

8.0 LAKE ELSINORE HILLS

8.1 Introduction

The Lake Elsinore Hills District is situated at the eastern edge of the City. The Lake Elsinore Hills District is bordered to the north by the North Peak District, the Meadowbrook and North Central Sphere Districts. The City of Canyon Lake borders the Lake Elsinore Hills District to the east. The City of Wildomar borders the Lake Elsinore Hills District to the southeast and south, and Interstate-15 forms the western boundary. The location of the Lake Elsinore Hills District is shown on the land use map, Figure LEH-1.

“Since the late 1980’s, several significant development proposals have been approved.”

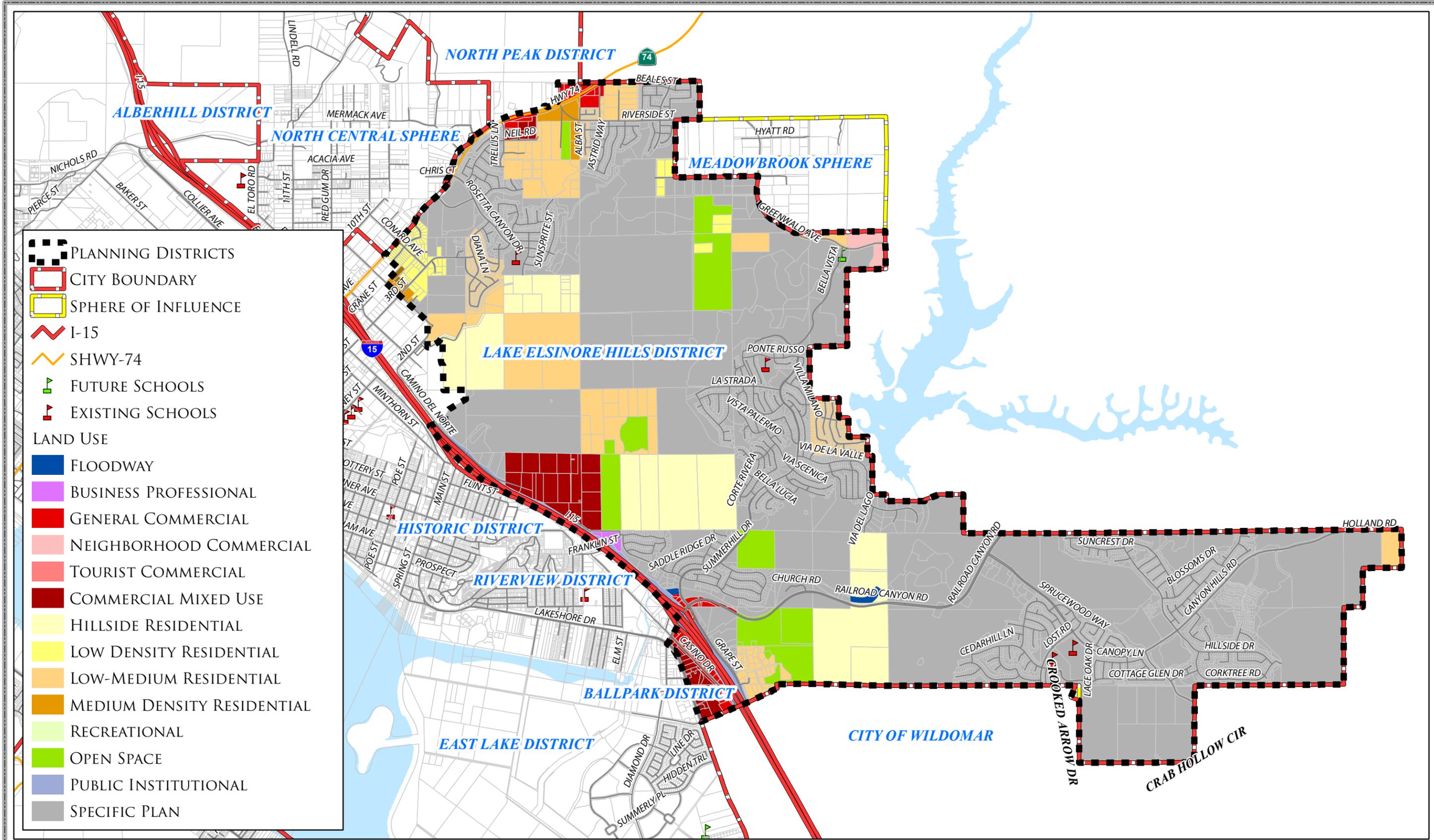
The Lake Elsinore Hills District encompasses a large and varied terrain including broad plains, rolling hills, steep slopes, sensitive habitats, and watercourses with elevations ranging from 1,300 to 2,170 feet above the sea level. Many areas of the Lake Elsinore Hills District are not readily accessible or developable and have remained vacant. Two large bodies of water located within close proximity of the Lake Elsinore Hills District are the City’s lake to the southwest and Canyon Lake to the east, which is located within the City of Canyon Lake. Some of the higher elevations offer beautiful panoramic views of the City’s lake and the Santa Ana Mountains.

