

14.0 Meadowbrook Sphere District

14.1 Introduction

The Meadowbrook Sphere District is situated within the City's Sphere of Influence adjacent to the northeastern edge of the City within the jurisdiction of Riverside County. The Lake Elsinore Hills District surrounds the Meadowbrook District to the west and south. The remaining northern and eastern borders of the District are lands within unincorporated Riverside County. The Local Agency Formation Commission (LAFCO) recently removed a large portion of the Meadowbrook area from the City's Sphere of Influence. As a result, the Meadowbrook Sphere District was reduced to a much smaller area. The location of the Meadowbrook Sphere District is shown in Figure MBS-1.

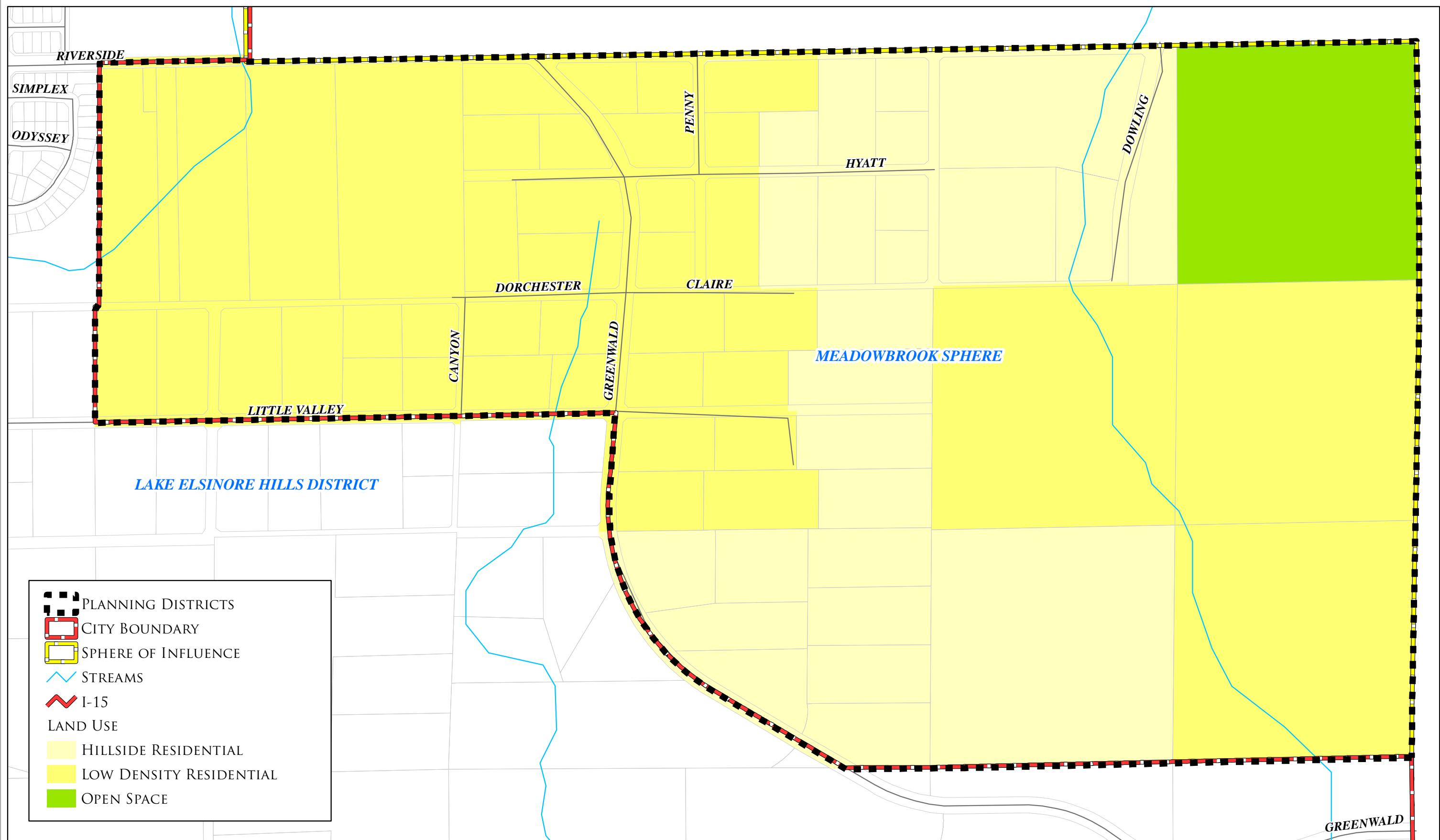
The Meadowbrook Sphere District contains rolling hills and canyons. A portion of the San Jacinto River traverses its eastern side before it continues south towards Canyon Lake. Greenwald Avenue is the District's main roadway, running through the center of the District and connecting to State Highway 74 to the north. State Highway 74 provides access to the city of Lake Elsinore, the City of Perris, Interstates 15 and 215, and other areas of unincorporated Riverside County. Greenwald Avenue also borders the District's southern boundary, on its way toward the City of Canyon Lake to the southeast.

