Lake Elsinore Outlet Center
Specific Plan Amendment No. 3

Incorporating

REVISED SIGNAGE GUIDELINES
and
PROPOSING A 3.4 ACRE EXPANSION AREA FOR ADDITIONAL PARKING

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City Council
Approved 8/22/00

LAKE ELSINORE OUTLET CENTER
SPECIFIC PLAN AMENDMENT NO. 3

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Lake Elsinore Outlet Center
Specific Plan Amendment No. 3

INTRODUCTION

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Introduction to Amendment No. 3

The Lake Elsinore Outlet Center is representative of the newest venue for commercial retail space. It is part of a limited and extremely competitive sector of the retail business that caters to a diverse customer base. Local competitors include centers such as Ontario Mills and the Cabazon Factory Stores. To remain viable, it is critical that the management of the Lake Elsinore Outlet Center has the flexibility to quickly react to changes in advertising and marketing trends in order to keep the approximately 100 retail suites (a tenant may occupy one or more suites) filled with nationally recognized merchandisers.

This third amendment to the Lake Elsinore Outlet Center Specific Plan is being prepared in order to update and revise portions of the approved plan. Through this document, the owners of the Outlet Center will have the opportunity to expand parking facilities and update and modernize the project signage in order to remain commercially competitive. This amendment is intended to be used in conjunction with the existing plan, except as modified herein.

Following the adoption of the original specific Plan in June, 1990, two (2) previous amendments to the Lake Elsinore Outlet Center Specific Plan have been approved and implemented. Amendment No. 1, approved in July, 1993, incorporated an increase in allowed retail space of 80,000 square feet, bringing the total allowable building area to 377,235 square feet. Amendment No. 2, approved August 1994, is a revision to the sign program to permit limited tenant signs on the rear (easterly) wall of the Outlet Center facing Interstate 15.

The expressed purpose of Amendment No. 3 is as follows:

1. Replace the Signage Guidelines and Standards (Section 5.5) in the approved document and subsequent amendments, in total, with the amended Signage Guidelines and Standards contained herein. This amendment includes the following sign program changes:

    a. Sign types have been more clearly defined to reflect actual existing conditions as well as industry standard terminology.

    b. A Freeway Electric Message Sign has been added to the sign program to enhance the visibility of the Outlet Center. This sign is currently not permitted in the existing Specific Plan.

c. Secondary Entrance Identification elements have been added to the sign program to make it easier for customers to find alternative pedestrian access routes into the interior courtyard.

d. Internal (courtyard) signage definitions and design criteria has been consolidated and simplified to ease review and permit issuance.

e. Design standards and placement criteria for Exterior Tenant Signs have been revised to add flexibility and improve visibility while maintaining the architectural integrity of the exterior building elevations. This amendment will also permit tenant signage to appear on the westerly exterior elevation of the center, facing Collier Avenue.

f. Color specifications have been simplified to make it easier to respond to competition and adopt to changes in the market place.

2. Amend the Land Use Plan (Section 4.2) to add a 3.4 acre parcel of land along Collier Avenue that is adjacent to the southerly boundary line of the existing Outlet Center. This parcel will be used to develop approximately 311 additional standard parking spaces and preserve approximately 0.17 acres of US Army Corps of Engineers Jurisdictional Wetlands.

The amended Signage Guidelines and Standards (Section 5.5) shall be inserted into the approved Specific Plan to replace in its entirety the former Section 5.5 Signage Guidelines and Standards, and amendments.

The amended Land Use Plan (Section 4.2.1 et seq) for the expansion area shall be added to the Land Use Plan (Section 4.2) in the Lake Elsinore Outlet Center Specific Plan.

All other elements of the approved Lake Elsinore Outlet Center Specific Plan will remain as originally approved.

Authority

The Lake Elsinore Outlet Center Specific Plan, as amended herein, regulates zoning and land use for the entire project. The amended plan supercedes all previously approved plans and provides all necessary plans, land use standards, infrastructure requirements, design guidelines,

regulations, implementation programs and mitigation measures. All subsequent project related development applications will be required to adhere to the amended plan. Actions judged to be consistent with the Amended Lake Elsinore Outlet Center Specific Plan will be deemed to be consistent with the City of Lake Elsinore General Plan. Those issues not addressed in this document will revert to the Lake Elsinore Outlet Center Specific Plan and then to the City of Lake Elsinore Municipal Code.