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

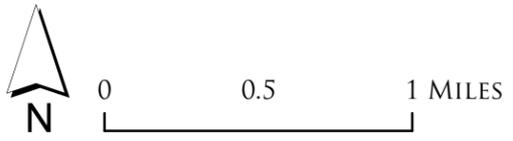
The main goal for the Lake Elsinore Hills District will be to create and maintain a network of balanced communities, which preserve and promote a high quality of life. Most of the acreage within the Lake Elsinore Hills District is covered by City-approved specific plans and tentative maps that include 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 this District Plan reflect the general intentions of the City-adopted specific plans. Should a discrepancy or conflict exist between the Lake Elsinore Hills District and an approved specific plan, the City-approved specific plan shall prevail.



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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
 LAKE ELSINORE HILLS DISTRICT LAND USE PLAN
 FIGURE LEH-1
 REVISIONS ADOPTED BY THE CITY COUNCIL ON APRIL 23, 2013



BACKSIDE OF FIGURE

8.2 Description

Most of the acreage within the Lake Elsinore Hills District has been approved for development. The Lake Elsinore Hills District includes approximately 7,486 acres which primarily consist of four (4) master planned residential communities, currently at different stages of development. The master planned communities are generally located along Rosetta Canyon Drive, Summerhill Drive, Railroad Canyon Road, and Canyon Hills Drive. A completed highway commercial development is also located within the Lake Elsinore Hills District. The primary commercial node is located in the southern portions of the Lake Elsinore Hills District along Interstate I-15.



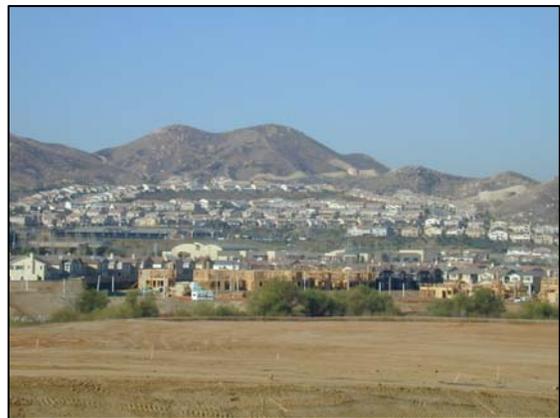
Natural Landscape in Lake Elsinore Hills

Surrounding uses primarily include vacant lands and residences. The Meadowbrook Sphere to the northeast primarily encompasses single-family homes on 1-2 acre lots with supporting uses. A few large tracts of land are available for development. The North Peak District to the north is mostly vacant with a similar topography to the Lake Elsinore Hills District. The North Central Sphere to the northwest consists of low-density residential uses with a few pockets of industrial uses. Uses to the east include the residential community within the City of Canyon Lake. These single-family homes surround Canyon Lake. Uses to the south include vacant lands with limited residential uses and the newly incorporated area of the City of Wildomar. Elsinore’s Historic District, Riverview District, and Ballpark District are located adjacent to and west of I-15 (the western boundary of the Lake Elsinore Hills District).

