Drive, and Magnolia Street.

ELAP 7.4 — Development should be coordinated to facilitate the extension of Union Avenue through the westerly portion of the Community Center Gateway as a Collector roadway between Blanchie Drive and Magnolia Street, and Blanchie Drive as a Collector roadway from Union Avenue to Grand Avenue.

Grand Avenue Gateway: The Grand Avenue Gateway is approximately 32 acres and is generally located in the 47101-47299 blocks on the west side of Grand Avenue between Evergreen Street and Adelfa Street. The area's

large size and significant amount of vacant land presents opportunities for complimentary mixed uses to be developed including commercial uses, residential uses, recreational uses and service uses such as for care of children and seniors. Land within the Grand Avenue Gateway is designated as Mixed Use Area.

Policies:

ELAP 7.5 — Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre up to 14 to 20 dwelling units per acre.

ELAP 7.6 — The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and be limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.

ELAP 7.7 — Commercial uses should be oriented towards Grand Avenue and away from residential areas located inside and outside this Gateway area. Additionally, residential uses, where feasible and appropriate, should be used as a transitional buffer between residential uses outside the Grand Avenue Gateway and commercial and non-residential uses inside the Gateway. Residential uses that may need buffering are located to the northwest along Evergreen Street, to the south on Adelfa Street, and to the west across the future extension of Union Avenue adjacent to the Grand Avenue Gateway area.

ELAP 7.8 — Residential uses located on the outer edges of the Grand Avenue Gateway should include densities compatible to the adjacent residential densities located to the northwest on Evergreen Street, to the south on Adelfa Street, and to the west across the future extension of Union Avenue, or there should be adequate buffers provided between new and existing residential uses.

ELAP 7.9 — Pedestrian and non-vehicular access connections between development within the Grand Avenue Gateway and adjacent uses should be utilized to create a network of paths, parks, plazas, public squares and open spaces along Grand Avenue, the future extension of Union Avenue, and public transit routes and stops.

ELAP 7.10 — Aesthetic buildings features are encouraged to be varied and incorporate different type of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting façades for surrounding uses and streets, including Grand Avenue, Evergreen Street, the future extension of Union Avenue, and Adelfa Street.

ELAP 7.11 — Development should be coordinated to facilitate the extension of Union Avenue through the westerly portion of the Grand Avenue Gateway as a Collector roadway between Evergreen Street and Adelfa Street, and the development of a Collector roadway connecting Union Avenue to Grand Avenue through the northerly portion of this Gateway.

Central Gateway: The Central Gateway is approximately 24.5 acres and is generally located in the 17401-17645 blocks on the west side of Grand Avenue between Deeble Entrance Street and Blackwell Blvd. The Lakeland Village County Fire Station is located within this Gateway. The Central Gateway presents opportunities for complimentary mixed uses to be developed in this area, including commercial uses and medium to higher density residential uses. Land within the Central Gateway is designated Mixed Use Area.

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Policies:

- ELAP 7.12 — Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre to 14 to 20 dwelling units per acre.
- ELAP 7.13 — The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.
- ELAP 7.14 — Commercial uses should be oriented towards Grand Avenue and away from residential areas located outside this Gateway area. Additionally, residential uses, where feasible and appropriate, should be used as a transitional buffer between residential uses outside the Central Gateway and commercial and non-residential uses inside the Gateway area. Residential uses that may need buffering are located to the northwest on Kniffin Avenue and Curtis Avenue, to the south on Raley Avenue, Sutherland Avenue and Brightman Avenue, to the west on Akley Street, and to west across what is to be the future extension Union Avenue and Brightman Avenue adjacent to the Central Gateway area.
- ELAP 7.15 — Residential uses located on the outer edge of the Central Gateway should include densities compatible to the adjacent residential densities located to the northwest on Kniffin Avenue and Curtis Avenue, to the south on Raley Avenue, Sutherland Avenue and Brightman Avenue, to the west on Akley Street, and to the west across what is to be the future extension Union Avenue and Brightman Avenue, or there should be adequate buffers provided between new and existing residential uses.
- ELAP 7.16 — Pedestrian and non-vehicular access connections between development within the Central Gateway and adjacent uses should be utilized to create a network of paths, parks, plazas, public squares and open spaces along Grand Avenue, from Kniffin Avenue and Curtis Avenue to the northwest, from Raley Avenue, Sutherland Avenue and Brightman Avenue to the south, and what is to be the future extension Union Avenue and Brightman Avenue on the west, and public transit routes and stops.
- ELAP 7.17 — Aesthetic buildings features are encouraged to be varied and incorporate different types of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting facades for surrounding uses and streets, including Grand Avenue, from Kniffin Avenue and Curtis Avenue to the northwest, from Raley Avenue, Sutherland Avenue and Brightman Avenue to the south, and along what is to be the future extension Union Avenue and Brightman Avenue to the west.

~~ELAP 7.18 — Development should be coordinated to facilitate the extension of Union Avenue (also listed as Akley St. in this area) across the westerly side of the Central Gateway as a Collector roadway between Deeble Entrance Street and Blackwell Blvd., connecting with Brightman Avenue to south, which also is to be developed as a Collector roadway. This page intentionally left blank~~

Figure 3BA: Lakeland Village Neighborhood 1

Figure 3C: Lakeland Village Neighborhoods 2 and 3

Figure 3D: Lakeland Village Neighborhoods 4 and 5

Figure 3E: Lakeland Village Neighborhoods 6 and 7

Figure 3F: Lakeland Village Neighborhood 8

Elsinore Area Plan Meadowbrook Town Center Neighborhoods

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Specific Plans

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development and conservation. These tools are a means of addressing detailed concerns that conventional zoning cannot accomplish.



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The four specific plans located in the Elsinore planning area are listed in Table 3, Adopted Specific Plans in the Elsinore Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

Table 3: Adopted Specific Plans in the Elsinore Area Plan

Specific Plan	Specific Plan #
Horsethief Canyon Ranch	152
Toscana ¹	327
Renaissance Ranch	333
Colinas del Oro	364

Source: County of Riverside Planning Department.

¹ Portions of this specific plan extend into a neighboring Area Plan

Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Elsinore Area Plan, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to the Elsinore area.

Local Land Use Policies

Lee Lake Community: Mixed-Use Area (MUA) Highest Density Residential (HHDR) Neighborhoods

The Lee Lake Community (see Figure 3B) is located in the Temescal Canyon, along the east side of I-15, between the freeway and Temescal Canyon Road, and south of Indian Truck Trail. It consists of two neighborhoods, the Lee Lake Neighborhood South [Neighborhood 1], and Lee Lake Neighborhood North [Neighborhood 2], which is located immediately south of Indian Wash. The Lee Lake Neighborhood North is designated as a Mixed-Use Area, with no allowance for HHDR development, and Lee Lake Neighborhood South requires 30% HHDR

development. Although the Lee Lake Neighborhoods currently contains some light industrial development, most of the area is sparsely utilized or vacant.

Retail Commercial uses, a fire station, and parks are located nearby to the north, across I-10 via Indian Truck Trail, and Luiseno Elementary School and parks are located nearby toward the south, across I-10 via Horsethief Canyon Road. More intense light industrial development is located toward the south along Temescal Canyon Road. The Lee Lake Neighborhoods are located convenient to I-10 and Temescal Canyon Road for local and regional transportation, and near a Riverside Transit Agency bus transit line that provides convenient connections to destinations from Corona to Temecula, and to the Corona Metrolink Transit Center, which also provides the opportunity for potential links from the site or near the site to regional transit services and regional destinations.

Lee Lake Community is situated in a highly scenic setting, with spectacular views of nearby mountains to both the east and west. Lee Lake is located immediately nearby toward the east, across Temescal Canyon Road. The westerly edges of the Lee Lake Neighborhoods, located adjacent to I-15, are exposed to elevated traffic noise levels. Site designs should incorporate features to reduce freeway noise impacts, and to buffer development from nearby industrial uses.

Open space, trails, and park and recreation areas can be integrated into site development in the Lee Lake Community Neighborhoods to provide buffers and scenic recreation along the southern edges of Indian Wash, and to provide walkable destinations and internal features that promote both internal community walkability and pedestrian and bikeway access to nearby attractions off-site.

Mixed-Use (MUA) Neighborhood and Policies:

Following are descriptions of the two Mixed-Use Area neighborhood of the Lee Lake Community, and the policies that apply to each neighborhood:

The **Lee Lake South Neighborhood** [Neighborhood 1] contains about 33 gross acres (about 25 net acres) and is located between Temescal Canyon Road and I-15, immediately south of Indian Wash.

Policies:

- ELAP 7.149 Thirty percent of the Lee Lake Neighborhood shall be developed in accordance with the HHDR land use designation.
- ELAP 7.20 The portions of the Lee Lake South Neighborhood that are not developed for HHDR usage shall be primarily developed for commercial retail, office commercial, business park and light industrial, community facilities, and other uses providing opportunities for services and jobs to local residents.

The **Lee Lake North Neighborhood** [Neighborhood 2] contains about 13 gross acres (about 11 net acres), and is located adjacent to the south side of Indian Truck Trail, between the I-15 freeway and Temescal Canyon Road.

Policies:

- ELAP 7.324 The Lee Lake North Neighborhood shall contain no residential uses, but shall consist of retail and office commercial uses, to support the surrounding community with a variety of commercial services from its strategic location. Accommodations shall also be made, as appropriate, for transit, pedestrian, and bicycle access, as appropriate, to facilitate connectivity

between the neighborhood and surrounding community.

Policies Applying to both Neighborhoods of the Lee Lake Community:

- ELAP 7.~~422~~ Paseos and pedestrian and bicycle paths should be provided within the Lee Lake Community, between residential structures, community facilities, and open space areas, including between both neighborhoods and along or near both the southern edge of Indian Wash.
- ELAP 7.~~235~~ All HHDR sites should be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a frequent and, in many cases, daily basis.
- ELAP 7.~~624~~ All new land uses, particularly residential, commercial, and public uses, including schools and parks, should be designed to provide or potentially accommodate convenient public access to alternative transportation facilities and services, including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.
- ELAP 7.~~257~~ All new residential and other noise-sensitive uses shall be designed to sufficiently reduce traffic noise levels from nearby roads, including I-15.
- ELAP 7.~~268~~ All new residential uses shall be designed to sufficiently reduce noise levels and other potential impacts associated with retained on-site and adjacent industrial uses.
- ELAP 7.~~927~~ Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

Mt. Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards throughout the Elsinore Area Plan as shown on Figure 6, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

Policies:

- ELAP 8.1 Adhere to the lighting requirements of Riverside County for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Circulation

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles and trucks. In Riverside County, the circulation system is also intended to accommodate

a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region and move around within it by a number of transportation options.

As stated in the Vision and the Land Use Element, Riverside County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Elsinore Area Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Elsinore Area Plan is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Elsinore Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

Local Circulation Policies

Vehicular Circulation System

Environmental features both water oriented and topographic impose substantial obstacles to circulation routes; however, the Elsinore Area Plan proposes a circulation system to handle these challenges. The area is served by Railroad Canyon Road, Bundy Canyon Road, and Clinton Keith Road from the east. Temescal Canyon Road is the main arterial serving the area from the north. State Route 74 also traverses the Area Plan in an east-west orientation.

Policies:

- ELAP 9.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the Planned Circulation Systems section of the General Plan Circulation Element.
- ELAP 9.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

Trails System

A multi-purpose trails system is a critical part of this area plan because of the concentration of critical linkages centered here. In this sense, the trails for human use parallel the connectivity required for habitat linkages. An extensive system of proposed trails and bikeways exists within the planning area connecting the various neighborhoods with the recreational resources of the Cleveland National Forest and the regional trail system. The Elsinore Area Plan trail system is mapped in Figure 8, Trails and Bikeway System.



The California Scenic Highways program was established in 1963 to Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways.

Policies:

ELAP 10.1 Implement the Trails and Bikeway System, Figure 8, through such means as dedication or purchase, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

Figure 3B: Elsinore Area Plan Lee Lake Community Neighborhoods

Scenic Highways

Certain roadways are not only functional; they are a part of the public's ability to experience an area, especially one that offers important scenic vistas. That is the case with Interstate 15 from Corona south to the San Diego County line. It has been designated as an Eligible State Scenic Highway. State Route 74 has also been designated as an Eligible State Scenic Highway. The western segment is a secondary County entrance road and will serve as a link to Orange County's system of scenic routes. The scenic highways designated within the Elsinore Area Plan are depicted on Figure 9, Scenic Highways.

Policies:

ELAP 11.1 Protect Interstate 15 and State Route 74 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements.

Community Environmental Transportation Acceptability Process (CETAP) Corridors

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The CETAP was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate increased growth and preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified four priority corridors for the movement of people and goods: Winchester to Temecula Corridor, East-West CETAP Corridor, Moreno Valley to San Bernardino Corridor, and Riverside County - Orange County Corridor.

The East-West CETAP Corridor may pass through the Elsinore Area Plan along State Route 74, or to the north of it. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes. The Riverside County- Orange County Corridor is currently under study, but is envisioned to connect from Interstate 15 in Riverside to State Route 241 in Orange County, somewhere in the range between State Route 91 and State Route 74.

Policies:

ELAP 12.1 Accommodate the East-West CETAP Corridor in accordance with the CETAP section of the General Plan Circulation Element.

ELAP 12.2 Accommodate the direction of the Riverside County-Orange County Corridor study, once it is complete.

I-15 Corridor

Interstate 15 is a major connector between the Corona/Riverside area and San Diego. This corridor could be enhanced, especially by connecting transit links, to provide a critical north-south link for transit, automobile and truck trips within and outside the County of Riverside. The capacity of this critical corridor could be expanded through such strategies as widening, high-occupancy vehicle lanes, dedicated truck lanes, and transit improvements, such as exclusive express buses. Infrastructure put in place along with development in this area plan should support all modes of transit along this corridor.

Policies:

- ELAP 13.1 Require projects to be reviewed for the provision of transit support facilities (including bus turnouts, signage, benches, shelters, etc.) along arterial streets and local transit service routes.
- ELAP 13.2 Consider the following regional and community wide transportation options when developing transportation improvements in the Elsinore Area Plan:
- a. Construct a new interchange on Interstate 15 at Horsethief Canyon Road.
 - b. Develop regional transportation facilities and services (such as high-occupancy vehicle lanes and express bus service), which will encourage the use of public transportation and ridesharing for longer-distance trips.
- ELAP 13.3 Require each proposed Specific Plan, and major commercial and industrial projects consisting of 20 acres or larger, to be evaluated for the provision of a park-and-ride facility.

Multipurpose Open Space

The Elsinore area contains an unusually rich concentration of open space resources, for habitat, recreation and scenic purposes, hence the label of multipurpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The importance of the resources here means that they require thoughtful preservation and, in some cases, restoration. In many cases, the focus here must be on establishing and maintaining vital linkages, without which the vital habitat and recreational potential of this area would be severely compromised. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Elsinore Area Plan. Preserving the scenic background and natural resources here gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision.

In this area plan, the natural characteristics are quite dominant. In addition to their extensive basic supply value, they offer design opportunities for quality development. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitive design attention in laying out development proposals and linkages to make the open space system work to its optimum.

Local Open Space Policies

Watersheds, Floodplains, and Watercourse Policies

The Elsinore Area Plan contains a major portion of the Santa Margarita River watershed, which includes Murrieta Creek. This watershed, and its included watercourses, provide a truly unique habitat for flora and fauna of statewide significance. The watercourses provide corridors through developed land as well as linking open spaces outside of development areas. This allows wildlife the ability to move from one locale to another without crossing developed land. The following policies preserve and protect these important watershed functions.

Policies:

- ELAP 14.1 Protect the Santa Margarita watershed and habitat, and provide recreational opportunities and flood protection through adherence to the policies found in the Open Space, Habitat, and Natural Resource Preservation section of the General Plan Land Use Element and the Environmentally Sensitive Lands,

“

The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.

”

- RCIP Vision



A watershed is the entire region drained by a waterway that flows into a lake or reservoir or the ocean. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include a wide variety of resources and environments.

Floodplain and Riparian Area Management, Wetlands, and Open Space, Parks and Recreation sections of the Multipurpose Open Space Element.

Mineral Extraction

There are significant areas of mineral resource extraction within the Elsinore Area Plan. The area contains regionally important aggregate and clay resources, as well as non-regionally important mineral resources. Most of these resources are currently being extracted or are being held in reserve for future extraction. Compatibility with surrounding land uses, potential noxious impacts, surface runoff management, and the future reclamation of the sites must be considered for all existing and proposed mineral extraction areas.

Policies:

- ELAP 15.1 Protect the economic viability of mineral resources as well as the life and property of Elsinore Area Plan residents through adherence to the Mineral Resources section of the General Plan Multipurpose Open Space Element.
- ELAP 15.2 Avoid mineral resource extraction within the Temescal Wash Policy Area, which contains viable riparian habitat, in favor of areas containing very sparse or non-existent riparian habitat.
- ELAP 15.3 Require a biologically designed and professionally implemented revegetation program as part of reclamation plans, where avoidance is not feasible.
- ELAP 15.4 Require hydrologic studies by a qualified consultant as part of the environmental review process for all proposed surface mining permits within or adjacent to the Temescal Wash Policy Area. This shall include proper management of surface run-off.

Oak Tree Preservation

The Elsinore Area Plan contains significant oak woodland areas. Oak woodlands should be protected to preserve habitat and the character of the area.

Policies:

- ELAP 16.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by Riverside County and the Vegetation section of the Multipurpose Open Space Element of the General Plan.



For further information on the MSHCP please see the Multipurpose Open Space Element of the General Plan.

Multiple Species Habitat Conservation Plan

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) was developed by the County of Riverside

and adopted by the County of Riverside and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The WRC MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

WRC MSHCP Program Description

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this take of threatened and endangered species. The intent of the WRC MSHCP is for the Wildlife Agencies to grant a take authorization for otherwise lawful actions that may incidentally take or harm species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the WRC MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County of Riverside, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the WRC MSHCP Reserve or subjected to other WRC MSHCP criteria.

Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

Policies:

- ELAP 17.1 Protect sensitive biological resources in the Elsinore Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.
- ELAP 17.2 Provide for connection between Santa Ana Mountains, Temescal Wash and foothills north of Lake Elsinore; existing connections are at Indian Truck Trail (buffer along Canyon Creek), Horsethief Canyon, and open upland areas southwest of Alberhill.
- ELAP 17.3 Provide northwest-southeast connection along hills between Estelle Mountain and Sedco Hills, primarily for California gnatcatchers, but also other sage scrub species.



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW)



The following sensitive, threatened and endangered species, covered under the MSHCP, may be found within this area plan:

- Bell’s sage sparrow
- California gnatcatcher
- Orange-throated whiptail
- Loggerhead shrike
- San Diego ambrosia
- Bobcat
- Quino checkerspot butterfly
- Munz’s onion
- Many-stemmed dudleya
- Southwestern willow flycatcher
- Least Bell’s vireo
- Slender-horned spineflower

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- ELAP 17.4 Conserve clay soils supporting sensitive plants such as Munz's onion, many-stemmed dudleya, small-flowered morning glory and Palmer's grapplinghook. (There is a Munz's onion population of approximately 7,500 heads in Alberhill.)
- ELAP 17.5 Conserve wetlands including Temescal Wash, Collier Marsh, Alberhill Creek, Wasson Creek, and the lower San Jacinto River, (including marsh habitats and maintaining water quality).
- ELAP 17.6 Maintain upland habitat connection between North Peak Conservation Bank, Steele Peak, and Bureau of Land Management (BLM) lands.
- ELAP 17.7 Conserve Engelmann Oak Woodlands.
- ELAP 17.8 Conserve sensitive plants, including Parry's spineflower, prostrate spineflower, Payson's jewelflower, smooth tarplant, slender-horned spineflower, Coultde's matijila poppy, Palomar monkeyflower, little mousetail, vernal barley, San Jacinto Valley crowscale, Coulter's goldfields, heart-leaved pitcher sage, and the Quino checkerspot butterfly.
- ELAP 17.9 Conserve Travers-Willow-Domino soil series.
- ELAP 17.10 Conserve foraging habitat adjacency for raptors, sage scrubbed-grassland ecotone.
- ELAP 17.11 Conserve habitat in Sedco Hills to maintain connection between Granite Hills and Bundy Canyon Road.
- ELAP 17.12 Provide for connection across State Route 74 for birds and land species.
- ELAP 17.13 For Wasson Creek, maintain north-south linkage at least 750 feet wide from Wasson Creek to North Peak.
- ELAP 17.14 South of Wasson Creek, development should be limited to western and eastern slopes.

Hazards

Hazards are natural and manmade conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions. Portions of the Elsinore Area Plan may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. These hazards are located throughout the Elsinore area and produce varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Elsinore Area Plan.

Local Hazard Policies

Flooding and Dam Inundation

Temescal Wash, Murrieta Creek, and the San Jacinto River, as well as Lake Elsinore, pose significant flood hazards within the Elsinore Area Plan. Dam failure of the Railroad Canyon Dam at Canyon Lake would cause flooding in the plan area. Refer to Figure 10, Flood Hazards for a depiction of flood hazards in the Elsinore area.

Policies:


- ELAP 18.1 Adhere to the flood proofing and flood protection requirements of the Riverside County Flood Control and Water Conservation District.
- ELAP 18.2 Protect proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow by requiring submittal to the Riverside County Flood Control and Water Conservation District for review.
- ELAP 18.3 When possible, create flood control projects that maximize multi-recreational use and water recharge.
- ELAP 18.4 Protect life and property from the hazards of potential dam failures and flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

Wildland Fire Hazard

The plan area contains a number of unique features and communities that are subjected to a high risk of fire hazards, including the Cleveland National Forest, Cleveland Ridge, Warm Springs and Meadowbrook. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility.