Environmental Clearance

In accordance with the California Environmental Quality Act (CEQA), a Negative Declaration has been prepared to evaluate the land use and development guidelines proposed herein. Pursuant to Section 65453 of CEQA Guidelines, the Final EIR for the Lake Elsinore Outlet Center Specific Plan and the Negative Declaration for this amendment serve as the required environmental documentation for all subsequent development permits undertaken in conformance with the amended plan.

Biological Resources

The following information describes the physical features of the 3.4 acres of land that is being added to the specific plan. The site lies southerly of and adjacent to the existing Outlet Center and also fronts on Collier Avenue. A legal description and plat showing the expansion area is included as **Exhibit 4-1B** in the amended portion of Section 4.

The subject site is vacant grass land and wetland type vegetation, with a natural gradient that slopes generally west at a rate of from 1% to 6%. The majority of the site is lower than the adjacent Outlet Center, and approximately at grade with Collier Avenue. Vegetative cover includes native and non-native grasses, Eucalyptus trees and a small amount of willow and associated plants.

To properly evaluate the biological resources on the site, a Jurisdictional Delineation survey was conducted by Glenn Lukos Associates in October, 1999, with a final report issued November 8, 1999. The survey found that the site contains approximately 0.17 acres of isolated US Army Corps of Engineers Jurisdictional Wetlands (located along the northerly property line) and no California Department of Fish and Game (CDFG) jurisdictional lands. The wetlands are not associated with a stream bed and therefore are not subject to CDFG jurisdiction. Additionally, Lukos found that the site contains no other sensitive biological resources.

The entire site is within the Stephen's Kangaroo Habitat Conservation Plan (SKRHCP). Any grading or construction that occurs on the 3.4 acre expansion area is therefore subject to mitigation fees associated with the plan. The existing center, being fully developed, is not subject to mitigation fees for the SKRHCP.

Detailed Amendments to the Lake Elsinore Outlet Center Specific Plan

The following sections detail the amendments to the Lake Elsinore Outlet Center Specific Plan. As stated above, it is intended that the amended Signage Guidelines and Standards (Section 5.5) be inserted into the approved Specific Plan and replace the previously approved Section 5.5. It is intended that the Land Use Plan amendment (Section 4.2.1 et seq) be added to the Land Use Plan (Section 4.2) in the approved specific plan document.

All other elements of the approved Lake Elsinore Outlet Center Specific Plan will remain as originally approved.

LAKE ELSINORE OUTLET CENTER LAND USE

Development Area	Acres	Total Approximate Building (sf)
Existing Outlet Center	39.54	377,235
Wetlands Within Existing Outlet Center	3.80	0
New Parking Area Proposed With SPA No. 3	3.27	0
Wetlands Within New Parking Area	0.17	0
Totals	46.78	377,235

Lake Elsinore Outlet Center
Specific Plan Amendment No. 3

EXPANSION AREA PARKING

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4.2.1 Expansion Area Parking

This amendment to the Lake Elsinore Outlet Center Specific Plan includes the addition of approximately 3.4 acres of land fronting Collier Avenue, adjacent to and southerly of the existing Outlet Center (see **Exhibit 4-1A**). A complete legal description of the expansion parcel is included in **Exhibit 4-1B**.

4.2.2 PURPOSE

The purpose of adding additional land to the Outlet Center is twofold:

- Provide additional access and parking opportunities at the southerly end of the Outlet Center for shoppers convenience and relieve traffic congestion at the main project entrance;

- Define and protect additional wetlands areas abutting the Outlet Center.

4.2.3 Expansion Area Land Use Plan

The intended use of the expansion area is for the addition of parking areas which will join with existing parking areas. This will improve customer convenience at the southerly portion of the Outlet Center. Specifically, the expansion will provide the following land uses and improvements:

a. An area encompassing 3.27 acres will be designated **CC - Community Commercial** and will be developed to provide an additional 311 standard parking spaces (**Exhibit 4-1C**).

It should be noted that the existing Outlet Center is sufficiently parked, based on parking standards contained in the existing Lake Elsinore Outlet Center Specific Plan. The additional parking is provided to serve as overflow parking in response to periodic demands. The existing Outlet Center has 2,181 parking spaces; the Specific Plan requires 1,955 spaces. Therefore, the existing Outlet Center provides 226 more parking spaces than is required. With the proposed parking lot, an additional 311 standard spaces will be added to the project. To access the new parking lot, two driveways are proposed. The installation of the two driveways will eliminate 11 existing parking spaces that are currently located along the southeastern perimeter of the existing Outlet Center. Additionally, to comply with ADA requirements for accessibility, an additional 5 handicap accessible parking spaces will be required (including one van space). The re-striping to accommodate the new handicap accessible spaces will eliminate 6 existing parking spaces. With these modifications the Outlet Center will have a total of 2,475 parking spaces, 520 more than required.

