

LAKELAND VILLAGE COMMUNITY PLAN

DRAFT LAND USE, ZONING AND POLICY RECOMMENDATIONS

LAKELAND VILLAGE COMMUNITY ADVISORY COUNCIL

AUGUST 23, 2017



PROJECT TEAM

- County of Riverside, Planning Department
 - Robert Flores - Project Manager
 - Phayvanh Nanthavongdouangsy - Principal Planner
- Consultant - Michael Baker International
 - Chip Leslie - Planning Manager
 - Peter Minegar – Planner



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Michael Baker
INTERNATIONAL

LAKELAND VILLAGE COMMUNITY PLANNING

- General Plan Amendment (GPA) No. 618 (Riverside County Integrated Project or “RCIP)- Approved October, 2003
- Lakeland Village and Wildomar Design Guidelines- Completed in 2005
- General Plan Amendment (GPA) No. 960- Approved December, 2015
- General Plan Amendment (GPA) No. 1156- Approved April, 2017
- General Plan Amendment (GPA) No. 1208, which includes
 - Further refined land uses within the Lakeland Village Policy Area
 - Further policy development related to Lakeland Village Policy Area
 - Includes consistency zoning analysis within Lakeland Village Policy Area

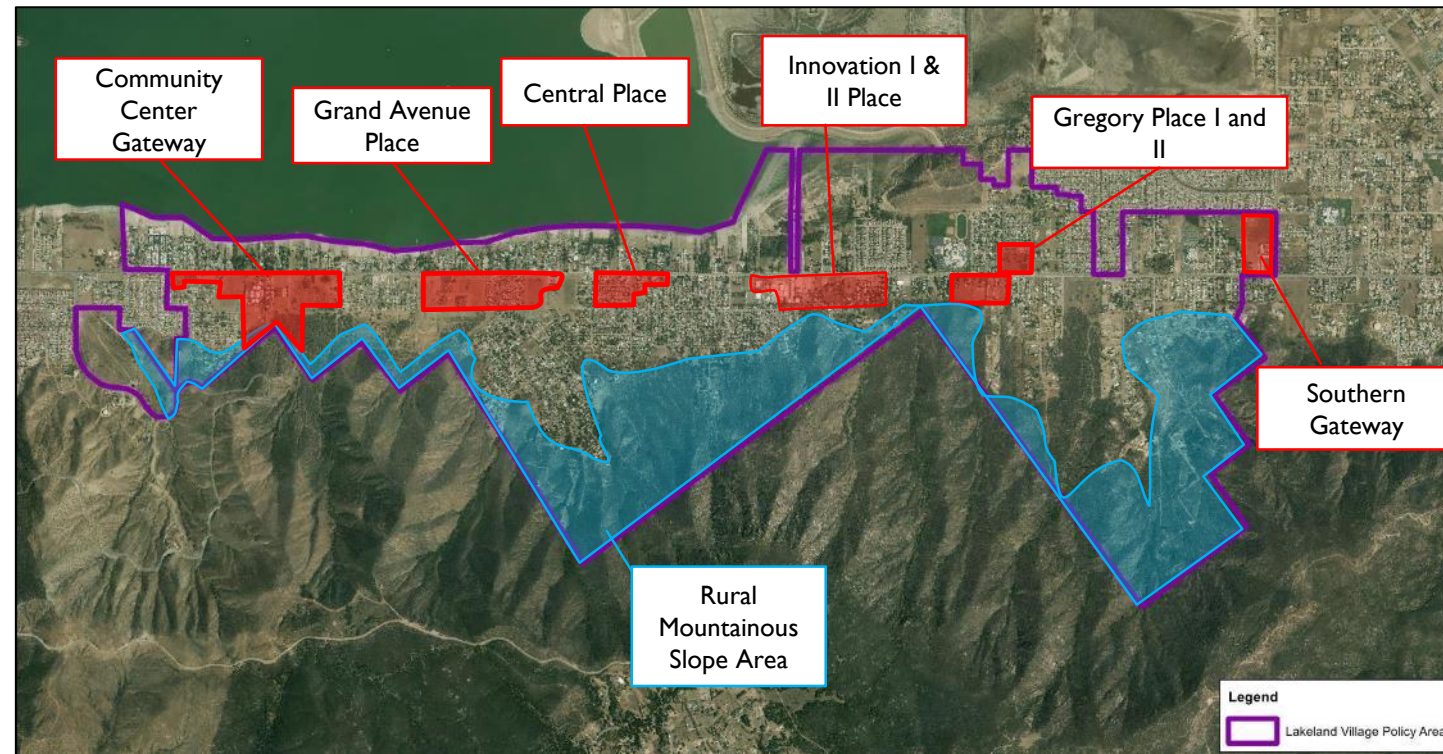
COMMUNITY OUTREACH

- **February 22, 2017:** CAC Presentation #1 (Project Introduction)
- **March 22, 2017:** Community Workshop (Community Input on Land Use and Policies)
- **June 21, 2017:** Community Meeting (Community Input on draft Land Use and Policy Revisions)
- **August 23, 2017:** CAC Presentation #2 (Presentation of Draft Land Use and Policy Revisions, as well as Zoning Consistency Analysis)

