

12.0 Lake View Sphere District

12.1 Introduction

The Lake View Sphere District is situated within the City's Sphere of Influence adjacent to the southwestern edge of the City within the jurisdiction of Riverside County. The Cleveland National Forest borders the Lake View Sphere District to the northwest, west, and south. The Lake View, Lake Edge and Lakeland Village Sphere Districts form the northeastern, eastern, and southeastern borders respectively. The location of the Lake View Sphere District is shown Figure LVS-1.

"The main focus of the Lake View Sphere District is 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."

Located at the eastern foothills of the Santa Ana Mountains, the Lake View Sphere District encompasses great differences in topography. Most of the lower-lying elevations are located within the northeastern and eastern areas of the Lake View Sphere District approximately a half-mile from Grand Avenue, which is the main northwest/southeast roadway to the west and southwest of the lake. The remaining areas within the Lake View Sphere District primarily contain higher elevations, steep slopes and canyons. The Ortega Highway is the Lake View Sphere District's and the City's main east/west roadway and provides access between Orange County and Interstate 5 to the west and Interstates 15 and 215 to the east.

Historically, the Lake View Sphere District has remained mostly undeveloped in part as a result of the steep topography. However, 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. 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.

12.2 Description

The Lake View Sphere District encompasses approximately 5,735 acres within the jurisdiction of Riverside County. The lower lying northeastern and eastern areas of the Lake View Sphere District primarily include residential uses with an institutional use in the far northeast corner (school). The remaining areas of the Lake View Sphere District, which generally include much

higher elevations and steep slopes, primarily include vacant lands, open space, and portions of the Cleveland National Forest. Isolated residential areas and a restaurant are located in the western and southern areas within proximity to State Route 74.

Arguably, no other district within the City provides such panoramic and accessible views of the City and the lake.

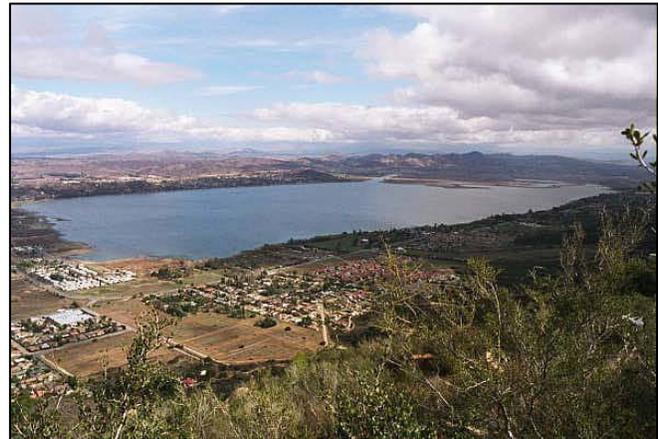
Neighboring uses in the north, west, and south primarily include open space, vacant lands, and portions of the Cleveland National Forest. The Lake View District to the northeast includes a network of primarily single-family residential communities with several recreational facilities. The Lake View District has one of the few mixed-use corridors in the City located east of Grand Avenue along Riverside Drive, a segment of State Route 74. The Lake Edge District is located east of the Lake View Sphere District between Riverside Drive and the lake and offers a large variety of recreational facilities

including the Lake Elsinore Campground/Recreational Facility and a boat launching facility. The Lakeland Village District to the southeast contains similar uses as the Lake View Sphere but encompasses more commercial activities and some industrial uses.

