

## 15.0 NORTH CENTRAL SPHERE DISTRICT

### 15.1 Introduction

The North Central Sphere District is situated within the City's Sphere of Influence just outside the northern edge of the City (Figure NCS-1). The North Peak, Lake Elsinore Hills, Business, and Alberhill Districts border to the east, southeast, south, and west, respectively. The area to the north of the North Central Sphere District falls outside the Sphere of Influence of the City.

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 southwestern boundary of the North Central Sphere District is bordered in part by the Interstate-15 freeway.

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.

### 15.2 Description

The North Central Sphere District encompasses approximately 4,276 acres. The lower lying southern areas of the North Central Sphere District primarily include scattered low density residential uses and open space. Temescal Canyon High School is located along the I-15 Freeway and El Toro Road. The northern part of the North Central Sphere District is primarily designated as rural open space area with a conservation habitat near the western border.

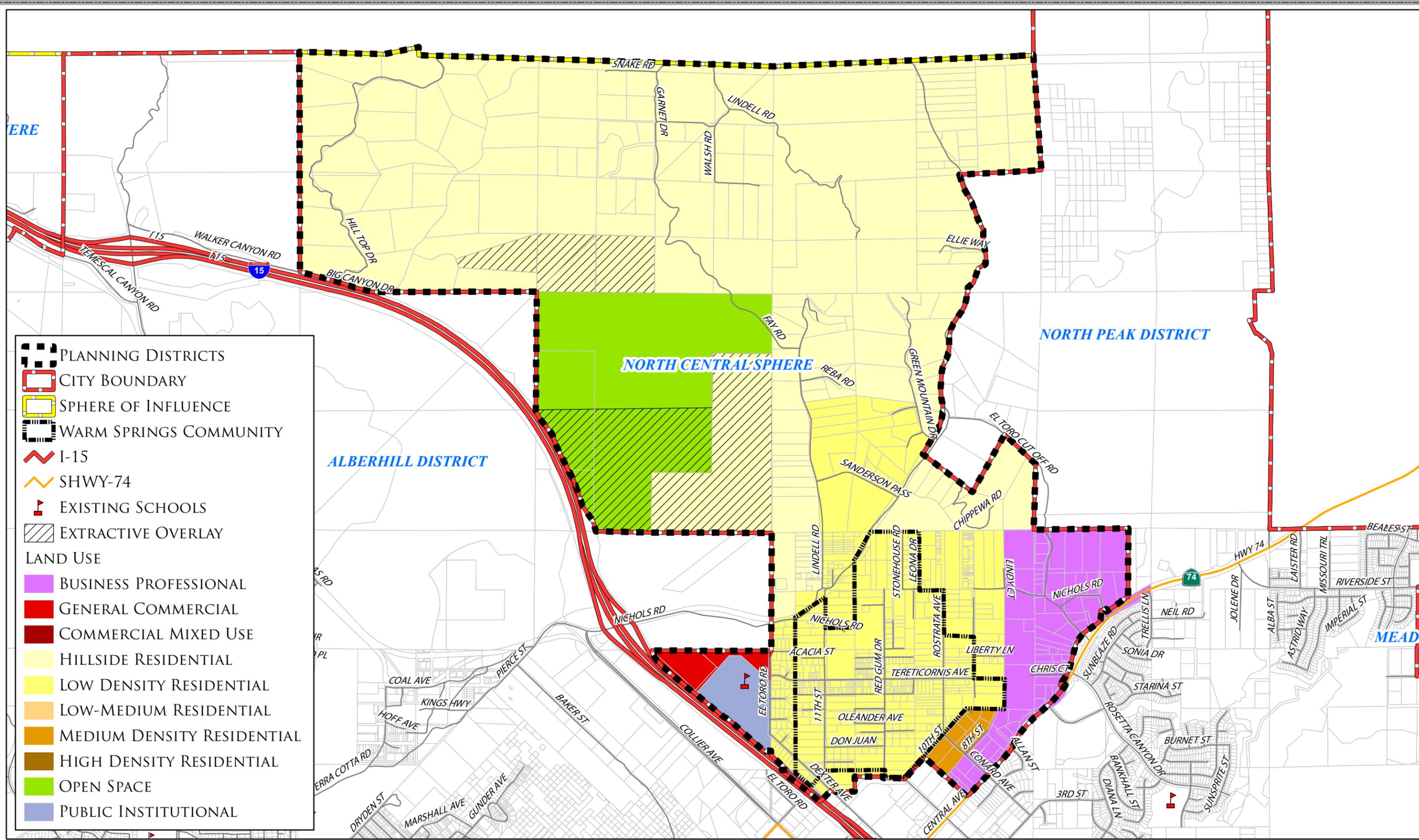
The neighboring area to the north of the North Central Sphere District has rural open space designations. The Districts to the west and east of the North Central Sphere District are made up primarily of rural open space that is planned for development. A variety of land uses exist to the south including freeway business, commercial retail, commercial office, and low-medium density residential. The Business District is located to the south and includes one of the highest concentrations of commercial and retail activities in the City.