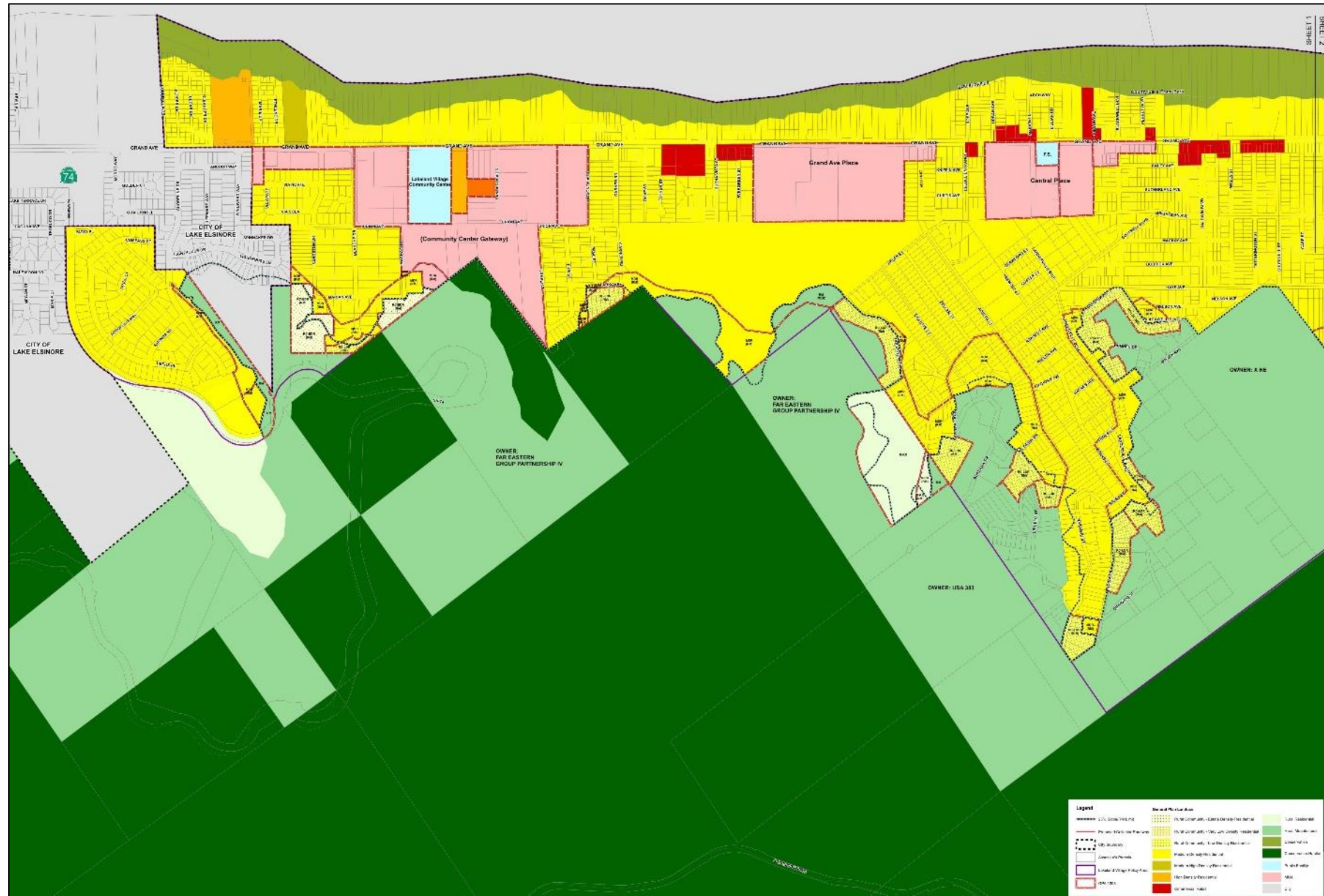


GENERAL PLAN LAND USE UPDATES

- Land Use refinements focused on certain key areas in the Lakeland Village Policy Area, including:
 - Gateways and Places
 - Rural Mountainous slope limits and adjacent land use

