

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The City of Lake Elsinore (City) is located in the southwestern portion of Riverside County. The City encompasses approximately 43 square miles (27,747 acres). Interstate 15 (I-15) provides north-south regional access to the City and the Ortega Highway - State Route 74 (SR-74) extends in a northeast to southeast direction through the City. Surrounding cities include Canyon Lake and Menifee to the east and Wildomar to the south. The City of Lake Elsinore is also bordered to the north, east and southwest by unincorporated lands within the County of Riverside. United States Forest Service lands within the Cleveland National Forest border the City to the west. Along the I-15 corridor, the city of Corona is approximately twenty miles to the north and the cities of Murrieta and Temecula are within ten miles to the south. The city of Perris is within ten miles to the northeast of the City along the SR-74 corridor (**Figure 2.0-1, Regional Location** and **Figure 2.0-2, Vicinity Map**). The Lake Mathews Estelle Mountain Reserve is within the unincorporated areas immediately to the north of the City. The City's Sphere of Influence (SOI) is more than 72 square miles (46,565 acres) and includes the land within City boundaries as well as unincorporated land surrounding the City to the north, west, and south (see **Figure 2.0-3, City of Lake Elsinore and Sphere of Influence**). The majority of the unincorporated land in the SOI is vacant, with limited residential, agricultural, and industrial land uses dispersed throughout.

2.2 BACKGROUND

The City's current General Plan was adopted November 27, 1990. The Circulation Element was updated in March 1995 and the Housing Element was updated in 2002. The planning horizon for the 1990 General Plan extends from 1990 to 2010. The General Plan combined the State-mandated elements into the following general plan elements:

- Land Use
- Open Space/Conservation
- Parks and Recreation
- Public Safety and Urban Services
- Community Design
- Circulation
- Housing
- Noise

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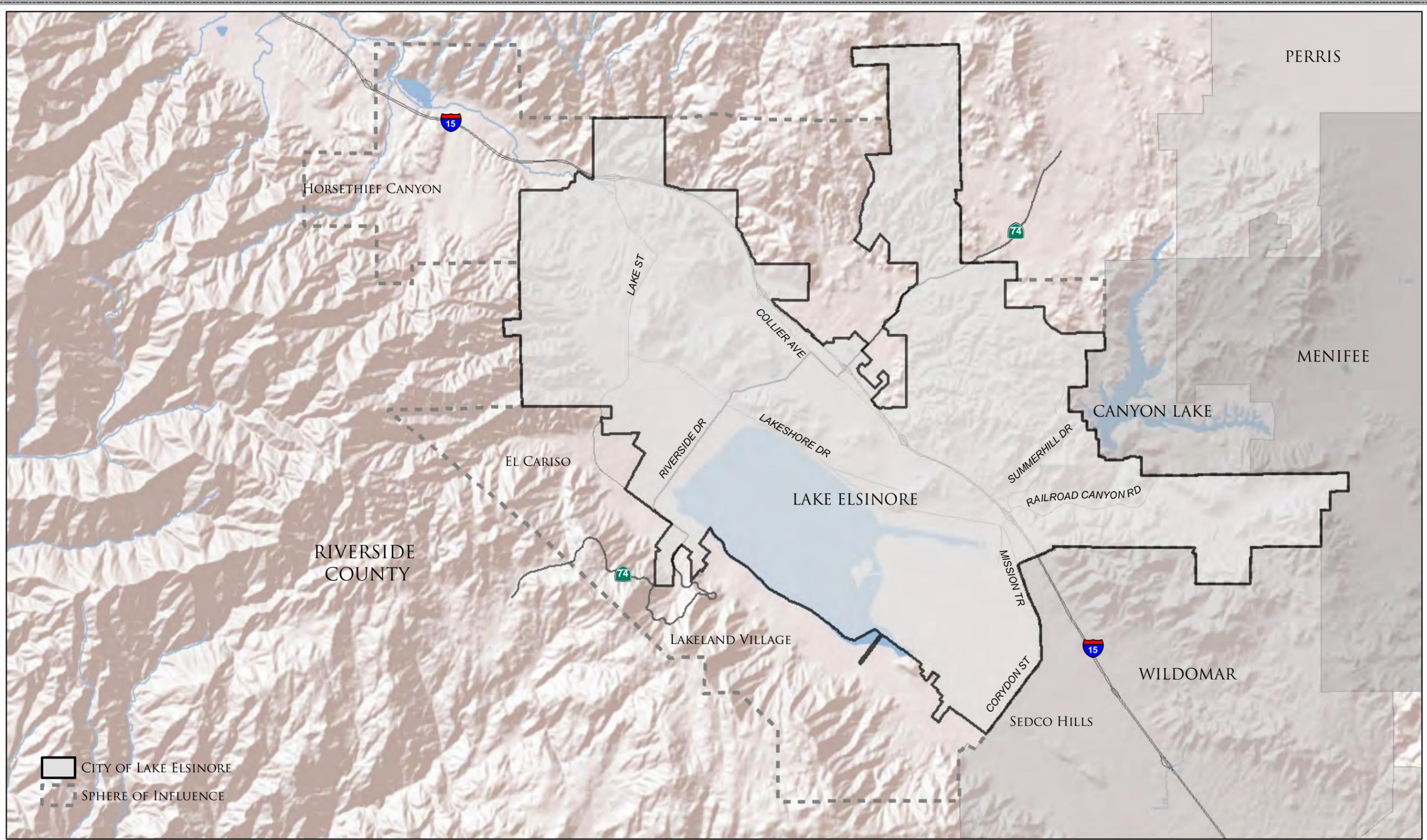


SOURCES: CITY OF LAKE ELSINORE, ESRI

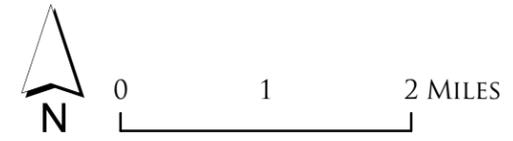


CITY OF LAKE ELSINORE
REGIONAL LOCATION
FIGURE 2.0-1

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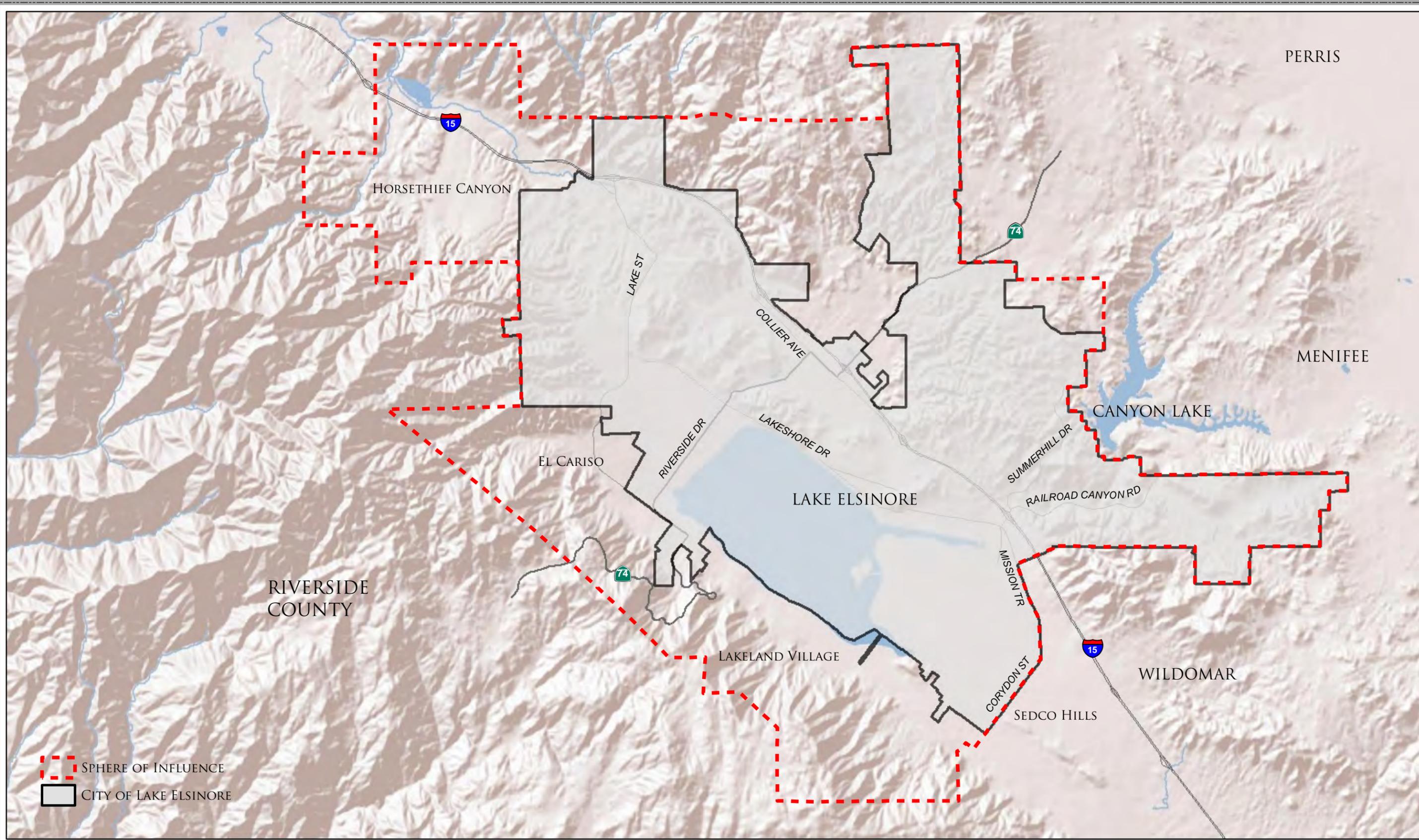
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



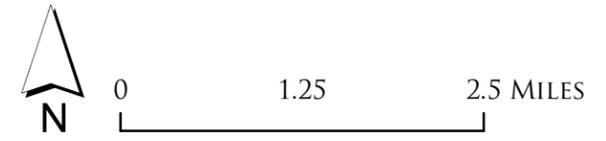
CITY OF LAKE ELSINORE
VICINITY MAP
FIGURE 2.0-2



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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE AND SPHERE OF INFLUENCE
 FIGURE 2.0-3

Section 2.0 – Project Description



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Each element includes a discussion of existing conditions and relevant issues. Each element also analyzes impacts associated with buildout of the General Plan and evaluates possible methods of accommodating and regulating the anticipated growth. The General Plan identifies goals, policies, and implementation measures for each element. It also establishes procedures to govern public decisions and private actions within the City.

The following is a summary of the main goals of the existing General Plan:

1. Encourage economic growth and development that supplies jobs and economic self-sufficiency and maintains the City's ability to finance public improvements and human services.
2. Ensure that growth and development occur in an orderly fashion.
3. Preserve the natural environment of Lake Elsinore.
4. Encourage the development of cultural, educational, and recreational facilities and activities.
5. Ensure the development of quality commercial, industrial, and residential uses to enhance the character of the community.

The existing General Plan includes Specific Planning Areas throughout the City. As of 2005, the following Specific Plans had been approved: La Laguna, Alberhill Ranch, Murdock Alberhill, Cape of Good Hope, Outlet Expansion, North Peak, Ramsgate, Spyglass Ridge, Tuscany Hills, Canyon Creek, East Lake, and Canyon Hills.

When the City of Lake Elsinore adopted its general plan in 1990, the City encompassed approximately 35 square miles¹ (22,639 acres) and had an estimated population of 18,285 persons. By 2005 the City had grown to approximately 38 square miles and its estimated population had grown to 38,045 persons². In addition to this growth, there have been regional planning efforts, such as the adoption of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) in 2003, that have changed the City's vision for its future. As a result, the City of Lake Elsinore initiated a comprehensive update of the General Plan in 2005, as described below.

2.3 PROJECT DESCRIPTION

2.3.1 PROJECT OBJECTIVES

The proposed project involves a series of proposed changes to the General Plan's Land Use Map, land use designations, and goals, policies and implementation. The proposed project will set the standards for development within the City for the next twenty years. The City's objectives for the proposed project are as follows:

¹ 1990 City of Lake Elsinore General Plan, page I-1.

² Appendix B - City of Lake Elsinore General Plan Background Reports, Table 8.3

- Update the City’s environmental baseline (i.e., existing) conditions to the year 2005 (2007 for the Housing Element).
- Create a General Plan consistent with state law that guides City planning until 2030 and update the General Plan development projections for the year 2030, including projections for dwelling units, non-residential square footage, population and employment.
- Update the Housing Element of the General Plan (separately bound).
- Establish District Plans as part of the Land Use Element to allow for more focused planning of the City’s many diverse neighborhoods.
- Incorporate a Downtown Master Plan into the Historic District Plan to guide the future development of the City’s historic downtown core.
- Establish new land use designations including Gateway Commercial, Downtown Recreational, Commercial Mixed Use, Residential Mixed Use, and Lakeside Residential
- Create a Land Use Plan that encourages the creation of a vibrant and active downtown and a lake destination.
- Create a plan to preserve the unique topography and visual character of the City through the preservation of steep slopes, ecologically significant areas, and public open space.
- Incorporate a program for sustainable development into the General Plan, drawn from the City’s Climate Action Plan (2011)
- Create a General Plan that recognizes the rich history of the City and seeks to preserve its historical resources.
- Create a user-friendly plan for City officials, staff, residents, and stakeholders of the City of Lake Elsinore.

2.3.2 PROPOSED PROJECT

The proposed project consists of five separate parts: Lake Elsinore General Plan Update, Annexation No. 81, Downtown Master Plan, Housing Element and Climate Action Plan. Summarized below, these project parts are described in more detail in the following subsections of this chapter.

GENERAL PLAN UPDATE

California Government Code Section 65300 requires each city and county in California to adopt a comprehensive, long-term general plan. This general plan must cover a local jurisdiction’s entire planning area and address the broad range of issues associated with its development. Pursuant to this requirement, the City of Lake Elsinore has prepared an update to its General Plan. The proposed General Plan Update would:

- ❖ Replace the existing 1990 City of Lake Elsinore General Plan;
- ❖ Incorporate revisions to the City’s Land Use Element and Land Use Map. The Plan will also include 16 District Plans that cover specific, defined geographic areas within the City, to provide a more precise focus and to recognize the unique and treasured assets of the individual communities that make up the City;
- ❖ Revise the format of the City’s General Plan by dividing the Plan into an introduction and three topical chapters.

The City’s General Plan Update is a large-scale planning update that covers all land within the City’s corporate boundaries, its sphere of influence and certain other adjacent, unincorporated areas of the County of Riverside, California. The General Plan Update’s planning horizon is 2030. While the General Plan Update does not present a specific plan for individual development, it establishes a framework for future projects and actions that may be taken in furtherance of the general plan’s goals and policies.

ANNEXATION NO. 81

Annexation No. 81 (also referred to as the “3rd Street Annexation”) consists of the proposed annexation of approximately 320 acres from the County to the City. The 3rd Street Annexation entails pre-zoning the parcels for consistency with City zones. This action will require revision of the City’s Zoning Ordinance to properly implement the pre-zoning conditions. The 3rd Street Annexation territory is currently within the City’s Sphere of Influence and is nearly surrounded by incorporated land. The 3rd Street Annexation territory is generally bounded by State Route 74 to the northwest; recent residential development in the Ramsgate Specific Plan Area to the north; a mixture of developed and undeveloped land to the east and south; and Dexter Avenue, Cambern Avenue, and Interstate 15 to the southwest.

DOWNTOWN MASTER PLAN

The Downtown Master Plan will provide a vision and strategic framework to guide the future development of the City’s downtown area. The purpose of the Downtown Master Plan is to identify the goals, objectives and desires of the community and offer approaches to implement them.

HOUSING ELEMENT

The Housing Element is one of the seven mandatory elements of the General Plan. Through its policies, procedures, and incentives, the updated Housing Element will provide an action-plan for maintaining and expanding the housing supply for all income levels in the City of Lake Elsinore. The proposed Lake Elsinore Housing Element is for the planning period of July 1, 2008 to June 30, 2014.

CLIMATE ACTION PLAN

The Climate Action Plan (CAP) is the City of Lake Elsinore’s long-range plan to reduce local greenhouse gas emissions that contribute to climate change. The CAP will identify the activities in Lake Elsinore that generate greenhouse gas emissions, will quantify these emissions, and project their future trends. It will also describe local greenhouse gas emissions targets for the years 2020 and 2030, consistent with the State of California’s emissions reduction targets, as well as strategies and measures to meet these targets.

2.3.3 GENERAL PLAN UPDATE

AUTHORITY AND FORMAT

California Government Code Section 65300 requires each city and county in California to adopt a comprehensive, long-term general plan. This general plan must cover a local jurisdiction’s entire planning area and address the broad range of issues associated with its development. As set forth in Government Code Section 65302, the seven mandatory elements of a general plan are the Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety elements. Additionally, the general plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city (Government Code Section 65303). The general plan may be adopted in any format deemed appropriate or convenient by the legislative body, including the combining of elements (Government Code Section 65301(a)).