Although no registered historical structures exist, there are two historic mine locations nearby, one of which is among the most noted in the surrounding area.

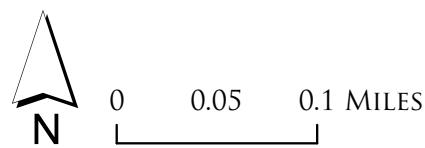
The Meadowbrook Sphere District encompasses a rural residential character. Few large tracts of land are available for development. However, growth within the general area is expected to increase, particularly as build-out occurs in the Ramsgate and North Tuscany Hills Specific Plans adjacent to the District's borders. The demand for available, vacant, and developable land, both large and small, will be important. The main focus of the 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 communities.

The unincorporated County lands to the north contain a similar distribution of uses and densities that are found within the Meadowbrook Sphere District. The North Peak District to the far west primarily consists of open space areas with a few isolated residential and agricultural uses. The Lake Elsinore Hills District to the west and south primarily consists of open space, rolling hills, and steep canyons. Its several adopted specific plans for new residential subdivisions are in various stages of development. The City of Perris, located to the far east, primarily includes open space and agricultural uses in this area. The City of Canyon Lake, a gated master-planned community, is located to the southeast.

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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
MEADOWBROOK SPHERE DISTRICT LAND USE PLAN
FIGURE MBS-1

BACKSIDE OF FIGURE

14.2 Description

The Meadowbrook Sphere District encompasses approximately 487 acres within the jurisdiction of Riverside County. Land uses throughout the District primarily consist of single-family homes on one- to two-acre lots, as well as vacant lands.

14.3 Land Use

14.3.1 Unique Attributes

The defining characteristic of the Meadowbrook Sphere District is its rural residential character, and its location between the City of Lake Elsinore, Riverside County, the City of Perris and the City of Canyon Lake. The Meadowbrook Sphere District is located in close proximity to State Highway 74, and is therefore easily accessible from nearby communities.

14.3.2 Planned Land Use

As growth continues to occur within the general area and particularly in the City of Lake Elsinore, available developable lands within the Meadowbrook Sphere District will be important and will provide an additional stimulus to create new residential neighborhoods. The primary land uses are low-density residential and hillside residential uses, at nearly sixty percent (59.73%) and thirty-two percent (32.58%) respectively of the total number of acres in the District. Table MBS-T1 below summarizes the distribution of land use designations within the Meadowbrook 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 MBS-1 illustrates the distribution and location of the land use designations.

Table MBS-T1. Distribution of Land Uses – Meadowbrook Sphere District

General Plan Land Use Designation	No. of Acres	Percentage of Total Land Area
Hillside Residential	171.0	32.58%
Low Density Residential	313.6	59.73%
Open Space	40.4	7.69%
Total	525.0	100.00%

14.3.3 Overall District Goal and Policies

Goal 1 The primary goal of the Meadowbrook Sphere District is to create a more integrated community that is compatible with the districts to the south and west.

Policies

MBS 1.1 Encourage the establishment of identifiable neighborhoods that are similar to the design of the developments located in the City to the south and west.

MBS 1.2 Through the project and CEQA processes provide enhanced access to the Lake Elsinore Hills and North Peak Districts, and to the recreational uses, open space areas and conserved lands in the surrounding areas.

Implementation Program The City shall support project design that integrates identifiable neighborhoods into the District communities and is compatible with adjacent planned development.

Agency/Department Community Development Department

14.4 Urban Design

The Meadowbrook Sphere District is a rural residential community without an urban core or strong feeling of community identity. As growth occurs, it will be important to establish and promote architectural design standards and identifiable neighborhoods that are connected to each other. Provision of public spaces will be important as well.