12.3 Land Use

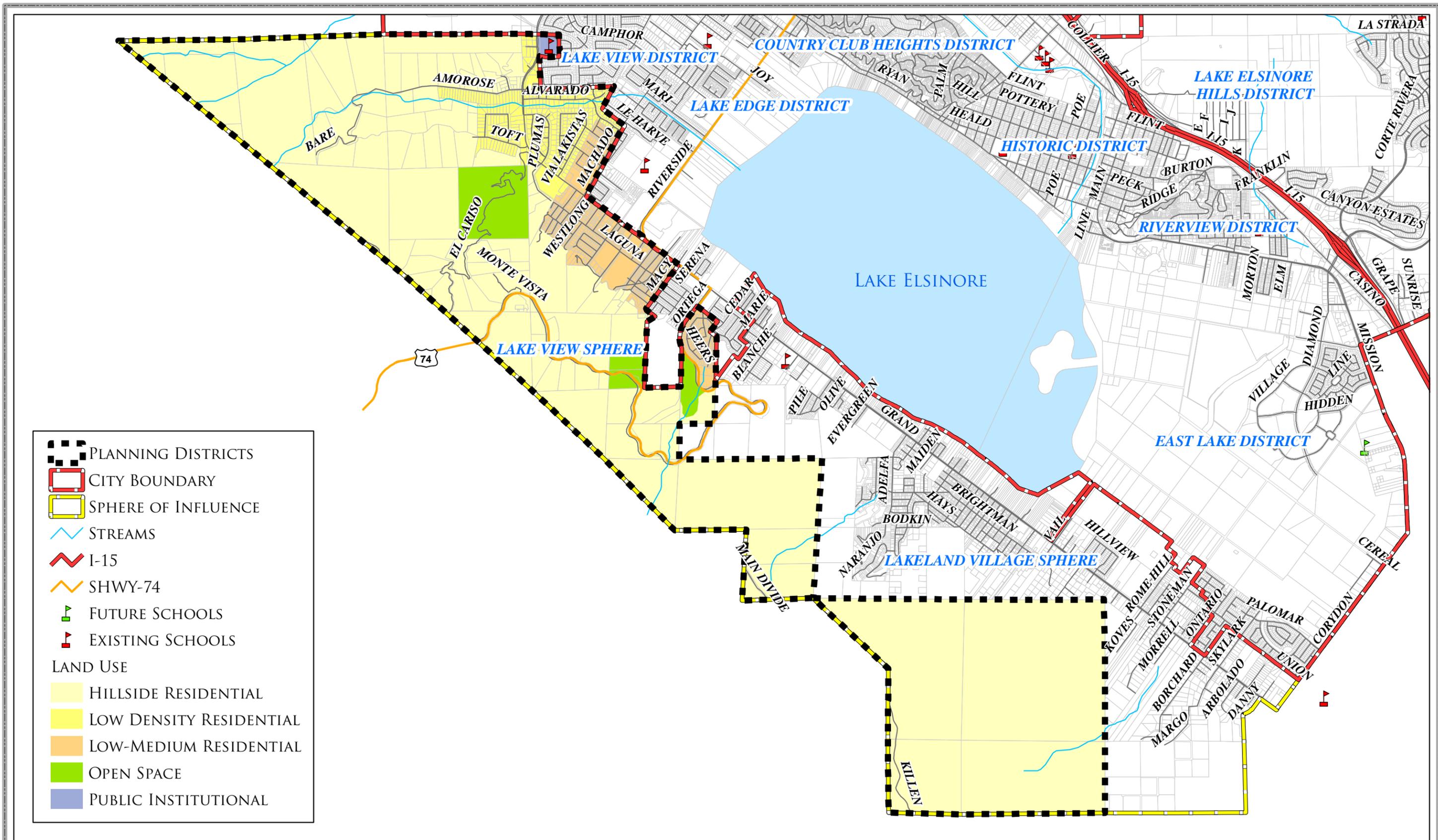
12.3.1 Unique Attributes

The Lake View Sphere District’s most unique attributes are the viewpoints, particularly from its section of State Route 74 that runs through the District. The Lake View Sphere District’s location adjacent to the western edge of the City’s boundary, high elevations and a meandering highway provide beautiful panoramic views. As the Ortega Highway transverses up and over the Santa Ana Mountains from the Pacific coast to the City of Lake Elsinore, the views of the City become increasingly impressive.