Policies:

- ELAP 19.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.



Fire Fact:
 Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds heighten the fire danger throughout Southern California.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils, sand blows” or “sand volcanoes.”

Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

Seismic

The Elsinore fault runs north-south through the middle of the plan area. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, the enforcement of setbacks from faults, and practical avoidance measures will help to mitigate the potentially dangerous circumstances. Refer to Figure 12, Seismic Hazards, for the location of faults within the Elsinore Area.

Policies:

ELAP 20.1 Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

Slope

Many areas within the Elsinore Area Plan, depicted on Figure 13, Steep Slope, contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring. Additionally, the ridgelines of the Santa Ana Mountains and Gavilan and Sedco Hills provide a significant visual resource for users of the Interstate 15 corridor and occupants of the valley floor.

Policies:

ELAP 21.1 Identify and preserve the ridgelines that provide a significant visual resource for Elsinore through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.

ELAP 21.2 Prohibit building sites on the Gavilan Hills Ridgeline. Projects proposed within this area shall be evaluated on a case by case basis to ensure that building pad sites are located so that buildings and roof tops do not project above the ridgeline as viewed from Interstate 15.

ELAP 21.3 Protect life and property and maintain the character of the Elsinore area through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element, the Hillside Development and Slope section of the General Plan Land Use Element, and the Rural Mountainous land use designation.



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Item 21.2 of 6/30/20*

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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/20/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: June 20, 2020
At: Riverside, California



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, 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, June 30, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1208 (GPA1208)**, which consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. This project is located directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road in the Elsinore Area Plan of First Supervisorial District.

The Planning Commission recommends that the Board of Supervisors adopt the associated **Mitigated Negative Declaration** and tentatively approve **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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ROBERT FLORES, URBAN AND REGIONAL PLANNER IV, AT (951)-955-1195 OR EMAIL RFLORES@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 hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing 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.

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 17, 2020 Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

6/20



OFFICE OF THE
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 R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 16, 2020

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

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: General Plan Amendment No. 1208 (GPA1208)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, June 20, 2020.**

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 1/8th OF A PAGE FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

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Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, 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 June 17, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

General Plan Amendment No. 1208 (GPA1208)

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 the required certification of posting.

Board Agenda Date: June 30, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 17, 2020
Hannah Lumanauw

CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 18, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

General Plan Amendment No. 1208 (GPA1208)

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 30, 2020 @ 10:00 a.m.

SIGNATURE: *Hannah Lumanauw* DATE: June 18, 2020
Hannah Lumanauw



OFFICE OF THE
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 R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 16, 2020

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Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

2102

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, 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, June 30, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1208 (GPA1208)**, which consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. This project is located directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road in the Elsinore Area Plan of First Supervisorial District.

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Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

CERTIFICATE OF POSTING

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

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NOTICE OF PUBLIC HEARING

General Plan Amendment No. 1208 (GPA1208)

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 the required certification of posting.

Board Agenda Date: June 30, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 17, 2020
Hannah Lumanauw

CERTIFICATE OF MAILING

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General Plan Amendment No. 1208 (GPA1208)

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Board Agenda Date: June 30, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 18, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: June 15, 2020

TO: Clerk of the Board of Supervisors, attn. Hannah Lumanauw

FROM: Planning Department – Riverside

SUBJECT: General Plan Amendment No. 1208

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
June 30, 2020 |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> CEQA Exempt |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

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(1st Dist) Press Enterprise (the ad must be 1/8th of a page)

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



ITEM:

(ID # 12874)

MEETING DATE:

Tuesday, June 30, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public hearing on General Plan Amendment No. 1208 (General Plan Foundation Component, Technical, and Entitlement / Policy Amendment) – Adoption of a Mitigated Negative Declaration – Applicant: County of Riverside – First Supervisorial District – Elsinore Area Plan – Lakeland Village Policy Area - Location: Directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road – **REQUEST:** GPA No. 1208 consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. District 1 (\$##,### NCC funds)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT a Mitigated Negative Declaration** for General Plan No. 1208 (SCH#2020050501), based on the findings and conclusions provided in the initial study, attached hereto and incorporated herein by reference, and the conclusion that the project will not have a significant effect on the environment; and,
2. **TENTATIVELY APPROVE General Plan Amendment No. 1208**, to change General Plan Foundation Components and update Land Use Designations and policies, generally within the Lakeland Village Policy Area of the Elsinore Area Plan, in accordance with the attached exhibits, based upon the findings and conclusions provided in this staff report, and subject to the adoption of a General Plan Amendment resolution by the Board of Supervisors.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

**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	\$ partial year	\$ full year	\$ (e.g. contract total)	\$ (e.g. Operations)
NET COUNTY COST	\$ partial year	\$ full year	\$ In dollars, no cents	\$ In dollars, no cents
SOURCE OF FUNDS: Give fund name or number. If external, give source (e.g. state grant, contract revenue). If multiple, give percent of each.			Budget Adjustment: Yes or No	Yes
			For Fiscal Year:	YY/YY

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Development for the unincorporated County is guided by the Riverside County General Plan. The Riverside County General Plan is divided into 19 Area Plans covering most of the County. One of these area plans is the Elsinore Area Plan (ELAP), which is located in southwest Riverside County. ELAP provides tailored policy direction relating to land use, circulation, open space, and design for unincorporated areas within the area plan boundary, including the community of Lakeland Village.

Lakeland Village Community

The Lakeland Village Policy Area (LVPA) is one of six ELAP Policy Areas. The LVPA sets the planning direction for the community of Lakeland Village, which is located in the southwestern part of the 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 and consists of approximately 2,600 acres and over 3,000 lots/parcels.

There have been several planning efforts that have influenced the planning direction of the Lakeland Village community, including minor General Plan Land Use changes associated with General Plan Amendment No. 960. More recently, the County of Riverside processed a community-scale planning effort that focused on the creation of the LVPA, inclusion of some Mixed Use Areas (MUAs) within the new policy area, development of accompanying policies, and other pertinent changes within the newly created LVPA. This amendment to the General Plan, known as General Plan Amendment No. 1156 (GPA No. 1156), was adopted by the Riverside County Board of Supervisors in April 2017. However, GPA No. 1156 could not fully address all necessary changes to the General Plan Land Use designations within the LVPA due to the General Plan Certainty System, which guarantees that foundational land uses do not change frequently. In 2016, the window to change foundational land uses opened up, allowing for the initiation of GPA No. 1208 (April 18, 2017, Item 16.1) that would allow for further review and amendments of the General Plan Land Use designations within the LVPA, especially those that necessitate foundational changes that could not be changed with GPA No. 1156.

Project Analysis:

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

GPA No. 1208 proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with the proposed land use changes, can provide direction for the orderly development of the Lakeland Village community. This Project includes amendments generally within the LVPA, including General Plan Foundation Component changes that were not feasible during GPA No. 1156. The Project does not include site specific development and is limited to land use and policy changes, as shown in Attachment B and C and described below:

General Plan Land Use Changes

GPA No. 1208 generally focuses on parcels located within the following areas of the LVPA:

- ❖ Parcels directly adjacent to Grand Avenue in the Rural Community Foundation Component
- ❖ Parcels within or adjacent to the Rural Mountainous areas west of Grand Avenue to reflect new hillside slope mapping with the Rural Mountainous Land Use Designation
- ❖ Limited sites located throughout the LVPA where minor land use modifications are warranted
- ❖ Select sites along Grand Avenue appropriate for mixed development mapped with the Mixed Use Area Land Use Designation.

The changes along the Rural Mountainous areas west of Grand Avenue included a portion of a parcel (approx. 1.5 acres) outside and adjacent to the LVPA. The proposed Foundation Component and Land Use amendments will respectively modify Land Use Element Figure LU-1 and ELAP Figure 3, as shown in Attachment B.

General Plan Policy Changes

Beyond land use changes, GPA No. 1208 will also include a revisions of existing General Plan policies specifically related to the LVPA. The proposed Project will also create seven new Mixed Use Area (MUA) Neighborhoods as well as one new Light Industrial (LI) Neighborhood within the LVPA, resulting in a total of eight Neighborhoods throughout the LVPA, including three Neighborhoods created from existing MUA designated sites.

The proposed new LVPA policies focus on the LVPA as a whole, Hillside Residential areas, and LVPA Neighborhoods. The proposed policies address the following:

- ❖ Mixed use development and land use
- ❖ Site configuration and building orientation
- ❖ Community character, building height and design
- ❖ Community recreation and infrastructure

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

- ❖ Circulation and connectivity
- ❖ Alternative transportation, transit, and trails

For the full list of proposed LVPA policies, refer to Attachment C of this report.

The MUA Neighborhoods have been developed to encourage a mixture of land uses to support the growth in the local economy and increasing residential development opportunities. The Project also proposes the following revisions to Land Use Element Policy LU 33.1 (new text shown in red and underlined, deleted text is shown in strikethrough) to allow multiple zoning classifications to be consistent with the MUA designation:

LU 33.1 (proposed) The Mixed Use Area designation may be developed pursuant to any zoning classification that meets the intent of a community-level policy area, as described in each area plan. Where no such guiding policy is available, T~~he~~ Mixed-Use Area designation may be developed pursuant to either a Specific Plan or the Mixed Use Z~~z~~oning classifications.

General Plan Consistency

State law requires internal consistency of the County's General Plan, including consistency of policy within an element and consistency of policy with other elements. GPA No. 1208 will add new policies and revises existing policies to the ELAP LVPA and the Land Use Element. All new and revised policies were analyzed and do not create internal conflict with ELAP (a component of the General Plan) and the Land Use Element or conflict with other elements of the General Plan.

Airport Land Use Commission (ALUC)

The Project area is not near an Airport Land Use Compatibility Plan, therefore, does not require ALUC review, which was confirmed by ALUC staff.

CEQA Compliance

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this Project, in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. A Notice of Intent to Adopt an MND was prepared, and the documents were circulated for public review per the CEQA Statute and Guidelines Section 15105 and Executive Order No. N-54-20, which allowed for unique noticing options during the current situation (see compliance information below). While the IS identifies potentially significant impacts relating to transportation, mitigation measures have been incorporated into the Project to reduce those impacts to a level of less than significant. Accordingly, the Project as proposed will not result in any potentially significant environmental impacts due to incorporation of the proposed mitigation, as required under the MND.

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Posting/Availability of IS/MND, in compliance with Executive Order N-54-20

- ❖ IS/MND posted on the Planning Department's public website and availability of IS/MND shared on social media on May 15th.
- ❖ Planning Commission Public Hearing Notice / CEQA Notice of Intent published in the Press Enterprise on March 24, 2020 and directly mailed to property owners of lots with proposed General Plan Land Use changes.
- ❖ IS/MND circulated for public review and comment through the State Clearing House (SCH#2020050501) from May 22, 2020 through June 16, 2020.
- ❖ Share IS/MND availability with applicable local cities, agencies and County departments.
- ❖ Shared IS/MND availability by email with community members that participated in prior community outreach events that provided an email address.
- ❖ Shared IS/MND availability on the Supervisorial District 1 Newsletter, website and via email (email-blast to the District 1 email list).

Senate Bill 18 and Assembly Bill 52

State law requires that an opportunity for consultation be made available to Native American Tribes in the County when considering a general plan amendment and a CEQA project compliance document, pursuant to Senate Bill (SB) 18 and Assembly Bill (AB) 52, respectively. SB 18 and AB 52 letters were sent to affected Tribes on July 13, 2017 and July 19, 2017, respectively. AB 52 consultation was required, since a MND was prepared for the Project. In response to the letters sent, four (4) Native American Tribes requested consultations (Pechanga Band, the Rincon Band, the Soboba Band, and the Morongo Band). Consultation between the aforementioned tribes that requested it was held, yielding no significant comments or concerns on the Project due to an absence of impacts on tribal resources. Any future implementing projects may have to consult with the Tribes if a ground-breaking activity is proposed. All requested consultation was concluded as required. See the IS/MND (Attachment D) for full details on SB 18/AB 52 consultation results.

Public Outreach and Hearing Notification

Community/Public Outreach

The Riverside County Planning Department has held several previous meetings and workshops regarding the Lakeland Village Project to seek community input for the expansion of the community planning effort, as summarized below. Community input helps define policies and design features that will shape the future of development for Lakeland Village.

- ❖ February 22, 2017: Community Advisory Council Meeting No. 1: Project Introduction at the Lakeland Village Community Advisory Council. A PowerPoint presentation was given at this meeting which introduced the project and provided details regarding the project's history, land use, examples of mixed-use development, examples of design guideline,

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project schedule, as well as announced the March 22, 2017, public outreach meeting. County/consultant staff answered questions regarding the project as appropriate.

- ❖ March 22, 2017: Community Outreach Meeting No. 1: Community Input on Lakeland Village Community Plan and Design. This meeting provided an opportunity for attendees to provide input on the community plan and design through the use of a visual preference survey. A presentation was given regarding the visual preference survey prior to attendees' participation in the survey. Participants were provided with score cards and instructions on completing and submitting score cards.

- ❖ June 21, 2017: Community Outreach Meeting No. 2: Community Input on Land Use, Policy and Zoning. This meeting provided the public with an opportunity for attendees to review and comment on the draft land use plan, policies and potential zoning consistency. A PowerPoint presentation was given at this meeting which described project components, and draft land use and policy revisions, as well as the survey results from the March 22, 2017 meeting.

- ❖ August 22, 2017: Community Advisory Council Meeting No. 2: Final Draft of the Lakeland Village Community Planning project presented to the Lakeland Village Community Advisory Council. A PowerPoint presentation was given regarding the draft land use and policy revisions, as well as zoning consistency analysis.

In addition, to the above public outreach, a dedicated webpage was created at the commencement of the project that is still available for the public today. The Lakeland Village Community Planning webpage (<https://planning.rctlma.org/LV>) is the platform for information sharing for this projects. All document available for public consumption associated to this Project were made available through this webpage or the Planning Department's website. Additionally, social media was also used to share information for the Project.

Public Hearing Notification

The Project was advertised in the Press Enterprise Newspaper on May 24, 2020, pursuant to Section 1.6, 1.7, 1.8 of Riverside County Ordinance No. 348 for the June 17, 2020 Planning Commission. In addition to publishing a large public hearing notice (1/8th page) in the newspaper as required, hard copies of the public hearing notice for the June 17, 2020 Planning Commission were also mailed to over 500 property owners at least 10 days prior to the hearing for of lots with proposed General Plan Land Use changes. All project documents were available on the Planning Department's public website (planning.rctlma.org), and availability was shared via social media. Any member of the public is welcome to provide comments or concerns during the Planning Commission public hearing.

Between the publishing of the public hearing notice and the preparation of this staff report, Planning staff has received three (3) comment letters recently, which are under review. The

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letters are attached to this staff report for consideration. Planning staff will subsequently respond accordingly and provide a summary of responses prior to or at the Planning Commission meeting for consideration.

Impact on Residents and Businesses

Explain briefly the expected impact on private residents or private businesses. Use general terms and very rough estimates. Rely on department expertise. Do not use intensive research or consultants.

Additional Fiscal Information

Summarize the full cost of the item before the Board. Describe the source(s) of funding. Include an explanation of new/ongoing costs not explicitly in the Form 11 (i.e., the operations cost of a new building).

ATTACHMENTS (if any, in this order):

- Attachment A: Proposed Land Use Plan
- Attachment B: Proposed Revised ELAP – tracked (redline) changes
- Attachment C: CEQA Documentation
- Attachment D: PC Minutes and Staff Report/attachments
- Attachment E: Comment Letters Received



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371200002
RED SANDS GROUP INC
8701 GRAZING HILL CT
LAS VEGAS NV 89143

371200027
ZAHRA TEHRANI
18491 GRAND AVE
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371210005
GENARO AGUILAR CANTORAN
18623 GRAND AVE
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371210017
RMT PROP
26 CALLE DE PRINCESA
COTO DE CAZA CA 92679

371210028
REDEVELOPMENT AGENCY COUNTY OF
3403 10TH ST STE 500
RIVERSIDE CA 92501

371240009
CHESTER ZINCK
18979 GRAND AVE
LAKE ELSINORE CA 92530

371240021
OSCAR ARMANDO ACEVES
19075 GRAND AVE
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370180006
MAREK KURIATA
44897 CORTE RODRIGUEZ
TEMECULA CA 92592

370180029
BRYAN CHRISTOPHER GUERRA LUNA
33034 GAMEL WAY
LAKE ELSINORE CA 92530

370190009
LISA N. DELGADO
19560 WILLSIE DR
LAKE ELSINORE CA 92530

370190028
IDA L. NORRIS
19540 WILLSIE DR
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370201009
MYRON K. PHELPS
33061 ARBOLADO LN
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370202006
LINARES SERGIO
19890 SILVERWOOD DR
LAKE ELSINORE CA 92530

370202014
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33127 OLIVE TREE LN
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370210009
NICK SAUNDERS
937 DOLLY
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370210049
RICHARD M. CATY
16074 GRAND AVE
LAKE ELSINORE CA 92530

370310008
1ST STEP PROP
6700 NOAH AVE
BAKERSFIELD CA 93308

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

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

371200011
REBECCA CAVAZOS
PO BOX 103
LAKE ELSINORE CA 92531

371210001
RICHARD D. ANDERSON
18617 GRAND AVE
LAKE ELSINORE CA 92530

371210010
JAN P. LOCKARD
18649 GRAND AVE
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371210023
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371240031
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P O BOX 596
LAKE ELSINORE CA 92531

370180014
JOHN F. MIKKELSEN
15980 GRAND AVE M38
LAKE ELSINORE CA 92530

370180034
KUSAYANAGI 2002 FAMILY TRUST DATED
22155 HUNTERS RUN CT
WILDOMAR CA 92595

370190018
CARLOS H. RAMIREZ
19615 GRAND AVE
LAKE ELSINORE CA 92530

370190047
MICHAEL HILL
19565 WILLSIE WAY
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370200050
REZK REZK
42058 KARRIE LN
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370200062
AUDELIA ABARCA MORALES
33089 MARVELLA LN
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370201005
NENA HOMAN
3311 E MANDEVILLE PL
ORANGE CA 92867

370202002
JUAN PABLO VELASQUEZ
33024 ARBOLDO LN
LAKE ELSINORE CA 92530

370202010
JEFFREY CURTIS WEAVER
33039 OLIVE TREE LN
LAKE ELSINORE CA 92530

370203004
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371200024
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371240006
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371260018
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IRVINE CA 92606

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370200064
NICK KEIM
33125 MARVELLA LN
LAKE ELSINORE CA 92530

370201007
ELEUTERIA FERNANDEZ
2234 E DEBORAH LN
ORANGE CA 92669

370202004
CRAIG AARON COOK
1200 MARBLE LN
LA HABRA CA 90631

371090019
NEMA PROP INC
735 S BEACH BLVD # 101
ANAHEIM CA 92804

371170030
JAN ALLEN DEJULIO
42280 CALLE CONTENTO
TEMECULA, CA 92591

371200010
JOSEPH PAUL
31251 PASEO SERENO
SAN JUAN CAPO CA 92675

371200031
KATHYS HOUSE INC
P O BOX 1466
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371210008
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24229 CONEJO DR
SUN CITY CA 92587

371210022
BENITO RAFAEL AVILA
33066 PAMELA RD
LAKE ELSINORE CA 92530

371240001
MARTINEZ FAMILY TRUST
27825 BEN NEVIS WY
YORBA LINDA CA 92887

371240016
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370190017
SUSANA MORALES
19595 GRAND AVE
LAKE ELSINORE CA 92530

370190046
RICHARD M. BAUGHMAN
7114 KENTWOOD AVE
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370200049
STEPHEN JAMES SCHMITT
33144 SKYLARK DR
LAKE ELSINORE CA 92530

370200061
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THOMAS R. NICKERSON
33104 MARVELLA LN
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GARCIA PAULINA MARTINEZ
33012 ARBOLADO LN
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370202009
LOPEZ JOAQUIN
33027 OLIVE TREE LN
LAKE ELSINORE CA 92530

370203003
OROZCO A. FUENTES PABLO
33040 OLIVE TREE LN
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370210012
VASKEN SARKISIAN
33821 JOANNE CT
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371090017
MARIA ADAD
18470 GRAND AVE
LAKE ELSINORE CA 92530

371170020
WILLIAM S. STULL
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GUILLERMO GUZMAN
5929 APPECROSS DR
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SPEEDY SMOG INC
26490 JULIE LN
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AMSLER RAY C
32890 FAIRMOUNT LN
LAKE ELSINORE CA 92530

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DENISE GAIL MILIAN
33061 GAMEL WAY
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JOSE LUIS SALDARIA
33085 GAMEL WAY
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MARIO ALBERTO ARAGON
19580 WILLSIE DR
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370190029
GRASIELA BANUELOS
19520 WILLSIE DR
LAKE ELSINORE CA 92530

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JUANA BONILLA
19010 ROCKMAN ST
LAKE ELSINORE CA 92530

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RALPH COLON
19657 GRAND AVE
LAKE ELSINORE CA 92530

370201002
MICHAEL SHANE IZHANOUR
33034 MARVELLA LN
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370210010
TIMOTHY SMITH
34216 QUAIL CREEK LN
WILDOMAR CA 92595

370210050
PATRICIA KATHLEEN LARRABEE
19809 GRAND AVE
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371090018
MARIA DELCARMEN ADAD
18470 GRAND AVE
LAKE ELSINORE CA 92530