The format of the City’s General Plan Update consists of an introduction and three topical chapters. The topical chapters include:

- **Community Form**, which includes a Strategic Framework for 2030, intended to guide the overall development of the City of Lake Elsinore by providing a set of Goals and Policies in a City-wide context. The Chapter deals with Land Use, Circulation, Growth Management, Housing, and Parks and Recreation.
- **Public Safety and Welfare**, which addresses Air Quality, Hazards and Hazardous Materials, Community Facilities and Services, and Noise.
- **Resource Protection and Preservation**, which addresses Biological Resources, Open Space, Water Resources, Cultural Resources and Paleontological Resources, Historic Preservation, Aesthetics, and Sustainable Environment (Greenhouse Gases/Climate Action Plan).

Table 2.0-1, Location of Required Elements within General Plan Update, below, shows the seven mandated general plan elements and the location where they are addressed within the General Plan Update.

Table 2.0-1, Location of Required Elements within General Plan Update

REQUIRED GENERAL PLAN ELEMENT	CHAPTER LOCATION WITHIN GENERAL PLAN UPDATE
Land Use	Chapter 2.0 – Community Form
Circulation	Chapter 2.0 – Community Form
Housing	Chapter 2.0 – Community Form Housing Element (Separately Bound)
Conservation	Chapter 4.0 – Resource Protection and Preservation
Open Space	Chapter 4.0 – Resource Protection and Preservation
Noise	Chapter 3.0 – Public Safety and Welfare
Safety	Chapter 3.0 – Public Safety and Welfare

COMMUNITY FORM

The Community Form chapter includes a discussion of the strategic framework as well as elements of land use, growth management, housing and parks and recreation.

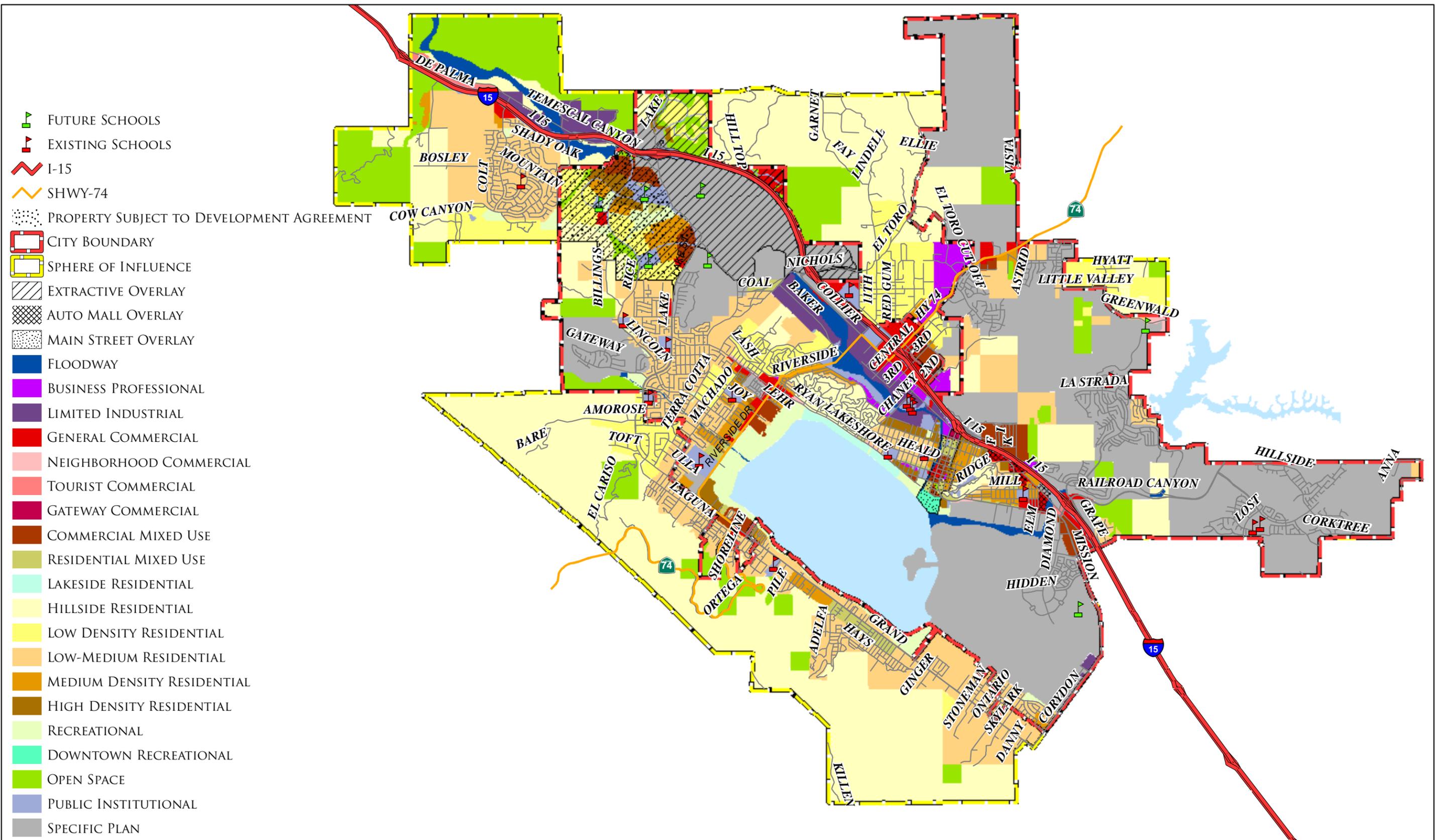
Strategic Framework

The Land Use section serves as a long-range planning guide for development within the City. It provides the City with an indication of the location and extent of development to be allowed through the year 2030. A Land Use Policy Map is included to serve as a visual tool to assist with the implementation of the guidelines that are established in this section of the GPU.

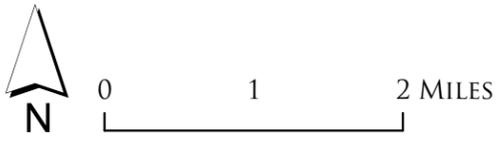
Land Use Plan

The proposed Land Use Plan is illustrated in **Figure 2.0-4, Land Use Plan** and shows the proposed land use plan that is part of the General Plan Update. The Land Use Plan shows the anticipated development in the horizon year of 2030. It functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development of the City at buildout. The acreage of each land use designation is shown in **Table 2.0-2, General Plan Land Use Summary**.

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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
LAND USE PLAN
FIGURE 2.0-4

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Table 2.0-2, General Plan 2030 Land Use Summary

LAND USE DESIGNATION	CITY ONLY	SPHERE OF INFLUENCE	TOTAL	PERCENTAGE OF TOTAL LAND AREA
Business Professional	112.0	281.0	393.0	0.9%
Commercial Mixed Use	588.5	42.2	630.7	1.4%
Downtown Recreational	39.8	0.0	39.8	0.1%
Floodway	383.4	293.8	677.2	1.5%
General Commercial	639.4	66.7	706.1	1.6%
Gateway Commercial	10.6	0.0	10.6	0.0%
High Density Residential	321.4	8.2	329.6	0.8%
Hillside Residential	2,431.7	8,993.6	11,425.3	26.1%
Lakeside Residential	101.4	0.0	101.4	0.2%
Limited Industrial	448.0	250.0	698.0	1.6%
Low Density Residential	972.4	1,766.9	2,739.3	6.3%
Low-Medium Residential	2,725.0	3,399.6	6,124.6	14.0%
Medium Density Residential	697.9	164.1	862.1	2.0%
Neighborhood Commercial	58.4	0.0	58.4	0.1%
Open Space	1,093.6	2,797.9	3,891.5	8.9%
Public/Institutional	1,067.4	273.3	1,340.7	3.1%
Recreational	431.5	225.1	656.5	1.5%
Residential Mixed Use	182.6	103.7	286.3	0.7%
Tourist Commercial	12.5	77.0	89.5	0.2%
Specific Plan	12,637.3	74.6	12,711.9	29.0%
Total	24,954.8^(a)	18,817.7	43,772.5^(a)	100.0%

^(a) The total acreage within City Limits (24,954.8 acres) and the total acreage with the addition of the Sphere of Influence areas (43,772.5 acres) are gross acreages which includes streets. These figures do not include the Lake acreage (2,792 acres).

Land Use Designations

The GPU includes 19 residential, commercial, mixed-use, industrial, and other land use designations to depict the types of land uses that will be allowed in the GPU area. Each land use designation is defined in terms of the allowable uses and density and intensity standards.

Residential

Residential land use designations offer a mix of housing types to Lake Elsinore residents. These designations enable the City to provide housing available to all economic segments of the community, including very low, low and moderate income households. The following residential designations are available: Hillside, Lakeside, Low Density, Low-Medium Density, Medium Density and High Density. Each designation is more fully described below.

Hillside Residential

This designation is intended for low-density single-family residential development and small-scale agricultural uses in areas of steep slopes. Parcel sizes of one-half, one, two, four or ten (net) acres are required for newly created lots depending on the total average slope, and whether the parcel has adequate sewage treatment service from either a treatment plant or from individual septic systems. Development is conditional based upon the ability of the lot to connect to the treatment plant or the soil to percolate. Development of newly created lots would be prohibited in areas with an average slope of 40% or greater. The following are standards for minimum parcel size:

- Under 15% slope: 1 dwelling unit per acre *
- 15-25% slope: 1 dwelling unit per 2 acres
- 25-35% slope: 1 dwelling unit per 5 acres
- 35+% slope: 1 dwelling unit per 10 acres

* Where parcels are served or are eligible to be served by a sewage treatment plan, parcel size may be reduced to ½ acre.

Clustering of development is permitted on areas of level topography and only if adequate sewer is available, to encourage preservation of steep slopes. "Clustering" can be defined as a development pattern whereby structures or building sites are arranged in close proximity to one another in non-linear groups, adjacent to permanently preserved common open space or steep slope areas, so as to make efficient and visually aesthetic use of the natural features of the landscape. In both cluster and non-cluster projects, the actual parcel size may be increased and the number of dwelling units decreased for reasons of environmental protection or for neighborhood compatibility or for other reasons necessary to protect the public health, safety or welfare.

Lakeside Residential

This designation provides for custom single family homes that have an orientation and accessibility to the lake for private use only. Residential densities for new subdivisions should not exceed one (1) dwelling unit per 10,000 net square feet. Floor Area Ratio (FAR) and lot coverage shall be calculated on the area of the property remaining above the "Ordinary High Water Mark". Development should, as much as possible, provide scenic vistas between homes

which could be enjoyed by pedestrians as well as local residences. Development proposed within this designation may require additional design and engineering due to traffic safety circulation.

Low Density

This designation provides for single-family detached homes, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. Clustered single-family development may also be encouraged within this designation to minimize grading requirements and impacts to environmentally sensitive areas. Residential densities shall be between 1 and 3 dwelling units per net acre.

Low-Medium Density

This designation provides for single-family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be between 1 and 6 dwelling units per net acre.

Medium Density

This designation provides for typical single family detached and attached homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be between 7 and 18 dwelling units per net acre.

High Density

This designation provides for single-family attached homes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be between 19 and 24 units per net acre.

Density Bonus

Consistent with the State Density Bonus and Incentive Law (California Government Code Section 65915 et seq.), a developer, upon request, shall be granted a density bonus, incentive, concession, or modification/waiver of development standards as long as the developer proposes to build a qualified project satisfying criteria set forth in the City's Density Bonus Ordinance.

Mixed Use

Commercial Mixed Use

This designation provides for a mix of residential and non-residential uses within a single proposed development area, with an emphasis on retail, service, civic and professional office uses. Residential uses are allowed in a subordinate capacity. The FAR for non-residential uses is 0.80:1 and a minimum of 50% of the total floor area shall be commercial uses. Residential densities shall be between 7 and 18 dwelling units per net acre.

Residential Mixed Use

This designation provides for a mix of residential and non-residential uses within a single proposed development area with an emphasis on high density residential uses. Uses such as retail, service, civic, and professional office are allowed in a subordinate capacity. Residential densities shall be between 19 and 24 dwelling units per net acre with an FAR up to 1.2. With a future adoption of a Residential Mixed Use Ordinance, a density bonus incentive of up to 35 dwelling units per net acre shall be granted where site amenities are provided. Amenities for which a bonus may be granted are defined below. The FAR for non-residential uses is 1.0:1. Non-residential uses shall be between twenty percent (20%) and thirty-five percent (35%) of the total building square footage.

Density Bonus Incentives:

- Exceptional Architecture
- Incorporation of Green-Building techniques
- Child-care facilities provided on-site
- Project site is located within 1,500 feet from a regular bus stop or rapid transit system stop
- Project site is located within a quarter mile from a public park or community center
- Project site is located within a half mile from a school grounds/facilities open to the general public
- Project site is located within one mile from a public library
- Project site is located within a half mile from a full-service grocery store
- Project site is located within a half mile from a medical clinic or hospital
- Project site is located within a quarter mile from a pharmacy
- Provision for affordable housing
- Aggregate parcels

Commercial

Neighborhood Commercial

This designation provides for neighborhood shopping centers and small convenience centers which offer day-to-day retail goods and services required by residents in the immediate vicinity. The Neighborhood Commercial designation is intended to provide a concentration of retail uses including, but not limited to, personal services, food and general merchandise stores, eating establishments, and repair stores, and similar and compatible uses. The FAR shall not exceed 0.30.

General Commercial

This designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40.

Gateway Commercial

This designation is exclusive to the Downtown Master Plan area and is bounded by Spring Street, Flint Street, Ellis Street, and the I-15 Freeway. The Gateway Commercial designation is established to encourage the development of a consolidated office park at the gateway into the downtown that will generate employment, minimize environmental impacts, stimulate nearby commercial uses and create a high quality image for the historic Lake Elsinore town center. Only Class A, mid rise professional and administrative offices and parking structures will be permitted, together with supportive uses such as retail, services, restaurants, hotels and motels, public and quasi-public uses, and similar and compatible uses. Non-office uses shall not exceed 20% of the total building square footage. The FAR for the 7.9 acre area as a whole shall not exceed 2.0 and buildings shall not exceed 6 stories in height.

Downtown Recreational

This designation is exclusive to the Downtown Master Plan and is bounded by the Temescal Wash (outflow channel), the Lake Elsinore waterfront, Lakepoint Park, and Lakeshore Drive. The Downtown Recreational Designation is established to create a special lakeside recreational environment that is an extension of the historic downtown. This area will be developed to maximize the opportunity for citizens and visitors to enjoy the downtown together as a destination. This area is set aside for public and private permanent open space, and allows for passive and active recreation combined with limited retail, dining, entertainment, cultural, and lodging uses. Permitted uses are limited to open space, local parks, passive and active recreation, nature/interpretive centers, hotels, open-air markets, restaurants, water-oriented recreational commercial uses and special events. All commercial facility development is required to have exceptional architecture, site design, and amenities. The floor area ratio for the 19 acre area as a whole shall not exceed 0.35.

Tourist Commercial

This designation provides for the visitor-serving retail, restaurants and convenience stores, rental shops, hotels and motels, boat sales establishments, museums, gift shops and entertainment centers, and similar and compatible uses. The FAR shall not exceed 0.40, except for hotels and/or motels which shall be allowed up to 1.0 with exceptional architecture and/or site design.

Industrial

Business Professional

This designation provides for office and administrative uses, light industrial, research and development, office-based firms, including office support facilities, restaurants, medical clinics, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.45.

Limited Industrial

This designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.45.

Public/Institutional

This designation indicates areas owned and maintained by public agencies such as school districts, water districts, utility companies, the County of Riverside, and the City. Appropriate uses for this designation include schools, roads, drainage facilities, utility substations, sewage treatment plants, civic facilities and cemeteries, and similar and compatible uses.

Open Space/Recreation

These designations provide for public and private areas of permanent open space, and allows for passive and/or active private and public recreation. Open Space and passive recreation areas include State and local parks, Bureau of Land Management lands, the Cleveland National Forest and/or private undeveloped lands. Active recreation includes uses such as golf courses and also allows for commercial recreation facilities such as water-oriented recreational uses. All commercial recreation facility development would be required to have exceptional architecture and/or site design and/or amenities and the FAR shall not exceed 1.0. The FAR for all other uses within these designations shall not exceed 0.35.

Floodway

This designation provides for the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot.

Overlays/Special Treatment Areas

Overlays/Special Treatment Areas are used in areas within the City with special needs, and either expand or modify the base regulations in an effort to encourage flexibility and high quality developments. The General Plan consists of the following four (4) overlays/Special Treatment Areas.