See **Exhibit 4-1E,** Amended Parking Plan for a parking analysis and location of the new handicap accessible parking spaces.

b. Installation of a full turning movement entrance at Collier Avenue.

c. An Entrance Monument Sign will be located at the Parking Area entrance.

d. An area encompassing 0.17 acres will be designated **OS - Open Space** for protection of existing US Army Corps of Engineers Jurisdictional Wetlands which are located adjacent to existing wetlands.

4.2.4 Development Standards

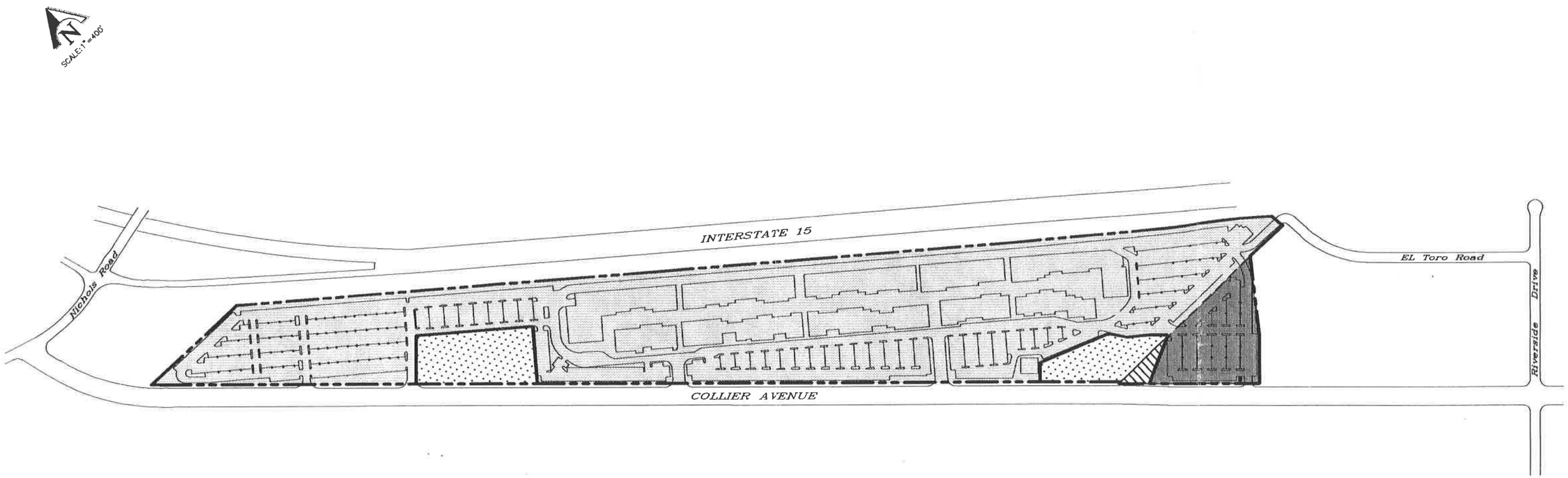
The development of the expansion area shall be in conformance with standards and guidelines set out in the Lake Elsinore Outlet Center Specific Plan, the following amendments, and the City of Lake Elsinore Municipal Code. (See **Exhibit 4-1C** Site Plan).

a. Section 5.4.4 (2) of the existing Specific Plan requires ten (10) feet of landscaping be provided along areas abutting adjacent parcels and major roadways. This SPA document amends this standard to require only five feet of landscaping along property frontage within the expansion parking area which abut adjacent parcels, and where site and design constraints warrant. A minimum of ten (10) feet of landscaping is still required in areas abutting major roadways .

b. Section 5.4.4 (3) of the existing Specific Plan requires, among other things, one 15 gallon tree for every 10 parking spaces evenly distributed throughout the parking lot. Trees may be provided in finger islands along the perimeter of the parking area, or tree wells in the interior of the parking area. This SPA document amends this standard by no longer requiring that one 15-gallon tree and finger island be provided for ever 10 parking spaces along the expansion area's row of perimeter parking, except for parking rows fronting Collier Avenue. Landscaping, groundcover, trees, and shrubs must be provided along those parking rows to offset any exclusion of finger islands.

4.2.5 Permits

Prior to installation of the parking improvements, developer shall obtain a grading permit from the City Engineering Division and approval of landscape and irrigation plans by the City Landscape Architect.