371170021
WILLIAM S. STULL
18401 GRAND AVE # B
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JOSEPH P. SPITZ
3027 CALLE FRONTERA
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371200030
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14 COLUMBUS
IRVINE CA 92720

371210007
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18637 GRAND AVE
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19477 GRAND AVE
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370200048
NICOLAS GALLEGOS
38263 WILLOW CT
MURRIETA CA 92562

370200058
SUZANNE L. ROBERTS
19647 GRAND AVE
LAKE ELSINORE CA 92530

370201003
JOSE GONZALEZ
33050 MARVELLA LN
LAKE ELSINORE CA 92530

370201011
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197 LOCKFORD
IRVINE CA 92602

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19741 GRAND AVE
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370203002
EFREN GONZALEZ AVILA
33026 OLIVE TREE LN
LAKE ELSINORE CA 92530

370210011
DONALD MICHAEL KARN
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

370210061
JACK LEE HEARN
33208 LORIMER ST
LAKE ELSINORE CA 92530

370310014
TARNER MARK H
6700 NOAH AVE
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371160004
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371210014
KEEP
4305 BANNISTER AVE
EL MONTE CA 91732

371210025
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18643 GRAND AVE
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371240004
TREVOR A. NEVILLE
25687 SANDY LODGE RD
SUN CITY CA 92586

371240018
CAMERON N. HALL
22362 BLACK BEAUTY TRL
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EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

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33020 STONEMAN ST
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JASON MORRELL
33046 GAMEL WAY
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370190023
RICHARDS FAMILY TRUST DTD 2/13/2020
1371 SUNNY HEIGHTS RD
LAKE ELSINORE CA 92530

370190055
RICHARD HOPPER
19375 GRAND AVE
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370200053
MARIA ALMAZAN
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MURRIETA CA 92562

370202011
ARACELY MEDINA VALLADARES
33061 OLIVE TREE LN
LAKE ELSINORE CA 92530

370203005
ABEL FLORES
20251 GRAND AVE
WILDOMAR CA 92595

370210019
CAMELIA Y. ELIAS
619 N GRAMERCY PL
LOS ANGELES CA 90004

370300023
RICHARD C. KELLOGG
32765 SEXTON ST
WILDOMAR CA 92595

382034027
GARY DERITO
2130 SUNSET DR NO 66
VISTA CA 92081

382041021
HERLINE HARM
18316 BRIGHTMAN AVE
LAKE ELSINORE CA 92530

371090014
JOSE CHAVEZ
18468 GRAND AVE
LAKE ELSINORE CA 92530

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

371170043
RMT PROP
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

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TERRY LEE BRUESKE
18487 GRAND AVE
LAKE ELSINORE CA 92530

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HT PROP
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

371210016
NOSHIRAVAN PALIZBAN
3520 LAURA SHAWN LN
ESCONDIDO CA 92026



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371240020
KEVIN L. BOCK
33125 ZINCK WAY
LAKE ELSINORE CA 92530

370180005
ANTHONY LOGSTON
7 HYDE PARK BLV NO 5
HOUSTON TX 77006

370180027
PHILIP ANDREW MCELHINNEY
33780 BRIGGS RD
MENIFEE CA 92584

370190006
SCOTT C. HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

370190025
GEORGE GUZMAN
14177 REIS ST
WHITTIER CA 90604

370190057
FLORES GUILLERMO
33115 BORCHARD RD
LAKE ELSINORE CA 92530

370200055
FRANCISCO J PARDO RAMIREZ FRANCISCO
5876 CROWN DR
MIRA LOMA CA 91752

370200065
STEVEN D. LEONE
33143 MARVELLA LN
LAKE ELSINORE CA 92530

370201008
BRIAN J. CARLIN
7920 GLIDER AVE
LOS ANGELES CA 90045

370202005
MARCO A. ADOM
33060 ARBOLADO LN
LAKE ELSINORE CA 92530

370202013
EFRAIN SOLTERO
7025 BENSON ST
HUNTINGTON PARK CA 90255

370210002
BRETT DALBETH 26361
GOLDRUSH RDG
LAGUNA NIGUEL CA 92677

370210021
 GILBERT MIRANDA
 33141 DANNY LN
 LAKE ELSINORE CA 92530

370310005
 WILLIAM H. MAYVILLE
 32885 CORYDON ST
 LAKE ELSINORE CA 92530

382035005
 DANIEL HAROLD BRISKEN
 18159 BALLARD ST
 LAKE ELSINORE CA 92530

370202012
 CHARLES R. RAMSHAW
 22751 VALLEY VISTA
 WILDOMAR CA 92595

370203006
 FREDDY MADRIGAL ORTIZ
 19805 GRAND AVE
 LAKE ELSINORE CA 92530

370210020
 JANIE M. LOESCH
 33121 DANNY LN
 LAKE ELSINORE CA 92530

370310002
 ACACIA VILLAS ASSISTED LIVING
 991 LOMAS SANTA FE C143
 SOLANA BEACH CA 92075

382035001
 CHRIS MARIE CHAVARRIA
 18120 SANDERS RD
 LAKE ELSINORE CA 92530

382041022
 GLENDA ELIZABETH RHEA
 18318 BRIGHTMAN AVE
 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

382050036
 MURIEL MORENO
 9345 MESQUITE ST
 APPLE VALLEY CA 92308

382060001
 EDGECLIFF
 P O BOX 12022
 ORANGE CA 92859

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



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382070036
DIANNA GOINS
14 COLUMBUS
IRVINE CA 92620

382100013
DONALD S. FULLER
1017 ESCALANTE DR
ST GEORGE UT 84790

382110037
BRIAN J. LINGG
12251 RANCHO HEIGHTS RD
PALA CA 92059

382130055
ELBERT L H SMITH
4491 E RIDGE GATE RD
ANAHEIM CA 92807

382390004
VINCENT J. MCGUINNESS
1951 PORT LAURENT
NEWPORT BEACH CA 92660

383031001
LARRY R. WITSOE
26715 ALICANTE DR
MISSION VIEJO CA 92691

383033007
RICHARD HENDERSON
33207 GILLETTE ST
LAKE ELSINORE CA 92530

383054001
KELLY DENNIS P REVOCABLE TRUST DTD
17185 ALTA VISTA
LAKE ELSINORE CA 92530

383055010
ROBERT FARNELL
17208 ENCINA DR
LAKE ELSINORE CA 92530

382044007
JEANETTE PERRY
33194 BENNER ST
LAKE ELSINORE CA 92530

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

382050034
JAKE NICHOLAS WEED
33308 WOOD ST
LAKE ELSINORE CA 92530

382050069
ANDREW J. THURLEY
33525 FOLLMAN LN
LAKE ELSINORE CA 92530

382060046
SHIRLEY JOHNSON
18261 SANDERS DR
LAKE ELSINORE CA 92530



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382070035
BENMAGO
3226 SYRACUSE AVE
BALDWIN PARK CA 91706

382100001
LAKE ELSINORE LAKESIDE ESTATES
225 WEST PLAZA ST STE 105
SOLANA BEACH CA 92075

382110036
MICHAEL E. WOODS
33420 SKYLARK DR
LAKE ELSINORE CA 92530

382130054
JOSEPH FOLMAR
34365 ARBOLADO LN
LAKE ELSINORE CA 92530

382390003
DAVID P. FAIRFAX
18989 GRAND AVE
LAKE ELSINORE CA 92530

383020001
FAR EASTERN GROUP PARTNERSHIP IV
20350 BICKFORD DR
WALNUT CA 91789

383032008
KIANA FARSI
29182 FALLING WATER DR
ROMOLAND CA 92585

383053005
GABRIEL LOPEZ
6830 WINTERBERRY WAY
CORONA CA 92880

383055001
ASHRAF SARAH GOLSHAHI
26 BRIGADIER
IRVINE CA 92612

383062015
DAN MARTIN KLAUDT
33411 ADELFA ST
LAKE ELSINORE CA 92530

383062025
TERESA URIBE MARTINEZ
33291 ADELFA ST
LAKE ELSINORE CA 92530

383062037
DOMINIC MARTINEZ
33317 ZELLAR ST
LAKE ELSINORE CA 92530

383062052
GEORGE WU
23914 BESSEMER ST
WOODLAND HILLS CA 91367

383062016
PATRICK DOUGLAS KELLEY
33403 ADELFA ST
LAKE ELSINORE CA 92530



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383062026
DARIUSZ J. NOWAK
33281 ADELFA ST
LAKE ELSINORE CA 92530

383062038
PATRICK A. BUTTERS
33293 ZELLAR ST
LAKE ELSINORE CA 92530

383062055
MICHAEL FRANKLIN
33522 MCGREW DR
LAKE ELSINORE CA 92530

383062070
BARBARA ANN TERRILL
17285 COLEMAN AVE
LAKE ELSINORE CA 92530

383064009
MAHBOUBEH SEYEDGAVADI
3016 E LOS CERILLOS DR
WEST COVINA CA 91791

383082005
RICK M. ALDRICH
P O BOX 185
SHOSHONE CA 92384

383082022
LAWRENCE M. BONNIGSON
33369 SILVERSAGE WAY
WILDOMAR CA 92595

383083018
JUAN GUZMAN
29556 VACATION DR
CANYON LAKE CA 92587

383084010
ALFREDO TORREZ
33490 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

383084023
JAIME F. ZAPOTECASCARDENAS
33420 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

383092004
TRAVIS KUHN
33393 BLACKWELL BLVD
LAKE ELSINORE CA 92530

383093006
ABEL N. HAN
17637 NELSON AVE
LAKE ELSINORE CA 92530

383163003
MARTIN EUGENE RIDENOUR
33628 BRAND ST
LAKE ELSINORE CA 92530

383164002
LINELLE MAE KREUER
17525 BODKIN AVE
LAKE ELSINORE CA 92530



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383164015
SHAN HAIGH BARCLAY
12761 CHARLOMA DR
TUSTIN CA 92780

383165005
KARIN VANDENBERG
33771 BRAND ST
LAKE ELSINORE CA 92530

383171024
JUN HWAN KIM
17240 ENCINA DR
LAKE ELSINORE CA 92530

383184010
BYERLY SHERIDAN L ESTATE OF
1105 MONTERREY OAK CIR
MARBLE FALLS TX 78654

383195011
SUSHIL VIG
1307 W SIXTH ST STE 219
CORONA CA 92882

386131006
JUDITH ANN GUGLIELMANA
33367 BLANCHE DR
LAKE ELSINORE CA 92530

383062067
MATHEW FOX
33250 ZELLAR ST
LAKE ELSINORE CA 92530

383064008
EDWARD H. TRUE
33503 MCGREW DR
LAKE ELSINORE CA 92530

383081042
MICHAEL T. BAWDEN
33388 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

383082021
BARBARA BONFIELD
2430 OUR COUNTRY RD
ESCONDIDO CA 92029

383083006
ZENON ZETINA AYALA
17516 BODKIN LN
LAKE ELSINORE CA 92530

383084009
DAMON M. BROADBENT
32880 STARLIGHT ST
WILDOMAR CA 92595

383084022
OSCAR M. CHAVARIN
33430 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

383092002
GREGORY JAMES BERARDINO
5550 CAMINO VISTA
YORBA LINDA CA 92887



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383093004
ADDIS PORRAS
18642 CAJON BLVD
SAN BERNARDINO CA 92407

383163002
DWAYNE S. KIDD
17465 CROSS ST
LAKE ELSINORE CA 92530

383164001
VALENTE VAZQUEZ
33520 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

383164014
HOBBIE NEGARAN
P O BOX 799
HOLMDEL NJ 07733

383165004
RAFAEL RODRIGUEZ
33765 BRAND RD
LAKE ELSINORE CA 92530

383171021
RICK PAHOA
33561 ADELFA ST
LAKE ELSINORE CA 92530

383184009
MICHAEL BERTETTO
22584 PINTAIL
CANYON LAKE CA 92587

383195010
TOMMY CARRASCO
7 BELLA ALIZA
LAKE ELSINORE CA 92532

386131005
THOMAS M. GUGLIELMANA
33359 BLANCHE DR
LAKE ELSINORE CA 92530

386140011
JOHN P. YOUNG
5111 SE GLEN ECHO AVE
MILWAUKI OR 97267

386154021
WILLIAM M. SIMONIAN
9759 EL ARCO DR
WHITTIER CA 90603

386172021
MARILYN HIRVELA
16061 MARIAN AVE
LAKE ELSINORE CA 92530

386172038
NICK S. BENT
33279 SANGSTON DR
LAKE ELSINORE CA 92530

382034012
MARIO CORONADO
18178 BALLARD AVE
LAKE ELSINORE CA 92530

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Rend le long de la bordure afin de révéler le rebord Pop-up

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

382042034
KAREN CAUDILLO
33234 TURNER ST
LAKE ELSINORE CA 92530

382044014
MICHAEL E. ESTRADA
18299 BRIGHTMAN AVE
LAKE ELSINORE CA 92530

382050028
ROBERT E. JOHNSON
18085 THORESON AVE
LAKE ELSINORE CA 92530

382050066
DAVID K. SIMPSON
17835 HAYS AVE
LAKE ELSINORE CA 92530

382060036
HORMOZ MOTAZEDI
18345 SANDERS DR
LAKE ELSINORE CA 92530

382070034
B MARTINEZ
4195 CHINO HILLS PKY 561
CHINO HILLS CA 91709

382080001
BILBREY FAMILY TRUST
19301 JASMINE CT
LAKE ELSINORE CA 92530

382110032
GREG R. OWEN
33633 SKYLARK DR
LAKE ELSINORE CA 92530

382130052
ANTHONY M. BECERRA
33279 ARBOLADO LN
LAKE ELSINORE CA 92530

382390002
FREDRIC LELAND RASMUSON
18921 GRAND AVE
LAKE ELSINORE CA 92530

382400004
JOSE LUIS HERNANDEZ
513 W MAXZIM AVE
FULLERTON CA 92832

383032007
KIANA FARSI
29182 FALLING WATER RD
ROMOLAND CA 92585

383053004
KENNETH E. CYR
8650 DENT DR
SAN DIEGO CA 92119



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383054011
LOGAN LANGLEY
33340 HOLLISTER DR
LAKE ELSINORE CA 92530

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

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

382044010
REFUGIO ESQUIVEL
18320 SANDERS DR
LAKE ELSINORE CA 92530

382050007
RUBEN CABALLERO
PO BOX 6494
ORANGE CA 92863

382050058
ROSA MARIA TAPIA
33425 FOLLMAN LN
LAKE ELSINORE CA 92530

382060013
BAO GIA LE
2490 N ROBINHOOD PL
ORANGE CA 92867

382070024
LLOYD R. STONE
10418 N IVERSON LN
HIGHLAND UT 84003

382070055
SANDY SANG LE
5428 FLIGHT AVE
SANTA ANA CA 92704

382110010
PALMS PARK
31902 AVENIDA EVITA
SAN JUAN CAPISTRANO CA 92675

382110045
BILBREY FAMILY TRUST
19301 JASMIN CT
LAKE ELSINORE CA 92530

382130057
FRANK MELILLO
34335 ARBOLADO LN
LAKE ELSINORE CA 92530

382390020
LESA MARIE WADE
33162 GAMEL WAY
LAKE ELSINORE CA 92530

383031009
JACOB A. ROGERS
17178 MOOREHEAD TR
LAKE ELSINORE CA 92530

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383051002
QUEEN GARY & GEORGENNE QUEEN
33287 HOLLISTER DR
LAKE ELSINORE CA 92530

383054004
MARY ROSCOE
17115 ALTA VISTA
LAKE ELSINORE CA 92530

383062010
JACK R. CAMPBELL
33477 ADELFA ST
LAKE ELSINORE CA 92530

383062018
JONATHAN LIMEBROOK
33387 ADELFA ST
LAKE ELSINORE CA 92530

383062028
RMT PROP
31902 AVENIDA EVITA
SAN JUAN CA CA 92675

383062042
JERAMIAH LEE HANLYN
33263 ZELLAR ST
LAKE ELSINORE CA 92530

383062057
BROOKE FRAME
530 MESA BREEZE WAY APT 158
OCEANSIDE CA 92058

383062072
CORY BUFKIN
33351 ADELFA ST
LAKE ELSINORE CA 92530

383062014
IMAGE HOME PROS
PO BOX 1462
LAKE ELSINORE CA 92531

383062024
JOHNATHON HASSANI
33295 ADELFA ST
LAKE ELSINORE CA 92530

383062036
MICKEY ANN TESTERMAN
33333 ZELLAR ST
LAKE ELSINORE CA 92530

383062049
HUMPHREY KENNETH L
17231 COLEMAN AVE
LAKE ELSINORE CA 92530

383062063
MICHAEL A. WILLS
33240 ZELLAR ST
LAKE ELSINORE CA 92530

383064006
KAHLA WEBB
33495 MCGREW DR
LAKE ELSINORE CA 92530



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383081034
KEVIN LEWIS WRIGHT
33322 LANDERVILLE RD
LAKE ELSINORE CA 92530

383082019
KURT A. NOBLE
1920 DELAWARE ST
HUNTINGTON BEACH CA 92648

383083005
JORGE A. CORTEZ
33480 MITCHELL DR
LAKE ELSINORE CA 92530

383084008
TRAVIS W. BAILEY
33472 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

383084017
KIRK SVALSTAD
17513 ANTHONY AVE
LAKE ELSINORE CA 92530

383092001
HAMID R. SALMASI
STE 105-330
CORONA CA 92882

383093003
PABLO MARTINEZ
17629 NELSON AVE
LAKE ELSINORE CA 92530

383163001
HOUSEIN M. SOLTRA
17471 CROSS ST
LAKE ELSINORE CA 92530

383163009
MICHAEL F. MELTON
33741 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

383164013
SIMON RAHEB
6508 E MARENGO DR
ANAHEIM HILLS CA 92807

383165003
ANN M. TRTAN
4552 PALM AVE
LA MESA CA 91941

383171020
REGINA D. FUENTES
33517 ADELFA ST
LAKE ELSINORE CA 92530

383184008
TRILOGY PROP INC
26591 WINCHESTER RD
HEMET CA 92545

383195008
MARIA E. GAST
23631 MADISON AVE
MURRIETA CA 92562

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383081015
SHIRLEY L. KELLY
26953 CAICOS CT
MURRIETA CA 92563

383082007
OLIVER SING
17533 MITCHELL DR
LAKE ELSINORE CA 92530

383082027
BONNIGSON EVELYN J ESTATE OF
33369 SILVER SAGE WAY
WILDOMAR CA 92595

383084001
MARIA M. HERWICH
1311 LINDENWOOD DR
EL CAJON CA 92021

383084012
MARIA EUGENIA G DECORTEZ
33465 MITCHELL DR
LAKE ELSINORE CA 92530

383091028
PAOLO TINARI
17626 NELSON AVE
LAKE ELSINORE CA 92530

383092006
DIEP BALE
P O BOX 1938
PINELLAS PARK FL 33780

383140020
DONALD PASTELL
16310 MENLO
GARDENA CA 90247

383163005
LINDA LOU RIDENOUR
33628 BRAND ST
LAKE ELSINORE CA 92530

383164008
JACOB ARGUBRIGHT
33616 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

383164019
HUGO R. GOMEZ
33710 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

383171010
WANDA COSGROVE
17208 ENCINA DR
LAKE ELSINORE CA 92530

383173021
RAYMOND W. OCONNOR
17247 ENCINA DR
LAKE ELSINORE CA 92530

383195002
MAZHAR ALI KHAN
1635 A 40TH ST SW
CALGARY AB TEC1X01



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383196004
JACK D. FLOURNOY
33810 NARANJO ST
LAKE ELSINORE CA 92530

386131010
CHRISTINE A. HANSON
33360 BLANCHE DR
LAKE ELSINORE CA 92530

386153013
SIMLA MEHTA
718 AVENUE D
REDONDO BEACH CA 90277

386172012
EDWARD I. GUZMAN
33241 SANGSTON DR
LAKE ELSINORE CA 92530

386172027
KENNY EUGENE STEWARD
16155 MARIAN AVE
LAKE ELSINORE CA 92530

386174017
ADRIAN BARRAGAN
33281 MACKAY DR
LAKE ELSINORE CA 92530

370210064
ROGELIO PASCUAL
33140 DANNY LN
LAKE ELSINORE CA 92530

370310015
PETER J. LEONARDO
P O BOX 1254
WILDOMAR CA 92595

381241011
ANTON BARAKAT
10140 JACARANDA CT
RANCHO CUCAMONGA CA 91737

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

382042015
JOSE JUAN SILVA
33221 BOOTH ST
LAKE ELSINORE CA 92530

382044013
PAULA HEADY
18362 SANDERS DR
LAKE ELSINORE CA 92530

382050023
JOSE ABRAHAM A VELAZQUEZ
25780 JUNIPER FLATS RD
HOMELAND CA 92548

382050064
SMP REALTY HOLDINGS INC
40960 CALIFORNIA OAKS 327
MURRIETA CA 92562



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382060033
KATHERINA CARTER
18305 SANDERS DR
LAKE ELSINORE CA 92530

382070032
DAL M. STONE
5710 GREENBRIAR DR
YORBA LINDA CA 92887

382070067
STONE DAL TRUST DATED 10/22/1998
16521 AVERY LN
PRUNEDALE CA 93907

382110031
LYNN J. MUIR
33802 VALENCIA PL
DANA POINT CA 92629

382130043
KERR JAMES LEROY TRSUT DATED 10/12/2018
34201 ARBOLADO LN
LAKE ELSINORE CA 92530

382390041
WESLEY W. MORRELL
19201 GRAND AVE
ELSINORE, CA 92530

383032002
SAMUEL K. GREGORY
1004 ARBOR ST
COSTA MESA CA 92627

383053001
CHARLES R. POWELL
17221 COLEMAN AVE
LAKE ELSINORE CA 92530

383054008
DONALD W. TROUT
33360 HOLLISTER DR
LAKE ELISNORE CA 92530

383062013
BENJAMIN POWELL
33443 ADELFA ST
LAKE ELSINORE CA 92530

383062023
ADELINA RODRIGUEZ DUTCHOVER
33331 ADELFA ST
LAKE ELSINORE CA 92530

383062033
MARY MAXWELL
35080 LOMA RD
LAKE ELSINORE CA 92530

383062047
HUMPHREY KENNETH L
17231 COLEMAN AVE
LAKE ELSINORE CA 92530

383062060
ADOBE OIL
P O BOX 485
LAGUNA BEACH CA 92652



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383064005
COBRA 28 NO 8 LP
4900 SANTA ANITA AVE #2C
EL MONTE CA 91731