Main Street

This special overlay designation, located in the Historic District, indicates that there is a set of policies that provide additional tools needed to revitalize Historic Downtown's vision for its Main Street corridor. The overlay designation was established with the adoption of this

General Plan to address the specific needs of the downtown area and the need to establish development regulations that will facilitate redevelopment and promote a healthy urban environment. The main focus is to revitalize Historic Downtown as the premier civic, commercial, and cultural destination of the City and the surrounding areas and to provide a strong connection to the lake. Specific goals and policies related to the Main Street overlay and focus are identified in the Historic District Plan and the Downtown Master Plan, both part of the General Plan.

Auto Mall

This special overlay designation, located in the Riverview District, provides for additional detailed design standards necessary to facilitate and accommodate auto mall development and prevent conflicts related to land use incompatibility with surrounding residential neighborhoods. The easternmost areas of the Riverview District have been designated as general commercial with an overlay designation in order to support auto mall uses. It is important to mitigate any land use incompatibility issues such as lighting and hours of operation between auto mall activities in the general commercial designated areas of the eastern portions of the Riverview District with the surrounding residential and recreational uses.

Extractive

This special overlay designation, located in the Alberhill District, the Business District, and the North Central Sphere District provides for continued operations of extractive uses, such as aggregates, coal, clay mining, and certain ancillary uses. These areas marked by the extractive overlay are, in some cases, located within close proximity to both residential and non-residential designations, conserved lands, and open space areas. As such, it will be important to mitigate land use incompatibility issues with surrounding areas. Reclamation Plans are required in conjunction with mining permits as particular projects come forward.

Specific Planning Areas

The specific plan land use designation identifies territory whose zoning is governed by existing, approved specific plans. For those areas, the designated uses contained in each specific plan are the governing land uses. Specific plans do not sunset; they remain valid until revoked pursuant to State Law. It is intended that these potential development areas be constructed based on an overall plan consistent with the District Plans and the Community Form Chapter of the General Plan. The plan should include detailed design guidelines, conceptual architecture, site circulation and street improvements, as well as the phasing of the project. The overall plan will be evaluated upon its adequacy in a number of areas that are outlined in the General Plan and Zoning Code. These tools will allow the City the opportunity to consider a well-integrated design that is responsive to the unique location and physical features of a site, as well as providing opportunities for public input.

The following is a list of specific plans approved at the time the General Plan Update document was prepared:

- Alberhill Ranch Specific Plan

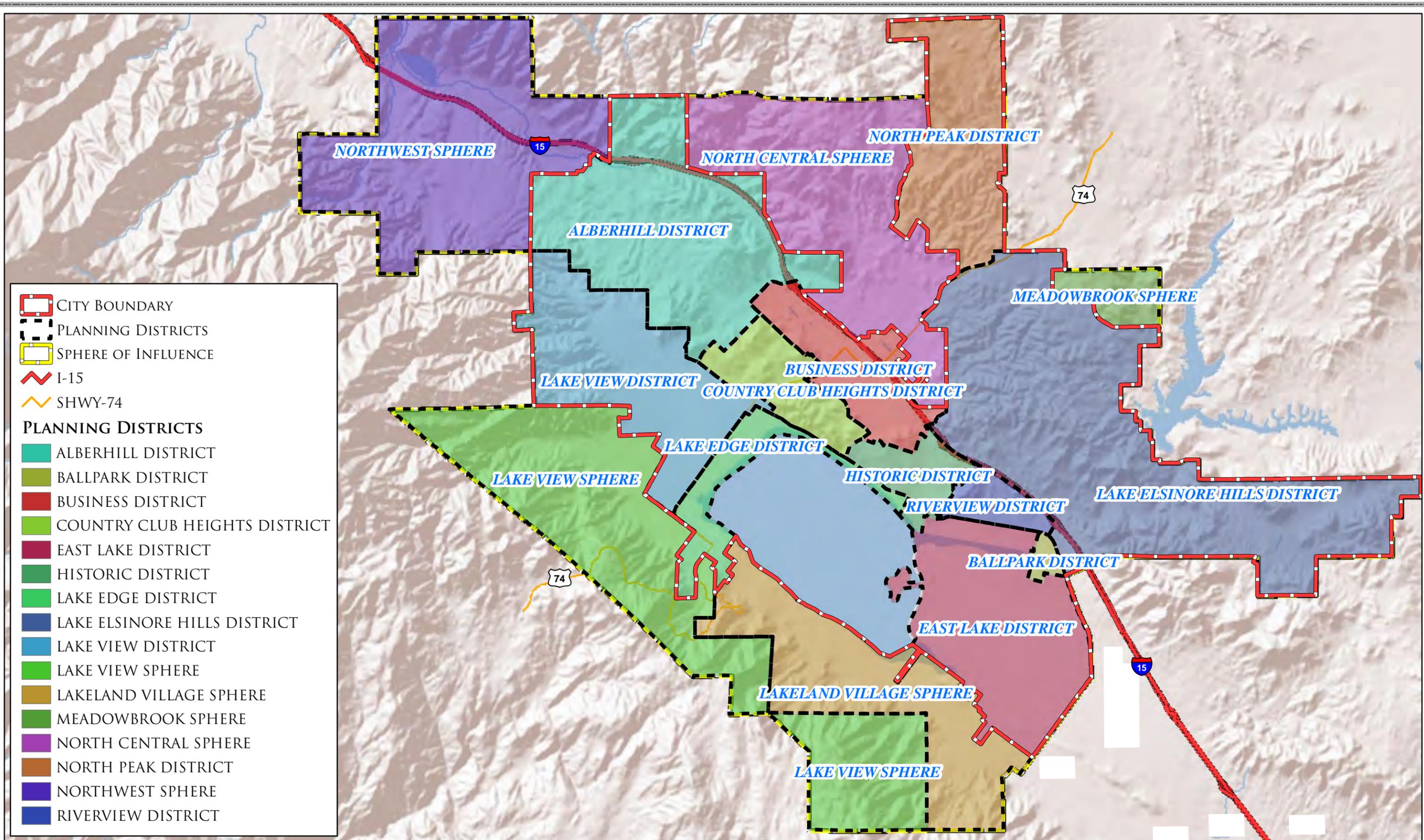
- Canyon Creek “Summerhill” Specific Plan
- Canyon Hills Specific Plan
- Canyon Hills Estates Specific Plan
- Cape of Good Hope Specific Plan
- Cottage Lane Specific Plan
- Diamond Specific Plan
- East Lake Specific Plan
- Elsinore City Center Specific Plan
- La Laguna Estates Specific Plan
- Lakeshore Villages Specific Plan
- Murdock Alberhill Ranch Specific Plan
- North Peak Specific Plan
- Outlet Center Expansion Specific Plan
- Ramsgate Specific Plan
- Spyglass Ranch Specific Plan
- Tuscany Hills Specific Plan
- Villages at Lakeshore Specific Plan

District Plans

The City is divided into 16 District Plans (see **Figure 2.0-5, City of Lake Elsinore Planning Districts**), which are described below and shown in **Figure 2.0-6 through Figure 2.0-21**. Each District Plan contains sections on baseline conditions, planned land use, overall goals and policies as well as goals and policies related to urban design, historic preservation, transportation/circulation, and parks and recreation.

Districts located within or partially within city limits

- Alberhill District
- Ballpark District
- Business District
- Country Club Heights District
- East Lake District
- Historic District



SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
 PLANNING DISTRICTS
 FIGURE 2.0-5

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- Lake Edge District
- Lake Elsinore Hills District
- Lake View District
- North Peak District
- Riverview District

Districts located within the Sphere of Influence but outside city limits

- Lake View Sphere District
- Lakeland Village Sphere District
- Meadowbrook Sphere District
- North Central Sphere District
- Northwest Sphere District

Alberhill District

The Alberhill District (**Figure 2.0-6, Alberhill District Land Use Plan**) encompasses approximately 4,240 acres located within the City. The Alberhill District is characterized by rolling terrain and vacant lands within the higher elevations located in the north, east and southwest. Much of the topography in the central areas, east and west of Lake Street, has been severely altered as a result of the Alberhill District's long history of extractive/mining activities. For this reason, a large portion of this District falls within the Extractive Overlay designation.

Specific plans have been approved for portions of the Alberhill District and those plans govern land use designations for portions of the Alberhill District. The Alberhill District is planned to transition from a mining concentrated area into a network of residential and mixed-use communities. The main focus will be a coordinated and balanced set of communities with supporting uses that maintain a high quality of life. The goals, and policies contained within the Alberhill District Plan reflect the general intentions of the City adopted specific plans for those areas. Should a discrepancy or conflict exist between the goals, objectives, and policies of this General Plan and a specific plan, the adopted specific plan shall prevail.

Ballpark District

The Ballpark District (**Figure 2.0-7, Ballpark District Land Use Plan**) is located in the south central portion of the City of Lake Elsinore, just north of the City limit line in this area. The Ballpark District is northwest of the City of Wildomar, northeast of the East Lake District, west of the Lake Elsinore Hills District, and southeast of the Riverview District. The Ballpark District is bordered on the east by Lakeshore Drive/Mission Trail and on the south by Malaga Road. The San Jacinto River runs along the northern and western border of the Ballpark District generally parallel to Diamond Drive. Mission Trail, which runs in a roughly north-south direction, serves as a main thoroughfare, carrying traffic from the neighboring unincorporated

areas of Wildomar and the East Lake District to the freeway and other parts of the City. The topography of the Ballpark District is mostly flat.

The Ballpark District takes its name from Diamond Stadium, a minor league baseball stadium constructed in 1994. It is home to the Lake Elsinore Storm professional baseball team, an affiliate of the San Diego Padres. The area was once the site of the first train depot in Lake Elsinore, however no train tracks or structures from that era remain. The primary goal of the District Plan is to redevelop the District with a combination of commercial mixed-use and tourist-oriented uses that are intended to create a distinctive entertainment destination.

Business District

The Business District (**Figure 2.0-8, Business District Land Use Plan**) encompasses approximately 1,323 acres. The Business District is located within the north-central area of the City. Rolling hills separate the Business District along the western boundaries with the Country Club Heights District. Steep slopes and higher elevations exist in the north along the boundaries with the Alberhill District and the North Central Sphere District. However, the Business District is generally a flat level area that is aligned with Interstate 15 (I-15) and the Temescal Wash, a floodway and floodplain west of and parallel to I-15. The built area within the Business District is relatively new and has the strongest concentration of industrial and commercial uses within the City. A historic ranching and homesteading site with previous ranching and homesteading activities is located nearby the route where the railroad once existed.

The main focus of the Business District is to support its position as the industrial and commercial hub of the City while ensuring that new developments do not encroach upon the floodway and that maintain an orientation towards this natural resource as a pedestrian corridor. Adequate stormwater management systems should be incorporated as future development occurs within the floodplain.

Country Club Heights District

The Country Club Heights District (**Figure 2.0-9, Country Club Heights District Land Use Plan**) encompasses approximately 995 acres. The hilly area lying just north of downtown, with its commanding views of the lake, and proximity to both entertainment and employment uses offers attractive amenities that create significant interest in development. The development potential within the Country Club Heights District is heavily constrained by a number of environmental issues, which include steep topography, a shortage of public services and difficulty with providing the infrastructure for those services, limited access, and substandard lot sizes. The primary goal of the District plan is to develop a residential neighborhood that maximizes lake views.

East Lake District

The East Lake District (**Figure 2.0-10, East Lake District Land Use Plan**), named after the East Lake Specific Plan, covers an approximately 3,236-acre area at the southwestern end of Lake

Elsinore. The East Lake District is a new development area within the City of Lake Elsinore at the south end of the lake. The East Lake District is a generally flat area that has historically remained mostly undeveloped and does not contain any registered historic structures. However, portions of the East Lake District were utilized during prehistoric times by Native American Indians as flaking stations and grinding stations. In addition, a historic ranching and homesteading site is located just outside the East Lake District along the border with the Lakeland Village District to the southwest. More recently, the East Lake District has also been home to popular motocross and hang gliding activities. The East Lake District's proximity to the lake and flood storage is a key consideration in all planned development.

As development occurs within the East Lake District, the challenge will be to create a cohesive environment between the mix of residential neighborhoods, commercial spots, recreational facilities, floodplain, and open space areas with valuable biological resources. The East Lake District is governed by the future development land use plan and development agreements associated with the approved East Lake Specific Plan (Amendment Eight). The rules, regulations, and purposes of the East Lake Specific Plan coincide with the goals and objectives set in this East Lake District Plan.

Historic District

The Historic District (**Figure 2.0-11, Historic District Land Use Plan**) encompasses approximately 657 acres. The Historic District has been the focal point of the City since its incorporation in 1888. Today, several registered and non-registered historic buildings exist within the Historic District.

The City has invested significant resources into preserving important historical structures and improving the appearance of the Historic District. A three-block segment of Main Street was improved with a comprehensive urban design program of streetscape improvements in the late 1990s, including landscaping, diagonal parking (with pop-outs), enhanced paving and sidewalk improvements. The attractive streetscape improvements, coupled with the preservation of some of the historic architectural gems such as the Cultural Center, Chimes Bath House, and Lake Theater make the Historic District a rich location for tourism, shopping and fine dining. The main focus of this plan is to revitalize the Historic District as the premier civic, commercial, and cultural destination of the City and the surrounding areas and to provide a strong connection to the lake, which is located within a short walk.

Lake Edge District

The Lake Edge District (**Figure 2.0-12, Lake Edge District Land Use Plan**) encompasses approximately 876 acres. Greater than any other district in the nearby area, the Lake Edge District incorporates the largest share of the lake's shoreline.

The Lake Edge District area has had a long and eventful history considering the focal point of the lake to the Native Americans, Europeans, Mexicans, early founders of the City, and the multitudes of visitors and locals that continue to come to its shores for entertainment and recreation. Many developments occurred along or within proximity of the lake's edge during

the second half of the 19th century and the first half of the 20th century. Today, the Lake Edge District encompasses the City’s oldest standing structure, the Adobe Machado House. The preservation of this structure is a high priority to the City. In addition, the former Elsinore Naval Military Academy building is located along Grand Avenue.

Given the prevalence of historic resources in the area, the City is required to conduct SB 18 Tribal Consultation, as appropriate. California SB 18 (GC§ 65352.3) requires that prior to adoption or amendment of a City’s General Plan (or a Specific Plan) proposed on or after March 1, 2005, that the City conduct consultations (as defined in GC§ 65352.4) with California Native American tribes that are on the contact list of the Native American Heritage Commission. The purpose of the consultations is to preserve or mitigate impacts on places, features, and objects described in sections 5097.9 and 5097.993 of the Public Resources Code that are located within the City’s jurisdiction.

The main focus of the Lake Edge District Plan is to create additional opportunities for recreational uses and to provide better access to these uses and the lake for all residents within the City. Lake Edge is envisioned to once again become an integral part of the City representing the history that helped foster the City’s incorporation and development, its promise for future growth and renewal, and a cornerstone of the recreational character of the City.

Lake Elsinore Hills District

The Lake Elsinore Hills District (**Figure 2.0-13, Lake Elsinore Hills District Land Use Plan**) encompasses approximately 7,486 acres. The area encompasses a large and varied terrain including broad plains, rolling hills, steep slopes, sensitive habitats, and watercourses with elevations ranging from 1,300 to 2,170 feet above the sea level. Many areas of the District are not readily accessible or developable and have remained vacant. Two large bodies of water located within close proximity of the District are the City’s lake to the southwest and Canyon Lake to the east, which is located within the City of Canyon Lake. In some of the higher elevations, beautiful panoramic views of the City’s lake and the Santa Ana Mountains.

The District is located in close proximity to some of the most culturally significant areas within the City and general vicinity. The District has historically remained mostly undisturbed by development, due to the preservation of its varied terrain. Areas of historical significance within the District include historic mine activities in the north and a historic ranching and homesteading site in the east. Since the late 1980s, several significant development proposals have been approved. These proposals will heavily influence the District’s future.

The main focus of the District Plan will be to create and maintain a network of balanced communities, which preserve and promote a high quality of life. Most of the acreage within the District is covered by City approved specific plans that include adopted land use designations for all areas within their boundaries. The City adopted specific plans establish the standards and development criteria for all areas within their boundaries. The goals and policies contained within the District Plan reflect the general intentions of the City adopted specific plans. Should a discrepancy or conflict exist, the City adopted specific plan shall prevail.

Lake View District

The Lake View District (**Figure 2.0-14, Lake View District Land Use Plan**) encompasses approximately 2,935 acres. The northwestern areas of the Lake View District offer views of the lake and the neighboring mountains and are characterized by high elevations, steep slopes, and a series of canyons. The remaining areas of the Lake View District are relatively flat with lower elevations and do not include significant topographic features. The Lake View District, historic ranching and homesteading (including Torn Ranch) were generally located to the northwest of Machado Street, an important roadway with beautiful Deodar Trees. Most of the lower lying areas of the Lake View District to the north have been recently developed and primarily include single-family homes.