8.3 Land Use

8.3.1 Unique Attributes

The Lake Elsinore Hills District’s most unique attributes are that it represents the largest district within the City and that it contains one of the largest and most diverse open space landscape areas. The Lake Elsinore Hills District’s naturally landscaped valleys, peaks, rolling hills, watercourses, riparian habitats, and natural open space provide for a wide variety of view corridors, residential, and recreational opportunities. In addition, unlike other



New Residential Communities in Southeastern Lake Elsinore Hills

districts, the area is adjacent to the City’s Historic, Ballpark and Lake View Districts and within close proximity to the amenities and services within these adjacent districts. No other district borders the City’s downtown area and offers such a large and diverse landscape.

8.3.2 Planned Land Use

Most of the area within the Lake Elsinore Hills District is covered by one of several City-approved specific plans that include adopted land use designations. The Lake Elsinore Hills District is transitioning from a primarily vacant area with a varied terrain into a series of neighborhoods that incorporate large areas for open space and preservation opportunities with supporting uses generally located along major roadways. Areas outside the boundaries of the specific plans are primarily located in the northern and western areas of the Lake Elsinore Hills District and are designated for residential and commercial uses as well as open space and MSHCP conservation areas.

As mentioned, no other district within the City contains as many approved specific plans. As a result, it is important to briefly describe the adopted specific plans that govern development in the Lake Elsinore Hills District in order to better understand how to best integrate uses adjacent to these areas. A list and description of the Lake Elsinore Hills District’s various City-adopted specific plans follows below:

Canyon Hills Specific Plan

The adopted Canyon Hills Specific Plan (formerly known as Cottonwood Hills) encompasses approximately 1,969 acres. The Canyon Hills Specific Plan is located at the southeasternmost section of the Lake Elsinore Hills District. Approximately half of the area will be developed as residential along with some institutional and commercial uses; the remaining areas will include recreational and open space uses. Higher density residential uses and commercial uses are planned in the western portions of specific plan whereas lower density residential uses are planned further east in the more remote areas. Approximately half of the 4,275 dwelling units that were entitled by the City have been constructed.



Single Family Homes within the Canyon Hills Community

Canyon Hills Estates Specific Plan

The adopted Canyon Hills Estates Specific Plan encompasses 246.4 acres. The Canyon Hills Estates Specific Plan is located immediately adjacent to the existing southern boundary of the Canyon Hills Specific Plan and is bounded by Hemlock Street to the north, Pine Avenue to the

east, Crooked Arrow Drive and Crab Hollow Circle to the south and west. The Residential component of the Specific Plan has been divided into two subcategories: Single Family Residential-1 (SF-1) and Single Family Residential-2 (SF-2). The SF-1 area will contain a maximum yield of 238 single family detached dwelling units. The SF-2 use will contain a maximum yield of 64 single family dwelling units. The Canyon Hills Estates Specific Plan will also include a 5.4 acre park site, and 149.9 acres of open space. Construction has not yet commenced as of July 2011

Spyglass Ranch Specific Plan

The adopted Spyglass Ranch Specific Plan encompasses approximately 260 acres. The project site is located on the east side of Camino Del Norte at its intersection with Main Street. A maximum of 1,035 units were approved consisting of 8 residential estate homes, 515 single-family residential homes, 222 courtyard homes and the option of either constructing 290 multi-family residential units or a commercial shopping center. Remaining acreage will be utilized for a public park and 85.8 acres of open space. Construction has not yet commenced as of July, 2011.

Ramsgate Specific Plan (Rosetta Canyon)

The Ramsgate Specific Plan, now known as Rosetta Canyon, encompasses approximately 1,292 acres located in the central and northern areas of the Lake Elsinore Hills District. The specific plan includes residential, MSHCP conservation areas, a school site, and open space areas. Higher density residential uses are constructed and approved for the western area along State Route 74, and the Ridgestone Apartments are already constructed along Ardenwood Drive. Lower density residential uses are constructed and approved for construction in the central and southeastern portions of the specific plan. Approximately one half of the total 2,400 dwelling units entitled have been constructed.

Canyon Creek "Summerhill" Specific Plan

Canyon Creek "Summerhill" Specific Plan encompasses approximately 683 acres and is located west of the Canyon Hills Specific Plan west of Railroad Canyon Road, and east of Interstate 15 in the southern portion of the Lake Elsinore Hills District. The specific plan primarily includes residential, open space, recreational, and some commercial uses. Commercial uses are located in the western portions of the specific plan whereas residential, open space and recreational uses are planned further east. The majority of the specific plan is already built; Planning Area 2 along the south side of La Strada remains undeveloped as of July 2011.