383081026
JARROD V. WHITEHORN
35125 LOS PINOS
LAKE ELSINORE CA 92530

383082018
RAUL SANCHEZ
33299 BLACKWELL BLVD
LAKE ELSINORE CA 92530

383083002
JAMES LYNN FOGLEMAN
33541 ADELFA
LAKE ELSINORE CA 92530

383084007
TRAVIS W. BAILEY
31189 SILVER MOON CT
MENIFEE CA 92584

383084016
MAMIE MILLER HUNT
2808 BROAD ST
NEWPORT BEACH CA 92663

383091031
NORMAN R. ANDERSON
1849 WARMLANDS AVE
VISTA CA 92084

383093002
VICTORIA HILLEARY
17623 NELSON AVE
LAKE ELSINORE CA 92530

383150006
ROBERT J. RUGG
33835 LANDERVILLE RD
LAKE ELSINORE CA 92530

383163008
PALMER ALPHA INTEGRATED
23785 DOLPHIN COVE
LAGUNA NIGUEL CA 92677

383164012
LINDA RIDENOUR
33628 BRAND
LAKE ELSINORE CA 92530

383164030
WILLIAM MARK STEVENS
P O BOX 5505
ORANGE CA 92863

383171019
JAMES LYNN FOGLEMAN
33541 ADELFA ST
LAKE ELSINORE CA 92530

383184006
CHARLES DRAKE
1432 W 89TH ST
LOS ANGELES CA 90047



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383195007
GEFFREY G. GAST
23631 MADISON AVE
MURRIETA CA 92562

386131003
CASEY M. GORDON
33325 BLANCHE DR
LAKE ELSINORE CA 92530

386140006
MORGAN PROP
7004 BOULEVARD E NO 36E
GUTTENBERG NJ 07093

386154016
WILLIAM JONES
30270 COVE VIEW
CANYON LAKE CA 92587

386172015
URIEL B. JIMENEZ
33271 SANGSTON DR
LAKE ELSINORE CA 92530

381241008
EDDIE EYAD NAKSHABANDI
17586 RALEY AVE
LAKE ELSINORE CA 92530

382035011
EVMWD
31315 CHANEY ST
LAKE ELSINORE CA 92530

382042012
ZAVETZ RICHARD L
33222 TURNER ST
LAKE ELSINORE CA 92530

382044012
JOSE ARTURO MERCADO
18356 SANDERS DR
LAKE ELSINORE CA 92530

382050022
JULIO CESAR ROVIRA OSTERWALDER
33205 ZELLAR ST
LAKE ELSINORE CA 92530

382050060
BRANDON CHASE CHAPMAN
33495 FOLLMAN LN
LAKE ELSINORE CA 92530

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

382070030
DAL M. STONE
18395 STONECREST DR
LAKE ELSINORE CA 92530

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



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382110030
MANUEL CORIA
22060 BLONDON CT
WILDOMAR CA 92595

382130038
MAJORKUMAR GOVINDARAJU
1162 SCHEIDEGGER CIR
FOLSOM CA 95630

382130059
MARK EDWIN BIRDSALL
34295 ARBOLADO LN
LAKE ELSINORE CA 92530

382390031
CA USA LAND
213 TUBE ROSE
IRVINE CA 92802

383031012
JOHN L. COX
33265 HOLLISTER DR
LAKE ELSINORE CA 92530

383051005
PALMS PARK
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

383054007
DONALD W. TROUT
33360 HOLLISTER DR
LAKE ELSINORE CA 92530

383062012
JUSTINA POWELL
33443 ADELFA ST
LAKE ELSINORE CA 92530

383062020
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

383062032
GARY A. MAXWELL
35080 LOMA RD
LAKE ELSINORE CA 92530

383062046
RIVERSIDE CO FLOOD CONT & WATER CONSER
1995 MARKET ST
RIVERSIDE CA 92501

383062059
ROBERT NICORICI
3380 LA SIERRA NO 104-141
RIVERSIDE CA 92503

383064001
DAVID A. BOZARTH
33481 ADELFA ST
LAKE ELSINORE CA 92530

383081025
CLAIRE E. PRICE
4362 E LA CIENEGA ST
TUCSON AZ 85712

383082012
 LEWIS HILLEARY
 17551 HAYS AVE
 LAKE ELSINORE CA 92530

383082031
 LEWIS K. HILLEARY
 17551 HAYES AVE
 LAKE ELSINORE CA 92595

383084006
 ADOBE OIL DEV CORP
 P O BOX 485
 LAGUNA BEACH CA 92652

383084015
 KARON EVON THOMAS
 6582 CATANIA PL
 RANCHO CUCAMONGA CA 91701

383091030
 HT PROP
 31902 AVD EVITA
 SAN JUAN CAPO CA 92675

383093001
 C LUKEHART
 17586 NELSON AVE
 LAKE ELSINORE CA 92532

383150004
 ROBERT J. RUGG
 33835 LANDERVILLE BLV
 LAKE ELSINORE CA 92530

383163007
 WILLIAM J. MONTELEONE
 33671 LANDERVILLE BLVD
 LAKE ELSINORE CA 92530

383164010
 JAMES H. LEE
 33628 LANDERVILLE BLV
 LAKE ELSINORE CA 92530

383164021
 FOUR STAR REALTY
 7000 E SLAUSON AVE
 COMMERCE CA 90040

383171015
 JUN KIM
 17240 ENCINA DR
 LAKE ELSINORE CA 92530

383184005
 HENGMAO INV CA
 3615 WALNUT AVE
 CHINO CA 91710

383195006
 ALEKSANDR PAVLOV
 14300 NEWPORT AVE
 TUSTIN CA 92780

386120037
 LAKE ELSINORE 133
 1 CORNSILK
 IRVINE CA 92614

370310009
MARK H. TARNER
6700 NOAH AVE
BAKERSFIELD CA 93308

381241003
JLZ INV
17595 GRAND AVE
LAKE ELSINORE CA 92530

382035009
BORIN PAL
18186 BALLARD ST
LAKE ELSINORE CA 92530

382041028
KERI M. WISE
2847 JUDIANN LN
VISTA CA 92084

382044011
TERESA MOYA
33190 BENNER ST
LAKE ELSINORE CA 92530

382050021
BEI JIA
33500 FOLLMAN LN
LAKE ELSINORE CA 92530

382050059
MYRNA ANDERSON
18617 GRAND AVE
LAKE ELSINORE CA 92530

382060022
THOMAS UBELACKER
18271 SANDERS DR
LAKE ELSINORE CA 92530

382070029
DIANNA L. TROUTT
22207 SHADY RIM CIR
LAKE FOREST CA 92630

382070062
DYLAN NELSON
18375 STONECREST DR
LAKE ELSINORE CA 92530

382110014
ROBIN A. PETTY
23602 VIA SAN GIL
MISSION VIEJO CA 92691

382110049
BRUCE DEAN A
3521 THORNLAKE ST
LONG BEACH CA 90808

382130058
FRED FORGIE
33207 ARBOLADO LN
LAKE ELSINORE CA 92530

382390030
STEARNS SHIRLEY F LIVING TRUST
140 SIENA DR
LONG BEACH CA 90803



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383031011
MARK A. WILLIAMS
8861 OAKMOUNT BLVD
DESERT HOT SPRINGS CA 92240

383051003
BERNA FAMILY TRUST DTD 4/18/2019
33305 HOLLISTER DR
LAKE ELSINORE CA 92530

383054005
LOGAN LANGLEY
33340 HOLLISTER ST
LAKE ELSINORE CA 92530

383062011
KENNETH R. HEIMANN
33453 ADELFA ST
LAKE ELSINORE CA 92530

383062019
THOMAS W. KAHLE
25390 ALEXIS LN
MENIFEE CA 92584

383062031
PHILLIP RHODES
33260 ZELLAR ST
LAKE ELSINORE CA 92530

383062043
LANCE MARTIN
17245 COLEMAN AVE
LAKE ELSINORE CA 92530

383062058
DIRK A. REYNOLDS
2343 WILLOWBROOK LN
PERRIS CA 92571

383062073
ELIZABETH LEMOS
22054 WYANDOTTE ST
CANOGA PARK CA 91303

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

382044009
INES ABREGO
18320 SANDERS DR
LAKE ELSINORE CA 92530

382045001
LEONARD J. VIERRA
24421 SAGECREST CIR
MURRIETA CA 92562

382050038
LODEVICO REVOCABLE LIVING TRUST DTD
1607 PLEASANT AVE
LOS ANGELES CA 90033

382060012
ROBERT F. SCHNEIDER
17375 RANSPOT AVE
LAKE ELSINORE CA 92530



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382070023
JOHN LORITO
3421 FELA AVE
LONG BEACH CA 90808

382070054
KAY M. MARCANTONIO
2915 ANDROS ST
COSTA MESA CA 92626

382100014
EDWIN C. WOMACK
1934 CHESTNUT LN
LAS VEGAS NV 89123

382110042
FISH JAMES D LIVING TRUST DECEMBER 2019
2225 E 2ND ST # 10
LONG BEACH CA 90803

382130056
ELBERT L H SMITH
4491 RIDGE GATE RD
ANAHEIM CA 92807

382390010
ZARATE GAYLENE DORIS LIVING TRUST 3/11/19
31931 CAMPANULA WAY # 4302
TEMECULA CA 92592

383031007
QUEEN FAMILY LIVING TRUST DATED 02/12/2019
33275 HOLLISTER DR
LAKE ELSINORE CA 92530

383033008
KENNETH G. DONOVAN
2505 S 1200 W
BRIGHAM CITY UT 84302

383054003
WILLIAM J. NEEDHAM
26155 CASTLE LN
MURRIETA CA 92563

383062007
JESUS CONTRERAS
33500 MCGREW DR
LAKE ELSINORE CA 92530

383062017
PATRICK DOUGLAS KELLEY
33403 ADELFA
LAKE ELSINORE CA 92530

383062027
VICTOR M. ALMA
30084 OLIVE GROVE ST
LAKE ELSINORE CA 92530

383062039
HUNT MAMIE MILLER TRUST
2808 BROAD ST
NEWPORT BEACH CA 92663

383062056
LAURIANN HOLSMAN
33522 MCGREW DR
LAKE ELSINORE CA 92530

383062071
 MICHAEL L. NADOLSON
 33261 ADELFA ST
 LAKE ELSINORE CA 92530

383081011
 JORGE M. SILVA
 33308 LANDERVILLE BLVD
 LAKE ELSINORE CA 92530

383082006
 N R L L INC
 1202 E WALNUT NO 100
 SANTA ANA CA 92701

383082024
 ELENA COYNE
 102 GAUGUIN CIR
 ALISO VIEJO CA 92656

383083022
 RYAN RICE
 33450 MITCHELL DR
 LAKE ELSINORE CA 92530

383084011
 MERLO FAMILY TRUST DATED 06/15/2019
 1407 POTTERY ST
 LAKE ELSINORE CA 92530

383091027
 ERNESTO YZNAGA
 17630 NELSON ST
 LAKE ELSINORE CA 92530

383092005
 JONATHAN VANHORN
 33399 BLACKWELL BLVD
 LAKE ELSINORE CA 92530

383093007
 LAURA RODRIGUEZ
 17641 NELSON AVE
 LAKE ELSINORE CA 92530

383163004
 WENDY G. STRAND
 33629 LANDERVILLE BLVD
 LAKE ELSINORE CA 92530

383164007
 DOMINAS ELAINE TRUST DATED 07/02/2019
 33602 LANDERVILLE BLVD
 LAKE ELSINORE CA 92530

383164018
 ROBERT L. WHEELER
 33710 LANDERVILLE BLV
 LAKE ELSINORE CA 92530

383165006
 RODNEY A. NORTHRUP
 33737 BRAND ST
 LAKE ELSINORE CA 92530

383171029
 DAVID SCOTT TIBBETTS
 33567 ADELFA ST
 LAKE ELSINORE CA 92530



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383184011
SHANNON KIMBERLEY IRVIN SANSARICO
33835 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

383196001
LEILANI EILEEN BLAND
16725 KETTENBURG LN
MORENO VALLEY CA 92551

386131009
CAROL L. BRADY
33368 BLANCHE DR
LAKE ELSINORE CA 92530

386140013
RAMON MEIER
33268 MACKAY DR
LAKE ELSINORE CA 92530

383081019
MICHAEL T. BAWDEN
33388 LANDERVILLE BLV
LAKE ELSINORE CA 92530

383082011
DAVID G. MAW
28321 PASEO CORRALES
SAN JUAN CAPISTRANO CA 92675

383082030
LARRY BONNIGSON
33369 SILVER SAGE WAY
WILDOMAR CA 92595

383084005
BELT DONALD A 2005 AMENDED & RESTATED
PO BOX 17549
ANAHEIM CA 92817

383084013
SAMIR F. MASRI
930 S JAY CIR
ANAHEIM CA 92808

383091029
ROCHELLE LEE MARSLAND
17586 NELSON AVE
LAKE ELSINORE CA 92530

383092007
K4K
16192 COASTAL HIGHWAY
LEWES DE 19958

383150001
OSCAR CAMERAS
33761 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

383163006
ROBERT DAVID MOORE
33648 BRAND ST
LAKE ELSINORE CA 92530

383164009
JAMES H. LEE
33628 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

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383164020
HUGO R. GOMEZ
33710 LANDERVILLE BLV
LAKE ELSINORE CA 92530

383171011
HILDA DELACRUZ
15730 LAKE RIDGE RD
LAKE ELSINORE CA 92530

383173023
REGINA F. MUNN
1218 N LINWOOD AVE
SANTA ANA CA 92701

383195003
WAYNE COOPER
34625 VIA CATALINA
CAPISTRANO BEACH CA 92624

383196008
STANLEY J. TURNER
33864 NARANJO ST
LAKE ELSINORE CA 92530

386131011
LANET L. BALMIR
33340 BLANCHE DR
LAKE ELSINORE CA 92530

386153014
KEMNITZ ROBERT ESTATE OF
221 AVENIDA BARCELONA
SAN CLEMENTE CA 92672

386172013
SULY MURILLO 33251
SANGSTON DR
LAKE ELSINORE CA 92530

386172028
PAULA KOHLER
16167 MARIAN AVE
LAKE ELSINORE CA 92530

386174018
JAIME E. JUAREZ VARGAS
33291 MACKAY DR
LAKE ELSINORE CA 92530

386131004
WILLIAM V. WALKER
33345 BLANCHE DR
LAKE ELSINORE CA 92530

386140008
COUNTY OF RIVERSIDE
3403 10TH ST STE 400
RIVERSIDE CA 92501

386154017
GARY L. DUDLEY
27810 ESPINOZA
MISSION VIEJO CA 92692

386172020
FRANCISCO MURILLO SALAS
16051 MARIAN AVE
LAKE ELSINORE CA 92530



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371110009
UNGEHEIER LORRAINE M
16041 MARIAN ST
LAKE ELSINORE CA 92530

RICHARD F. VILLALUZ
30748 BURNING TREE DR
CANYON LAKE CA 92587

386140012
BELL SOORI REVOCABLE TRUST DATED
33264 MACKAY DR
LAKE ELSINORE CA 92530

386154022
KALACHIAN 1981 FAMILY TRUST TWO
350 LOS ALTOS AVE
LONG BEACH CA 90814

386172025
ARTURO E. BARRERA
16127 MARIAN AVE
LAKE ELSINORE CA 92530

386173010
SANAE S. TERADA
33290 SANGSTON DR
LAKE ELSINORE CA 92530

386131012
DAVID JIRICEK
33324 BLANCHE DR
LAKE ELSINORE CA 92530

386153015
KEMNITZ ROBERT F ESTATE OF
221 AVENIDA BARCELONA
SAN CLEMENTE CA 92672

386172014
HEATH D. PERRAULT
33263 SANGSTON DR
LAKE ELSINORE CA 92530

386172029
DENISE A. THOMAS
500 W GRAHAM AVE NO 974
LAKE ELSINORE CA 92531

386202008
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

386172011
MARGARITA SOLIS
33233 SANGSTON DR
LAKE ELSINORE CA 92530

386172026
JONATHAN MARK GARCIA
16141 MARIAN AVE
LAKE ELSINORE CA 92503

386174016
RONALD LOGAN ISENBERG
33265 MACKAY DR
LAKE ELSINORE CA 92530

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, 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, June 30, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1208 (GPA1208)**, which consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. This project is located directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road in the Elsinore Area Plan of First Supervisorial District.

The Planning Commission recommends that the Board of Supervisors adopt the associated **Mitigated Negative Declaration** and tentatively approve **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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ROBERT FLORES, URBAN AND REGIONAL PLANNER IV, AT (951)-955-1195 OR EMAIL RFLORES@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 hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing 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.

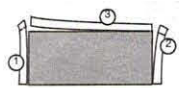
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

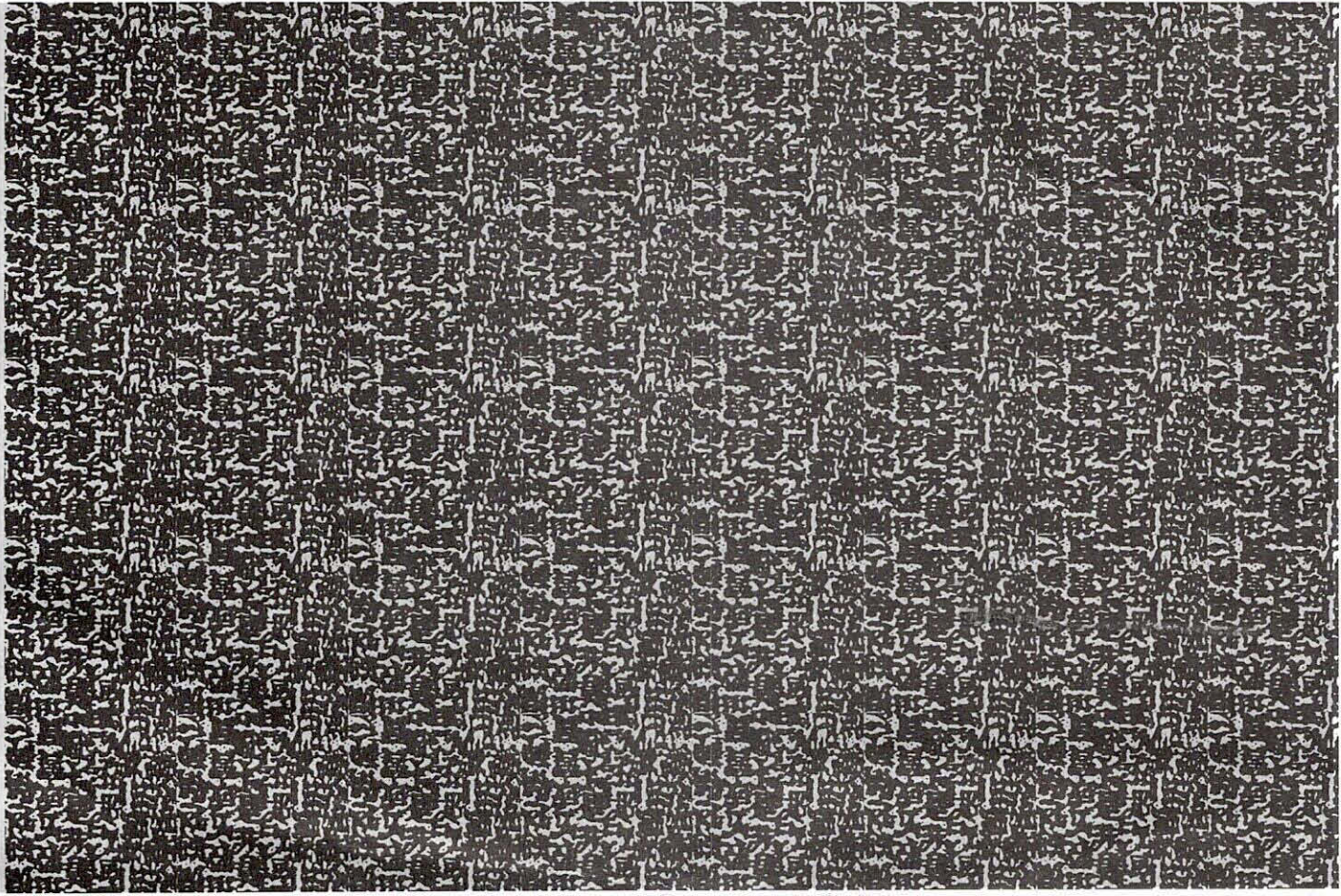


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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, 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, June 30, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1208 (GPA1208)**, which consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. This project is located directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road in the Elsinore Area Plan of First Supervisorial District.

The Planning Commission recommends that the Board of Supervisors adopt the associated **Mitigated Negative Declaration** and tentatively approve **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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ROBERT FLORES, URBAN AND REGIONAL PLANNER IV, AT (951)-955-1195 OR EMAIL RFLORES@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 hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing 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 hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing 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.