Legend

- Existing Outlet Center (CC)
- Expansion Area (CC)
- Existing Wetlands Mitigation Area (OS)
- Additional U.S. Army Corps of Engineers Juridictional Wetlands (OS)

Lake Elsinore Outlet Center
Land Use Statistical Summary

Planning Area	CC–Community Commercial	OS–Open Space	Planning Area Acreage
OUTLET CENTER	39.54	3.8	43.34
EXPANSION	3.27	0.17	3.44
Total	42.81	3.97	46.78

AMENDED LAND USE PLAN
LAKE ELSINORE
OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

EXISTING LAKE ELSINORE OUTLET CENTER PARKING

N

SCALE: 1" = 60'

U.S. ARMY CORPS OF ENGINEERS JUDRISDICTIONAL WETLANDS

Heavy Trees

N.89°58'18"W. 733.13'

25 30

36 31

EXISTING RESIDENCE

317.66'

N.37°14'04"E.

149,774 sq.ft.
3.44 acres

EXISTING 5' MASONARY WALL

Heavy Trees

PROPERTY LINE

COLLIER AVENUE

EXISTING CURB & GUTTER

S.46°14'12"E. 445.77'

N.43°45'48"E. 197.22'

A

B

CURVE DATA:			
CURVE	RADIUS	DELTA	LENGTH
A	1250.00	4°45'13"	103.71
B	1150.00	00°49'28"	16.55

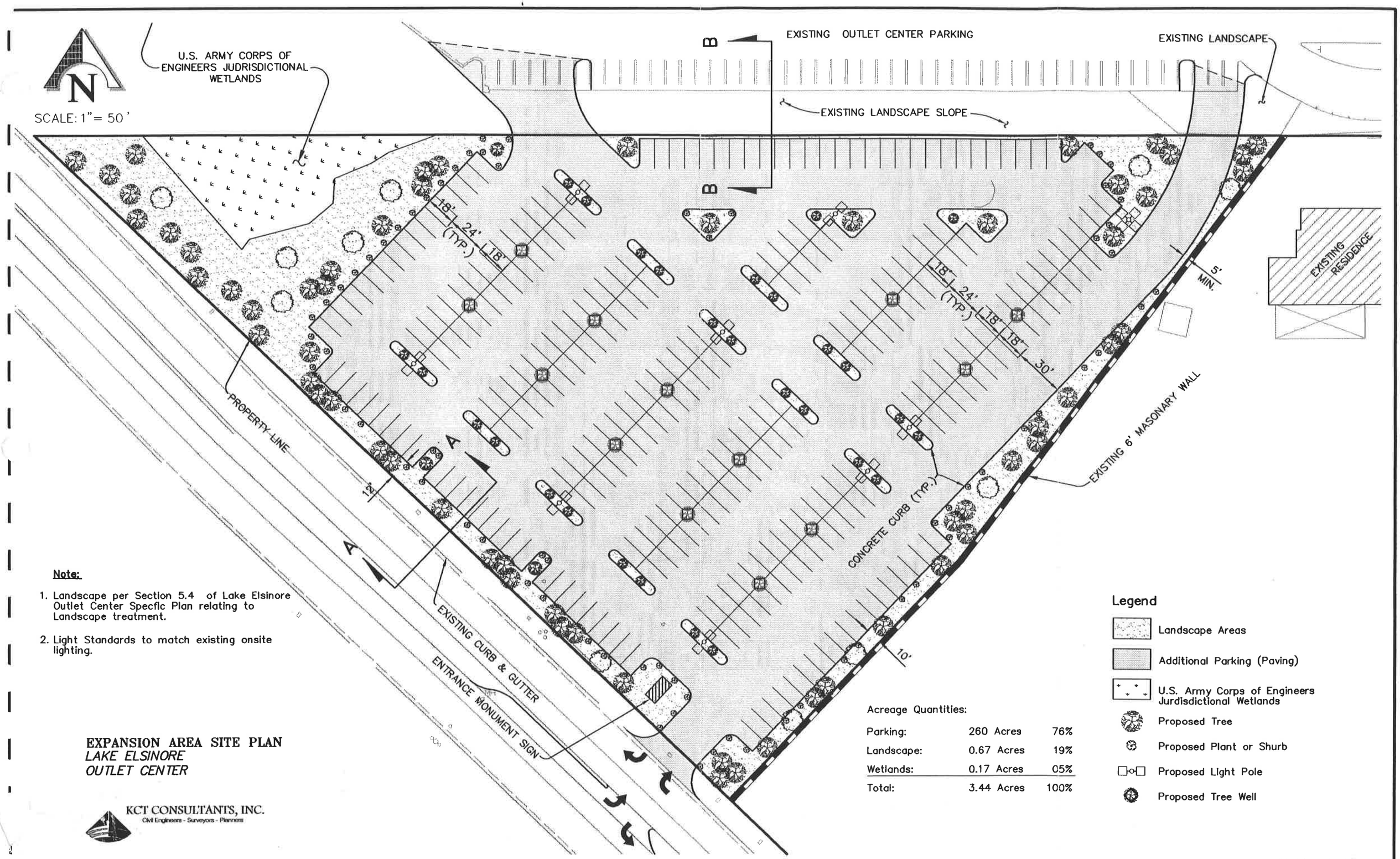
EXPANSION AREA
LAKE ELSINORE
OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