Tuscany Hills Specific Plan

The Tuscany Hills Specific Plan encompasses approximately 1,010 acres on the northeastern boundary of the Lake Elsinore Hills District. Primary uses include residential and open space with some recreational areas. Most of the southern areas in the specific plan have been built out whereas the northern areas are still undeveloped. As of July 2011, more than half of the total 1,847 dwelling units entitled have been constructed.

Land uses within the Lake Elsinore Hills District but outside of a specific plan area are approximately 8.58% hillside residential, 9.44% low medium residential and 4.2% open space. Table LEH-T1 below summarizes the distribution of land use designations within the Lake Elsinore Hills District. Chapter Two (2) of the General Plan defines each land use designation in terms of the allowable uses and density and intensity standards. Figure LEH-1 illustrates the distribution and location of the land use designations.

Table LEH-T1. Distribution of Land Use – Lake Elsinore Hills District.

General Plan Land Use Designation*	No. of Acres	Percentage of Total Land Area
Business Professional	9.3	0.12%
Commercial Mixed Use	207.7	2.69%
Floodway	8.6	0.11%
General Commercial	75.7	0.98%
Hillside Residential	661.0	8.58%
Low Density Residential	80.1	1.04%
Low-Medium Residential	727.4	9.44%
Medium Density Residential	39.1	0.50%
High Density Residential	5.2	0.06%
Neighborhood Commercial	25.6	0.33%
Open Space	323.8	4.20%
Public Institutional	121.2	1.57%
Specific Plan	5,414.8	70.32%
Total	7,699.5	100.0%

Revisions Adopted by the City Council on April 23, 2013

8.3.3 Overall District Goal and Policy

Goal 1 The primary goal of the Lake Elsinore Hills District is to enhance and maintain a network of residential communities that incorporates and protects the natural landscape and MSHCP conservation areas offering a high quality of life.

Policies

LEH 1.1 Encourage land uses that are compatible with adjacent Automall Overlay areas at the western edge of the Lake Elsinore Hills District.

LEH 1.2 Encourage the clustering of development in order to preserve significant hillsides.

Implementation Program Through the project and CEQA review processes, particular attention should be given to those land use applications adjacent to the Automall Overlay areas or that include significant hillsides that may be eligible for preservation.

Agency/Department Community Development

8.4 Urban Design

The Lake Elsinore Hills District is transitioning from a primarily vacant area to a residential community. This transition is largely due to several significant City-approved specific plans. Each of the adopted specific plans incorporates the area's beautiful topography into the design of their master planned communities. Large areas, including broad plains, rolling hills, steep slopes, sensitive habitats, and/or watercourses, have been incorporated within the various specific plans. Since the various approved specific plans offer their own unique character and amenities, it will be particularly important to provide both vehicle and pedestrian linkages in order to enhance and maintain the quality of life and create a more cohesive residential District.

It will also be important to establish architectural guidelines that maintain the distinct character of each community while allowing for a consistent and high quality design. Portions of the Tuscany Hills and Canyon Hills specific plans have already been developed and have provided good examples of high quality design standards that are also reflected in the other specific plans located in the Lake Elsinore Hills District.

8.4.1 Goal and Policies

Goal 2 Maximize and maintain view corridors through site planning that are adaptive to topographic conditions as exemplified in the Lake Elsinore Hills District's City-approved specific plans.

Policies

LEH.2.1 Through the project and CEQA processes create strong links between existing uses, approved specific plans, future developments, and the Lake Elsinore Hills District's open space, MSHCP conservation areas, and recreational areas.

LEH.2.2 Encourage and require design standards that maintain the distinct characteristics of each community, while ensuring a consistent and high quality design throughout the Lake Elsinore Hills District.

Implementation Program Through the project review and CEQA processes, ensure that specific plans develop consistent with approved design guidelines, and encourage non-specific plan development to emulate the high quality and topographic considerations of neighboring specific plan communities.

