

13.0 LAKELAND VILLAGE SPHERE DISTRICT

13.1 Introduction

The Lakeland Village Sphere District is situated adjacent to the southwestern edge of the City within the jurisdiction of Riverside County. It is generally bordered to the northwest by the Lake View Sphere and Lake Edge Districts, and to the north by the City's lake, to the east by the East Lake District, to the southeast the City of Wildomar, and farther west/southwest lies the Cleveland National Forest as shown on Figure LLVS-1.

"The main focus of the Lakeland Village Sphere District will be to revitalize the area with a focus

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. The southwest areas are generally inaccessible and encompass high elevations and beautiful canyons with steep slopes of up to 35 percent. In contrast, the northern portions of the Lakeland Village Sphere District generally contain lower elevations and flatter areas. Grand Avenue is the major northwest-southeast route providing access to the Lakeland Village Sphere District, the Lake View Sphere District to the northwest, the East Lake District to the east and the City of Wildomar farther to the south. The northern area's elevation and slopes increase dramatically due to the sharp rise of the Santa Ana Mountains that offer beautiful views of the City and lake.

Historically, the Lakeland Village Sphere District has remained mostly undeveloped as a result of its topography and isolation from other more accessible areas within the City. 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.



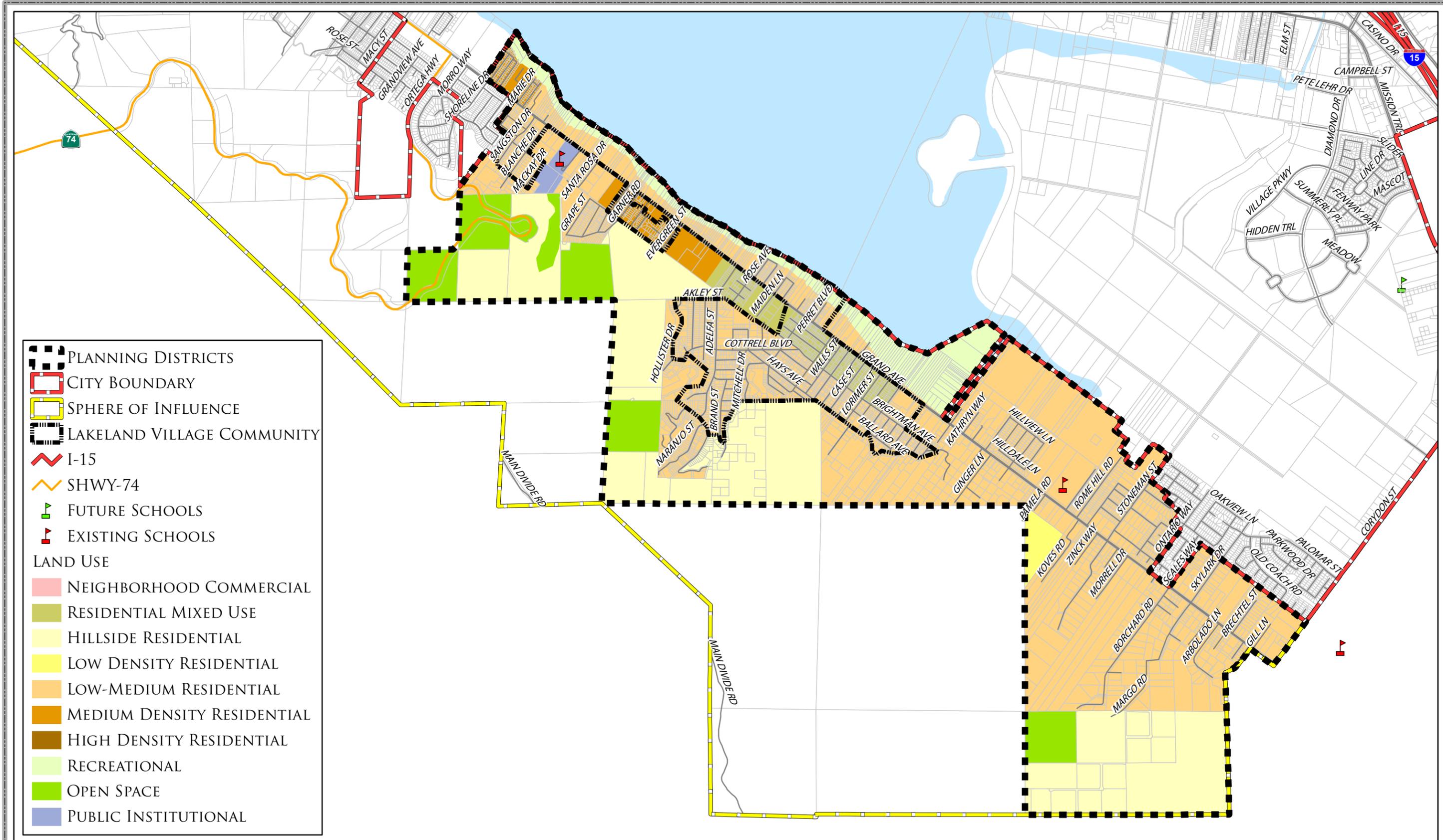
Lakeland Village Sign along Grand Avenue