The main focus of the Lake View District is to integrate new and existing residential communities and supporting uses while maintaining a high quality of life and to revitalize the area along Riverside Drive as additional growth occurs. The northwestern areas of the Lake View District are within the boundary of a City-adopted specific plan, La Laguna Estates Specific Plan, which establishes the standards and development criteria for all areas within its boundaries. The goals and policies contained within the Lake View District Plan reflect the general intentions of the adopted specific plans. Should a discrepancy or conflict exist as between the Lake View District Plan and approved specific plan, the adopted specific plan shall prevail.

North Peak District

The North Peak District (**Figure 2.0-15, North Peak District Land Use Plan**) encompasses approximately 2,295 acres. The North Peak District is located at the foothills of the San Jacinto Mountains and reflects three basic topographical conditions. The southern areas adjacent to State Highway 74 consist of gently rolling hills and small valleys. The central areas contain an enclosed valley. The northern areas primarily contain relatively flatter areas surrounded by rolling hillsides.

Several historic mining locations and historic ranching and homesteading sites lie within the North Peak District, but most of the area remains pristine. The landscape and character of the area may soon change as a result of proposed development. The future master planned communities within the North Peak Specific Plan encompass a large share of the North Peak District's acreage in the central and northern areas. The North Peak Specific Plan was originally adopted by the City in 1992. An amendment was subsequently submitted and adopted in 1999. City-adopted specific plans establish the standards and development criteria for all areas within their boundaries. The goals and policies contained within this North Peak District Plan reflect the general intentions of the amended specific plan. The main focus of the North Peak District will be to provide a healthy balance between the proposed master planned community and the surrounding topography.

Riverview District

The Riverview District (**Figure 2.0-16, Riverview District Land Use Plan**) encompasses approximately 432 acres. The Riverview District is a primarily flat area nestled between a knoll with steep slopes, a major watercourse, and the lake. Higher elevations and steep slopes are located in the northwest areas of the Riverview District which function as a physical border with most of the adjacent Historic District. The San Jacinto River (river), located within the Riverview District along the eastern and southern areas, is the City’s major watercourse. The river flows southwest from Canyon Lake through the Lake Elsinore Hills District, the Riverview District, and ultimately empties into the lake.

The main focus of the Riverview District Plan is to create a mixed-use and vibrant neighborhood with a variety of supporting uses and tourist commercial opportunities while supporting auto mall activities in its eastern areas. The Riverview District’s central location and variety of natural resources provide the framework for this revitalization and the future growth of the area.

Lake View Sphere District

The Lake View Sphere District (**Figure 2.0-17, Lake View Sphere District Land Use Plan**) encompasses approximately 5,735 acres. Located at the eastern foothills of the Santa Ana Mountains, the Lake View Sphere District encompasses great differences in topography. The Lake View Sphere District does include important historical sites, one of the City’s most scenic roadways, and places of local interest. In addition, a village established at the turn of the 19th century, the City’s oldest standing structure, and important agricultural lands are all located in close proximity to the Lake View Sphere District.

As growth continues to occur within the City, demand for vacant lands within close proximity to the boundaries of the district will increase. And aside from canyons and steep slopes to the north and south, there are no significant physical boundaries between this area and neighboring districts. As a result, the main focus of the Lake View Sphere District Plan will be to maintain and enhance the residential character of the area as well as to provide development opportunities that are compatible and interconnected with adjacent districts.

Lakeland Village Sphere

The Lakeland Village Sphere District (**Figure 2.0-18, Lakeland Village Sphere District Land Use Plan**) encompasses approximately 3,091 acres. The Lakeland Village Sphere District is located at the eastern foothills of the Santa Ana Mountains with a similar topography as the Lake View Sphere District to the northwest. A few areas within the Lakeland Village Sphere District’s lower lying portions contain historic ranching and homesteading sites, and a historical site is located in the southern mountainous region. The area was also home to one of the largest canning facilities in the state, which later helped establish the name for the Lakeland Village Sphere District. The Lakeland Village Sphere District’s developments are generally located in the northern and lower lying areas and mostly include residential uses.

The main focus of the Lakeland Village Sphere District Plan will be to revitalize the area with a focus towards the lake. Many residential uses within the Lakeland Village Sphere District are aging, dilapidated, and/or underutilized and provide redevelopment and development opportunities.

Meadowbrook Sphere

The Meadowbrook Sphere District (**Figure 2.0-19, Meadowbrook Sphere District Land Use Plan**) encompasses approximately 525 acres and is situated within the City's Sphere of Influence adjacent to the City in the northeastern corner within the jurisdiction of Riverside County. The Meadowbrook Sphere District contains rolling hills and steep canyons along or close to its eastern, southern, western, and northwestern borders. The topography within the central areas is primarily flat and contains the majority of developed areas. A portion of the San Jacinto River passes through the eastern areas of the Meadowbrook Sphere District before continuing south towards Canyon Lake. Although no registered historical structures exist, two historic mine locations, one of which is among the most noted in the surrounding area, are located in the northern and northeastern portions of the Meadowbrook Sphere District.

The Meadowbrook Sphere District primarily encompasses a rural residential character along with a limited number of supporting uses. Few large tracts of land are available for development within the Meadowbrook Sphere District. However, as growth within the general area increases rapidly, demand for available and developable land both large and small within the Meadowbrook Sphere District will remain important. The focus of this District Plan will be to allow for a mixed-use corridor and urban nodes, increase industrial uses that provide greater and higher paying employment opportunities, and to support greater ties between the community and the surrounding area.

North Central Sphere

The North Central Sphere District (**Figure 2.0-20, North Central Sphere District Land Use Plan**) encompasses approximately 4,276 acres. Large differences in topography occur within the North Central Sphere District trending from north to south. The mountainous topography of the northern portion of the North Central Sphere District varies with steep slopes and canyons. The southern portion of the North Central Sphere District has minor slope variations. The northern portion of the North Central Sphere District is predominately steep and hilly terrain.

Certain parts of the northeastern portion of the area could be suitable for sparse development as a hillside residential area, while the western section should remain in open space and conservation. The main focus of this District Plan will be to preserve the existing natural resources, to ensure that residential development incorporates the beautiful landscape and to make certain that business professional activities are compatible with surrounding land uses.

Northwest Sphere

The Northwest Sphere District (**Figure 2.0-21, Northwest Sphere District Land Use Plan**) encompasses approximately 5,190 acres. Steep terrain characterizes the Northwest Sphere



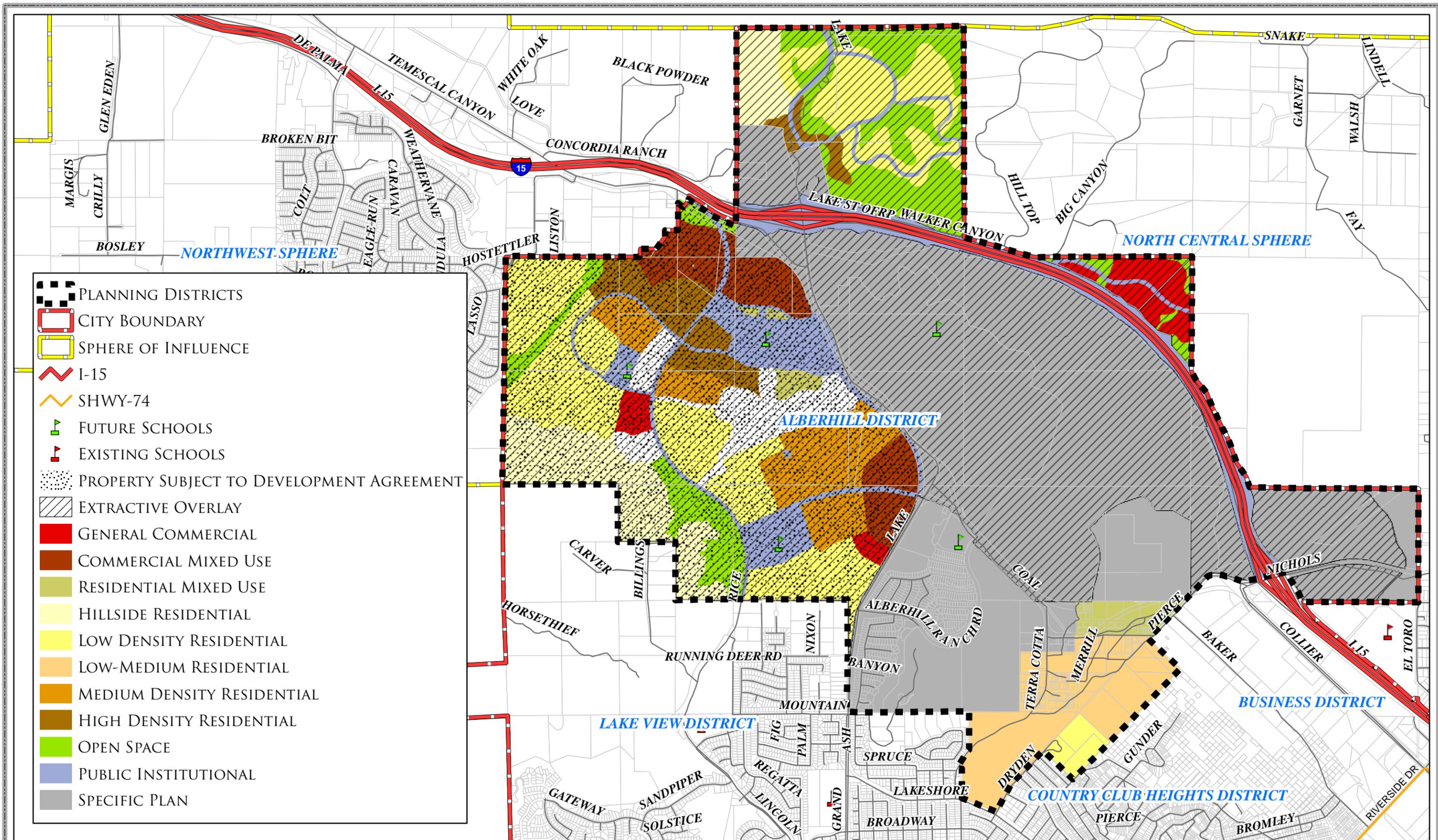
District across the northern and southern portions and a valley cuts through the Northwest Sphere District from the northwest to the southeast. Most alterations to the land occur in the valley in the center of the Northwest Sphere District as the flatter terrain at that location is more conducive to development.

The main focus of the Northwest Sphere District will be to increase low and medium density residential areas to accommodate growth, establish preservation areas for natural resources, and increase economic activity along I-15. The Northwest Sphere District is primarily open space and low-medium residential with a large master planned community located off of Horsethief Canyon Road in the center of the Northwest Sphere District. The existing vacant land is currently planned to remain designated as preserved open space in accordance with the MSHCP. Low-density residential land uses are planned to expand southward. Currently, there are light industrial and commercial areas located along I-15 that are planned for expansion. Tourist commercial areas will also be added in an effort to provide the services and infrastructure necessary to expand the City as a destination location within Riverside County.

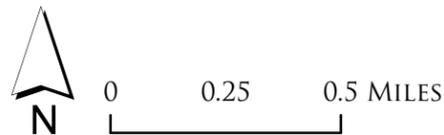
Circulation

Government Code Section 65302(b) requires that all cities and counties include a Circulation or Transportation Element as part of the required General Plan. This requirement is intended to assure that cities and counties recognize the need to provide a circulation system that is sensitive to land uses and the environment. The circulation system refers to the routes by which traffic moves from one place to another and the modes by which people and goods are transported from one place to another. The Circulation Element of the City of Lake Elsinore's General Plan is designed to provide mobility for residents and to facilitate business.

The Circulation section provides programs and policies to establish a roadway system that adequately accommodates future growth consistent with the Land Use element. This section seeks to provide for a safe, convenient, and efficient transportation system, allowing for the movement of people and goods throughout the City and region. Additionally, policies are included for bike lanes, street improvements, a trail system, and other transportation-related infrastructure.

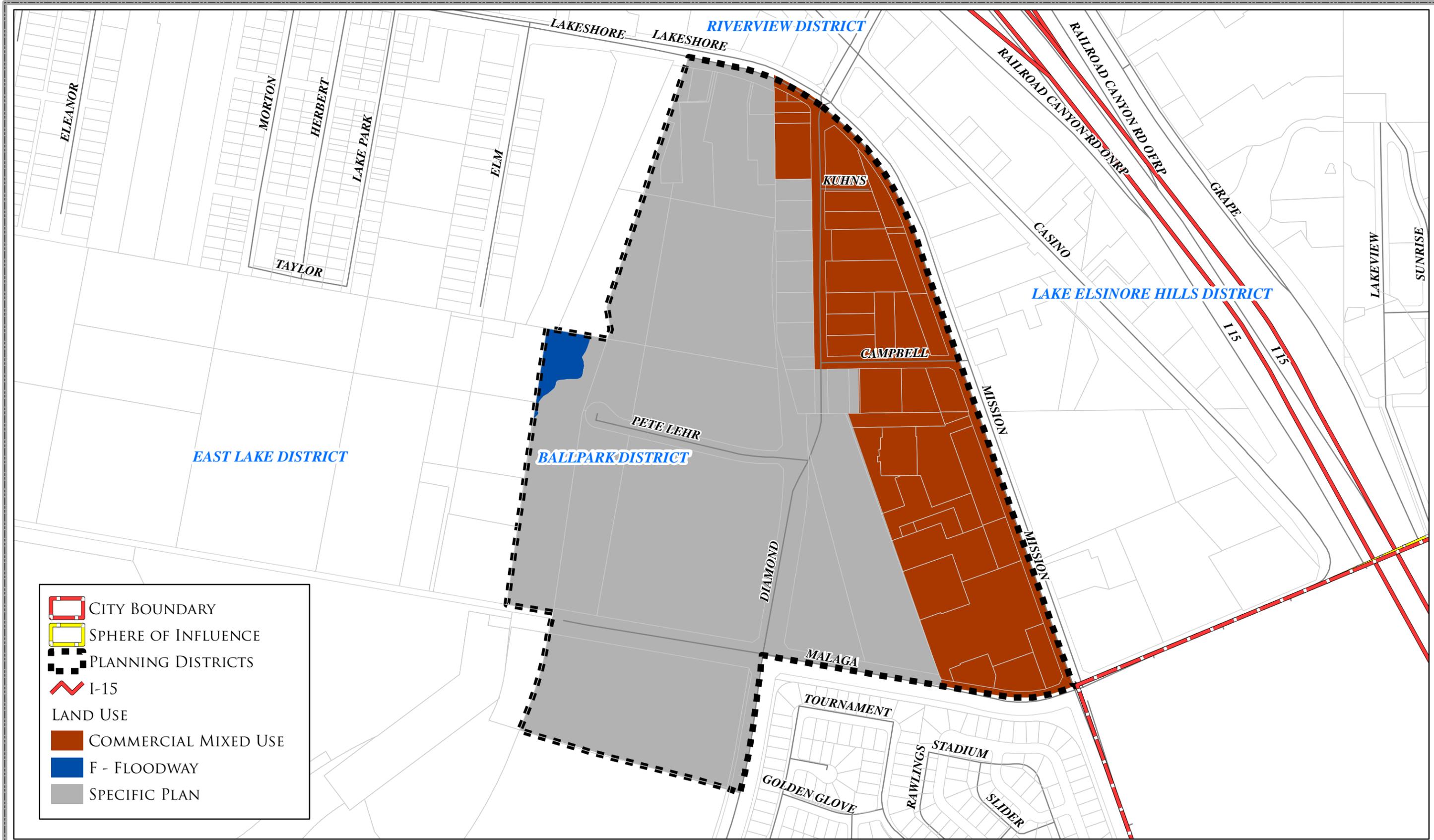


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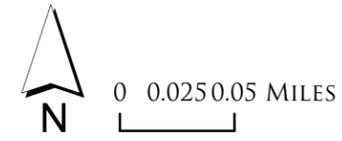