Agency/Department Community Development Department

8.5 Historic Preservation

Most of the Lake Elsinore Hills District is situated between two of the most culturally significant areas within the City and general vicinity. A historic ranching and homesteading site is located to the south of Canyon Lake near Railroad Canyon Road. It will be important to preserve culturally significant areas as the Lake Elsinore Hills District transitions from a rural area to a primarily urbanized area, and to highlight the area’s historical resources as they relate to the City as a whole.

8.5.1 Goal and Policies

Goal 3 Preserve and enhance the historical resources within the Lake Elsinore Hills District.

Policies

LEH 3.1 Support programs that promote awareness of the historical resources within the Lake Elsinore Hills District.

LEH 3.2 Through the project and CEQA processes preserve the Lake Elsinore Hills District’s historic mine location, located near Scenic Crest Drive and Grassy Meadow Drive, as well as the historic ranching and homesteading site located to the southeast near Railroad Canyon Road.

LEH 3.3 Through the project and CEQA processes develop a pedestrian/hiking trail which provides access to the ranching and homesteading site and promotes the acknowledgement of its significance in the City’s history..

LEH 3.4 Support the restoration and incorporation of the historic ranching and homesteading site as a visitor’s center that provides historical information about the general vicinity and consider the opportunity to acquire the historic ranching and homestead site for restoration and use as a visitor center or other public facility.

Implementation Program During any project or CEQA review, acknowledge the significance of historical sites in the District, and encourage actions that will enhance preservation of use of these sites.

Agency/Department Community Development Department

8.6 Transportation/Circulation

The Lake Elsinore Hills District’s circulation system consists of four (4) major roadways that provide access to less traveled roadways and to the existing residential and commercial developments in the southern, eastern and southeastern areas of the Lake Elsinore Hills District. Most of the remaining areas of the Lake Elsinore Hills District contain open space areas that are not readily accessible but are contained within an adopted specific plan.

Interstate-15 generally runs northwest/southeast and borders the Lake Elsinore Hills District to the west. It provides a connection to two (2) of the Lake Elsinore Hills District’s main roadways, State Route 74 and Railroad Canyon Road. State Route 74 runs northeast/southwest borders a portion of the Lake Elsinore Hills District on its northern edge, and provides access to the Rosetta Canyon/Ramsgate Specific Plan area. Railroad Canyon Road runs east/west, is located in the southern portion of the Lake Elsinore Hills District, and provides access to the Canyon Creek, Tuscany Hills, and Canyon Hills Specific Plan areas. Railroad Canyon Road is also a major link between Interstate-15 and Interstate-215 further east of the City. Summerhill Drive is the major roadway that provides access between the Canyon Creek Specific Plan area and the Tuscany Hills Specific Plan area.

As the Lake Elsinore Hills District transitions from an undeveloped region into a series of connected master planned communities, significant improvements will be needed to ensure adequate circulation while being sensitive to the area’s topography and MSHCP conservation areas.

The Lake Elsinore Hills District’s specific plans include improvements to the following roadways: State Route 74, Summerhill Drive, Greenwald Avenue, Camino Del Norte, Canyon Hills Road, Holland Road, Canyon Hills Road, Lost Road, and Grape Street. New roadways proposed or already improved within the adopted specific plans include: Spyglass Ridge Drive, Camino Del Norte, Rosetta Canyon Drive, Ardenwood Way, Steele Valley Road, Riverside Street, Elsinore Hills Road, and La Strada Road. The adopted specific plans also include local roads, hiking trails, bike lanes and pedestrian trails.



New Roadway in Canyon Hills

The circulation element in Chapter 2.0 of the General Plan identifies standardized roadways as well as the addition of alternative transportation routes. Table LEH-T2 reflects the circulation element’s Roadway Plan and Bikeway Plan for the Lake Elsinore Hills.