Legal Description

That portion of the Northeast one-quarter of Fractional Section 36, T.5S., R.5W., S.B.M., located in the City of Lake Elsinore, lying Northeasterly of Collier Avenue, and more particularly described as follows:

Commencing at the Northeast corner of said Fractional Section 36; Thence N.89°58'18"W. along the Northerly line of said Section 36, a distance of 733.13', to the Point of Beginning; Thence continuing N.89°58'18"W. along said Northerly line, a distance of 733.13 feet, to the Northeasterly line of said Collier Avenue; Thence along said Northeasterly line the following three (3) courses: SouthEasterly along a non-tangent curve concave Southwesterly, having a radius of 1250.00 feet, through an angle of 04°45'13", an arc length of 103.71 feet (The initial radial line bears N.43°58'24"E.); Thence Southeasterly along a reverse curve concave Northeasterly; Thence N46°14'12"W., a distance of 445.77; Thence N.43°45'48"E., a distance of 197.22 feet; Thence N.37°14'04"E., a distance of 317.66 feet, to the Point of Beginning.



Note:

1. Landscape per Section 5.4 of Lake Elsinore Outlet Center Specfic Plan relating to Landscape treatment.
2. Light Standards to match existing onsite lighting.

EXPANSION AREA SITE PLAN
LAKE ELSINORE
OUTLET CENTER

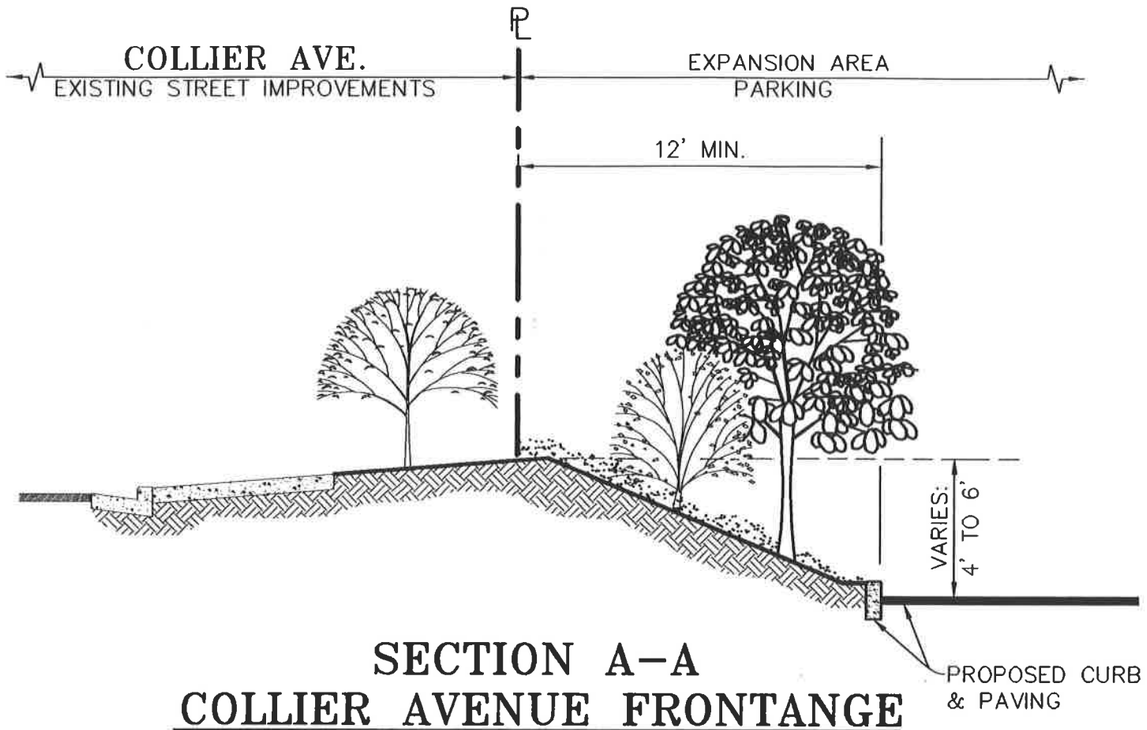
KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