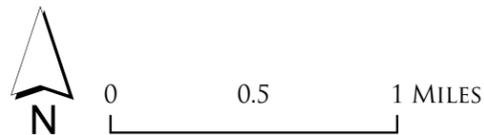


Views from Foothills in Lake View Sphere District

Throughout the year, this portion of State Route 74 attracts motorcyclists and other commuters from around the world. Arguably, no other district within the City provides such panoramic and accessible views of the City and the lake. The popularity of the Inspiration Point viewing spot and the Lookout Road House restaurant are a testament to this claim.



SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
LAKE VIEW SPHERE DISTRICT LAND USE PLAN
FIGURE LVS-1



BACKSIDE OF FIGURE

12.3.2 Planned Land Use

As older homes are renovated and as vacant lands are developed, the Lake View Sphere District will increasingly serve as a residential district for the area, while providing additional stimulus for the revitalization of the Riverside Drive mixed-use corridor and the recreational facilities along the lake’s northern and northwestern edges. The western areas of the Lake View Sphere District are designated as residential, MSHCP conservation areas, and open space in order to preserve the natural environment and provide residential opportunities that are sensitive to the area’s steep topography and high elevations. The lower-lying and flatter areas are more developed but still offer many opportunities for residential development. These lower-lying areas are designated as low density and low-medium density residential uses.

The primary land uses are eighty-three percent (83%) hillside residential, nearly six percent (5.93%) low density residential, and six percent (6.45%) low medium residential. Table LVS-T1 below summarizes the distribution of land uses designations within the Lake View Sphere District. Chapter 2.0 of the General Plan defines each land use designation in terms of the allowable uses and density and intensity standards. Figure LVS-1 illustrates the distribution and location of the land use designations.

Table LVS-T1. Distribution of Land Uses – Lake View Sphere District

General Plan Land Use Designation	No. of Acres	Percentage of Total Land Area
Hillside Residential	4,778.5	83.32%
Low Density Residential	340.0	5.93%
Low Medium Residential	369.7	6.45%
Open Space	232.3	4.05%
Public Institutional	14.6	0.25%
Total	5,735.1	100.00%

12.3.3 Overall District Goal and Policies

Goal 1 The primary goal of the Lake View Sphere District is to create a series of distinguishable neighborhoods that incorporate the Lake View Sphere District’s topography, maximize the views of the City, and strengthen ties with existing and neighboring uses.

Policies

LVS 1.1 Consider the establishment of hillside grading standards for all residential uses particularly in areas that contain steep slopes and canyons.

LVS 1.2 Coordinate with Riverside County to provide multi-use trails and road links to the neighboring districts.

Implementation Program The City shall support opportunities to maximize the unique views of the City and Lake from the Lake View Sphere District vantage points, to coordinate the establishment of multi-use trails in the District, and to develop the area with effective and sensitive hillside grading standards.

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

12.4 Urban Design

The lower-lying areas within the Lake View Sphere District contain the majority of existing development and primarily include a mix of older single family homes and master planned communities, interspersed with pockets of vacant lands. There is not a strong feeling of community identity. As growth continues, a consistent design motif, the creation of identifiable neighborhoods, and the connection of these lower-lying areas to nearby uses will be important. The more remote areas in the northwestern, western and southern areas of the Lake View Sphere District contain very little development. As these areas develop, it will be equally important to establish neighborhoods and design standards particularly in relation to the steep topography and views of the lake.

12.4.1 Goal and Policies

Goal 2 Support a residential district that includes a variety of identifiable neighborhoods that incorporate the Lake View Sphere District’s topography and views and provides good accessibility to neighboring amenities; create guidelines that will establish identifiable neighborhoods that enhance the Lake View Sphere District’s varied terrain, which includes steep slopes, canyons and portions of the Cleveland National Park; enhance visual linkages of the lake and surrounding landscape by protecting and establishing view corridors; and create pedestrian connections to neighboring Lake View and Lake Edge Districts.