CITY OF LAKE ELSINORE
ALBERHILL DISTRICT LAND USE PLAN
FIGURE 2.0-6

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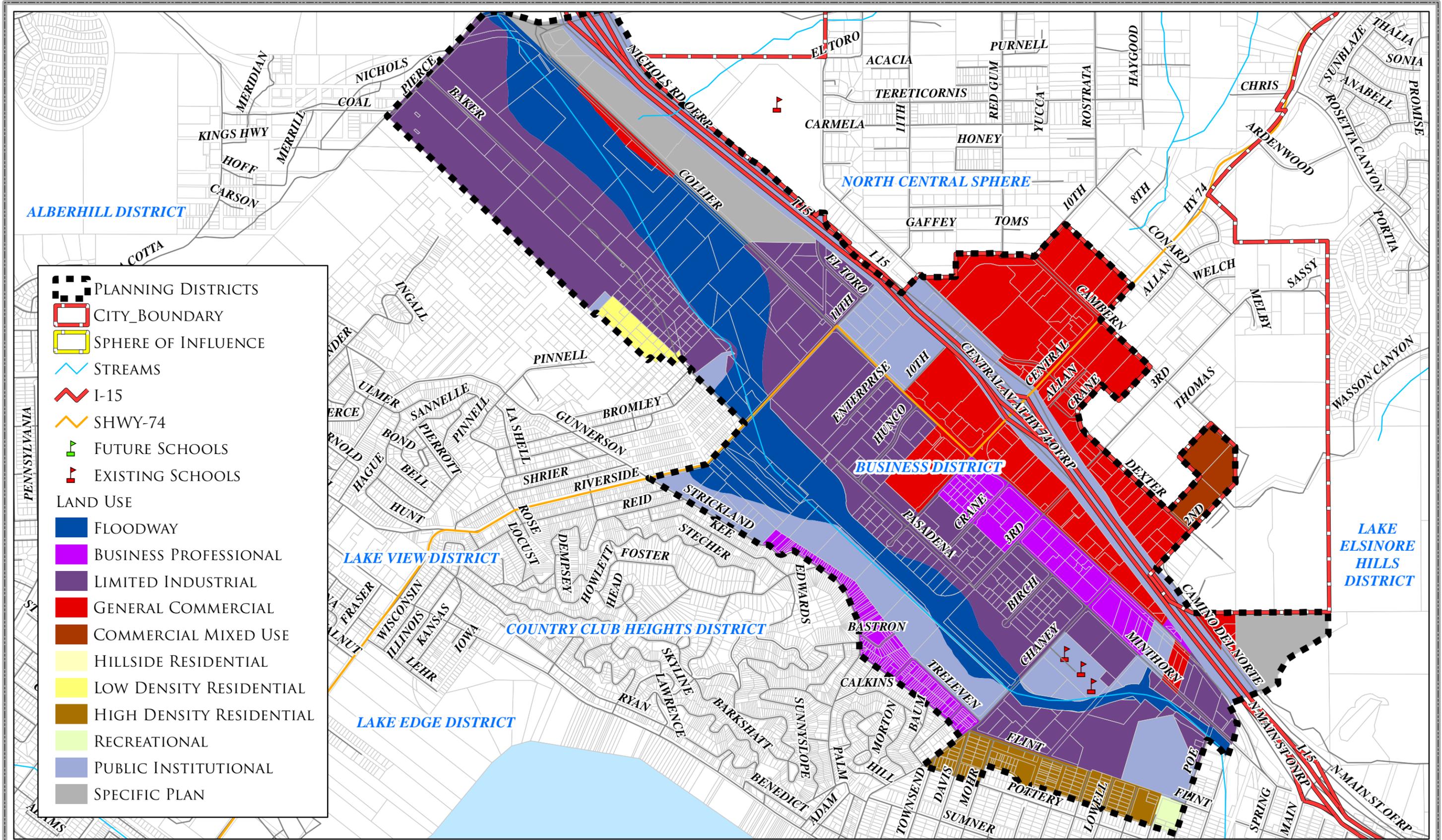
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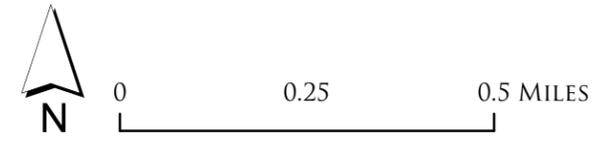
CITY OF LAKE ELSINORE
 BALLPARK DISTRICT LAND USE PLAN
 FIGURE 2.0-7



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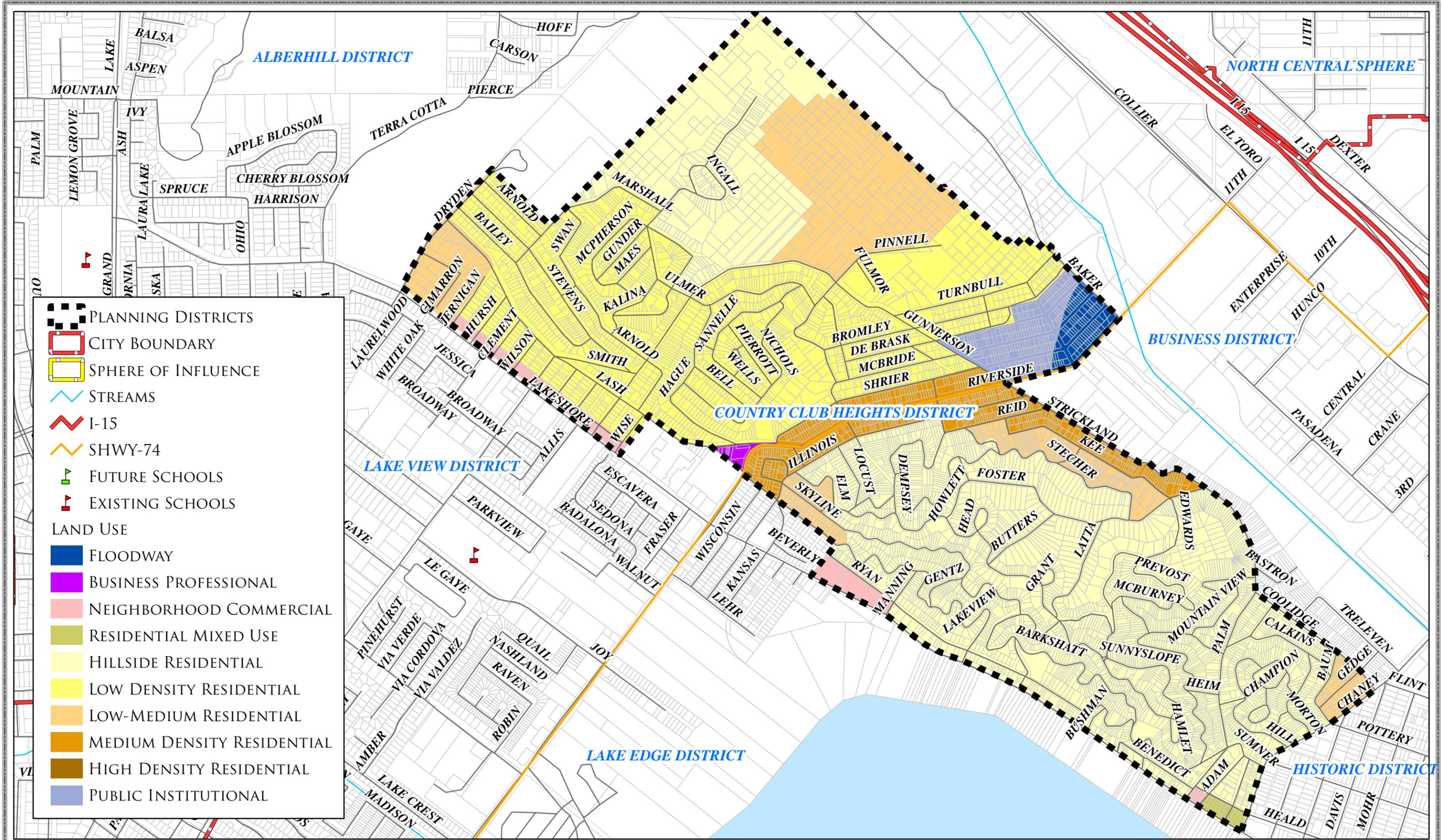


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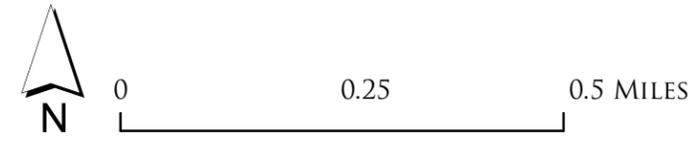


CITY OF LAKE ELSINORE
 BUSINESS DISTRICT LAND USE PLAN
 FIGURE 2.0-8

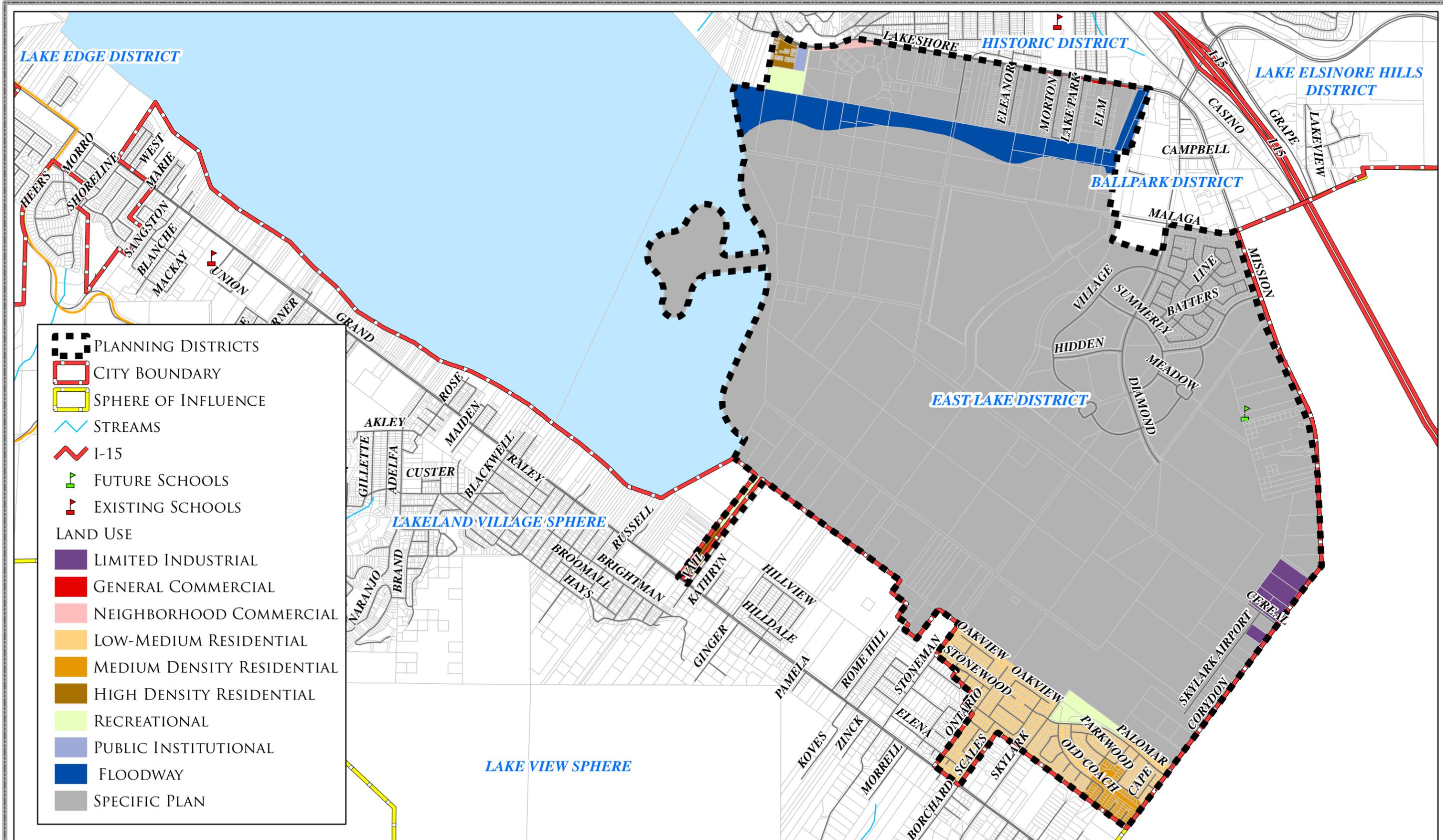
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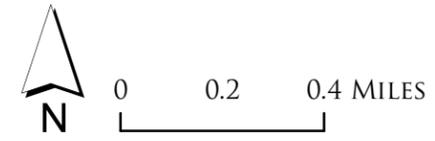
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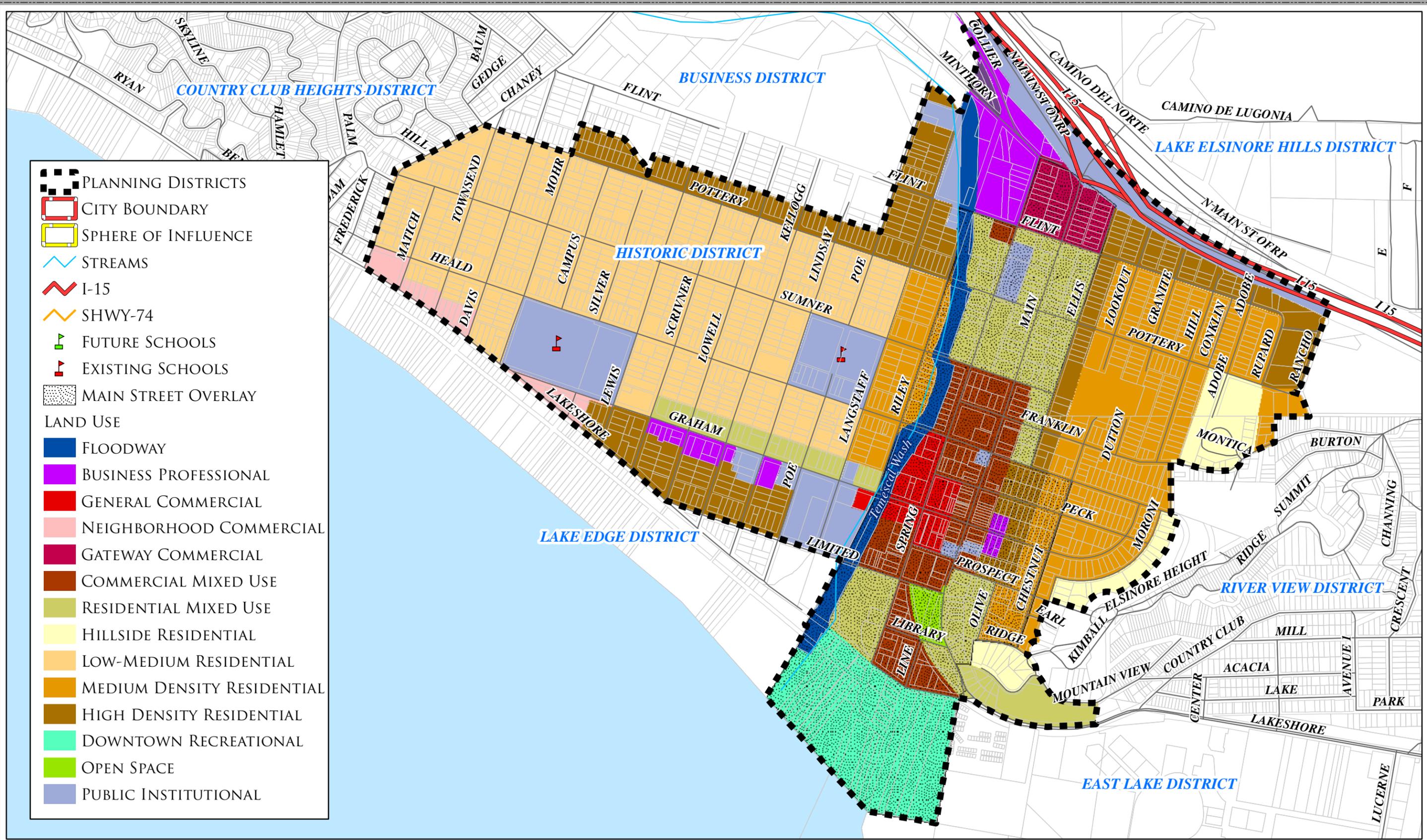


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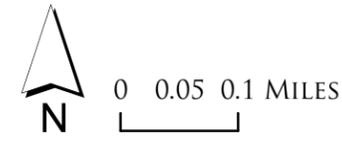