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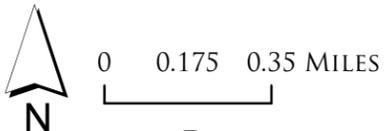
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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE  
 NORTH CENTRAL SPHERE LAND USE PLAN  
 FIGURE NCS-1  
 REVISIONS ADOPTED BY THE CITY COUNCIL ON APRIL 23, 2013 & AUGUST 27, 2013

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## 15.3 Land Use

### 15.3.1 Unique Attributes

The defining characteristics of the North Central Sphere District include its steep hillsides and significant vacant areas. Open space and MSHCP conservation areas are designated in approximately ten percent (10%) of the North Central Sphere District area.

*“The west central portions of the District contain open space and conservation areas, and low density and hillside residential areas, which are not expected to change.”*

### 15.3.2 Planned Land Use

The west central portion of the North Central Sphere District contains open space and conservation areas. The majority of the central sections contain low density and hillside residential areas that are not expected to change. New commercial development has occurred immediately adjacent the North Central Sphere District boundaries along Central Avenue/State Highway 74. Future Business professional uses, which would be located along the north side of State Highway 74 and east of I-15, will provide additional employment opportunities for local residents. Mining activities may occur within the North Central Sphere District, which shall follow applicable policies discussed in the Alberhill District.

The primary land uses are hillside residential and low density residential with nearly sixty-three percent (62.68%) and nearly eighteen percent (17.8%) respectively of the total number of acres. Table NCS-T1 below summarizes the distribution of land uses designations within the North Central Sphere District. Chapter Two (2), Section A of the General Plan defines each land use designation in terms of the allowable uses and density and intensity standards. Figure NCS-1 illustrates the distribution and location of the land use designations.

**Table NCS-T1. Distribution of Land Uses – North Central Sphere District**

General Plan Land Use Designation	No. of Acres	Percentage of Total Land Area
Business Professional	233.8	5.91%
Commercial Mixed Use	0	0
General Commercial	28	0.70%
High Density Residential	0	0
Hillside Residential	2,480	62.68%
Low Density Residential	704.4	17.80%
Low-Medium Residential	0	0
Medium Density Residential	25.2	0.63%
Open Space	435.1	10.90%
Public Institutional	49.5	1.25%
Specific Plan	0	0
<b>Total</b>	<b>3,956</b>	<b>100.00%</b>

*Revisions Adopted by the City Council on April 23, 2013*

### 15.3.3 Overall District Goal and Policies

**Goal 1** Preserve the North Central Sphere District’s mountainous and open space areas to the north and ensure that the business professional and residential uses are planned to be compatible with the surrounding development.

Policies

NCS 1.1 Support the protection of the existing natural open space, conservation, and mountainous areas.

NCS 1.2 Consider the establishment of a hillside grading ordinance that contains development standards for residential uses in areas containing steep slopes and canyons.

NCS 1.3 Through the project and CEQA processes integrate business professional land uses with the surrounding areas.

NCS 1.4 Through the project and CEQA processes ensure land use compatibility between any mining activities and surrounding uses as discussed in the Alberhill District.

Implementation Program The City shall support project design that preserves mountainous and open space areas and ensures compatibility and integration with surrounding uses.

Agency/Department Parks & Recreation, Engineering and Community Development  
Departments

## 15.4 Urban Design

The lower lying areas within the North Central Sphere District are the primary areas planned for future development, which will primarily include low density residential uses and business professional uses. As growth occurs, a consistent design style and creation of identifiable neighborhoods will be important.