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.

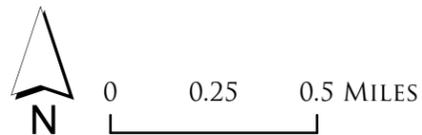
LAKELAND VILLAGE SPHERE
DISTRICT



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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
 LAKELAND VILLAGE SPHERE LAND USE PLAN
 FIGURE LLVS-1

REVISIONS ADOPTED BY THE CITY COUNCIL ON AUGUST 27, 2013

LAKELAND VILLAGE SPHERE
DISTRICT



BACKSIDE OF FIGURE

As growth continues to occur in and around the Lakeland Village Sphere District, it will be increasingly important to revitalize and connect this area to adjacent districts and to maximize the Lakeland Village Sphere District’s largest amenity, the lake.

13.2 Description

The Lakeland Village Sphere District encompasses approximately 3,091 acres within the jurisdiction of Riverside County. The Lakeland Village Sphere District’s existing development is located in the lower-lying flatter areas in the northern areas of the District within proximity of Grand Avenue, the major roadway along the southwestern edge of the lake. The southwestern areas of the Lakeland Village Sphere District include much higher elevations and steep slopes. These less accessible areas have experienced less development than the lower flatter areas located close to Grand Avenue.

“Several of the areas in the lower lying portions of the Lakeland Village Sphere District are in need of revitalization and a stronger orientation towards Grand Avenue.”

Existing development primarily includes low-density housing along with pockets of recreational, commercial, industrial, and vacant uses. Newer developments exist but many of the residential and commercial uses were built decades ago and are underutilized, aging, dilapidated, and/or in need of rehabilitation or redevelopment. Enhanced County services (i.e., code enforcement) would help to maintain a higher quality of existing development in the Lakeland Village Sphere District.

Neighboring uses to the northwest generally include housing, vacant lands, the Cleveland National Forest, and the lake’s edge. Uses to the north and northeast primarily include the lake and vacant land with limited amounts of housing. The East Lake District is located to the northeast. Land uses include residential, commercial and recreational uses including Skylark Field Airstrip, Glider Launch Field, Lake Elsinore Motocross Park, and an existing Summerly Golf Course. The City of Wildomar is located farther to the south. This area includes low-density housing and supporting uses. The Cleveland National Forest forms the southwestern border of the Lakeland Village Sphere District.



Facing North on Grand Avenue

13.3 Land Use

13.3.1 Unique Attributes

The Lakeland Village Sphere District's most unique attribute is that it encompasses the only edge of the lake not within the City's boundary. In addition, this section of the lake is very large, consists of the majority of the lake's southwestern boundary and has not yet maximized its full potential. Opportunities to revitalize the area and to increase recreational opportunities along the lake would be possible should the City annex the Lakeland Village Sphere District from Riverside County.

13.3.2 Planned Land Use

The planned land uses within the Lakeland Village Sphere District share similar characteristics to the Riverside County land use map. However, the Lakeland Village Sphere District plans for a stronger focus on residential opportunities. Several of the areas in the lower-lying portions of the Lakeland Village Sphere District are in need of revitalization and a stronger orientation towards Grand Avenue and the lake. Aging and/or dilapidated housing and commercial activities as well as vacant lands within a short distance of Grand Avenue and the lake's edge provide several redevelopment and rehabilitation opportunities. The southwestern areas of the Lakeland Village Sphere District are generally less accessible and more constrained as a result of the steep topography. It will be important to preserve the topography of this area as it is developed.