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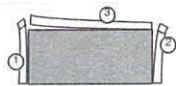
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

57179

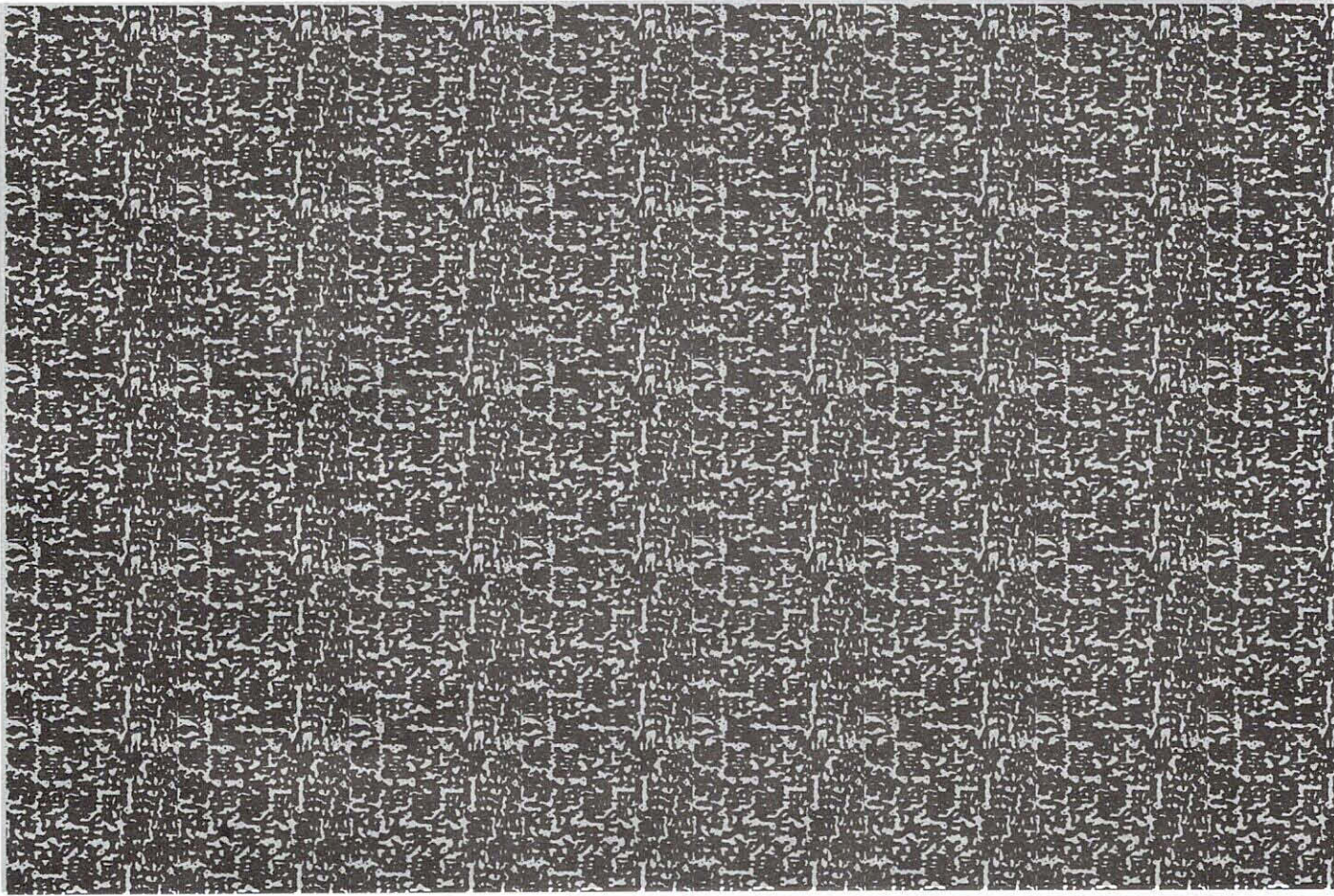
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17586 NELSON AVE
LAKE ELSINORE CA 92532

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NIXIE 911 DE 1260 0007/15/20
RETURN TO SENDER
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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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The Planning Commission recommends that the Board of Supervisors adopt the associated **Mitigated Negative Declaration** and tentatively approve **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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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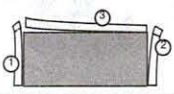
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 16, 2020

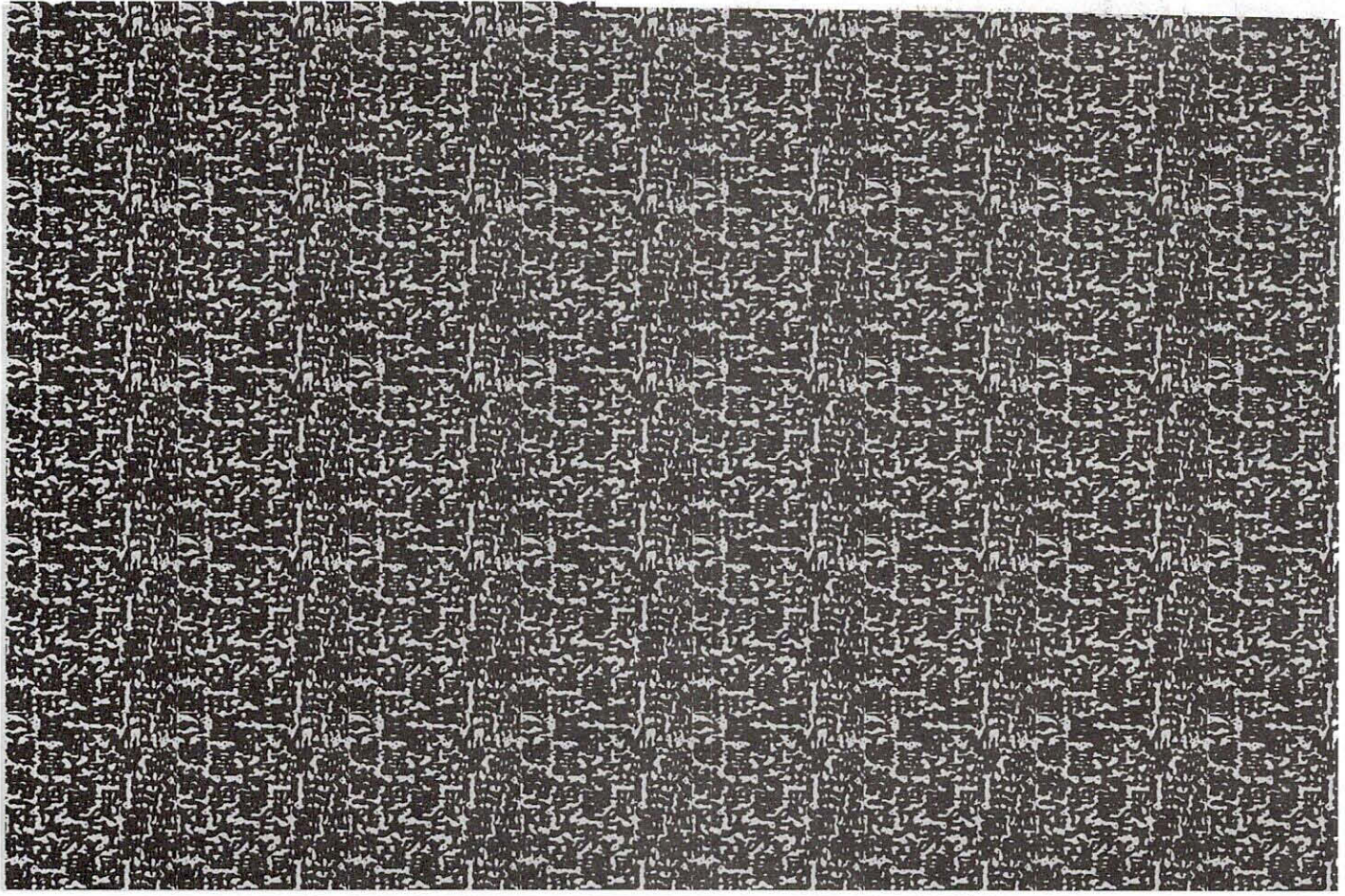
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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2020 JUL -6 AM 11:15

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370203001
JOSE DE JESUS PEREZ
19781 GRAND AVE
LAKE ELSINORE CA 92530

EVI-SMB 92502
92502-1147

NIXIE 91109 06/24/2020
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56992999955

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, 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, June 30, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1208 (GPA1208)**, which consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. This project is located directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road in the Elsinore Area Plan of First Supervisorial District.

* 57179
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PSEMPV
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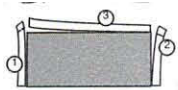
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Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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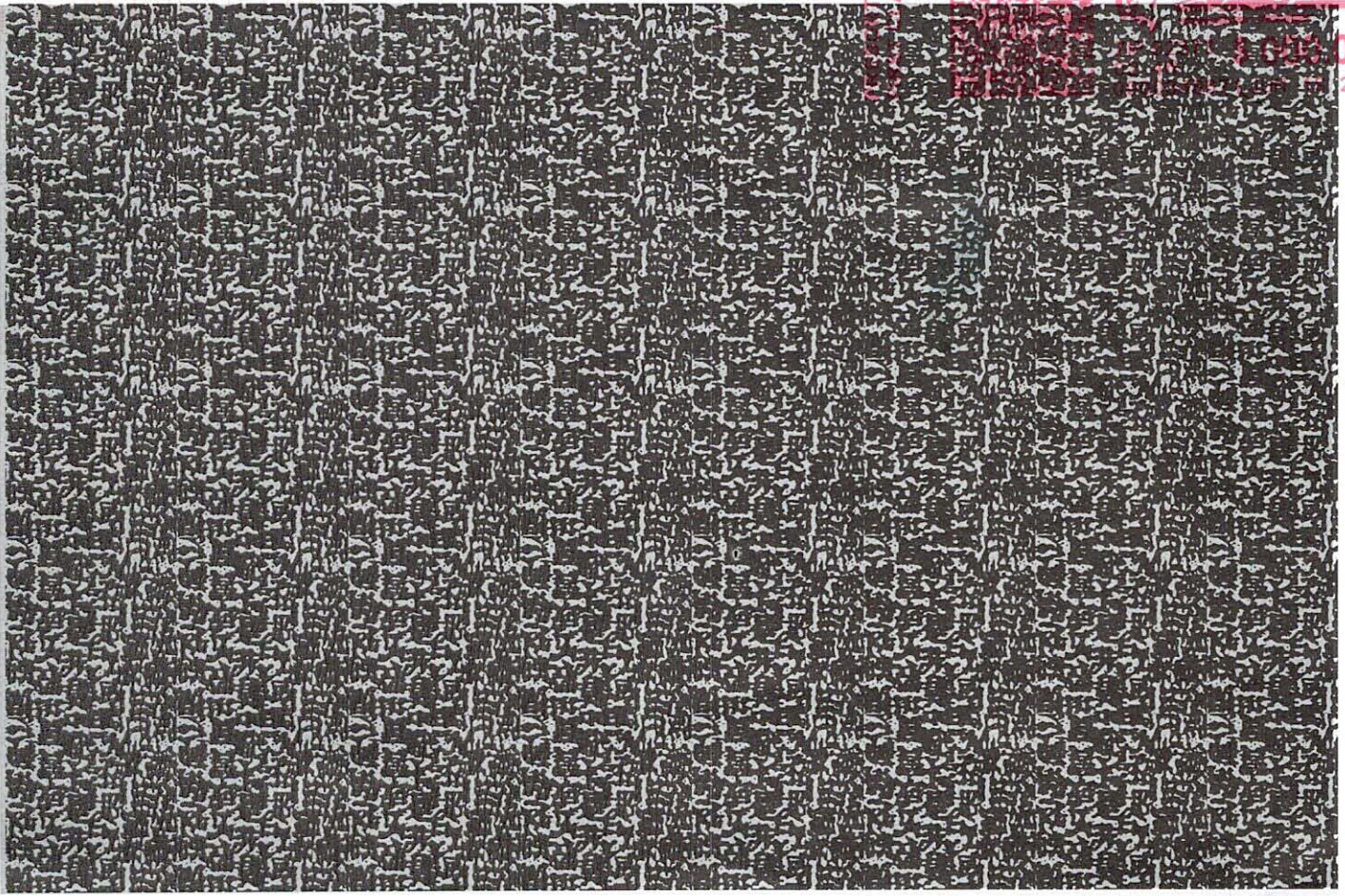
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2020 JUN 23 AM 10:50

382130057
FRANK MELILLO
34335 ARBOLADO LN
LAKE ELSINORE CA 92530

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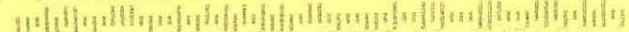
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EC: 92502114747 *0952-02099-21-26

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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, 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, June 30, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1208 (GPA1208)**, which consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. This project is located directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road in the Elsinore Area Plan of First Supervisorial District.

* 61602 61603

The Planning Commission recommends that the Board of Supervisors adopt the associated **Mitigated Negative Declaration** and tentatively approve **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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

PSEMPV

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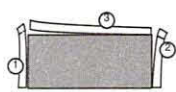
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Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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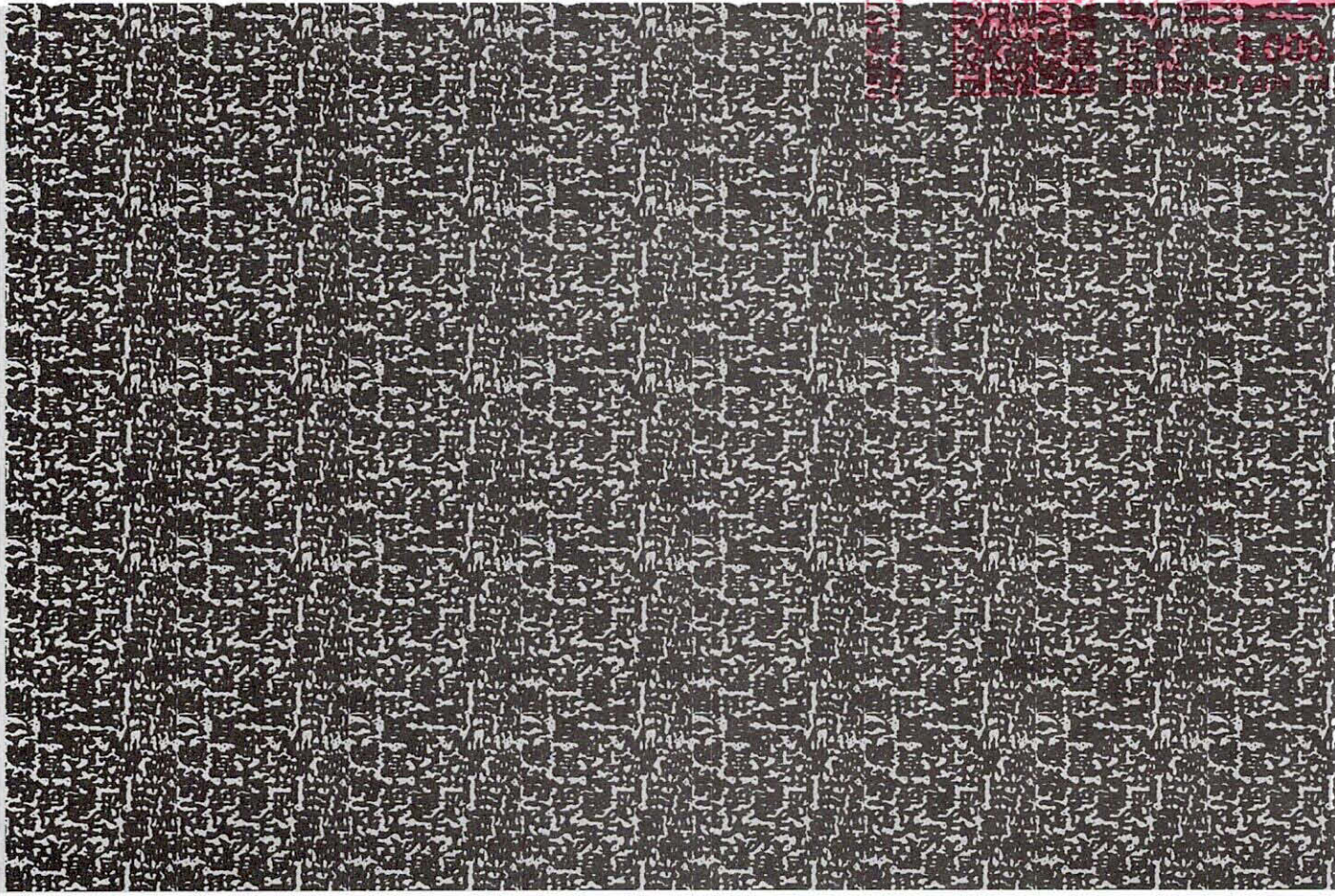
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Riverside, CA 92502-1147

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2020 JUN 23 AM 10: 50

370190023
RICHARDS FAMILY TRUST DTD 2/13/2020
1371 SUNNY HEIGHTS RD
LAKE ELSINORE CA 92530

NIXIE 910 DE 1 0006/21/20
RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD
BC: 92502114747 *2852-03591-21-13

UTTER 1: 0352200000 N55
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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, 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, June 30, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1208 (GPA1208)**, which consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. This project is located directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road in the Elsinore Area Plan of First Supervisorial District.

The Planning Commission recommends that the Board of Supervisors adopt the associated **Mitigated Negative Declaration** and tentatively approve **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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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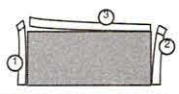
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Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



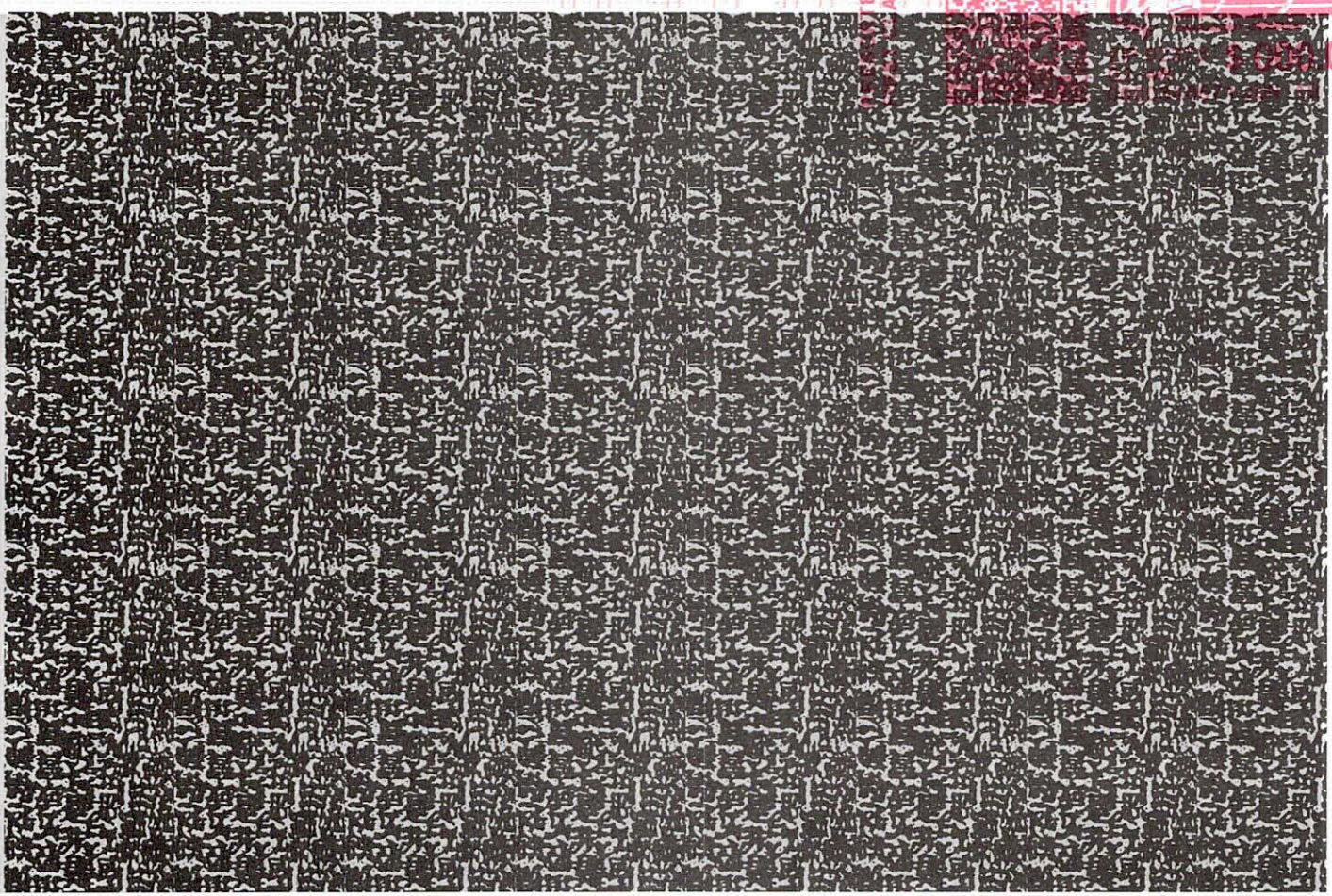
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Riverside, CA 92502-1147

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371240007
TODD JEFF RE KERRN
20793 GRAND AVE
LAKE ELSINORE CA 92530

NIXIE 910 DE 1 0006/21/20
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 92502114747 *2852-03539-21-13

