



REPORT TO PLANNING COMMISSION

To: Honorable Chair and Members of the Planning Commission

From: Damaris Abraham, Community Development Director

Prepared by: Yu Tagai, Assistant City Engineer

Date: December 3, 2024

Subject: General Plan Conformity Determination for Proposed Street and Easement Vacation of Certain Streets within an Area Bounded by Nichols Road to the North, Pierce Street to the East, Kings Highway to the South, and Terra Cotta Road

Applicant: KWC Engineers

Recommendation

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT THE VACATION OF CERTAIN STREETS AND EASEMENTS LOCATED WITHIN THE AREA BOUNDED BY NICHOLS ROAD TO THE NORTH, PIERCE STREET TO THE EAST, KINGS HIGHWAY TO THE SOUTH, AND TERRA COTTA ROAD TO THE WEST (WITHIN AN AREA COMMONLY REFERRED TO AS "STOCKDALE") IS IN CONFORMITY WITH THE CITY'S GENERAL PLAN.

Project Location

The Stockdale site consists of an approximately 74 acres, more or less, of largely vacant land and is bounded by Nichols Road to the north, Pierce Street to the east, Kings Highway to the south, and Terra Cotta Road to the west.

A general depiction of the site is attached as Attachment 2.



Analysis

As shown on the attached depiction, the Stockdale site is encumbered by what is known as “paper streets.” A paper street is a road or street that appears only on maps and has not been used or improved for street purposes. The tract map that created these paper streets dates back to the late 1800’s.

Staff has determined that these paper streets have not and will not be used for any public purpose. Those paper streets may therefore be vacated by the City Council.

Prior to City Council action, the Planning Commission must first determine if the vacation is in conformity with the adopted General Plan (Government Code Section 65402). The General Plan does not designate any of the paper streets within the Stockdale site as roadways, and such paper streets have never been used as public roadways.

Staff is therefore of the opinion that vacation as set forth herein is in conformity with the current General Plan for the City of Lake Elsinore.

Southern California Edison (SCE) has communicated with the City and indicated that certain easements must be retained for existing power lines. Attachment 3 shows where SCE easements will be preserved and the applicant is currently in the process of revising the legal descriptions of the vacated streets/easements to reflect that those identified easements will be retained for the benefit of SCE.

Environmental Determination

The proposed vacation is categorically exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000 et seq.: “CEQA”) and the State Guidelines for Implementation of CEQA (14 C.C.R. §§ 15000 et seq.: the “CEQA Guidelines”) pursuant to a Class 1 exemption for existing facilities because it involves the vacation of paper streets/easements involves negligible or no expansion of use. (14 C.C.R. § 15301.)

Attachments

Attachment 1 – General Plan Conformity Resolution
Attachment 2 – Site Depiction
Attachment 3 – SCE Letter