Policies

- LVS 2.1 Through the project and CEQA processes protect and incorporate view corridors of the surrounding topography including the lake and canyons into an established set of design standards for new residential construction.
- LVS 2.2 Orient parks, circulation routes, and public spaces to capture views of the lake where possible.
- LVS 2.3 Encourage the enhancement of rest and viewing areas along State Route 74 within the Lake View Sphere District.
- LVS 2.4 Encourage the placement of neighborhood signs at the principal ingress and egress points along major roadways including Grand Avenue and State Route 74.

Implementation Program The City shall support project designs that protect and incorporate view corridors, and that promote identifiable neighborhoods within the District.

Agency/Department Community Development Department

12.5 Historic Preservation

The northwestern, western, and southern portions of the Lake View Sphere District contain high elevations and steep terrain that have remained mostly undeveloped. Areas in the northwestern part of the Lake View Sphere District in the vicinity of the Leach Canyon Stream and lower-lying elevations contain a historic ranching and homesteading site. The historic Cariso Truck Trail is a dirt road which connects Grand Avenue to the Cleveland National Forest

LAKE VIEW SPHERE DISTRICT



to the west and is located approximately one mile to the south of the historic ranching and homesteading site. State Route 74 was opened in 1932 and serves as the Lake View Sphere District’s main east/west connection and provides access to adjacent places of local historical significance, including Inspiration Point and Lookout Road House. This roadway and its views attract locals and tourists year round. Inspiration Point is a resting spot next to State Route 74 and offers beautiful views of the lake. The Lookout Road House is a local restaurant built in 1945, which quickly became a local attraction in the City and is one of the most popular places to view the City and surrounding landscape. In addition, there are areas of historical importance to the west, east, and southeast.



Lookout Road House

The El Cariso Village is a mountain community established by pioneer James Stewart at the turn of the 19th century and located to the west of the Lake View Sphere District. The area was previously known to early Spaniards as Potrero de Carrizo which described the type of grass in the vicinity of the valley. As State Route 74 was completed, the community was further developed and now includes the El Cariso Forest Service Station and the El Cariso Campground. The Machado Adobe House, the City’s oldest standing structure, was constructed in 1858 and is located to the east of the Lake View Sphere District in the northwestern area of the lake and is in proximity to the site where Wilson Heald, father of Franklin Heald who founded the town of Elsinore, built a two-story home in 1884. The Lakeland Ranch, one of the largest canning facilities in the state, was developed southeast of the Lake View Sphere District and produced olives, almonds, and citrus.

12.5.1 Goal and Policies

Goal 3 Promote the cultural significance of the Lake View Sphere District’s historic ranching and homesteading site, historic trail, and the area’s local viewing spots.

Policies

- LVS 3.1 Encourage the preservation of the historical ranching and homesteading site.
- LVS 3.2 Designate the Cariso Truck Trail as a historic roadway and incorporate the trail as a hiking and equestrian trail with historical descriptions of the early ranching, homesteading, and the El Cariso Village in the area.
- LVS 3.3 Through the project and CEQA processes include additional amenities such as public benches, telescopes, and educational information regarding the development of the City, particularly within close proximity to the Lake View Sphere District, at Inspiration Point and the Lookout Road House restaurant.

Implementation Program The City shall support opportunities to showcase the significance of the District’s historical sites to the City’s past.

Agency/Department Community Development Department

12.6 Transportation/Circulation

The circulation network is most developed in the District’s lower-lying areas and includes a portion of State Route 74, Grand Avenue, and a series of paved and unpaved residential streets that serve the residential uses. The areas within the Lake View Sphere District at higher elevations are largely undeveloped and inaccessible as a result of the topography.