CITY OF LAKE ELSINORE
EAST LAKE LAND USE PLAN
FIGURE 2.0-10

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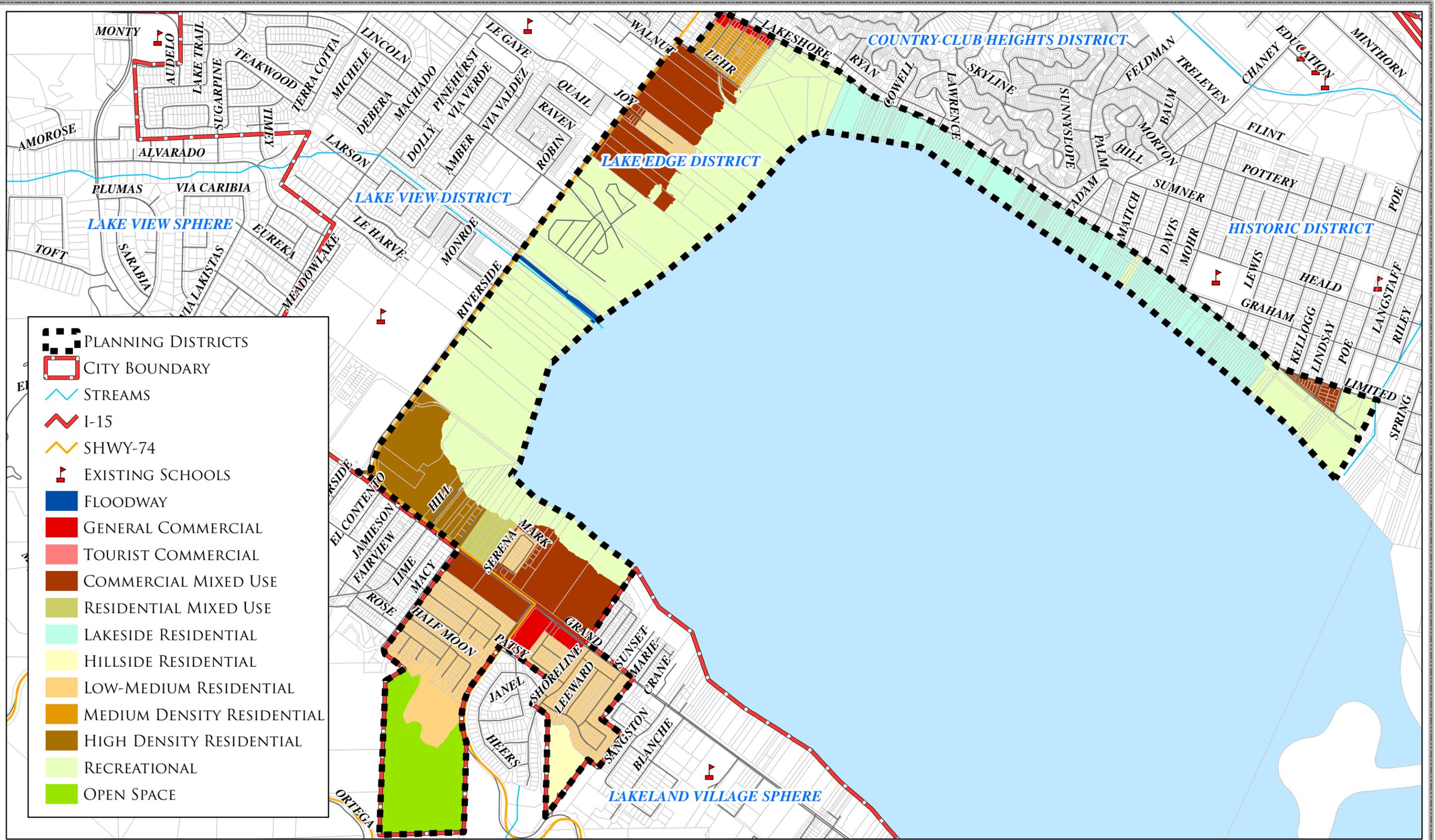
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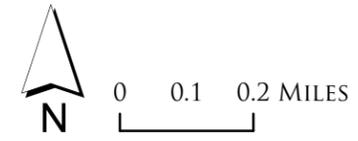
CITY OF LAKE ELSINORE
 HISTORIC DISTRICT LAND USE PLAN
 FIGURE 2.0-11



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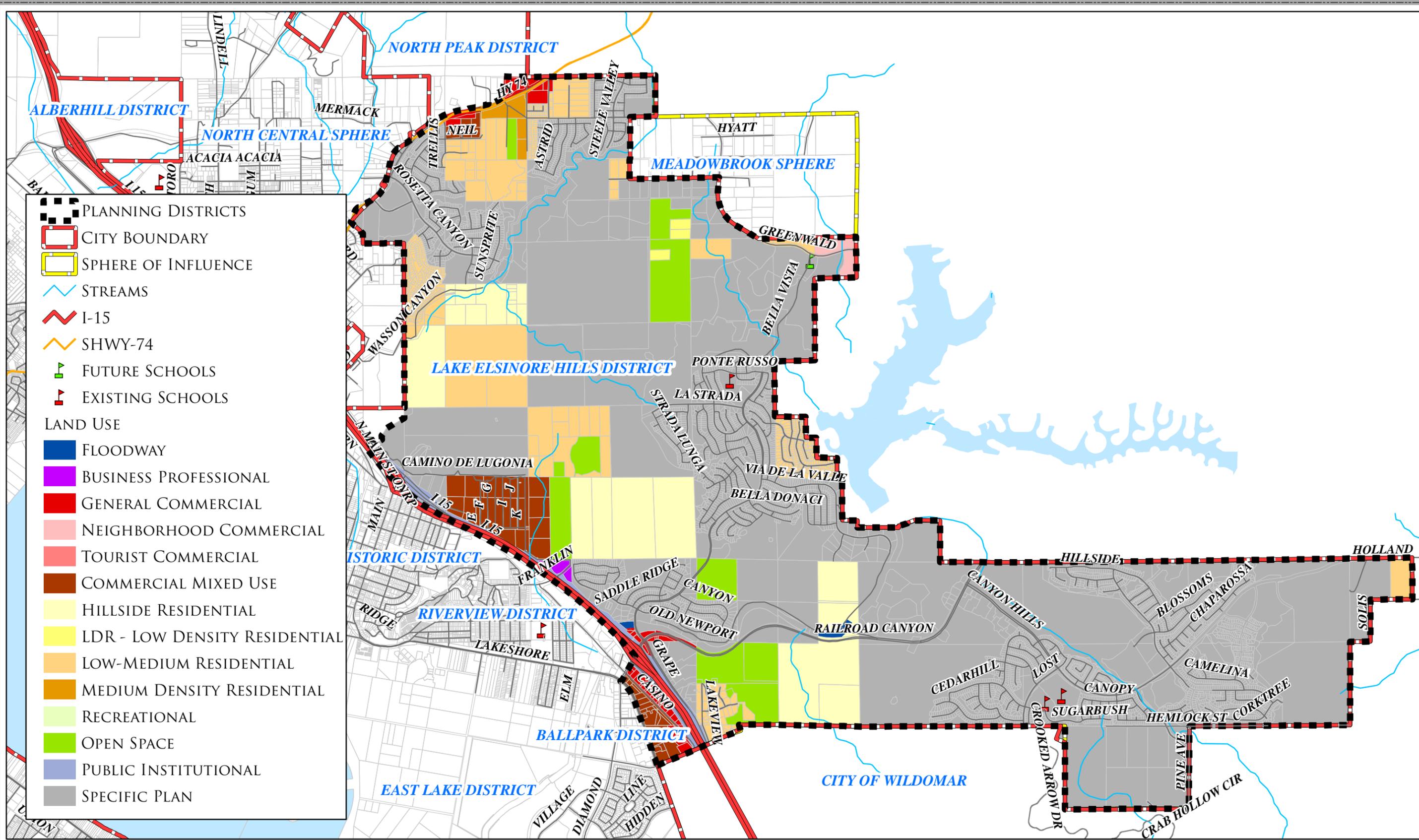


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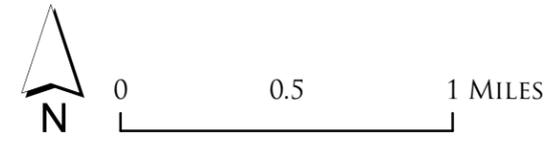


CITY OF LAKE ELSINORE
LAKE EDGE DISTRICT LAND USE PLAN
FIGURE 2.0-12

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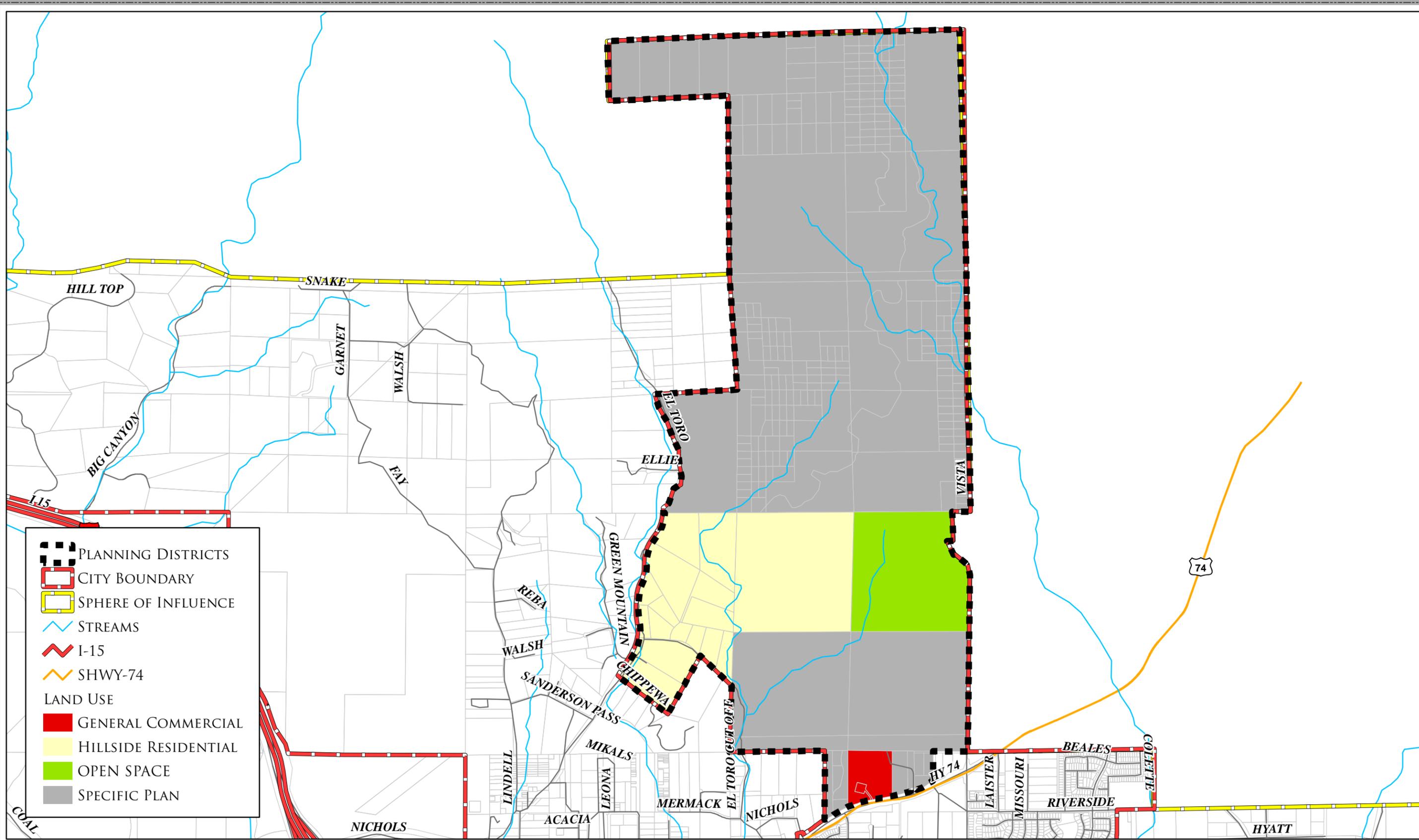


CITY OF LAKE ELSINORE
 LAKE ELSINORE HILLS LAND USE PLAN
 FIGURE 2.0-13



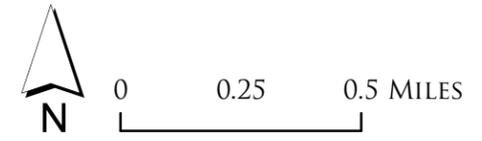
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- PLANNING DISTRICTS
- CITY BOUNDARY
- SPHERE OF INFLUENCE
- STREAMS
- I-15
- SHWY-74
- LAND USE
- GENERAL COMMERCIAL
- HILLSIDE RESIDENTIAL
- OPEN SPACE
- SPECIFIC PLAN

SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE

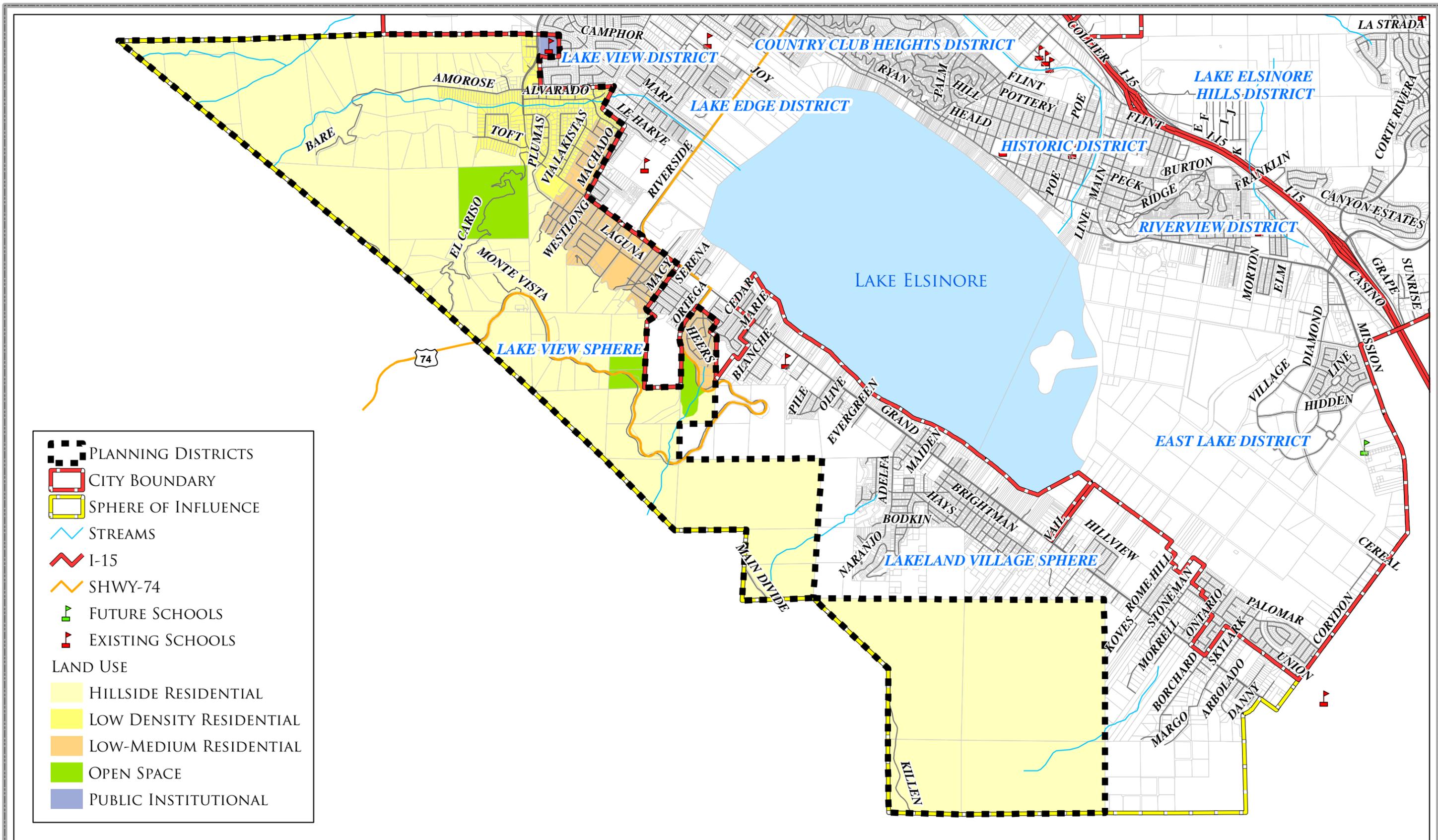


CITY OF LAKE ELSINORE
 NORTH PEAK DISTRICT LAND USE PLAN
 FIGURE 2.0-15

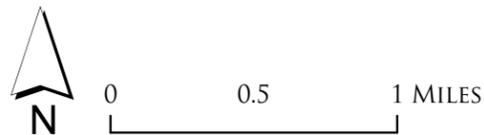


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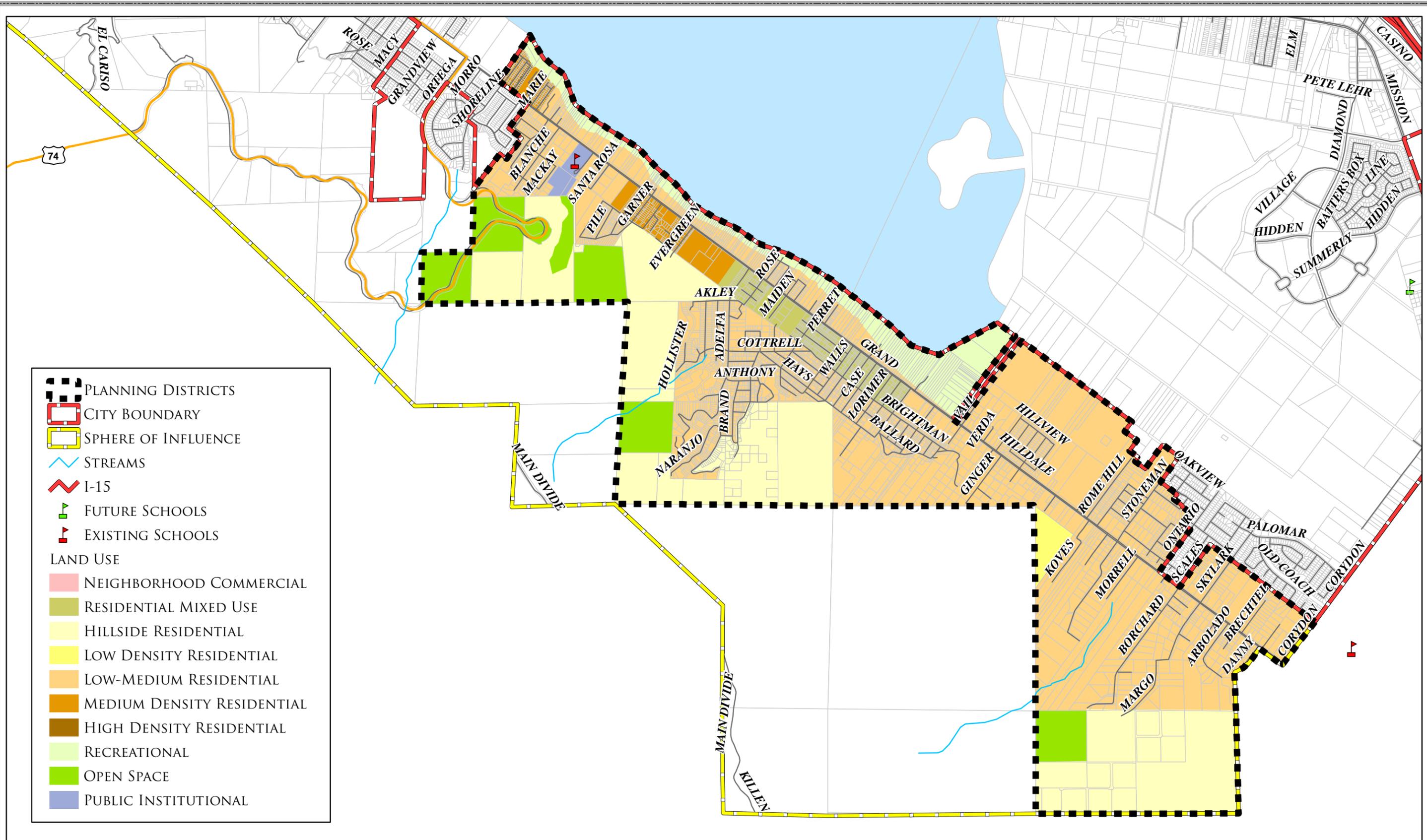


CITY OF LAKE ELSINORE
 LAKE VIEW SPHERE DISTRICT LAND USE PLAN
 FIGURE 2.0-17

Section 2.0 – Project Description



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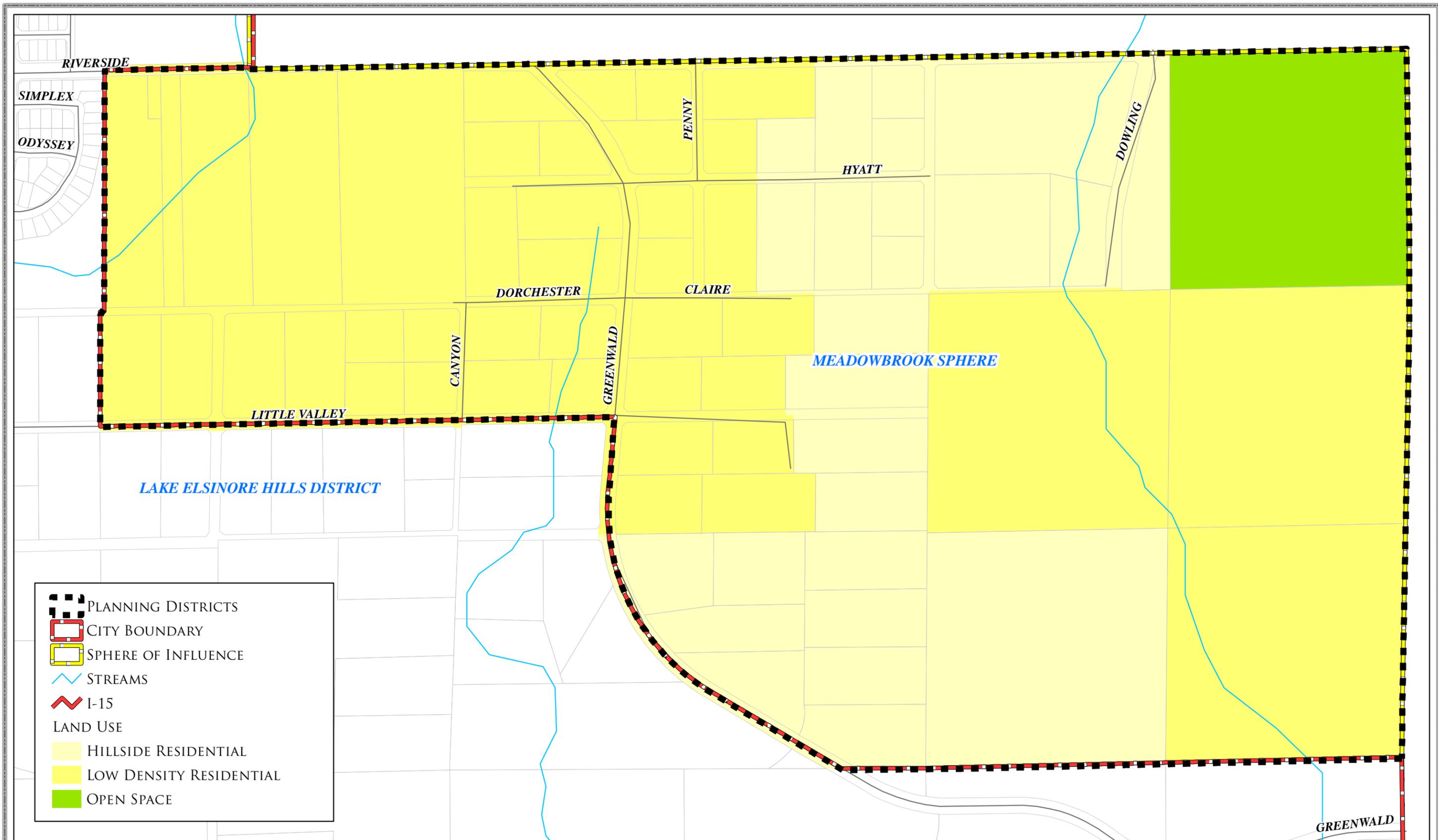


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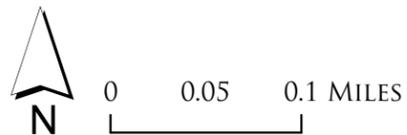


CITY OF LAKE ELSINORE
LAKELAND VILLAGE SPHERE DISTRICT LAND USE PLAN
FIGURE 2.0-18

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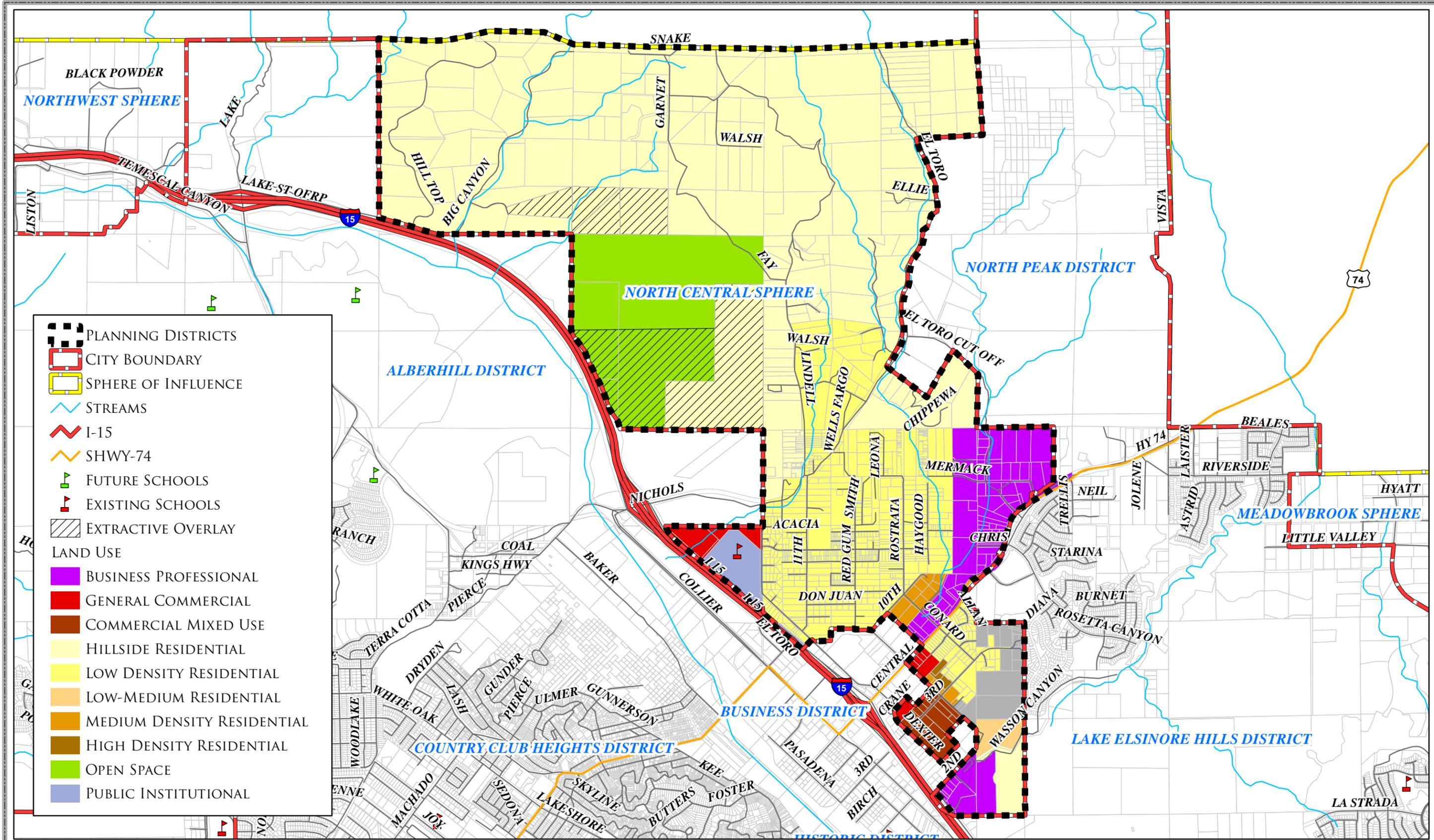


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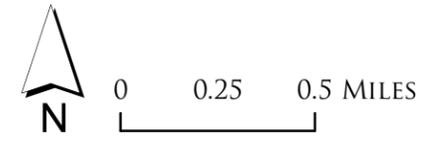


CITY OF LAKE ELSINORE
MEADOWBROOK SPHERE DISTRICT LAND USE PLAN
FIGURE 2.0-19

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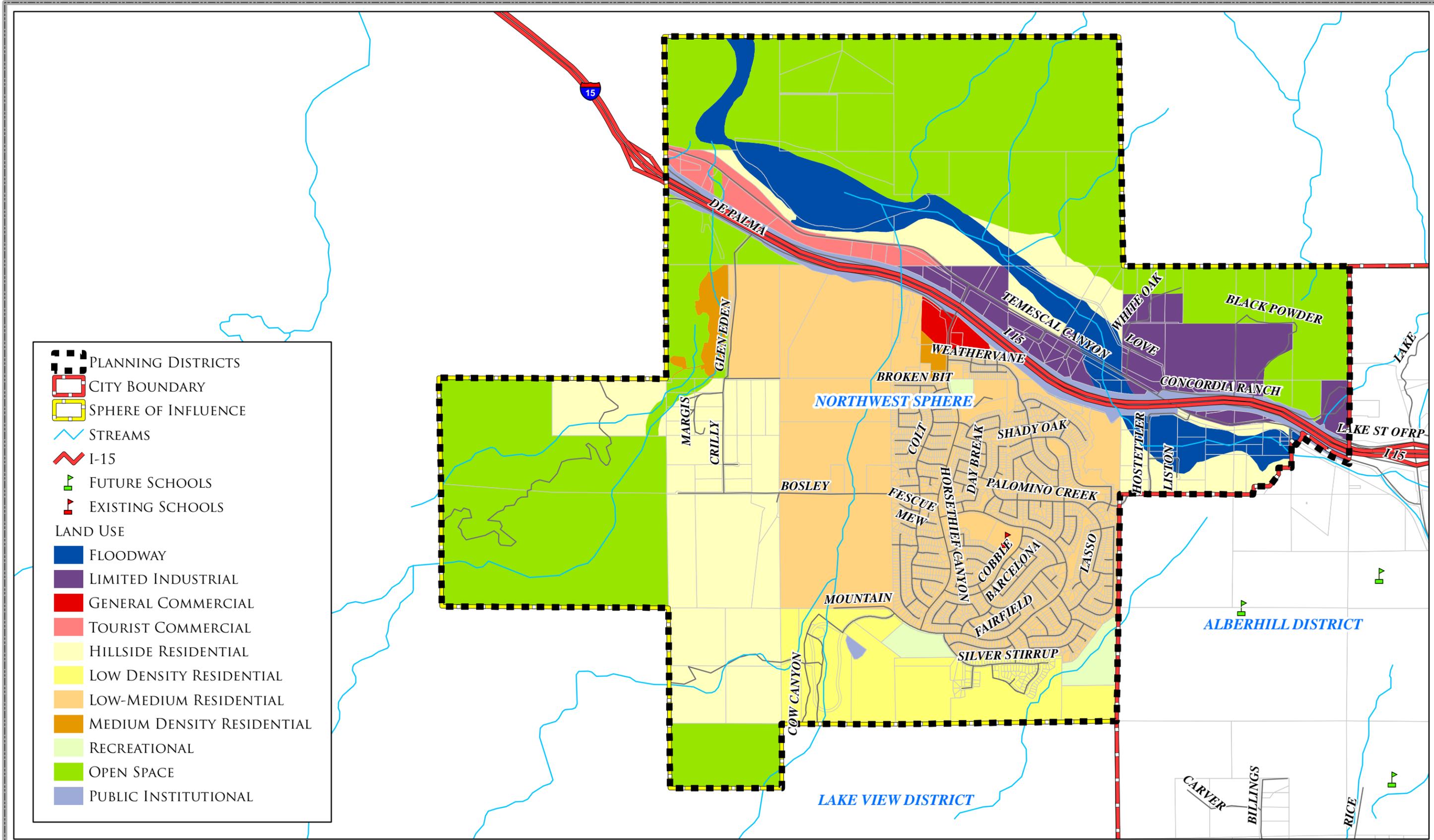
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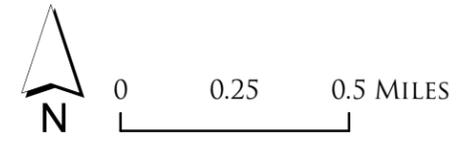
CITY OF LAKE ELSINORE
 NORTH CENTRAL SPHERE DISTRICT LAND USE PLAN
 FIGURE 2.0-20



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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
 NORTHWEST SPHERE DISTRICT LAND USE PLAN
 FIGURE 2.0-21



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Growth Management

“Growth Management” is the process of directing the pattern and rate of development for the benefit of quality of life and safety of residents, cost efficiency for the City, and sustainability of resources and services. The growth management goal is to insure that public services do not lag behind population growth and the concomitant demands created by a larger population. The goals and policies in this section are designed to provide the framework for a growth management strategy that promotes and maximizes mobility, livability, prosperity, and sustainability in the City. Decisions regarding growth, transportation, land use, and economic development should be guided by these goals and policies.

Housing

The State of California requires all California communities to prepare a Housing Element every 5 years. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.

The City of Lake Elsinore adopted its last Housing Element of the General Plan in 2002, including the City’s housing goals, objectives, policies, and programs. In compliance with the SCAG region timeline for revision of the City of Lake Elsinore Housing Element, an update has been prepared for adoption along with the update to the General Plan.

Parks and Recreation

Recreational opportunities are vital to the overall well-being of a community. Activities and hobbies such as sports leagues, biking, walking, and classes at a community center foster healthy social and physical growth in children and enhance social networks and the health of adults. Because of varied interests in diverse populations and the rising popularity of recreational activities in general, demand for recreational opportunities needs to be recognized and addressed. The goals and policies in this section are designed to provide the City with the tools and opportunities necessary to create a recreational destination and foster community building for the City of Lake Elsinore.

PUBLIC SAFETY AND WELFARE

The Public Safety and Welfare chapter addresses issues associated with the safety and welfare of the City’s general public. The sections, summarized below, include air quality, hazards and hazardous materials (including natural disasters), community facilities and services, and noise.