Acreage Quantities:

Parking:	260 Acres	76%
Landscape:	0.67 Acres	19%
Wetlands:	0.17 Acres	05%
Total:	3.44 Acres	100%

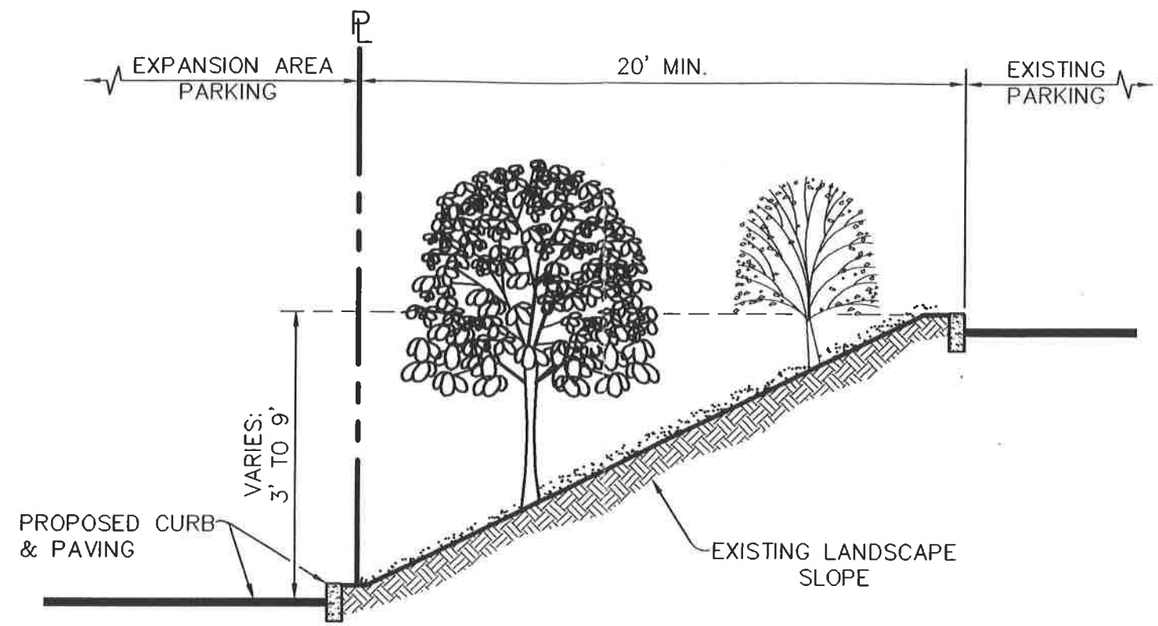
Legend

- Landscape Areas
- Additional Parking (Paving)
- U.S. Army Corps of Engineers Jurdisdictional Wetlands
- Proposed Tree
- Proposed Plant or Shurb
- Proposed Light Pole
- Proposed Tree Well



SECTION A–A
COLLIER AVENUE FRONTANGE

N.T.S.