### 15.4.1 Goal and Policies

**Goal 2** Support developments within the North Central Sphere District that incorporate the North Central Sphere District's topography and views and provide links to neighboring amenities and uses.

#### Policies

NCS 2.1 Through the project and CEQA processes create pedestrian routes to the neighboring North Peak, Lake Elsinore Hills, and Alberhill Districts.

NCS 2.2 Encourage view corridors of the City environs, including the lake and canyons, and visual resources shall be incorporated into a set of design standards for new construction.

NCS 2.3 Through the project and CEQA processes require the provision of public open space in new residential development.

NCS 2.4 Through the project and CEQA processes create identifiable neighborhood signs at key entrance points and along major roadways including State Highway 74.

Implementation Program The City shall support project design that incorporates District topography and views, provides links to neighboring amenities, and offers open spaces in development.

Agency/Department Engineering and Community Development Departments

## 15.5 Transportation/Circulation

The circulation network is primarily developed in the lower lying areas. The network includes a portion of State Highway 74 and a series of paved and unpaved residential streets that serve the residential uses. The areas within the North Central Sphere District with higher elevations are largely undeveloped and inaccessible by standard vehicles.

State Highway 74 is the main thoroughfare, serving the North Central Sphere District as a northeast-southwest route through the southern portion. The segment of the State Highway 74 within the North Central Sphere District is approximately a half-mile from Interstate-15 to the south. El Toro Road (referred to as Nichols Road within city limits) serves as an east-west route through the central area of the North Central Sphere District and connects the western incorporated areas of the City of Lake Elsinore with the eastern City incorporated area of North Peak District. Less traveled paved and unpaved roadways are located within the North Central Sphere District's residential communities and a few intersect with State Highway 74. Additional roadways and pedestrian routes will be needed to serve residential growth throughout the North Central Sphere District, and State Highway 74 will likely be widened. The circulation element identifies standardized roadways as well as the addition of alternative transportation routes such as pedestrian trails.

### 15.5.1 Goal and Policies

**Goal 3** Support a multi-modal transportation system with enhanced access to neighboring residential, recreational, and open space areas within the North Peak District and the Lake Elsinore Hills District as well as the commercial and industrial areas within the adjacent Business District.

#### Policies

NCS 3.1 Encourage the creation of pedestrian/hiking trails between the central and southern areas of the North Central Sphere District to open space areas to the north.

NCS 3.2 Consider the improvements of roadway connections in the North Central Sphere District.

NCS 3.3 Through the project and CEQA processes connect hillside residential portions of the North Central Sphere District in the north to the southern part of the area.

Implementation Program The City shall support project design that enhances access and linkages through a multi-modal transportation system.

Agency/Department                      Engineering and Community Development Departments

## 15.6 Parks and Recreation

Designated natural open space and nature preserve uses comprise the northwestern portion of the North Central Sphere District. These areas currently provide passive-type recreational uses, such as hiking and horseback riding, with little or no formal recreational opportunities. There are no existing active open space or recreational facilities located in the District. As development occurs, it should be essential that future developments be conditioned to design and construct parks and recreational facilities as required by local ordinances. The possibility exists for joint-use with the recreational facilities at Temescal Canyon High School.

### 15.6.1 Goal and Policies

**Goal 4**                      Through the project and CEQA processes provide adequate active open space and recreational opportunities within the North Central Sphere District as development occurs.

#### Policies

NCS 4.1 Through the project and CEQA processes develop a pedestrian/hiking trail system that connects existing and future residential communities. Open space areas within the North Central Sphere District and surrounding areas shall include trail signs, maps, and information about the vegetation of the surrounding areas.

NCS 4.2 Pursue a joint-use program with the high school facility located adjacent to Interstate-15.

Implementation Program                      The City shall support project design that provides open space, recreation facilities, and connecting trail systems in the District.

Agency/Department                      Parks & Recreation and Community Development Departments

## 15.7 Warm Springs Community

*Section added by Revisions Adopted by  
the City Council on August 27, 2013*

The Warm Springs community generally consists of rural residential land uses typically on lot sizes ½-acre or greater, with some smaller size lots. The entire community (approximately 341.21 acres) is designated as Low Density Residential on the North Central Sphere Land Use Plan (Figure NCS-1), which would allow for 1 to 3 dwelling units per net acre. As shown in Table NCS-T2, approximately a quarter of the Warm Spring community area is vacant and could be developed with residential land uses pursuant to the General Plan.

