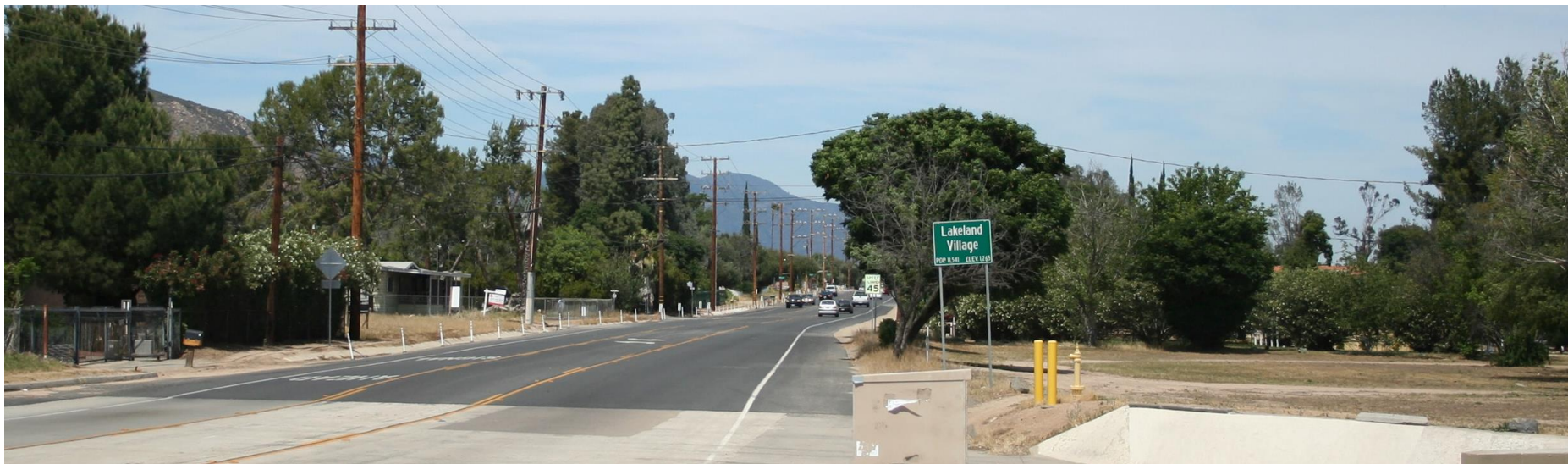




Lakeland Village Community Plan

General Plan Amendment (GPA) 1208

**Lakeland Village Community Advisory Council
February 22, 2017**





Planning Team

- County of Riverside
 - Planning Department
 - Robert Flores – Project Manager
 - Phayvanh Nanthavongdouangsy - Principal Planner
 - Consultant – Michael Baker International (MBI)
 - Chip Leslie – Planning Manager
 - Peter Minegar – Environmental Associate



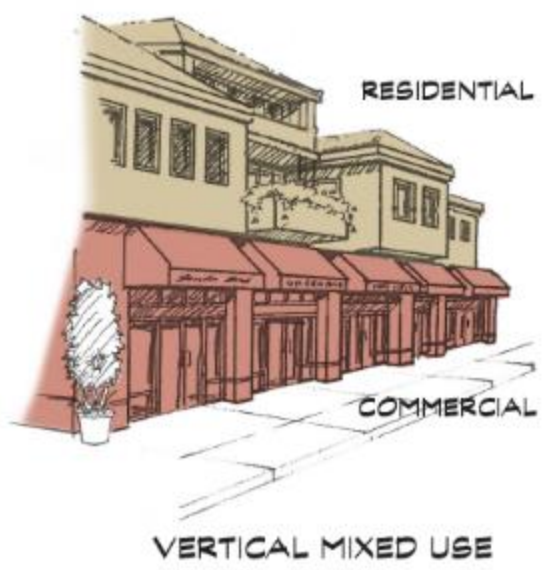
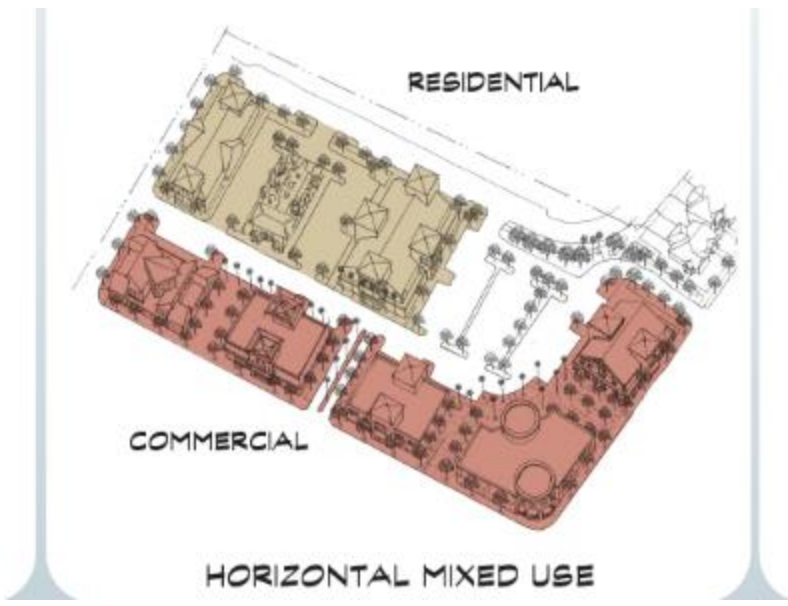
Introduction of Project