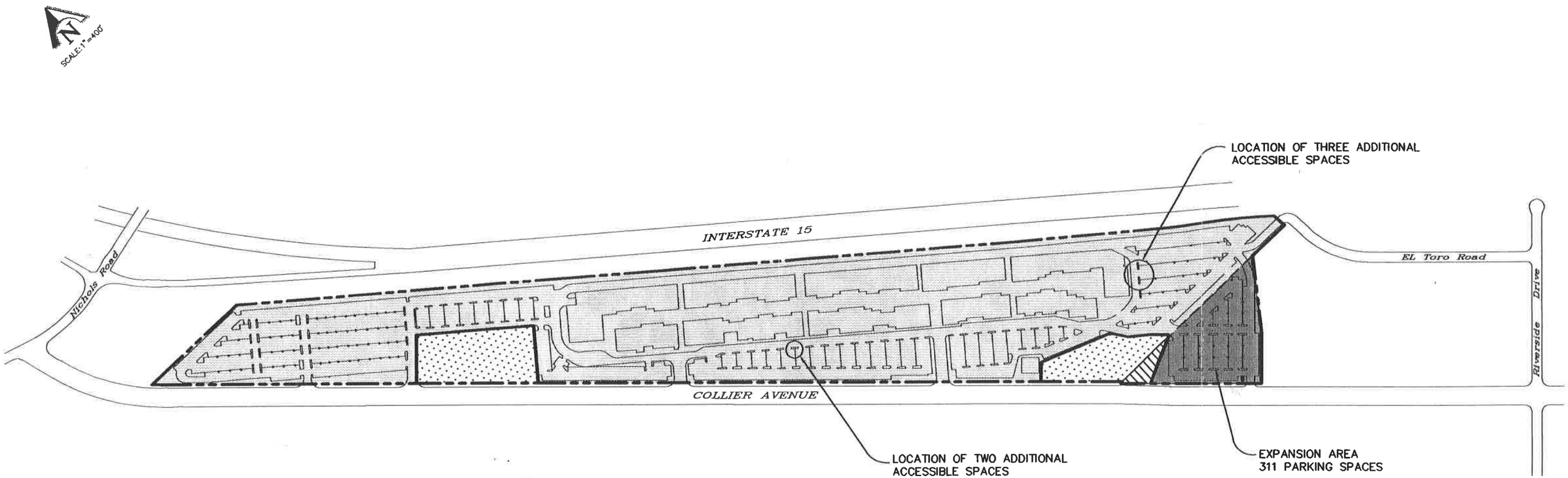


SECTION B–B

N.T.S.

TYPICAL SECTIONS OF EXPANSION AREA
LAKE ELSINORE
OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners



Legend

- Existing Outlet Center (CC)
- Expansion Area (CC)
- Existing Wetlands Mitigation Area (OS)
- Additional U.S. Army Corps of Engineers Juridictional Wetlands (OS)

Parking Provided		Required	Difference
Existing Outlet Center:	2181	1955	226
New Parking Area:	311	0	311
Sub-Total:	2492	1955	537
Existing Parking Spaces lost at Outlet Center due to construction of new Parking Area	17	0	17
Total:	2475	1955	520

Accessible Parking Req.:	35	(See Text)
Existing Accessible Parking:	30	
Additional Parking:	5	

Note:

1. The number of spaces lost due to the construction of the new Parking Spaces include 11 spaces impacted by new drive isles and spaces lost due to the addition of 5 accessible parking spaces.
2. Accessible parking space allocation is based on California Title 24 Regulations and Code of Federal Regulations 28 CFR 36.

AMENDED PARKING PLAN
LAKE ELSINORE
OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

4. Permits

Sign design, colors and materials are subject to owner and Community Development Director (CDD) approval, prior to issuance of a sign and building permits by the City of Lake Elsinore.

5.5.6 EXTERIOR TENANT SIGNS

1. Definition

Exterior Tenant Signs are tenant identification signs mounted on the exterior of the Outlet Center buildings which face both Collier Avenue and Interstate 15. The existing Specific Plan allowed only limited signage on the building exteriors facing Interstate 15.

2. Design Standards

a. Signs shall only be mounted within the area designated as the "sign area limits" shown on **Exhibits 5-5 and 5-6.** Dimensions of the sign area limits shall be a continuous band thirty six (36) inches high along the front and rear elevation of the Outlet Center buildings. Letters shall not extend beyond the sign area limits, except that minor allowances may be made for portions of signs which extend beyond the sign area limit on a "case by case" basis, as approved by the owner, to accommodate tenant names which involve a particular lettering style, including upper and lower case letters and/or logos, as part of their corporate identity.

   Exterior tenant signage within the "sign area limit" may be apportioned as it relates to the architecture and tenant identity.

b. Exterior tenant signs shall be placed as close to the actual store location as possible.

3. Permits

Sign design, colors and materials are subject to owner and Community Development Director (CDD) approval prior to issuance of a sign and building permits by the City of Lake Elsinore.

5.5.7 DIRECTORIES AND PATH FINDER SIGNS

1. Definition

Directory Signs and Pathfinder Signs are informational in nature, may be internally or externally illuminated, and may be free-standing or attached to a vertical surface. Directory Signs may be placed outside or inside the Outlet Center courtyard area. Pathfinder Signs are intended to be placed in the parking areas to direct customers to various areas within the center (see **Exhibit 5-7**). These signs are presently permitted

in the existing Specific Plan.