Table LEH-T2. Roadway Plan and Bikeway Plan - Lake Elsinore Hills District

Roadway Name	From	To	Roadway Classification	Bikeway Classification
Diamond Drive	Interstate 15	Mission Trails	Urban Arterial	Class II
State Route 74	Business Park District	North Peak District	Augmented Urban Arterial	
Rosetta Canyon Drive (Ramsgate Road)	State Route 74	Elsinore Hills Road	Secondary	
Camino del Norte	Business Park District	Main Street	Secondary	Class II
Camino del Norte	Main Street	Elsinore Hills Road	Major	Class III
Camino del Norte	Elsinore Hills Road	Franklin Street	Secondary	Class III
Canyon Estates Drive	Summerhill Drive	Franklin Street	Secondary	
Elsinore Hills Road	Rosetta Canyon Road	Camino Del Norte	Secondary	
La Strata	Camino del Norte	Summerhill Drive	Secondary	Class II
Scenic Crest Drive	Grassy Meadow Drive	Greenwald Avenue	Collector	
Railroad Canyon Road	Interstate 15	Northern City Limits	Augmented Urban Arterial	Class II
Holland Road	Canyon Hills Road	Riverside County	Major	Class II
Canyon Hills Road	Railroad Canyon Road	Holland Road	Major	Class II
Cottonwood Canyon Road	Canyon Hills Road	Riverside County	Collector	
Lost Road	Canyon Hills Road	Riverside County	Collector	Class II
Via Palermo	Greenwald Avenue	Summerhill Drive	Collector	
Riverside Drive	Meadowbrook Sphere District	Meadowbrook Sphere District	Major	Class II
Summerhill Drive	Canyon Estates Drive	La Strada Road	Major	Class III
Greenwald Avenue	Scenic Crest Drive	La Strada Road	Secondary	Class II
Cottonwood Canyon Road	Canyon Hills Road	Railroad Canyon Road	Collector	
Grape Street	Railroad Canyon Road	Malaga Road	Major	Class II

Lost Road is proposed as a Collector to be consistent with the County of Riverside designation. However, the roadway may need to be upgraded to a four-lane roadway due to anticipated future traffic volumes. In the future, Lost Road will be an important link in the area's

transportation network. As traffic increases on Railroad Canyon Road to its capacity, the traffic load on Lost Road will increase. The City's concern will be administrating the development of Lost Road. Another issue with Lost Road is that it is built to old secondary street standards in the Canyon Hills Specific Plan area. The City shall develop a strategy to ensure that Lost Road northeast of Grape Street to the existing specific plan street is constructed to a four-lane roadway.

The cross-section for Central Avenue will maintain the existing 134 feet right-of-way with a 110 feet roadway, but the number of future lanes shall increase from 6 to 8; the Class II bike lane shall be removed and replaced with a Class II bike lane on Riverside Street/Nichols Road.

8.6.1 Goal and Policies

Goal 4 Encourage the development of an adequate multi-modal transportation system including bus routes, bicycle lanes, hiking trails, and pedestrian oriented streets that provides adequate accessibility within the Lake Elsinore Hills District and to neighboring areas and roadways by establishing design standards that ensure a high quality circulation system throughout the Lake Elsinore Hills District that incorporates the existing topography.

Policies

LEH 4.1 Through the project review and CEQA processes construct additional east/west roadways providing access from Interstate-15 to the eastern areas of the Lake Elsinore Hills District wherever recommended by traffic studies.

LEH 4.2 Consider the development of a strategic plan with the City of Wildomar to ensure that Lost Road northeast of Grape Street to the existing specific plan street is constructed to a four-lane roadway.

LEH 4.3 Support completion of Canyon Estates Drive to Camino del Norte at Main Street and for Camino del Norte to continue to Cambern Avenue to finish the connection to State Route 74.

LEH 4.4 Through the project and CEQA processes, complete improvements to Rosetta Canyon Road/Elsinore Hills Road from Camino del Norte to State Route 74 in order to provide additional access from one side of the Lake Elsinore Hills District to the other side.

LEH 4.5 Through the project and CEQA processes, the City shall continue to pursue funding for improvements to both Central Avenue and Railroad Canyon Road, which will carry substantial future traffic volumes.

LEH 4.6 Through the project and CEQA processes continue to plan for the design and construction of the La Strada Road connection from Summerhill Drive to Camino del Norte.

Implementation Program The City shall encourage development designs that provide multi-modal transportation systems in proposed projects, and that provide accessibility within the District as well as to neighboring areas and roadways.