14.4.1 Goal and Policies

Goal 2 Support a residential district with a strong orientation towards the developed areas in the City.

Policies

MBS 2.1 Consider the establishment of architectural and development guidelines that will ensure that residential development is compatible with neighboring areas, and that preserve and enhance identifiable neighborhoods.

MBS 2.2 Through the project and CEQA processes create strong and attractive links between surrounding housing, recreational and open space uses, and conserved lands.

Implementation Program The City shall support project design whose architecture and guidelines ensure compatibility with neighboring development, preserves and



MEADOWBROOK SPHERE DISTRICT

enhances identifiable communities, and provides links between communities and to open space uses.

14.5 Historic Preservation

The largest concentrations of historic mining activities within the City and Sphere of Influence areas are located in the area of the Meadowbrook Sphere, North Peak, and Lake Elsinore Hills Districts.

14.5.1 Goal and Policies

Goal 3 Support the preservation of historic mining areas.

Policies

MBS 3.1 Support programs that promote educational awareness of historic mine locations and their impact upon the development of the City and general area.

MBS 3.2 Through the project and CEQA processes observe an open space/park buffer of at least 100 feet for new development in the vicinity of historic mine locations.

MBS 3.3 Support programs that promote educational information regarding historic mining activities with the opening of a tourist information center located within the Meadowbrook Sphere District or along State Highway 74.

Implementation Program The City shall support programs that educate, promote awareness, and preserves the historically significant sites within the District.

Agency/Department Community Development Department

14.6 Transportation/Circulation

The circulation network in proximity to the Meadowbrook Sphere District consists of State Route 74, a major transportation corridor, and smaller paved and unpaved residential streets. State Highway 74 is a high volume roadway that provides access to unincorporated Riverside County, the City of Perris, Interstates 15 and 215, and the City of Lake Elsinore.

Greenwald Avenue is the main north/south route passing through the central portion of the Meadowbrook Sphere District, as well as bordering its southern boundary. Its intersection with State Highway 74 is signalized. Greenwald Avenue connects the area to the Lake Elsinore Hills

District and the City of Canyon Lake. The circulation element identifies Greenwald as a Class II bikeway. Alternative transportation routes are intended to provide access between the residential neighborhoods, surrounding districts and recreational facilities.

14.6.1 Goal and Policies

Goal 4 Encourage pedestrian/hiking/biking trails between the residential uses, open space, recreational uses, and conserved lands nearby.

Policies

MBS 4.1 Through the project and CEQA processes ensure that adequate transportation system connections exist between residential areas and the nearby recreational and commercial uses.

MBS 4.2 Through the project and CEQA processes establish a series of pedestrian/bicycle routes between residential uses, and adjacent residential communities to the west, south and east.

Implementation Program The City shall support project design that provides trails and access linkages between residential uses and to open space and recreational uses.

Agency/Department Engineering and Community Development Departments

14.7 Parks and Recreation

As the Meadowbrook Sphere District transitions from scattered rural uses to developed neighborhoods, it will be important to provide additional recreational facilities, open space uses, and conserved lands. It will also be important to provide access to similar neighboring uses. The Meadowbrook Sphere District's only park/open space area is located at its northeast corner.

Outside of the District several recreational uses, open space uses and MSHCP conservation areas have been designated or exist within a short commute. The North Peak District to the far west includes a large area designated for MSHCP conservation, as well as a large recreational sports facility. Recreational opportunities in the Lake Elsinore Hills District include facilities within the four master-planned communities of Rosetta Canyon, Canyon Hills, Canyon Creek, and Tuscany Hills. The Rosetta Canyon Community Park, within close proximity to State Highway 74, will feature a large recreational center, ball fields, tennis and basketball courts, hiking trail, dog park, and picnic areas.

14.7.1 Goal and Policies

Goal 5 Provide adequate active open space and recreational opportunities within the Meadowbrook Sphere District as development occurs.

Policies

MBS 5.1 Through the project and CEQA processes develop a pedestrian/hiking trail system to connect existing and future residential communities with open space uses, recreational facilities, and MSHCP conservation areas. Provide trail signs, maps, and information about the vegetation of these areas.

MBS 5.2 Through the project and CEQA processes incorporate additional recreational facilities within new residential developments.

Implementation Program The City shall support project design that provides open space and recreational facilities within the District, including trail connections.

Agency/Department Parks & Recreation and Community Development Departments

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