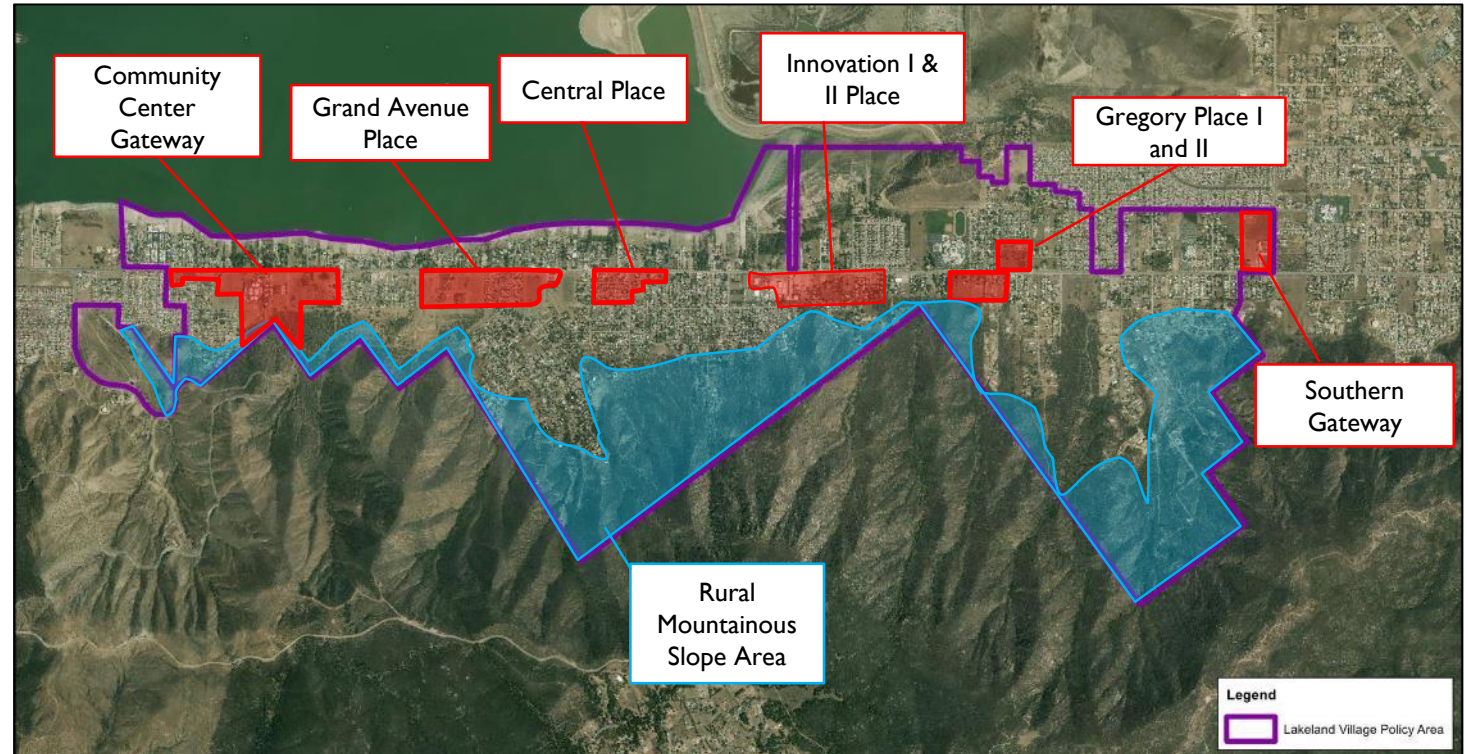


GENERAL PLAN LAND USE UPDATES (NORTH AREA)