Department/Agency Engineering and Community Development Departments

8.7 Parks and Recreation

The Lake Elsinore Hills District encompasses a large and varied terrain including broad plains, rolling hills, steep slopes, sensitive habitats, and watercourses. In addition, the Lake Elsinore Hills District encompasses several recreational facilities located within the four (4) existing master planned communities within the north, east, south, and southeast. Tuscany Hills Park is located within the Tuscany Hills Specific Plan area in the eastern portion of the Lake Elsinore Hills District, encompasses five (5) acres, and is located at the intersection of La Strada Road and Summerhill Drive. Amenities at this facility include two (2) baseball fields, a tot lot, picnic facilities, shade structure, and parking area. Summerhill Park is located in the completed Canyon Creek Specific Plan in the southern portion of the Lake Elsinore Hills District at the intersection of Canyon Estates Drive and Summerhill Drive and encompasses five (5) acres. Summerhill Park’s amenities include picnic tables, active turf areas, restrooms, and parking. Creekside Park is located within the Canyon Hills Specific Plan area in the southeastern portion of the Lake Elsinore Hills District. Creekside Park encompasses seven (7) acres, and is located on Canyon Hills Road, west of Railroad Canyon Road. The Rosetta Canyon/Ramsgate Specific Plan, in the northern portion of the Lake Elsinore Hills District, proposes a variety of recreational uses and amenities along and within proximity of Rosetta Canyon Drive including Rosetta Canyon Park. Rosetta Canyon Park houses a fire station, two (2) tennis courts with lighting, two (2) basketball courts with lighting, restrooms, picnic areas, tot lot, dog park, and parking area. Phase 2 of Rosetta Canyon Park will include a four-field baseball/softball complex, and additional tennis courts. Canyon Hills has a future community park totaling twenty two (22) acres that will feature two (2) baseball fields, two (2) soccer fields, outdoor basketball, group picnic pavilions, a water spray park, a restroom and concession structure, two (2) tot lots, and parking. The Tuscany Hills Specific Plan will include a five (5)-acre neighborhood park as part of the North Tuscany Hills development. The park will have two (2) lighted ball fields, a restroom and concession structure, parking, picnic and shade areas, and a tot lot.

“The Lake Elsinore Hills District encompasses several recreational facilities located within the four (4) existing master planned communities ”

The adopted specific plans within the Lake Elsinore Hills District have set aside significant areas for parklands and open space areas as depicted in Table LEH-T3. As remaining areas

outside of the existing master planned communities and adopted specific plans are developed, it will be important to set aside additional areas for parkland and open space areas similar in scope to the existing specific plans.

Table LEH-T3. Specific Plans - Open Space/Parklands - Lake Elsinore Hills District

Adopted Specific Plans	Total Acreage	Open Space Acres	Parklands Acres	Total Open Space/Parklands Acres	Percentage of Open Space/Parkland in Specific Plan
Canyon Hills	1,969.0	951.0	45.0	996.0	50.6%
Rosetta Canyon	1,292.0	702.0	50.0	752.0	58.2%
Tuscany	1,342.0	129.0	8.0	137.0	10.2%
Canyon Creek	478.0	235.0	17.5	252.5	52.8%
Canyon Hills	246.4	149.9	5.4	155.3	63%
Spyglass Ranch	259.6	85.8	6.5	92.3	35.6%
Totals	5,587.0	2,252.7	132.5	2,384.6	n/a

8.7.1 Goal and Policies

Goal 5 Enhance the natural character of the broad plains, rolling hills, steep slopes, sensitive habitats, and watercourses.

Policies

LEH 5.1 Encourage the provision of pedestrian routes that connect existing and future developments with open space and recreation uses.

LEH 5.2 Support an extensive system of open space and MSHCP conservation areas throughout the Lake Elsinore Hills District to ensure a healthy balance between development and conservation of the area's natural environment.

LEH 5.3 Preserve a balanced amount of the Lake Elsinore Hills District's natural landscape of valleys, peaks, rolling hills, watercourses, and sensitive habitats as existing specific plans and additional projects are developed.

Implementation Program Through the project and CEQA processes, encourage development designs that enhance the natural topography of the District and provide accessibility to recreational and open space areas.

Agency/Department Parks & Recreation, Community Development Departments



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