UTFK1: 9352200098

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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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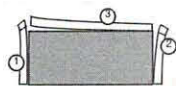
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Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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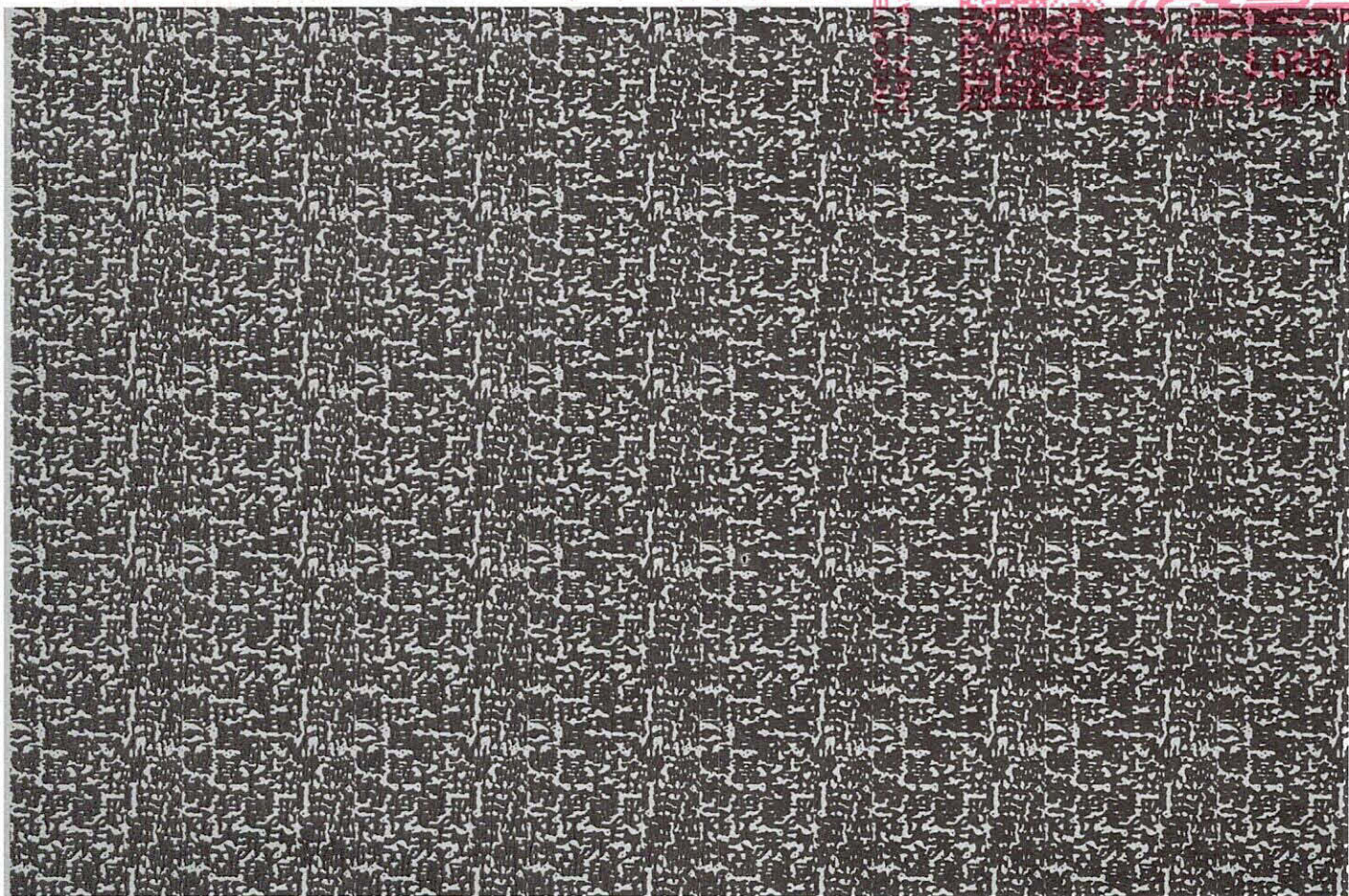
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P. O. Box 1147
Riverside, CA 92502-1147

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CLERK/BOARD OF SUPERVISORS

2020 JUN 23 AM 10:50

370203006
FREDDY MADRIGAL ORTIZ
19805 GRAND AVE
LAKE ELSINORE CA 92530

NIXIE 910 FE 1 0006/21/20
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 92502114747 #2852-03437-21-13

UTTK1: 9352200098

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C

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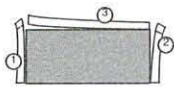
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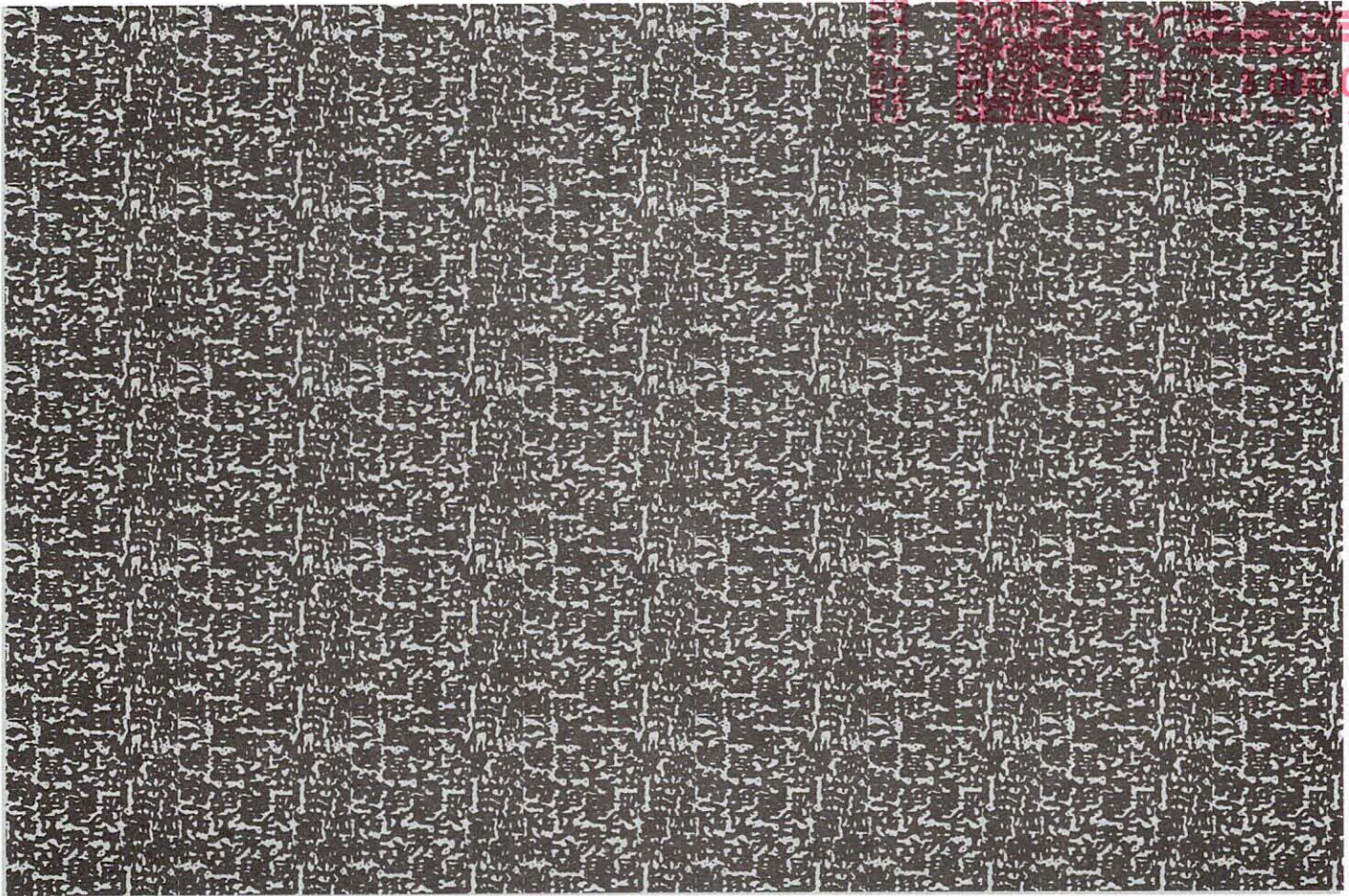
Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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371210023
STACY A. STOFER
18705 PAMELA RD
LAKE ELSINORE CA 92530

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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, 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, June 30, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1208 (GPA1208)**, which consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. This project is located directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road in the Elsinore Area Plan of First Supervisorial District.

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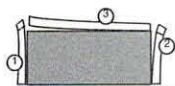
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

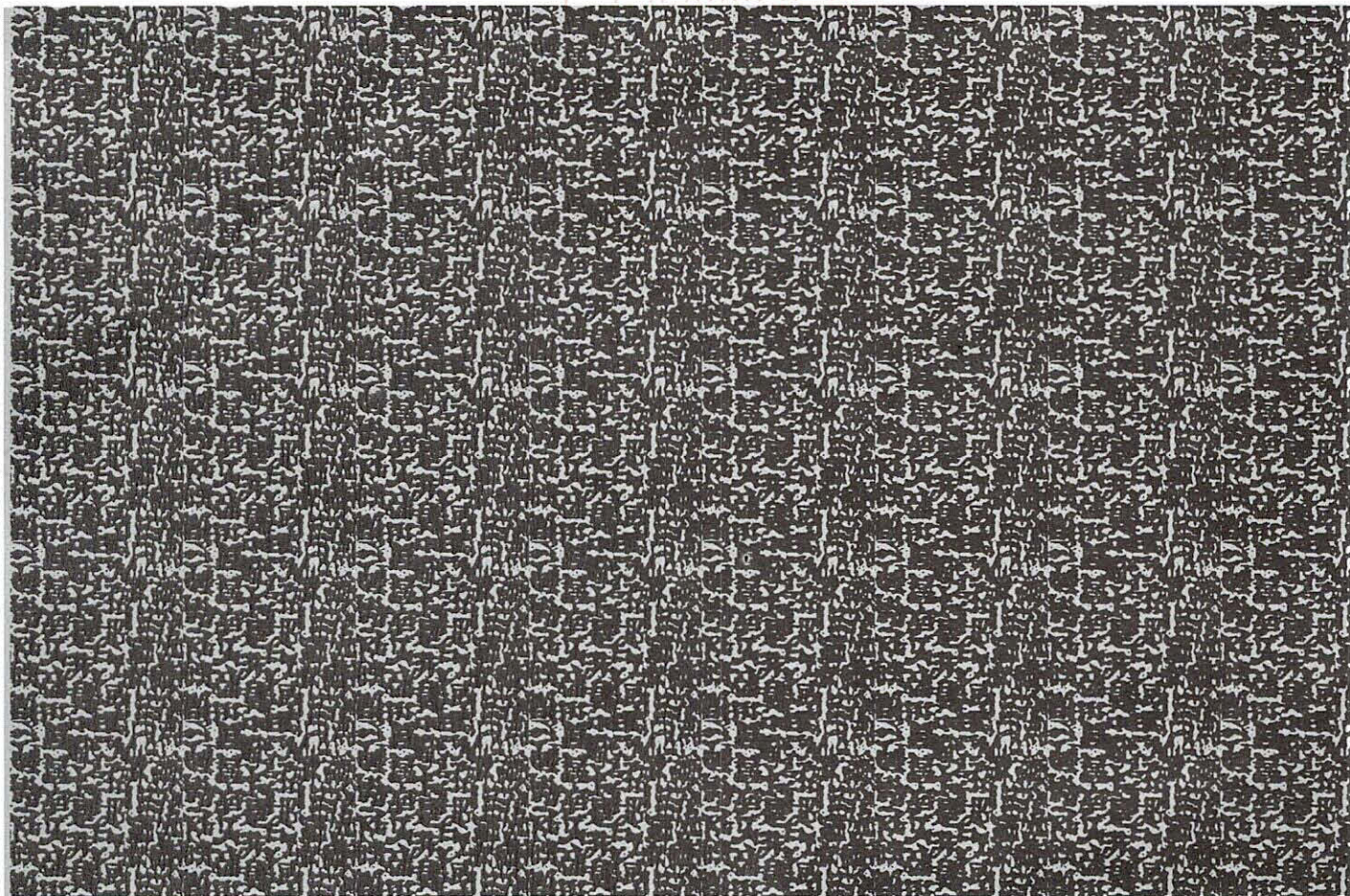


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County Administrative Center
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P. O. Box 1147
Riverside, CA 92502-1147

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2020 JUN 26 AM 10:03

382044010
REFUGIO ESQUIVEL
18320 SANDERS DR
LAKE ELSINORE CA 92530

910 NFE 1250119C0006/23/20
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ESQUIVEL
R112
18320 SANDERS DR STE H
LAKE ELSINORE CA 92530-4900
RETURN TO SENDER

ENCLOSURE 9253

C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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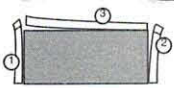
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Dated: June 16, 2020

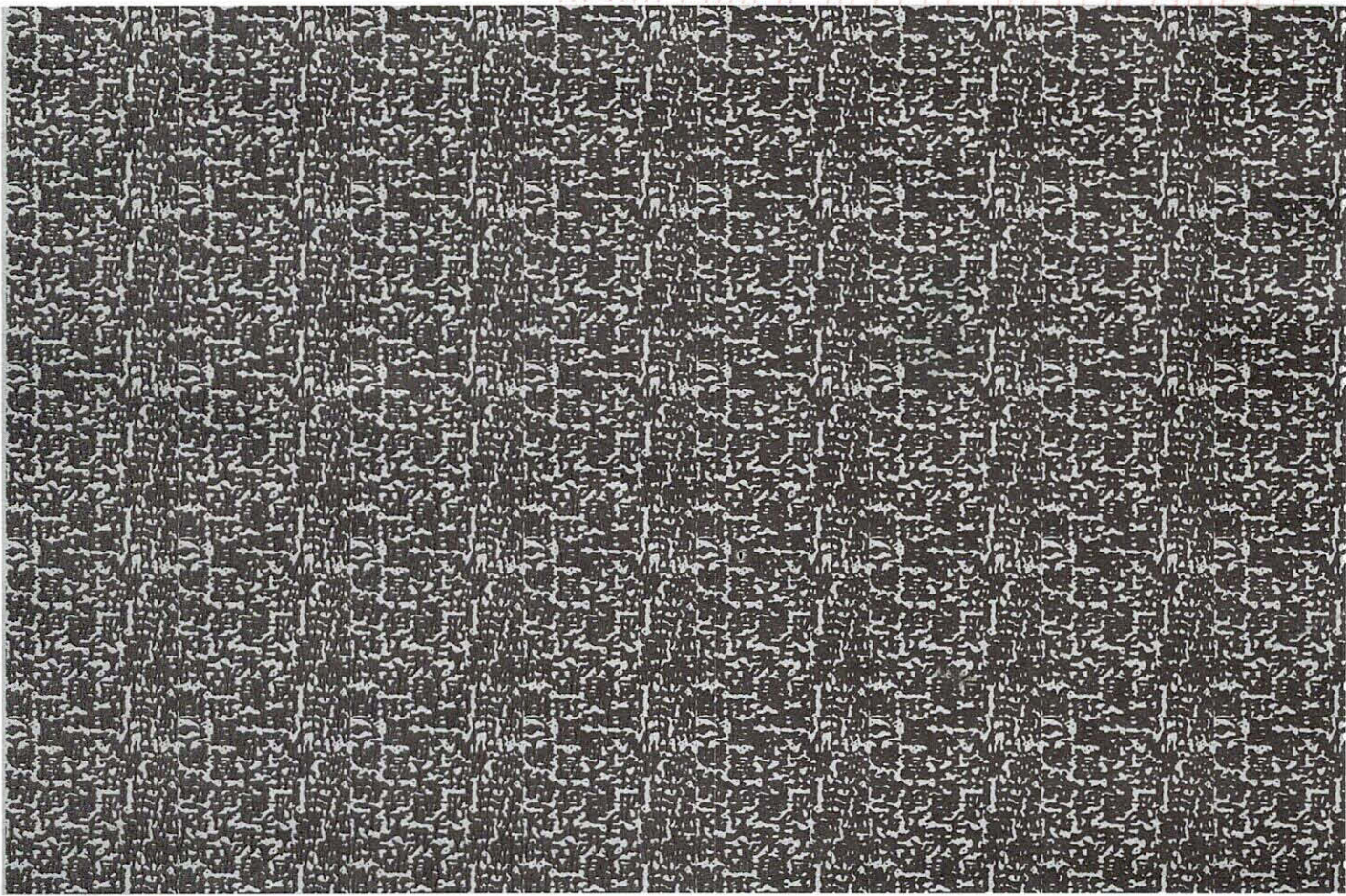
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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Riverside, CA 92502-1147

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2020 JUN 26 AM 10:03

383084023
JAIME F. ZAPOTECASCARDENAS
33420 LANDERVILLE BLVD
LAKE ELSINORE CA 92530

910 NFE 1260519C00006/23/20
FORWARD TIME EXP RTN TO SEND
CARDENAS
225 SMILAX RD APT 120
VISTA CA 92083-0245
RETURN TO SENDER

92530

C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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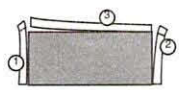
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Dated: June 16, 2020

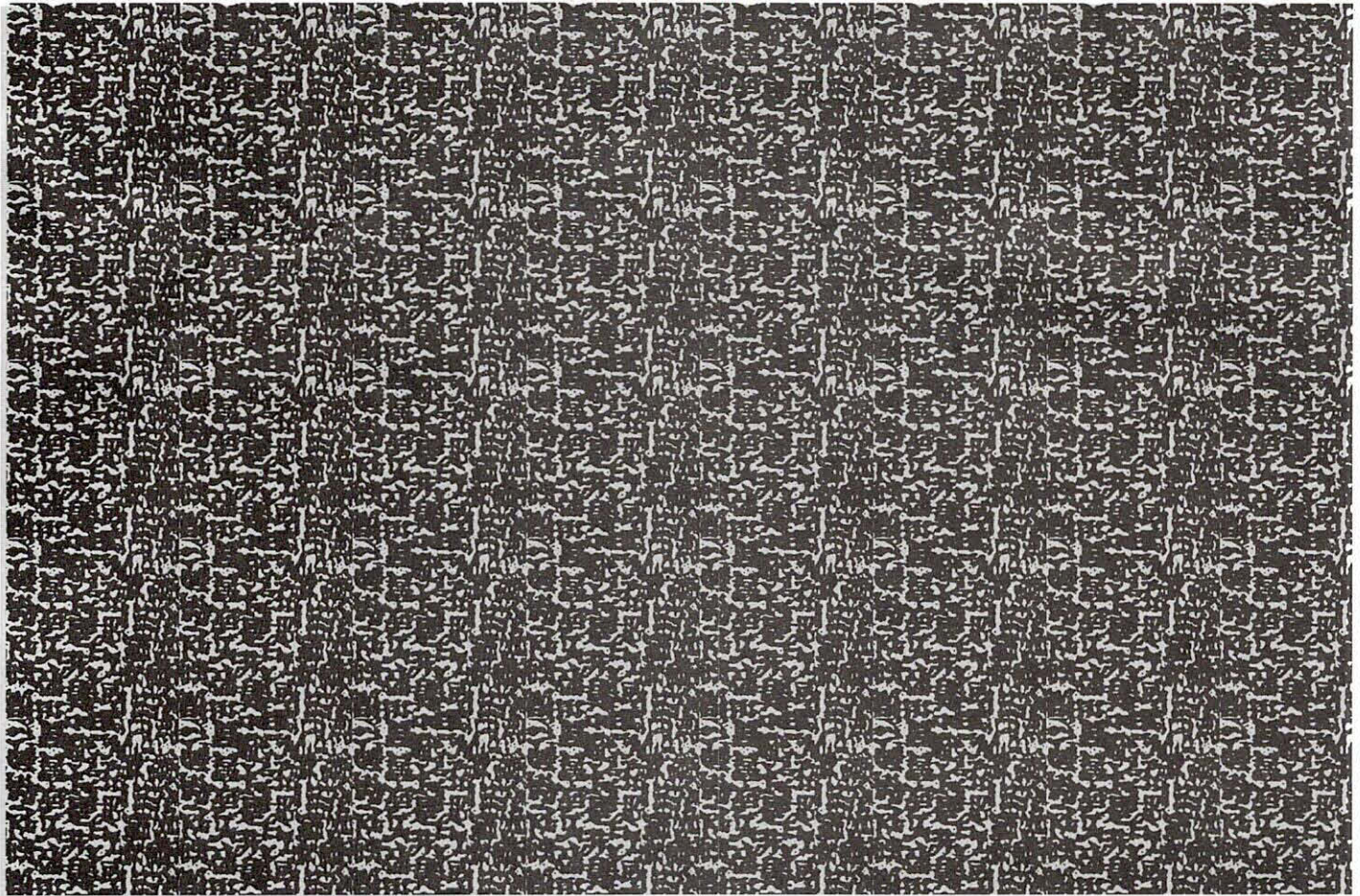
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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County Administrative Center
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370202007
GEORGE W. THOMAS
33124 ARBOLADO AVE
LAKE ELSINORE CA 92530

NIXIE 910 NFE 1260 20C0006/23/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

ENCLOSURE 92530

ENCLOSURE 92530

C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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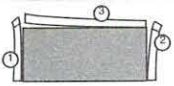
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Dated: June 16, 2020