The primary land uses are low medium residential and hillside residential with approximately fifty-five percent (54.92%) and nearly twenty-five percent (24.65%) respectively of the total number of acres. Table LLVS-T1 below summarizes the distribution of land use designations within the Lakeland Village Sphere District. Chapter 2.0, Section 2.3 of the General Plan defines each land use designation in terms of the allowable uses and density and intensity standards. Figure LLVS-1 illustrates the distribution and location of the land use designations.

Table LLVS-T1. Distribution of Land Uses – Lakeland Village Sphere District

General Plan Land Use Designation	No. of Acres	Percentage of Total Land Area
High Density Residential	3.0	0.10%
Hillside Residential	762.0	24.65%
Low Density Residential	23.7	0.77%
Low-Medium Residential	1,697.7	54.92%
Medium Density Residential	88.4	2.86%
Open Space	230.0	7.44%
Public/Institutional	16.8	0.54%
Recreational	165.9	5.37%
Residential Mixed-Use	103.7	3.35%
Total	3,0912	100.00%

13.3.3 Overall District Goal and Policies

Goal 1 The primary goal of the Lakeland Village Sphere District is to promote a residential community with an increased amount of recreational uses along the lake, a revitalized mixed-use corridor, and residential/open space development in the southern areas.

Policies

LLVS 1.1 Support a mixed-use corridor along Grand Avenue.

LLVS 1.2 Through the project and CEQA processes provide additional recreational opportunities along the lake.

Implementation Program The City shall support opportunities to enhance recreational uses along the lake and revitalize the mixed-use corridor along Grand Avenue.

Agency/Department Parks & Recreation and Community Development Departments

13.4 Urban Design

The Lakeland Village Sphere District is transitioning from a residential area with pockets of aging and/or dilapidated housing and a limited amount of recreational, commercial, institutional, and industrial uses to a larger residential community with an increased amount of recreational uses along the lake, a revitalized mixed-use corridor, and residential/open space development in the southern areas. As the Lakeland Village Sphere District continues to grow, it will be important to establish architectural design standards and identifiable communities that are connected to each other, the lake, and Grand Avenue.

The Lakeland Village Sphere District contains one of the largest stretches of the lake's edge. Residential areas in higher elevations and local residential streets perpendicular to the lake provide beautiful views of the lake but few areas along the lakeshore are accessible to the public. An area at the northeastern edge of the Lakeland Village Sphere District along the lakeshore is designated for recreational facilities. Other recreational areas northwest and east of the Lakeland Village Sphere District along the lake are also designated for recreational opportunities and should be accessible.

Grand Avenue is an underutilized and primarily residential mixed-use corridor. Many of the existing uses adjacent to or along Grand Avenue have a weak orientation towards this roadway and do not incorporate a lake setting. Land use designations along the south side of Grand Avenue will offer the greatest variety of development and will be an integral part of the area's revitalization. This area will include a variety of low to medium density housing and commercial opportunities. Very few other commercial opportunities will be offered along Grand Avenue on the southern side of the lake. As such, this area will provide the greatest amount of commercial activity along the southern shore of the lake. As growth continues in and around the area, greater demand for these services will help provide additional stimulus for revitalization.

13.4.1 Goal and Policies

Goal 2 Encourage the revitalization of the Lakeland Village Sphere District with a stronger orientation towards the lake and Grand Avenue while incorporating the area's beautiful topography.

Policies

- LLVS 2.1 Consider strong and attractive linkages between the Lakeland Village Sphere District's neighborhoods, the lake, Grand Avenue, and open space and recreational areas.
- LLVS 2.2 Through the project and CEQA processes require new residential development in the southern areas of the Lakeland Village Sphere District to incorporate the area's topography into their design.