**Table NCS-T2. Warm Springs Community Vacant Land Development Potential**

<b>Land Use Designations</b>	<b>Development Assumption (du/ac)</b>	<b>Vacant Land (net acres)</b>	<b>Potential Dwelling Units</b>
Low Density Residential	2.0	80.63	161
<b>Totals</b>		<b>80.63</b>	<b>161</b>

Commercial land uses exist to the south of the community along Central Avenue and Temescal Canyon High School is located to the west of the community. These uses are reflected as such on the Land Use Plan (Figure 2.1A). Areas to the southeast and east between the community and Central Avenue contain a mix of vacant and similar rural residential development. This area is designated a mix of Business Professional and Medium Density Residential. Areas to the north of the community generally consist of vacant land or lower density rural residential generally designated as Hillside Residential. The area is generally relatively flat, sloping downward to the south, with some steeper terrain as it transitions to the hillsides to the north. The community would generally be categorized as a “Fringe Community” which is an inhabited and unincorporated territory that is within the City’s Sphere of Influence, but not surrounded by the City of Lake Elsinore or any other City.

### 15.7.1 Existing Infrastructure/Service Conditions

The community is located within the service area of the Elsinore Valley Municipal Water District (EVMWD) and according to EVMWD’s Water Distribution System Master Plan and Wastewater Master Plan currently receives water service from EVMWD with no properties receiving sewer service. Water service is provided via a series of pipes that stretch into the community along 11th Street, Red Gum Road, and Rosetta Street and serve most of the properties within the community. Wastewater is treated through individual septic systems.

Flood control services are provided by the Riverside County Flood Control and Water Conservation District (RCFCWCD). No RCFCWCD facilities are located within the community. Drainage consists of sheet flow across properties, or is located within natural drainage courses, or within paved or unpaved road areas.

Fire protection services are provided by the Riverside County Fire Department (RCFD). The community is located closest to Station 97 (Rosetta Canyon). RCFD has response time goals of seven (7) minutes for urban land uses and eleven (11) minutes for rural land uses. The community is also located near Station 10 (Elsinore), located approximately two to three miles to the south of the community, which would generally meet the department’s urban and rural response time goals.

### 15.7.2 Analysis of Infrastructure/Service Needs and Deficiencies

Due to the existing and planned low development intensities, the area functions with low levels of infrastructure and services. Major expansions of infrastructure and services do not appear warranted to serve this community. Pursuant to EVMWD's Wastewater Master Plan, no plans are indicated for expansion of sewer service into those areas currently not served. The community is not located within any adopted Area Drainage Plan or Master Drainage Plan, which would indicate no substantial regional flood control infrastructure in the area are planned. Development at the densities as allowed by the General Plan for 1 to 3 dwelling units per acre would not likely provide for or encourage the extension of sewer service to the area. Development of adjacent areas to the north at even lower densities also likely would not provide for extension of sewer service that could serve the community. Potential future development of properties to the southeast and east for Medium Density Residential and Business Professional land uses may extend sewer lines closer to the community to potentially make further extensions more viable. There has been historical opposition to annexation and provision of City services from community residents. Based on topography of the community and surrounding area, if sewer service is extended to the community, the extensions may be served by gravity flow and not require lift stations.

No substantial flooding concerns are apparent within the community. Additional flood control infrastructure likely would occur associated with development within the community on a project and site basis. If broader flood control measures are deemed appropriate and necessary, RCFCWCD would address the planning and engineering for such improvements in coordination with the City of Lake Elsinore and any development that may be occurring within the community.

Fire protection services will continue to be provided to the community through existing stations and adherence to response time goals. Additional stations to serve the City of Lake Elsinore and the community may be deemed necessary in the future based on growth.

### 15.7.3 Potential Funding Mechanisms

If infrastructure/services did need to be funded, expansion of sewer service could be funded through an assessment district, which would be contingent on approval of property owners to be assessed fair share fees. Alternative or complementary funding could be through the City's general fund or possibly available federal, state, or regional based infrastructure grants. Flood control expansion could be funded through assessment districts, area/master drainage plan fees or possibly available federal, state, or regional based infrastructure grants as well. Additional fire stations, equipment, and personnel could be funded through a combination of development impact fees and taxes.

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