

Mr. Bill Gayk
County of Riverside, TLMA Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Re: Proposed General Plan Amendment No. 1122, Change of Zone No. 7902 and Ordinance No. 348.4840

Dear Mr. Gayk:

I am writing to you in regards to the Elsinore Area Plan – Lee Lake Community Proposed General Plan Amendment No. 1122, Change of Zone No. 7902 and Ordinance No. 348.4840.

The highest density residential (HHDR) land-use designation in the Elsinore Area Plan – Lee Lake Community will adversely impact current Temescal Valley residents as well as future residents of the proposed housing developments.

- The Walk Score and Transit Score at this location are both under 10 on a scale of 0 to 100. These extremely poor scores would require the new residents (seniors, veterans, disabled, etc.), to be “car-dependent.”
- The already gridlocked Interstate 15 freeway and Temescal Canyon Road at this location would further impede the new residents from traveling to and from work or accessing necessary services and amenities. Currently, there is no timeline for expansion of the I-15 and improvements to Temescal Canyon Road.
- Temescal Valley lacks jobs. The proposed location would not provide sufficient jobs within walking distance for the large majority of the new residents.
- The new residents would need vehicles to transport their children to and from schools in the Lake Elsinore Unified School District. This would create more gridlock on the primary (I-15) and secondary (Temescal Canyon Road) transportation corridors. Currently, Sycamore Creek residents living adjacent to this proposed development can spend up to 45 minutes to one hour each way in transporting their children to the nearest high school 9 miles away.
- This location has: 1) no child care centers within 1 mile; 2) no churches within 1 mile; and 3) hospitals, medical care centers and clinics greatly exceed 5 miles in distance. There is no public community center in Temescal Valley and no RTA fixed-route bus service. Because there is no bus service, Dial-A-Ride is unavailable to Temescal Valley residents. Currently, there is no timeline for the future development of these amenities and services.
- Upon approval of General Plan Amendment No. 1122, landowners would be able to fast track and complete a development that would place more than 1,000 dwelling units in an area with limited amenities, services and “walkability.”

Until the infrastructure, amenities and services are in place, I urge the Riverside County Planning Commission to carefully review and identify a more suitable location for the highest density residential (HHDR) land-use designation and remove the Lee Lake Communities from the proposed General Plan Amendment No. 1122.

Sincerely,