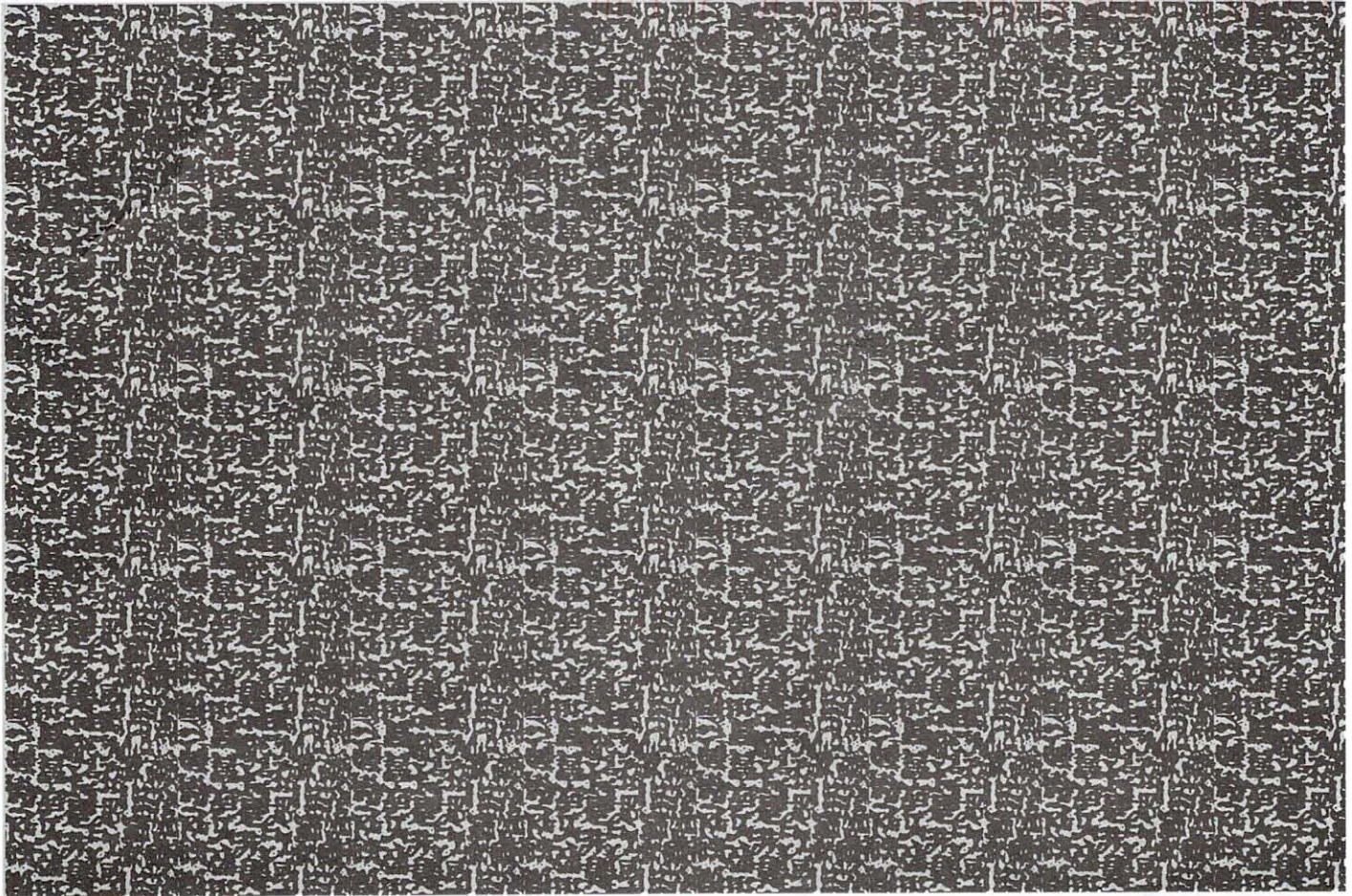
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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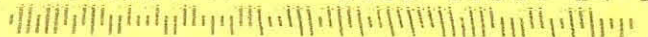
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ALEKSANDR PAVLOV
14300 NEWPORT AVE
TUSTIN CA 92780

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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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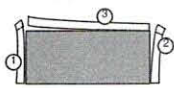
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Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

* 57179

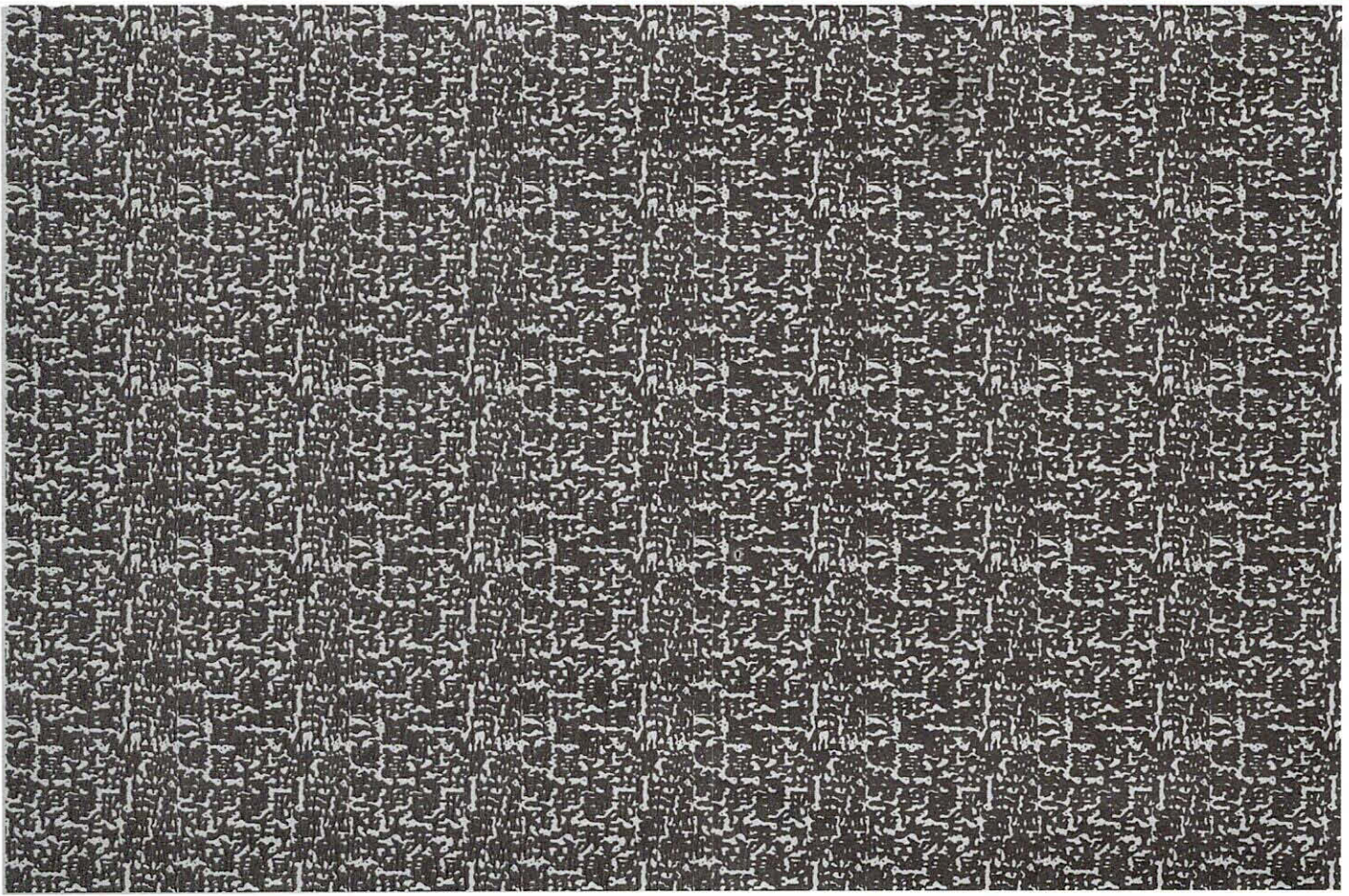
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MAIL FOR THIS ADDRESSEE**

382070034
B MARTINEZ
~~1066 CHANDLER BLVD BOX 1561
GLEN HILLS CA 91709~~

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2020 JUN 29 AM 10:20

NIXIE 919 DC 1 0006/24/20
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UNABLE TO FORWARD
BC: 92502114747 *2952-04642-24-16



C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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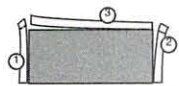
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

* 57179

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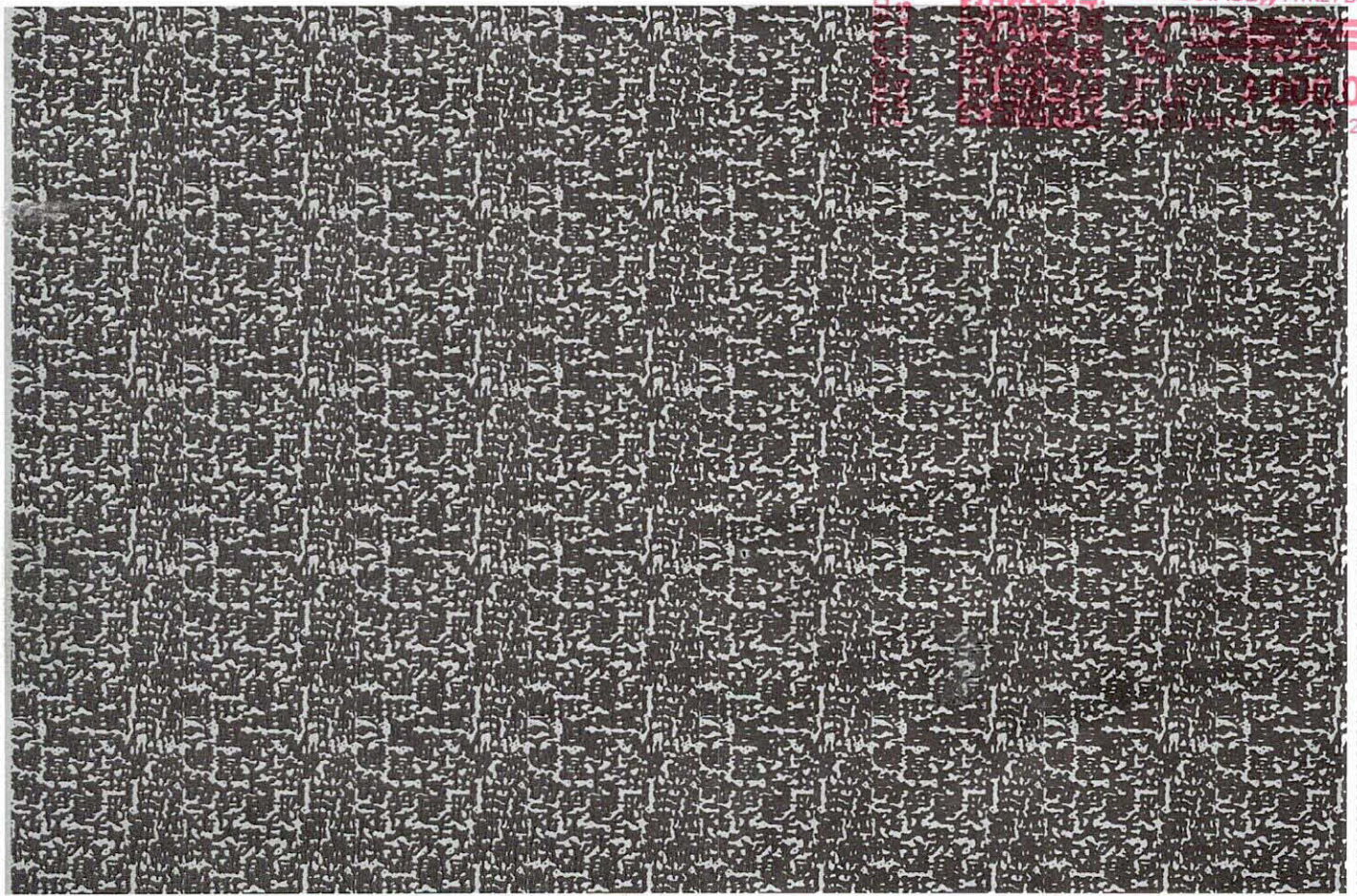


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Riverside, CA 92502-1147

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371240012
SPEEDY SMOG INC
26490 JULIE LN
LAKE ELSINORE CA 92530

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BC: 92502114747 *0932-01025-24-10

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, 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, June 30, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1208 (GPA1208)**, which consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. This project is located directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road in the Elsinore Area Plan of First Supervisorial District.

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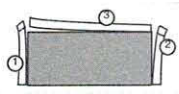
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Dated: June 16, 2020

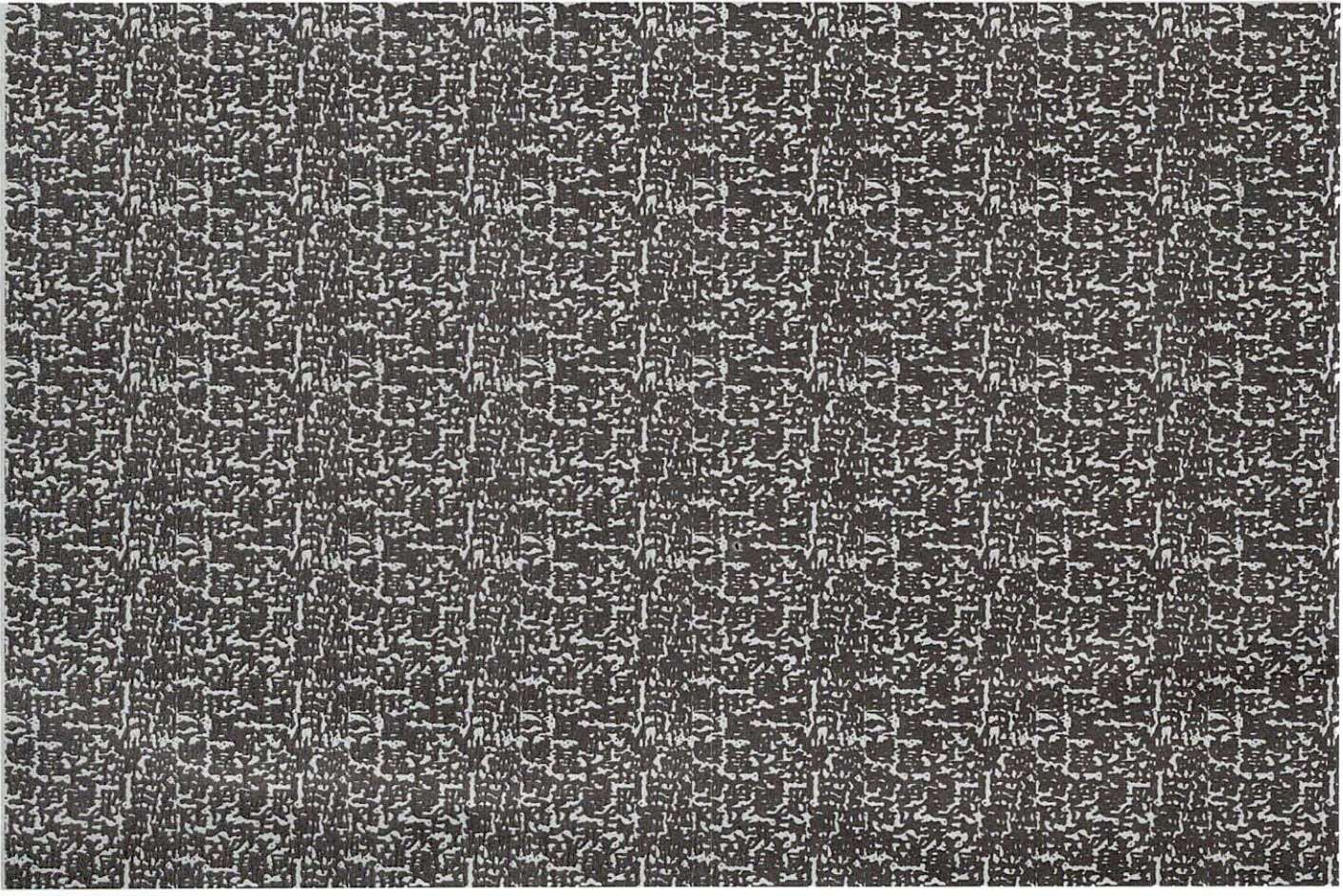
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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382390010
ZARATE GAYLENE DORIS LIVING TRUST 3/11/19
31931 CAMPANULA WAY # 4302
TEMECULA CA 92592

NIXIE 911 DE 1260 0006/25/20

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BC: 92502114747 *2252-00276-25-14



C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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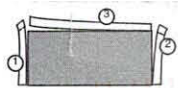
Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

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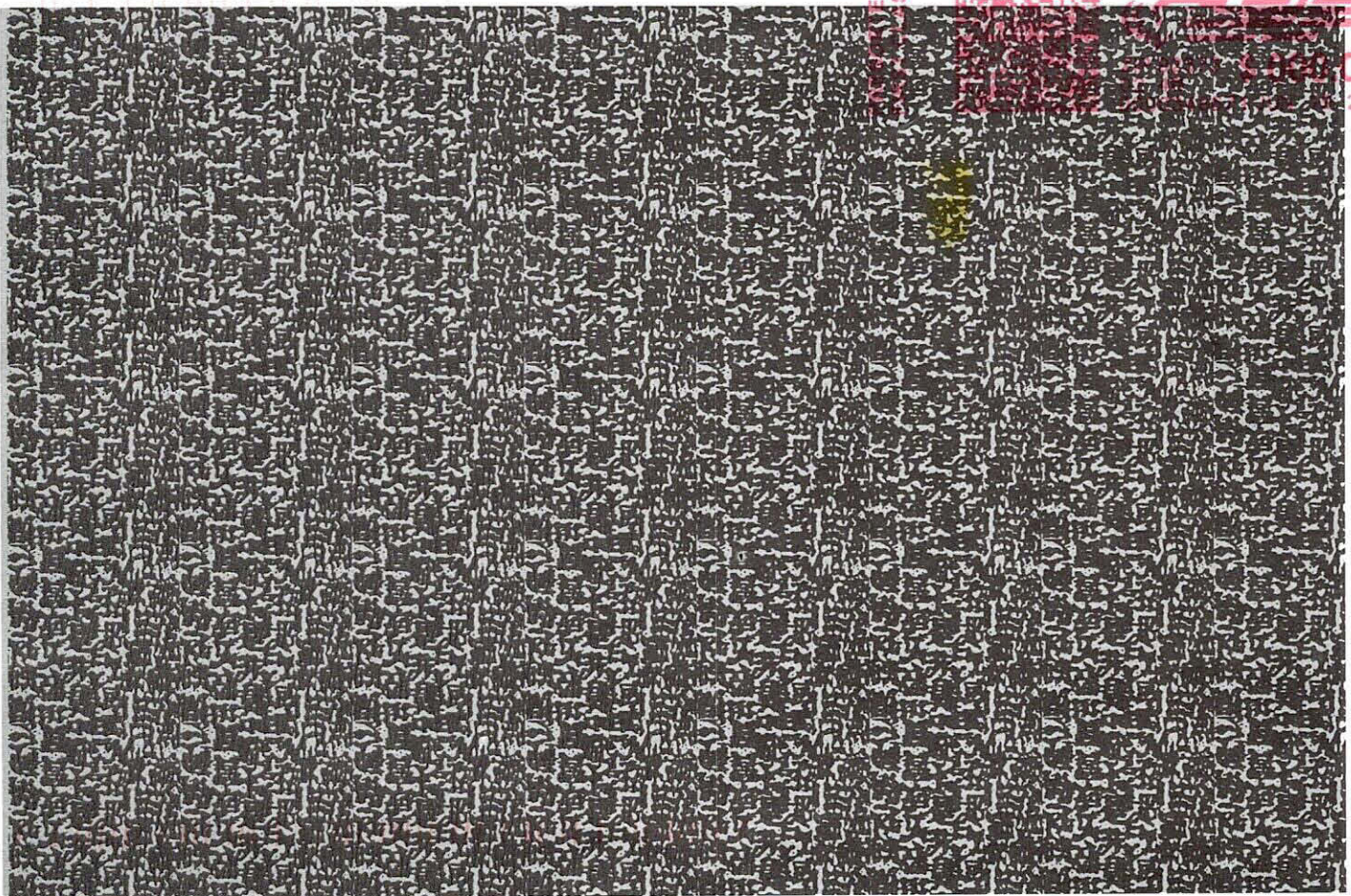
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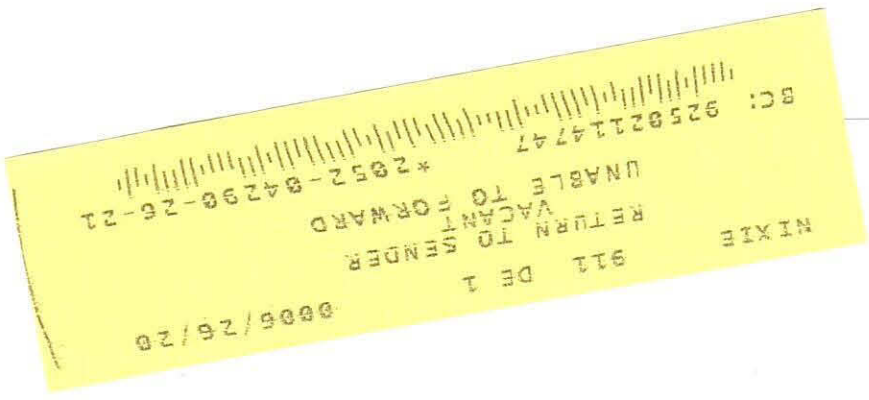
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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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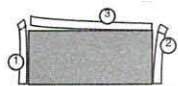
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Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