- LLVS 2.3 Through the project and CEQA processes ensure the compatibility of residential, recreational, commercial and institutional uses along Grand Avenue.
- LLVS 2.4 Through the project and CEQA processes construct a series of safe pedestrian routes to connect the neighborhoods north and south of Grand Avenue to the mixed-use corridor along Grand Avenue, the lake's recreational facilities, open space areas, and the Cleveland National Forest.
- LLVS 2.5 Encourage the location of historic and community identification signs at the northwestern and southeastern ends of the Lakeland Village Sphere District along Grand Avenue and at the mixed-use corridor section of this roadway.
- LLVS 2.6 Restrict structures within the medium density and residential mixed-use zones along Grand Avenue to three (3) stories or a maximum of 45 ft.

Implementation Program The City shall support project designs that provide a stronger orientation towards the lake and Grand Avenue, linkages between neighborhoods and to open space uses, compatibility between a variety of uses along Grand Avenue, and safe pedestrian routes throughout the District.

Agency/Department Engineering and Community Development Departments

13.5 Historic Preservation

The southwestern areas of the Lakeland Village Sphere District have largely been isolated in part because of high elevations, steep slopes and less accessibility in comparison to other parts of the City. As a result, most of the development within the Lakeland Village Sphere District has been located in the lower lying and northern areas. The historic ranching and homesteading sites are generally located in the northwestern areas south of Grand Avenue and southeastern areas on the border with the East Lake District. Another historical site includes the whitewashed letter "E" which symbolizes the first letter of the City's name and is located in the western and mountainous area of the Lakeland Village Sphere District south of Highway 74. In addition, the Lakeland Village Sphere District was home to one of the state's largest canning facilities, known as Lakeland Ranch located southwest of the lake. C. H. Albers was the original owner of Lakeland Ranch, which included a few hundred acres of land used to cultivate and can produce such as olives, citrus, and almonds. The area later became known as Lakeland Village in part to remember the importance of Alber's canning facility.

13.5.1 Goal and Policies

Goal 3 Support programs that promote the cultural significance of the Lakeland Village Sphere District’s historical characteristics and maintain the history of the Lakeland Village Sphere District through preservation of existing historical features and public awareness.

Policies

LLVS 3.1 Through the project and CEQA processes preserve the historic ranching and homesteading sites in the northwestern and southeastern areas of the Lakeland Village Sphere District as development occurs in the vicinity.

LLVS 3.2 Consider the establishment of a pedestrian/hiking trail leading up to the whitewashed letter “E” in the southern area of the Lakeland Village Sphere District with public benches and a resting area with views of the lake.

Implementation Program The City shall support project designs that preserve historical sites in the District and provide trails throughout the District.

Agency/Department Community Development Department

13.6 Transportation/Circulation

The circulation network is limited to the lower lying areas of the Lakeland Village Sphere District on either side of Grand Avenue, the community’s main roadway. Grand Avenue is the major northwest-southeast route along the southern side of the lake and provides access to the Lake View Sphere District to the northwest and the East Lake District and the City of Wildomar, farther to the southeast. The roadways leading north of Grand Avenue provide access to residential uses and some have direct access and views of the lake. The roadways leading south of Grand Avenue also serve residential uses but ultimately end at an intersection with a similar residential street or end at the foothills of the western area’s steep slopes and vacant lands.



Residential Street Facing Lakeshore from Grand Avenue

The closest freeway access to Interstate 15 is via State Highway 74, which intersects Grand Avenue northwest of the Lakeland Village Sphere District. Highway 74 also provides access

west to Orange County. At the east edge of the Lakeland Village Sphere District, Grand Avenue also intersects with Corydon Street, a significant northeast/southwest roadway east of the lake. Corydon Street directly connects the Lakeland Village Sphere District with the East Lake District and then to Interstate 15 and the Diamond Baseball Stadium in the Ballpark District. The circulation element identifies standardized roadways as well as the addition of alternative transportation routes such as bikeways and pedestrian trails.

13.6.1 Goal and Policies

Goal 4 Support a multi-modal transportation system that provides enhanced access to neighboring residential, recreational, and open space areas within the Lake View Sphere District, East Lake District, and the Cleveland National Forest.