- **GPA 1208**
- **Project Includes:**
 - Further refined land uses within the Lakeland Village Policy Area in limited locations
 - Further policy development related to MUA gateways and circulation
 - Includes consistency zoning analysis across Policy Area
 - Compile Lakeland Village Design Guidelines
- **Environmental Impact Report**



Examples of Mixed Use Development

Mixed Use Area (MUA)
Areas with a mix of residential, commercial, office, entertainment, educational, and/or recreational uses, with potential residential density of 8-20 du/ac.





Examples of Mixed Use Development



- Efficient use of land and infrastructure
- Walkable and pedestrian oriented
- Variety of housing opportunities
- Stronger neighborhood character and better sense of place



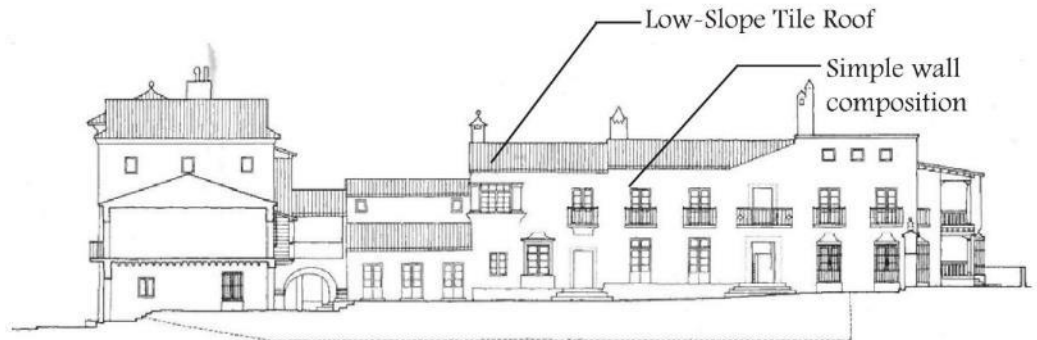
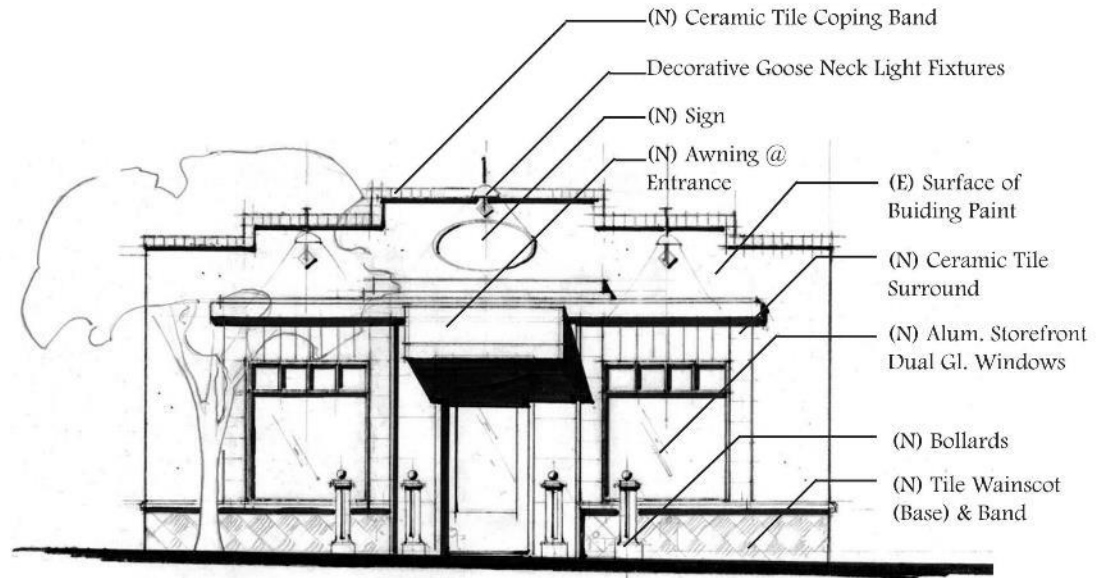
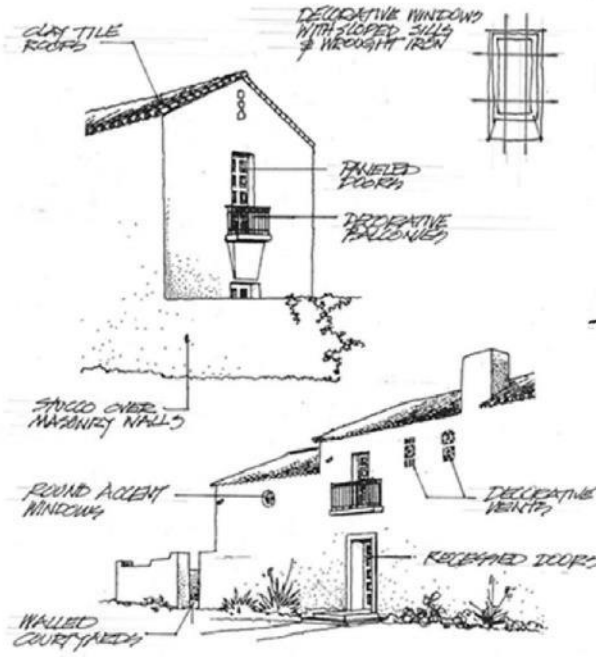