57179

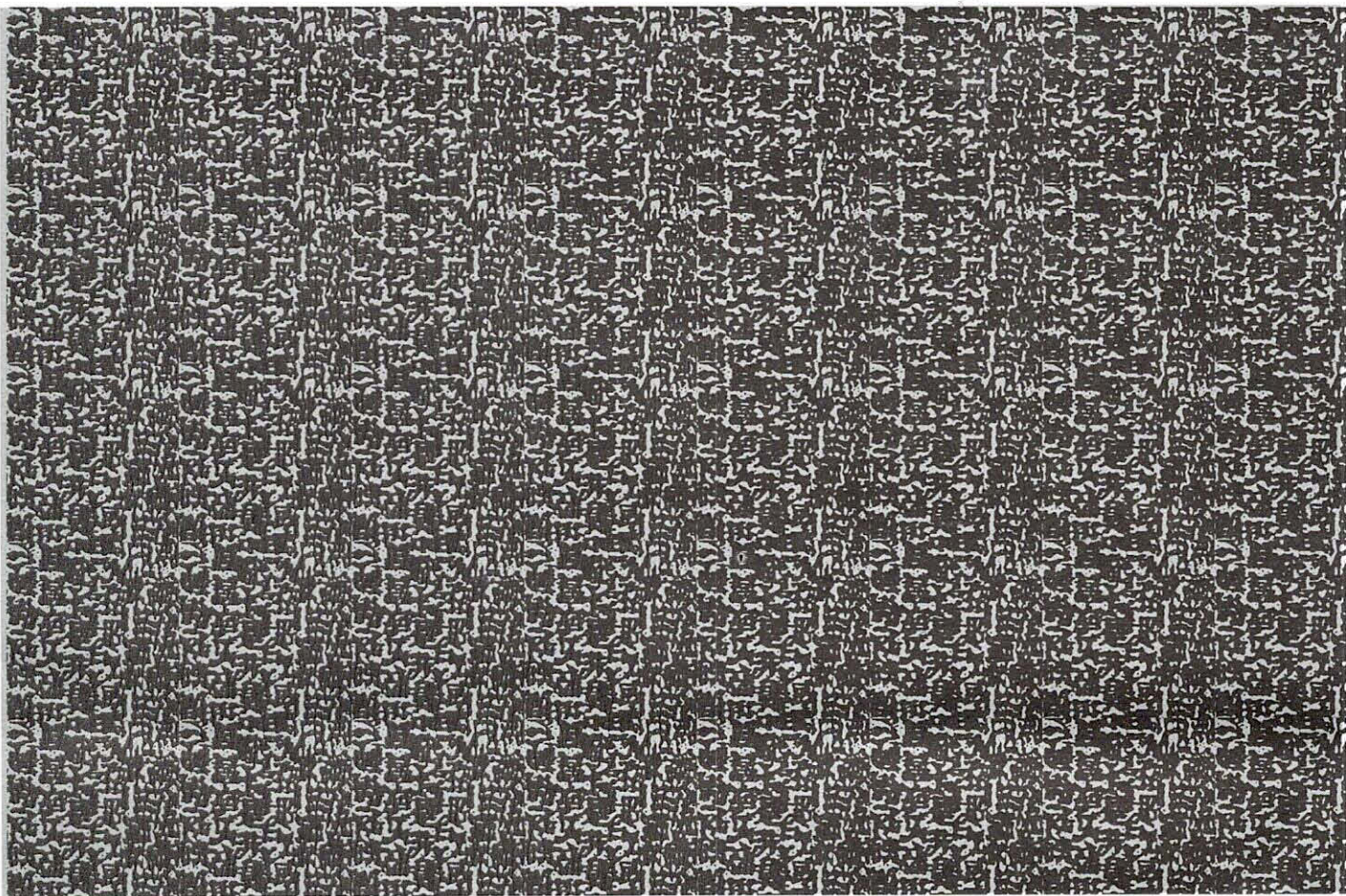
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383164015
SHAN HAIGH BARCLAY
12761 CHARLOMA DR
TUSTIN CA 92780

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NIXIE 911 FE 1260 0006/30/20

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BC: 92502114747 *1052-01432-24-21



C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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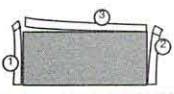
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By: Hannah Lumanauw, Board Assistant

57179

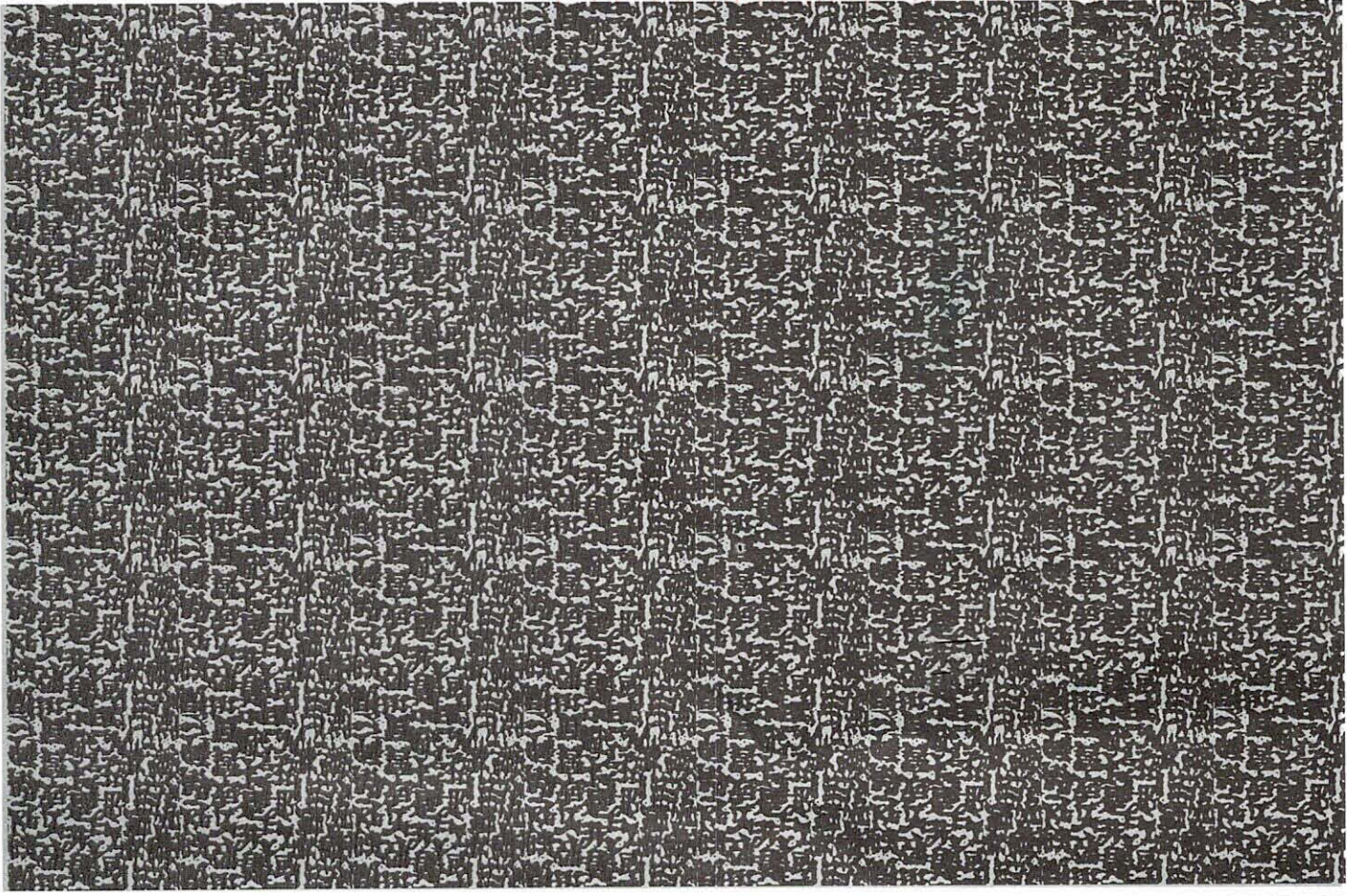
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AMSLER RAY C
32890 FAIRMOUNT LN
LAKE ELSINORE CA 92530

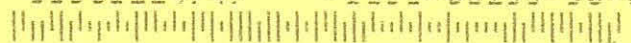
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C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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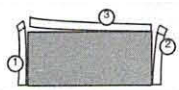
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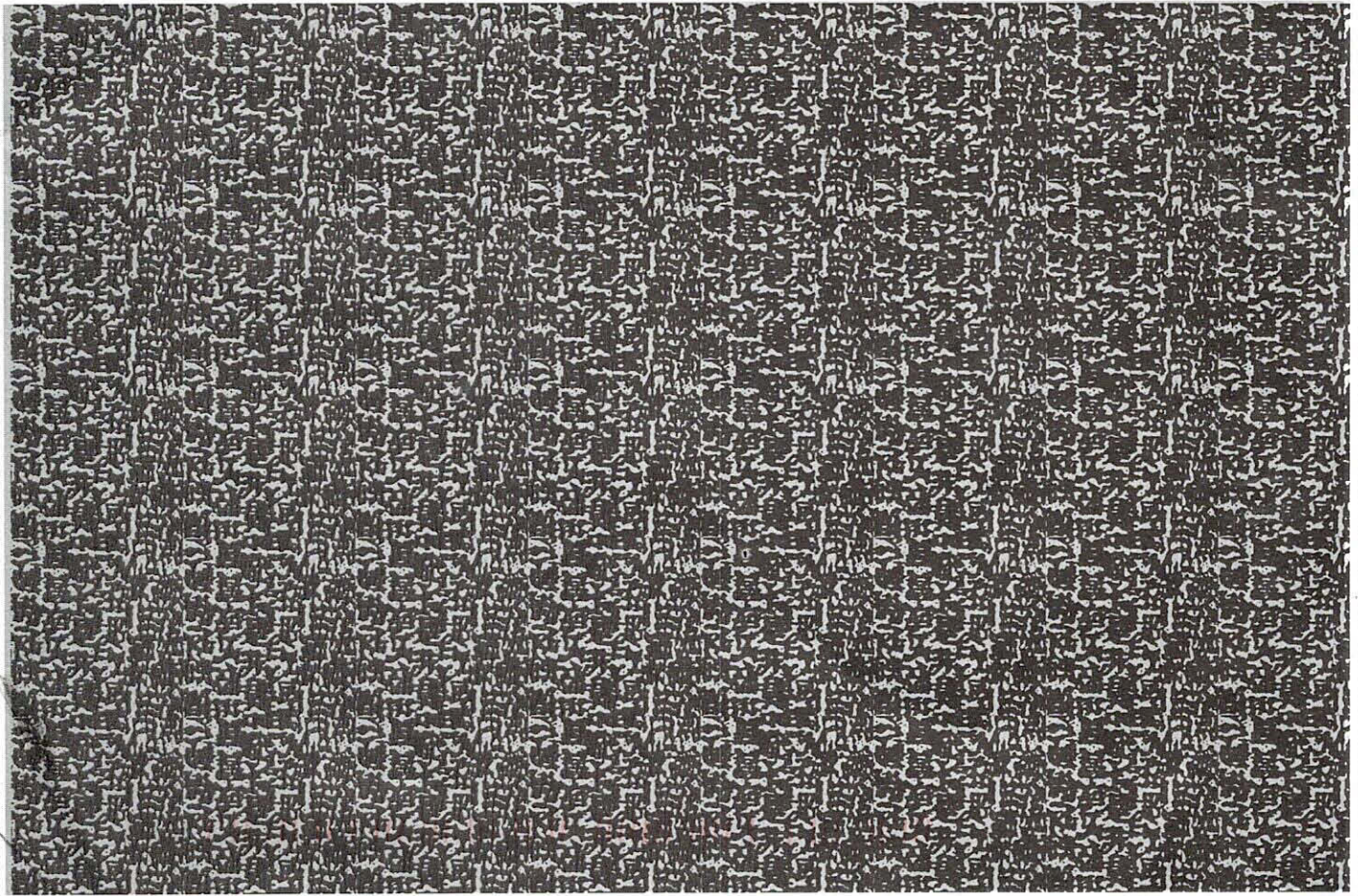
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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383093002
VICTORIA HILLEARY
17623 NELSON AVE
LAKE ELSINORE CA 92530

-R-T-S- 925304120-1N 260 06/26/20

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DEPARTMENT OF FISH AND GAME
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Receipt #: 20-188217

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD Date: 06/17/2020

County Agency of Filing: RIVERSIDE Document No: E-202000682

Project Title: NOTICE OF PUBLIC HEARING GPA 1208

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD Phone Number: (951) 955-1071

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee _____ \$0.00
- Project that is exempt from fees (DFG No Effect Determination (Form Attached))
- Project that is exempt from fees (Notice of Exemption)

Total Received _____ **\$0.00**

Signature and title of person receiving payment:

U. Sandral

Deputy _____

Notes:

6/30/20 21.2
2020-8-147460

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, 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, June 30, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1208 (GPA1208)**, which consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. This project is located directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road in the Elsinore Area Plan of First Supervisorial District.

The Planning Commission recommends that the Board of Supervisors adopt the associated **Mitigated Negative Declaration** and tentatively approve **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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ROBERT FLORES, URBAN AND REGIONAL PLANNER IV, AT (951)-955-1195 OR EMAIL RFLORES@RIVCO.ORG.

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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 hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 17, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-20200682
06/17/2020 03:40 PM Fee: \$ 0.00
Page 1 of 1

Removed: JUL 23 2020 By: Deputy



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1447
Riverside, CA 92502-1147

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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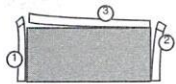
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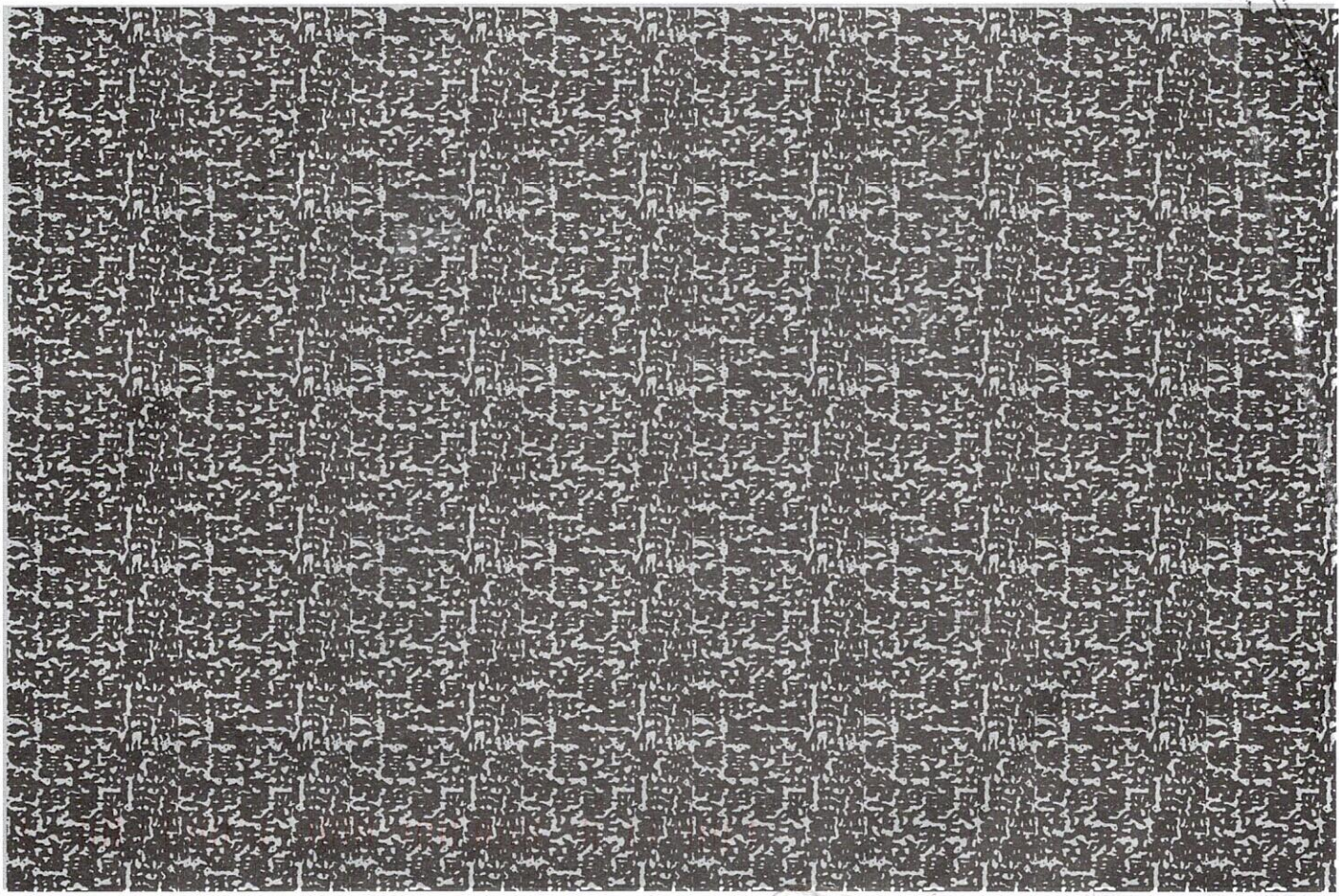
Dated: June 16, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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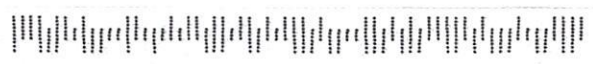
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT NO. 1208 AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, FIRST SUPERVISORIAL DISTRICT

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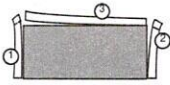
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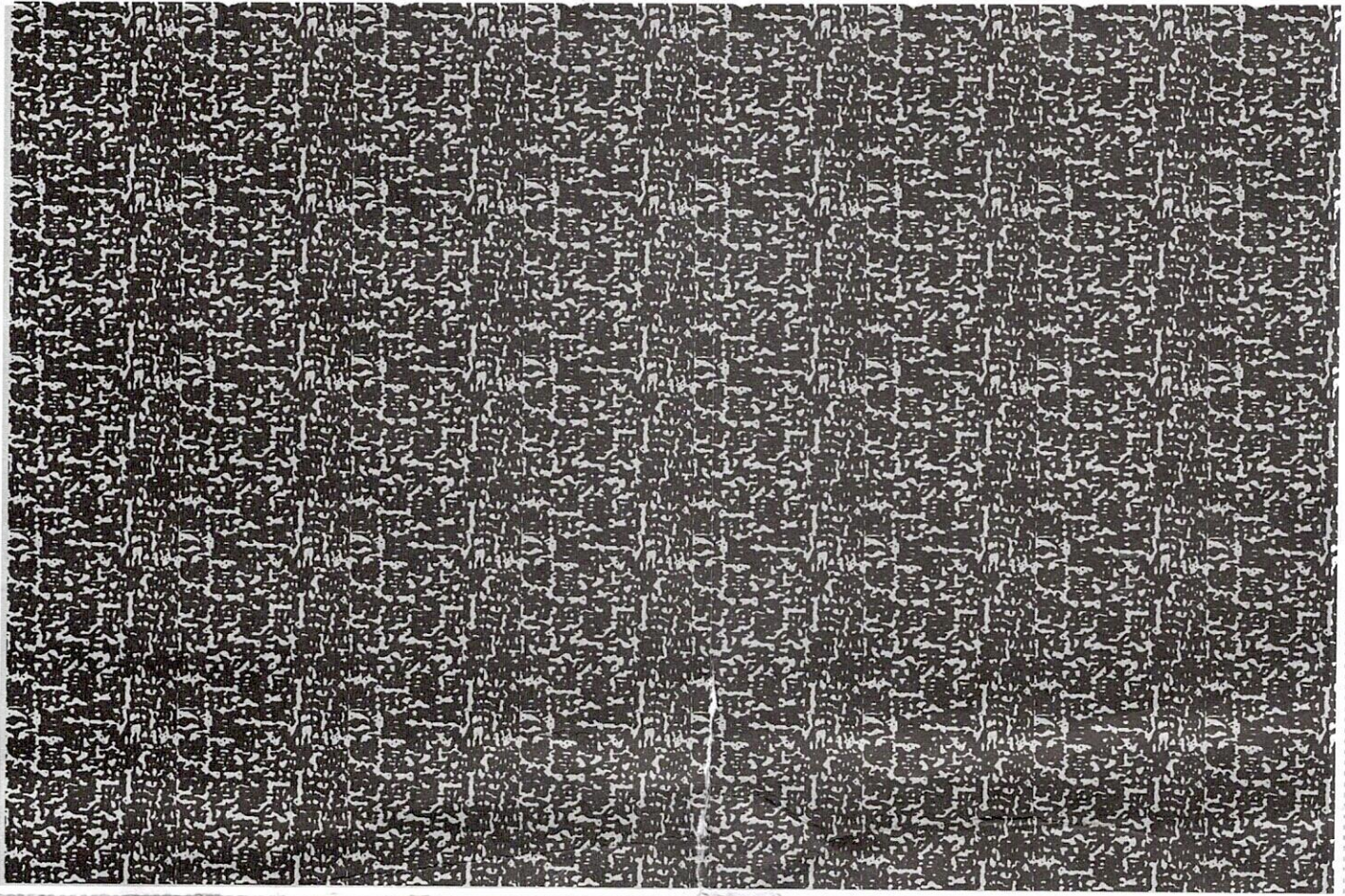
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