Policies

- LLVS 4.1 Encourage the provision of a safe and comprehensive roadway network for vehicular, bicycle, pedestrian, and public transportation throughout the Lakeland Village Sphere District.
- LLVS 4.2 Encourage strong and attractive circulation routes between the Lakeland Village Sphere District's neighborhoods, the lake, Grand Avenue, and open space and recreational areas.
- LLVS 4.3 Consider designating Grand Avenue as a scenic roadway. The City shall support Grand Avenue Beautification Committee efforts to establish streetscape plans.
- LLVS 4.4 Support the revitalization of Grand Avenue as the most significant roadway in the Lakeland Village Sphere District.
- LLVS 4.5 Encourage traffic calming measures at intersections within proximity of the higher density and residential mixed-use areas along Grand Avenue when recommended by traffic studies.
- LLVS 4.6 Through the project and CEQA processes construct a series of safe pedestrian routes to connect the neighborhoods east and west of Grand Avenue to the mixed-use corridor along the roadway, the lake's recreational facilities, open space areas, and the Cleveland National Forest.

Implementation Program The City shall support project designs that provide multi-modal transportation within the District and to adjacent recreation and open space, that revitalize Grand Avenue and provide safe pedestrian routes to neighborhoods.

Agency/Department Engineering and Community Development Departments.

LAKELAND VILLAGE SPHERE DISTRICT



13.7 Parks and Recreation

The Lakeland Village Sphere District’s existing recreational facilities are few. However, the Lakeland Village Sphere District is within a short drive of existing recreational facilities and has many potential opportunities. Existing recreational facilities include a private boat launching facility located just north of Grand Avenue along the lake’s edge and adjacent facilities include Serenity Park off Palomar Street. Serenity Park includes one tennis court, two (2) half-court basketball courts, a picnic shade structure, picnic benches, a tot lot and parameter fencing. In addition, portions of the Cleveland National Forest are located to the west of the Lakeland Village Sphere District and all along its southwestern border. A popular hang gliding and paragliding launch site is located in the mountains of the western portion of the Lakeland Village Sphere District as well as a landing site near the Grand Avenue and State Highway 74 connection. Existing recreational facilities within a short commute from the Lakeland Village Sphere District are located to the east and northwest including McVicker Canyon Park and the Lake Elsinore Campground/Recreational Area and boat launching facility.



Private Boat Launching Facility

The lake is the Lakeland Village Sphere District’s most significant potential recreational opportunity. One of the main goals of the Lakeland Village Sphere District is to increase the amount of recreational uses along the lake. As such, a large area has been designated for recreational uses along the southeast edge of the lake, north of Grand Avenue. This area will be connected to planned recreation, open space, and MSHCP areas along the eastern edges of the lake within the adjacent East Lake District and provide a lake edge parkway. The Lake Edge District along the lake to the northwest of the Lakeland Village Sphere District will offer similar opportunities.

Open space areas have also been designated to the northwest and southeast and will preserve the natural topography. Butterfield Elementary School is located within the Lakeland Village Sphere District along Grand Avenue. Lakeland Middle School is located within the Lakeland Village Sphere District on Grand Avenue. The recreational facilities at these two schools could possibly be joint-use facilities in the future.

13.7.1 Goal and Policies

Goal 5 Expand and connect recreational facilities along the lake and increase open space areas in the southern areas of the Lakeland Village Sphere District.

Policies

- LLVS 5.1 Encourage the revitalization of the southern edge of the lake.
- LLVS 5.2 Encourage the preservation of the natural topography where possible.
- LLVS 5.3 Encourage streetscapes along the mixed-corridor sections of Grand Avenue.
- LLVS 5.4 Support joint-use recreational programs.
- LLVS 5.5 Support hang gliding and paragliding in the area as a recreational resource and tourism generating activity.
- LLVS 5.6 Through the project and CEQA processes provide recreational facilities along the southeastern edge of the lake, north of Grand Avenue, with the East Lake District connecting this area to recreation, open space, and MSHCP designated areas to the east.
- LLVS 5.7 Through the project and CEQA processes provide pedestrian routes along the northwestern border to provide a connection to the Lake Edge District’s recreational designated areas along the lake.
- LLVS 5.8 Through the project and CEQA processes provide pedestrian/hiking trails to open space designated areas within the southern portions of the Lakeland Village Sphere District and to the Cleveland National Forest.
- LLVS 5.9 Through the project and CEQA processes preserve open space areas at the northwestern and southeastern areas of the Lakeland Village Sphere District.

Implementation Program The City shall support project design that enhance the District’s recreational amenities, roadway and trail networks, open space preservation, and revitalization of land uses.