Grand Avenue is the main northwest/southeast route along the southwestern and western areas of the lake, provides access to districts further north and southeast, and is located within approximately a half mile of most of the Lake View Sphere District’s residential development in the lower-lying areas. State Route 74 is the Lake View Sphere District’s other significant roadway and arguably one of the City’s well-traveled roadways. It serves as the City’s major east/west connection to Interstates 5 and 215. It intersects with and follows Grand Avenue north until proceeding east along Riverside Drive, which is a segment of State Route 74 north of the lake. As it transverses the mountainous portions of the Lake View Sphere District, the highway offers some of the best panoramic views of the City.

Less traveled paved and unpaved roadways are located within the Lake View Sphere District’s residential communities and open space areas and generally intersect with or are in close proximity to Grand Avenue and/or State Route 74. Additional roadways and pedestrian routes will be needed to serve residential growth throughout the Lake View Sphere District. The circulation element in Chapter 2.0, Section 2.4 identifies standardized roadways as well as the addition of alternative transportation routes such as bikeways and pedestrian trails.

Table LVS-T2. Roadway Plan and Bikeway Plan – Lake View Sphere District

Roadway Name	From	To	Roadway Classification	Bikeway Classification
Grand Avenue	Lake View District	Machado Street	Major	Class II
Grand Avenue	Machado Street	Riverside Drive	Collector	Class II
Grand Avenue	Riverside Drive	Lake Edge District	Urban Arterial	Class II
State Route 74 (Ortega Highway)	Riverside County	Lake Edge District	Divided Collector	
Alvarado Street	Grand Avenue	Machado Street	Collector	
Machado Street	Grand Avenue	Lake View District	Secondary	

12.6.1 Goal and Policies

Goal 4 Support a multi-modal transportation system with linkages to neighboring residential, recreational, and open space areas within the Lake View, Lake Edge, and Lakeland Village Districts and the Cleveland National Forest.

Policies

LVS 4.1 Through the project and CEQA processes create pedestrian/hiking trails between the northern, western, and southern areas of the Lake View Sphere District to nearby open space areas and the Cleveland National Forest.

LVS 4.2 Consider the widening of Grand Avenue to include a median, bike lanes, curbs, gutter, sidewalks, and additional bus stops.

LVS 4.3 Consider a pedestrian/bicycle linkage between the residential communities in proximity to Grand Avenue and the mixed-use commercial corridor of Riverside Drive, to the recreational areas along the edges of the lake, and to adjacent residential communities within the Lake View District and the Lakeland Village District.

Implementation Program The City shall support project designs that provide trails throughout the District and to nearly open space areas, that provide pedestrian/bicycle linkages, and that widen and enhance Grand Avenue.

Agency/Department Engineering Department

12.7 Parks and Recreation

Open space and recreational areas within the Lake View Sphere District are limited to the Cleveland National Forest and vacant lands in the western and higher elevations of the Lake View Sphere District. Although there are no parks, several recreational facilities are located within close proximity. To the east, the Lake Edge District includes the Lake Elsinore Campground/Recreational Area and boat launching facility. The Lake View District to the northeast includes Machado Park, Summerlake Park, Oak Tree Park and McVicker Canyon Park all within a short drive. Additional recreational facilities are planned for the Lake View District as well. It also contains a newly completed high school situated within a short walk of Grand Avenue along Riverside Drive which contains a track, turf areas and baseball fields and may offer a joint-use public summer aquatics program. The El Cariso Forest Service Station, the El Cariso Campground, and Cleveland National Forest are located to the west. As the Lake View Sphere District transitions into a series of identifiable neighborhoods, it will be increasingly important to provide pocket neighborhood parks and to ensure access to existing and nearby facilities.

12.7.1 Goal and Policies

Goal 5 Consider a connected system of pedestrian and hiking trails that link residential areas to the Lake View Sphere District’s open space areas and the Cleveland National Forest and similar surrounding uses and recreational facilities.

Policy

LVS 5.1 Support joint-use recreational programs with the Lake Elsinore School District.

Implementation Program The City shall support project designs that provide a connected trail system.

Agency/Department Parks & Recreation Department

LAKE VIEW SPHERE DISTRICT



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