Design Guideline Examples





Design Guideline Examples





Design Guideline Examples

Transportation Related Goals

- Transportation serves to compliment land use
- Accommodates all users
- Considers operations and safety
- Reflects access to Lake Elsinore



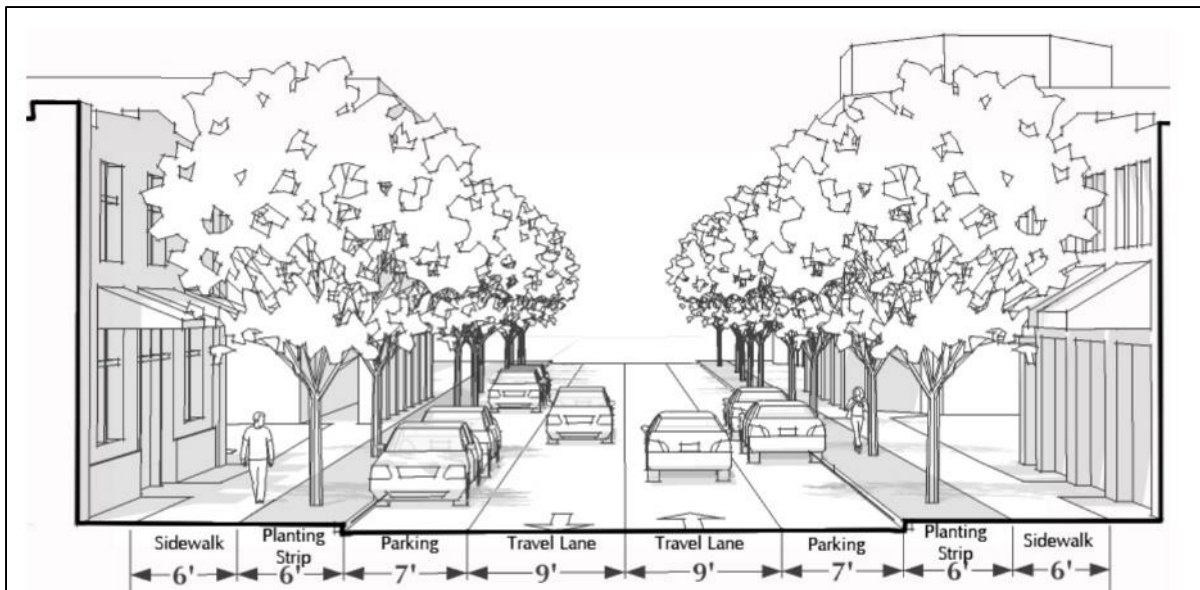
Potential Transportation Concepts

- Bicycle and pedestrian accommodations
- Center median
- Roundabouts
- Traffic calming/speed management
- Signage and pavement markings

Source: Temescal Valley Design Guidelines



Design Guideline Examples





Project Overview/Schedule

Task	Date
Background Research	January-February 2017
→ <u>Outreach Meeting #1</u> - Introduce Project	February 22, 2017
<u>Public Workshop #1</u> - Design Guideline Input	March 22, 2017
Draft Design Guidelines, Land Use Revisions, Policy Updates	March-April 2017
<u>Public Workshop #2</u> - Review & Comment on Design Guidelines	April 19, 2017
Finalize Design Guidelines and General Plan Update	April-May 2017
<u>Public Meeting #3</u> - Present final Design Guidelines	May 2017
Initiate Environmental Review Process	June 2017
Planning Commission Hearing (Recommendation)	TBD 2018
Board of Supervisors (e.g. Tentative Approval)	TBD 2018
Final Plan Adoption	TBD 2018



Next Steps

Public Workshop #1- Design Guidelines Input

March 22, 2017 at 6:00 PM

Lakeland Village Community Center

16275 Grand Ave, Lake Elsinore, CA 92530

Key Goals/Activities for Workshop

Better understand desired community character

Identify visual preference of residents

Identify community priorities for Grand Avenue

Any questions, contact:

Robert Flores – Project Manager

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

(951) 955-1195

Rflores@RivCo.org