- The Air Quality section is intended to protect the public’s health and welfare by setting forth implementing measures that facilitate attainment of the South Coast Air Basin’s federal and state air quality standards. The section describes a number of programs to

reduce current pollution emissions and to require new development to include measures to comply with air quality standards.

- The Hazards and Hazardous Materials section is intended to reduce the potential risk of death, injuries, and property damage; and the economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other hazards. It serves as a guide for the City government and general public for understanding the hazards facing the City and how impacts due to those hazards can be reduced.
- The Community Facilities and Services section serves to ensure that the provision of various public services and facilities—such as schools, water, and sewer systems and the provision of police and fire services—are analyzed and addressed in the context of anticipated growth.
- The Noise section describes the existing noise environment within the City and its relationship to federal, state, and City noise regulations. It also provides a framework to limit noise exposure within the City that considers both the existing and future noise environments and the compatibility of land uses.

RESOURCE PROTECTION AND PRESERVATION

The Resource Protection and Preservation chapter sets forth policies and programs to preserve biological resources, open space, water resources, cultural and paleontological resources, historic preservation, aesthetics, and sustainable environment (greenhouse gases/Climate Action Plan) section.

- The Biological Resources section specifies goals and policies to achieve the permanent preservation and management of public open space lands, natural resources, and the identified species and habitat areas described for conservation in the MSHCP. In addition, this section addresses waterways, natural and riparian habitats, and wildlife preservation.
- The Open Space section describes the City’s existing open space, and identifies policies and programs to continue the preservation of these lands. It also sets forth programs to add and protect available open space to the existing collection of preserved land.
- The Water Resources section describes existing water quality conditions, specifically for Lake Elsinore, and sets forth policies protecting the supply and quality of water for current residents and future developments.
- The Cultural and Paleontological Resources section identifies current known resources within the City. It serves to protect the resources that have been identified, as well as those that may be discovered in the future. It also addresses the City’s responsibilities with regard to Native American Consultation pursuant to Senate Bill 18 (SB-18).
- The Historic Preservation section identifies the historic sites and landmarks throughout the City that will be protected and preserved. Development in these areas will be guided by historic preservation policies

- The Aesthetics section provides a basic framework for the visual character of the natural and built environment. It sets forth policies that ensure the City’s visual environment is protected and enhanced.
- The Sustainable Environment (Greenhouse Gases/Climate Action Plan) section provides the framework and tools to build in an efficient, healthy, and ecologically responsible manner. The section provides goals and policies to develop a strong green building program.

2.3.4 ANNEXATION NO. 81

Annexation No. 81 (also referred to as the “3rd Street Annexation”) consists of the proposed annexation of approximately 320 acres from the County to the City. The 3rd Street Annexation entails pre-zoning the parcels for consistency with City zones. This action will require revision of the City’s Zoning Ordinance to properly implement the pre-zoning conditions. The proposed annexation would allow increased efficiency in service provision to the area, which is almost completely surrounded by incorporated land, and would represent a more orderly planning and development pattern than would occur if the land remained in the County’s jurisdiction.

The 3rd Street Annexation territory is currently within the City’s Sphere of Influence and is nearly surrounded by incorporated land. The 3rd Street Annexation territory is generally bounded by State Route 74 to the northwest; recent residential development in the Ramsgate Specific Plan Area to the north; a mixture of developed and undeveloped land to the east and south; and Dexter Avenue, Cambern Avenue, and Interstate 15 to the southwest (**Figure 2.0-22, 3rd Street Annexation Area Boundaries**).

Present land uses within the 3rd Street Annexation area include scattered residential development and a small area of industrial development in the southern portion, along I-15. Much of the land within the 3rd Street Annexation territory remains undeveloped, primarily in the eastern hillsides.

Pre-Zone Process

The Cortese-Knox Hertzberg Local Government Reorganization Act of 2000 (California Government Code Sections 56000 et seq.: “Cortese-Knox”) requires that territory be “pre-zoned” prior to annexation. The pre-zoning process identifies any intended zoning changes and informs property owners and other interested parties of permitted land uses prior to finalization of the proposed action. The Riverside County Local Agency Formation Commission (LAFCO) must approve the pre-zoning as consistent with the general plan’s land use designations. In the case of the 3rd Street Annexation, the site will be pre-zoned to include a mixture of the following zone designations: Commercial Office (CO), General Commercial (C2), Mixed Use (MU), Rural Residential-Hillside Planned Development Overlay (RR-HPD), Single-Family Residential (R1), and Medium Density Residential (R2).

Annexation Process

After the pre-zoning is approved by LAFCO, the City would submit the application to annex the 320 acres to their boundaries. This EIR considers the environmental effect of the annexation process and provides programmatic consideration of the effects of future development on the site. Project-specific environmental review of individual developments proposed within the annexation area will be required in order for those developments to comply with CEQA, although this PEIR will enable the City to tier the project-specific environmental documents pursuant to State CEQA Guidelines Section 15152.

Revision of the City Zoning Ordinance

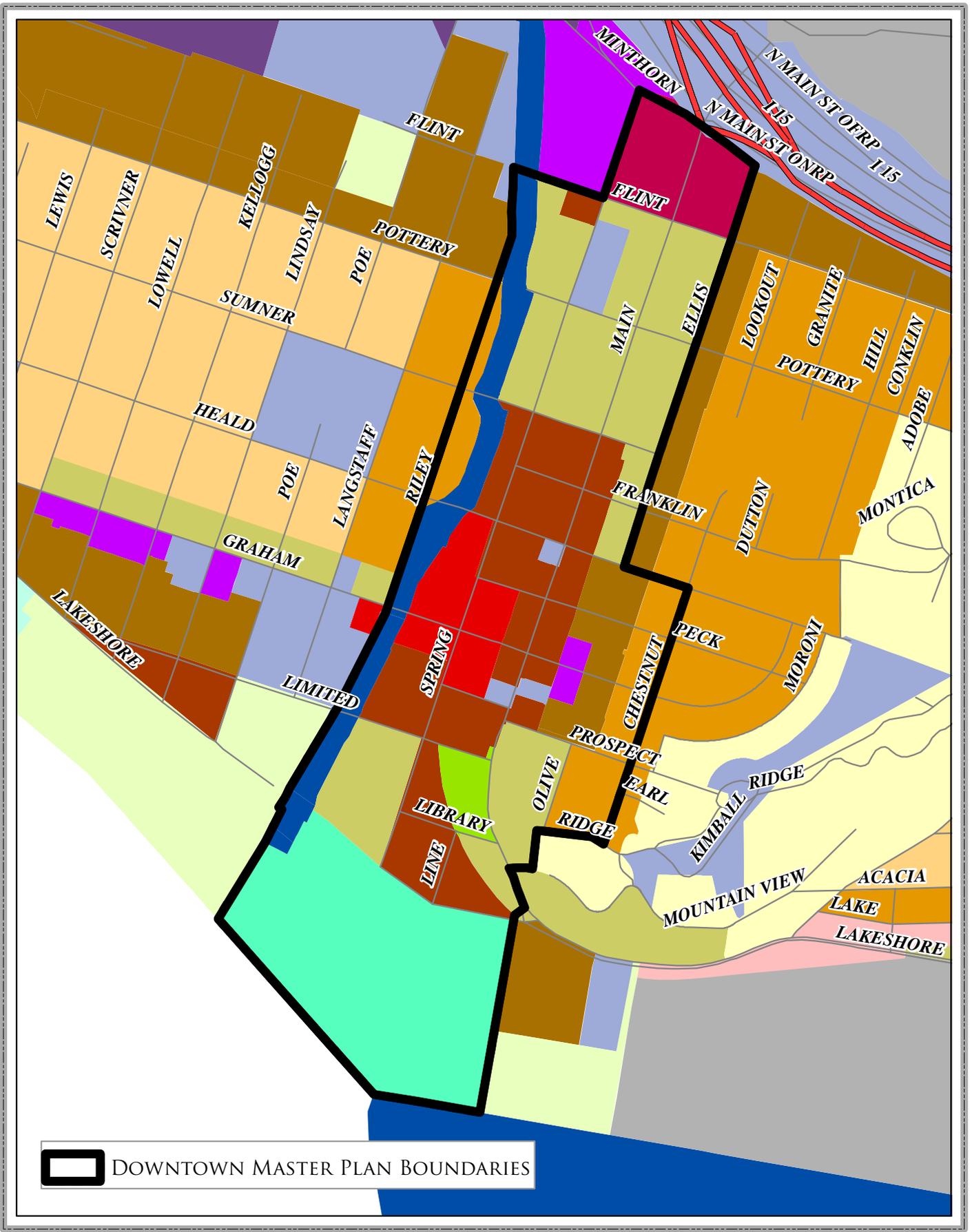
Pre-zoning for 3rd Street Annexation would require revision of the City’s Zoning Ordinance to address the establishment of the Mixed Use (MU) zone and to modify the allowable density ranges for residential land uses. The current Zoning Ordinance does not specify MU as a zone designation, and the existing General Plan does not specify a mixed-use land use designation. The proposed project calls for establishment of such a land use designation for the efficient utilization of space and creation of village areas that allow mixtures of residential and commercial development. Accordingly, the Zoning Ordinance would be revised to create such a zoning designation, as well as to modify the allowable density ranges for residential land use designations. The GPU calls for alteration of allowable density in the Hillside Residential designation to be based on the slopes present in the subject land.

2.3.5 DOWNTOWN MASTER PLAN

The Downtown Master Plan will provide a vision and strategic framework to guide the future development of the City’s downtown area (**Figure 2.0-23, Downtown Master Plan Boundaries**). The purpose of the Downtown Master Plan is to identify the goals, objectives and desires of the community and offer approaches to implement them. The Downtown Master Plan will establish five distinct walkable districts centered on Main Street (Gateway District, Garden District, Cultural District, Historic District and Waterfront District) in order to accomplish the following guiding principles:

- Celebrate the lake
- Create a vibrant and sustainable downtown
- Create a civic identity
- Improve walkability and connectivity
- Develop an urban design framework and guidelines

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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE GIS



CITY OF LAKE ELSINORE
 DOWNTOWN MASTER PLAN BOUNDARIES
 FIGURE 2.0-23



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2.3.6 HOUSING ELEMENT

The Housing Element is one of the seven mandatory elements of the General Plan. Through its policies, procedures, and incentives, the updated Housing Element will provide an action-plan for maintaining and expanding the housing supply for all income levels in the City of Lake Elsinore.

Lake Elsinore’s Housing Element for the planning period of July 1, 2008 to June 30, 2014 will describe policies and programs including:

- Identification and analysis of existing and projected housing needs, resources and constraints;
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement and development of housing;
- Identification of adequate sites for housing; and
- Adequate provision for existing and projected needs of all economic segments of the community, including both lower and higher incomes.

2.3.7 CLIMATE ACTION PLAN

The Climate Action Plan (CAP) is the City of Lake Elsinore’s long-range plan to reduce local greenhouse gas emissions that contribute to climate change. The CAP will identify the activities in Lake Elsinore that generate greenhouse gas emissions, will quantify these emissions, and project their future trends. It will also describe local greenhouse gas emissions targets for the years 2020 and 2030, consistent with the State of California’s emissions reduction targets, as well as strategies and measures to meet these targets.

Implementation of the CAP will guide Lake Elsinore’s actions to reduce its contribution to climate change and will support the State of California’s emissions reduction targets. The CAP is also intended to support tiering and streamlining of future projects within Lake Elsinore pursuant to CEQA Guidelines Sections 15152 and 15183.5.

2.4 INTENDED USE OF THIS PEIR

This EIR is an informational document for use by decision-makers, public agencies and the general public. It discusses the potential environmental effects of the proposed project, feasible measures to reduce potentially significant environmental effects, and alternatives that could reduce or avoid the significant effects of the proposed project.

The following public officials will use this PEIR when considering the following actions:

- **City of Lake Elsinore Planning Commission**
 1. Recommendation to the City of Lake Elsinore City Council for Certification of the Final Environmental Impact Report.

2. Recommendation to the City of Lake Elsinore City Council regarding approval of the proposed project consisting of the Lake Elsinore General Plan Update, Annexation No. 81 (also referred to as the “3rd Street Annexation”), the Downtown Master Plan, the Housing Element and the Climate Action Plan.
- **City of Lake Elsinore City Council**
 1. Certification of the Final Environmental Impact Report.
 2. Approval and adoption of the proposed project consisting of the Lake Elsinore General Plan Update, Annexation No. 81 (also referred to as the “3rd Street Annexation”), the Downtown Master Plan, the Housing Element and the Climate Action

The EIR prepared for the proposed project is a Program EIR (PEIR), as defined in Section 15168 of the State CEQA Guidelines. The goals, policies, land use designations, implementing measures and other substantive components of the proposed project comprise the “program” that is evaluated in the PEIR. Subsequent activities undertaken by the City and by proponents of projects that implement the proposed project will be evaluated in light of the PEIR to determine the appropriate level of environmental review required under CEQA.

The PEIR may also be used by other public agencies (i.e., Responsible Agencies³ and Trustee Agencies⁴) in their decision-making. While approvals or permits from other public agencies are not necessary for approval of the proposed project, the project will be used for later actions that may require permits or authorizations from other public agencies. The proposed GPU has a planning horizon of 2030, so future implementing decisions may occur many years after project approval. Therefore it is difficult to know which Responsible Agencies or Trustee Agencies may ultimately exercise discretionary authority. However, the subsequent implementing actions which may require approval from local, regional, state and federal agencies (including those that may at some time act as Responsible or Trustee Agencies) include, but are not limited to, those listed in **Table 2.0-3, Future Agency Approvals That May Use PEIR**.

³ A Responsible Agency is a public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “Responsible Agency” includes all public agencies other than the Lead Agency which have discretionary approval power over the project. (State CEQA Guidelines Section 15381)

⁴ A Trustee Agency is a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. Trustee Agencies include the California Department of Fish and Game, the State Lands Commission, the State Department of Parks and Recreation and the University of California. (State CEQA Guidelines Section 15386)

Table 2.0-3, Future Agency Approvals That May Use PEIR

LOCAL, REGIONAL, STATE AND FEDERAL AGENCY	SUBSEQUENT IMPLEMENTING APPROVALS
City of Lake Elsinore Planning Commission	Land use proposals including, but not limited to, Minor Design Review (Single-family & Multi-family, involving 4 Units or less) ,Residential Tract Development (Model Home Complex), Mobil Home Park Conversions, Monopoles, Conditional Use Permits, Variances, Mining Permits.
City of Lake Elsinore City Council	Updating the Zoning Ordinance Rezoning of properties consistent with the adopted General Plan (Consistency Zoning) Land use proposals including, but not limited to, Annexations, General Plan Amendment, Zone Change, Specific Plan, Development Agreement, Planned Unit Development, Surface Mining / Reclamation Plan, Tentative Tract Map / Tentative Parcel Map, Design Review (Industrial, Commercial, Residential developments that involve 4 units or more)
City of Lake Elsinore	Issuance of Building Permits, Grading Permits, Construction Permits and Encroachment Permits
Elsinore Valley Municipal Water District	Approval and construction of infrastructure improvements
Riverside County Flood Control and Water Conservation District	Approval of hydrology /storm water drainage plans
Riverside County Department of Environmental Health	Issuance of well abandonment permits
Riverside County Airport Land Use Commission	Consistency Review
Pala Band of Mission Indians; Pechanga Band of Luiseño Indians; Soboba Band Luiseño Indians;	Assessment of impacts of future developments to cultural resources and sacred sites and compliance with SB-18
South Coast Air Quality Management District	Review of development proposals for compliance with local air quality rules and regulations
United States Army Corps of Engineers	Approvals of any future wetland fill activities pursuant to the federal Clean Water Act
U.S. Fish and Wildlife Service	Approvals involving any future potential take of federally-listed wildlife and plant species and their habitats not covered through compliance with the

Section 2.0 – Project Description



LOCAL, REGIONAL, STATE AND FEDERAL AGENCY	SUBSEQUENT IMPLEMENTING APPROVALS
	MSHCP, pursuant to the federal Endangered Species Act
California Office of Historic Preservation (SHPO)	Consultation for impacts to historic or cultural resources
California Department of Transportation	Approvals related to improvements and/or funding for changes to State highway or freeway facilities.
California Department of Fish and Game	Approval of potential future streambed alteration agreements pursuant to State Fish and Game Code Approvals involving any future potential take of state- listed wildlife and plant species and their habitats not covered through compliance with the MSHCP, pursuant to the California Endangered Species Act
Regional Water Quality Control Board - Santa Ana Region	NPDES permits; 401 Waiver or Certification
Local Agency Formation Commission (LAFCO)	Changes of Organization (including 3rd Street Annexation Area)
<u>Metropolitan Water District of Southern California</u>	<u>Approval of any required annexation into the District's service area.</u>