GENERAL PLAN POLICY REVISIONS

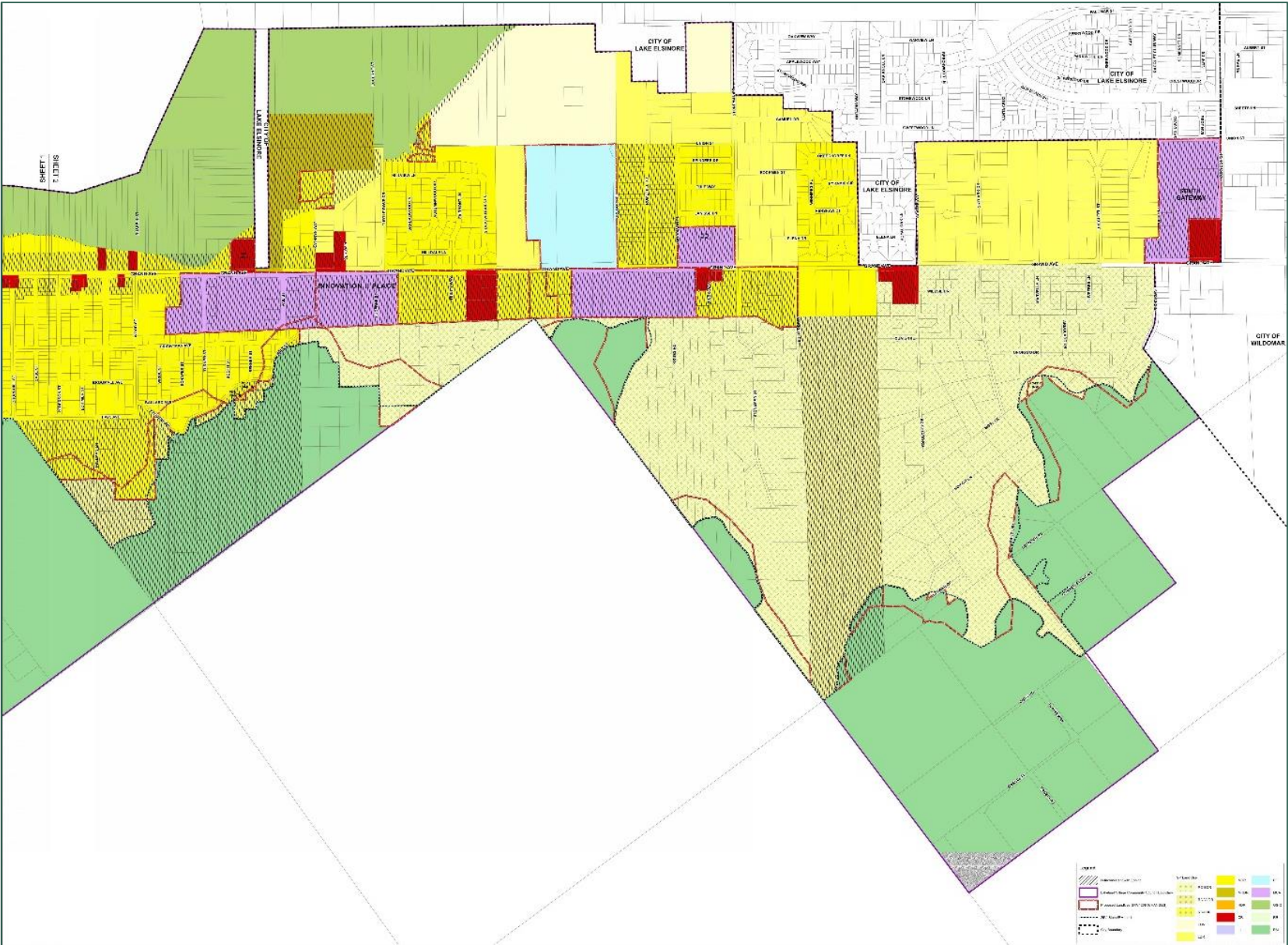
- Policies focused on the following topics:
 - Policy Area general policies
 - Gateways and Places
 - Site configuration and design
 - Circulation, connectivity and parking
 - Open space
 - Economic Vitality



ZONING CONSISTENCY ANALYSIS

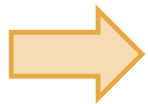
- Analysis of existing zoning classifications of parcels within the Policy Area for consistency to General Plan land use designations
- Key areas of consistency considerations were along Grand Avenue, mainly within Gateways and Places, and along the hillside and lake edges
- Refer to County project website to view current/proposed land use, current/proposed zoning on a parcel by parcel basis, and provide comments on the site as needed

ZONING CONSISTENCY ANALYSIS (SOUTH AREA)



PROJECT SCHEDULE

Task	Date
<u>CAC Meeting #1</u> - Introduce Project	February 22, 2017
<u>Community Workshop</u>	March 22, 2017
Land Use Revisions and Policy Updates	April-June 2017
<u>Community Meeting</u>	June 21, 2017
Finalize Land Use Changes and Policy Revisions	June-August 2017
<u>CAC Meeting #2</u> - Presentation of Proposed Land Use, Zoning and Policy Revisions	August 23, 2017
Finalize Land Uses/Zoning/Policy Revisions	September 2017
Initiate Environmental Review Process	September 2017
Planning Commission (Recommend Tentative Approval)	TBD 2018
Board of Supervisors (i.e. Tentative Approval)	TBD 2018
Final Plan Adoption	TBD 2018



QUESTIONS, COMMENTS, CONCERNS?

- Robert Flores – Project Manager

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

(951) 955-1195

Rflores@RivCo.org

Project Website:

<http://planning.rctlma.org/AdvancedPlanning/LakelandVillageCommunityPlan.aspx>