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

LAKELAND VILLAGE SPHERE DISTRICT



13.8 Lakeland Village Community

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

The Lakeland Village community generally consists of rural residential development with ½-acre or larger size lots with some minor commercial or light industrial land uses. Properties within the community (468.74 acres) are designated by the Lakeland Village Sphere District Land Use Plan (Figure LLVS-1) as Residential Mixed Use, Low-Medium Residential, or Medium Density Residential. As shown in Table LLVS-T2, approximately a fifth of the community area is vacant and could be developed with residential land uses pursuant to the General Plan land use designations. Of the vacant areas, most notable is the approximately 70 acres designated as Low-Medium Residential which can be developed at up to six dwelling units per acre. If this area were to be developed at this intensity, potentially substantial water and wastewater improvements may be necessary to adequately serve such development.

Table LLVS-T2. Lakeland Village Community Vacant Land Development Potential

Land Use Designations	Development Assumption (du/ac)	Vacant Land (net acres)	Potential Dwelling Units
High Density Residential	21.5	0.42	9
Low-Medium Density Residential	4.0	70.21	281
Medium Density Residential	12.5	3.05	38
Residential Mixed-Use	21.5	12.93	278
Totals		86.61	606

The community lies between Lake Elsinore on the northeast and hillsides to the northwest that transition into the Cleveland National Forest. Areas to the northwest and southeast generally consist of single-family residential land uses and are designated as such on the Land Use Plan (Figure 2.1A). 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.

13.8.1 Existing Infrastructure/Service Conditions

The community is located within the service area of Elsinore Valley Municipal Water District (EVMWD) and according to EVMWD’s Water Distribution System Master Plan and Wastewater Master Plan receives water and sewer service from EVMWD for most properties within the community. Water service is not indicated as being currently provided for properties generally located southwesterly of Grand Avenue between Blackwell Boulevard and Trinity Way. Sewer Service is not indicated as being currently provided in the area of the community generally south of Akley Street and west of Blackwell Boulevard. Wastewater is instead treated through individual septic systems for those properties currently not served by sewer. Water service where available is provided via a series of pipelines and pump stations along backbone water lines along Grand Avenue. Sewer service where available in the community is currently

provided via 8" or smaller lines primarily and some 10"-16" lines and a series of lift stations to connect to the Regional Water Reclamation Facility located on the northeast side of Lake Elsinore.

Flood control services are provided by the Riverside County Flood Control and Water Conservation District (RCFCWCD). The community is not located within any adopted Area Drainage Plan or Master Drainage Plan, which would indicated planned flood control infrastructure in the area. Two RCFCWCD facilities (Lakeland Village Channel and Churchill Street Storm Drain) are located within the community. The remaining 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 within the service area of Station 11 (Lakeland Village), which is located within the community. RCFD has response time goals of seven (7) minutes for urban land uses and eleven (11) minutes for rural land uses. The furthest portion of the community is located no more than two miles from the station; therefore the community would generally meet the department's urban and rural response time goals.

13.8.2 Analysis of Infrastructure/Service Needs and Deficiencies

Pursuant to EVMWD's Water Distribution Master Plan or Wastewater Master Plan, no plans are indicated for expansion of water or 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 could provide for, or encourage the extension of water and sewer service to the area. The vacant properties available for development within the community are located just north of the area currently not receiving sewer service. It could be reasoned that development of these areas could incrementally improve the ability for further improvements and connections to sewer for those not currently served. Although topography is relatively flat, occasional intervening slopes may hinder ease of sewer or even water service in the area without use of additional lift or pump stations to overcome these constraints. There has been historical opposition to annexation and provision of City services from community residents.

Occasionally flooding may be experienced from Lake Elsinore onto adjacent properties, some of which are still identified within the 100-year flood zone, although this has been improved in recent years through construction of a levee in 1995 and better management of the lake through the Lake Elsinore Stabilization and Enhancement Plan. 100-year flood zones are located along three primary drainage areas that originate from the hills to the southwest and cross through the community into Lake Elsinore. Additional flood control infrastructure beyond that already constructed 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.

13.8.3 Potential Funding Mechanisms

New development beyond infill of low density residential development would need to fund expansion of services with development through private funding mechanisms. For existing development or infill requiring expansion of services, 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, if needed.