2. Design Standards

a. The overall size of these sign shall not exceed 7'-0" high x 5'-0" wide x 1'-0" deep or as approved by the Owner and Community Development Director. Directories may be internally or externally illuminated, and may be free standing, or attached to a building or structure. Pathfinder signs shall be free standing non-illuminated post and panel type signs (**Exhibit 5-7**).

b. The usable copy area shall not exceed 75% of the overall sign area. Sign area may vary in shape and shall follow the boundary of each line of text and/or graphic individually. The area between lines of text and/or graphics shall not be included as part of the overall sign area. The aggregate of all of these bounded areas shall constitute the overall sign area.

c. Color and material shall be consistent with the overall design intent for the project.

3. Permits

Sign design, colors and materials are subject to owner and Community Development Director (CDD) approval prior to issuance of a sign permit by the City of Lake Elsinore.

5.5.7 SECONDARY COURTYARD ENTRANCE IDENTIFICATION

1. Definition

Identification of secondary pedestrian access points to the Outlet Center Courtyard will aid in relieving congestion at the main entrance, and add convenience to shoppers. Identification of secondary entrances may be accomplished in several ways, including seasonal flags on ground mounted or building mounted poles, architectural amenities such as arches and trellises, or a combination thereof.

2. Design Standards

a. Flags shall be on ground mounted or building mounted poles, and be of colors and styles approved by the owner. Seasonal flags are encouraged to maintain interest.

b. Architectural elements, such as arches and trellises shall use materials, textures and structural elements that are complimentary to the building design.

c. Improvements to the secondary entrances shall not impede the ability of emergency crews and equipment to access the Outlet Center Courtyard.

3. Location

The location of Secondary Courtyard Entrances is shown on **Exhibit 5-4**.

4. Permits

Design, colors, and materials of identification improvements are subject to approval by owner and Community Development Director (CDD). Temporary banners and flags require a temporary sign permit issued by the City of Lake Elsinore and are allowed for only 30 days.

5.5.8 INTERIM TENANT SIGNAGE

1. Definition

Interim Tenant Signage is defined as signage that is installed only within the interior court yard for a duration of time of not more than 180 days. The primary purpose of interim tenant signs is to provide tenant identification until such time as permanent signs have been installed.

2. Design Standards

a. Temporary signs shall be mounted on the front elevation of the store front. The owner may approve a location in the general vicinity of the store front, where architectural considerations deem it necessary.

b. Color and materials shall be approved by owner and the City. Permitted materials include foam lettering, and/or materials that closely resemble surrounding permanent signs of the same use.

3. Permits

Design, colors, and materials of Interim Tenant Signs are subject to approval by owner and Community Development Director (CDD). Interim Tenant Signs require a temporary sign permit by the City of Lake Elsinore and are allowed for not more than 180 days.

Lake Elsinore Outlet Center
Specific Plan Amendment No. 3

SIGNAGE GUIDELINES AND STANDARDS

KCT

Revised Signage guidelines Approved 9/25/01

5.5 SIGNAGE GUIDELINES AND STANDARDS

5.5.1 PURPOSE

The Signage Guidelines and Standards provided herein are intended to be an outline of the signage permitted within the Lake Elsinore Outlet Center. The guidelines present a general description and design criteria for each type of sign. The signage design is intended to maintain continuity and design integrity for the overall Outlet Center.

5.5.2 ENTRANCE MONUMENT SIGNS

1. ***Definition***

These signs serve to identify the project along Collier Avenue and may provide directional and tenant information. These signs are double sided and may be internally or externally illuminated. The architecture of these signs is intended to compliment the color, texture and materials used in the Outlet Center buildings (see ***Exhibit 5-15****).*

2. ***Design Standards***

a. *Overall size of monument sign shall be in substantial conformance with* ***Exhibit 5-15.***

b. *The usable copy area shall not exceed 75% of the overall sign area. Sign area may vary in shape and may follow the boundary of each line of text and/or graphic individually. Area between lines of text and/or graphics shall not be included as part of the overall sign area. The aggregate of all of these bounded areas shall constitute the overall sign area.*

c. *Color and material shall be consistent with the overall design intent for the project.*

3. ***Location***

An Entrance Monument Sign is presently located along Collier Avenue at the northerly parking lot entrance. A second sign is proposed at the entrance to the new southerly parking lot, as shown on ***Exhibit 5-18****.*

4. ***Permits***

Sign design, colors and materials associated with any future change to the existing Entrance Monument Sign and / or construction of a new sign are subject to owner and Community Development Director (CDD) approval prior to issuance of a sign and building permits by the City of Lake Elsinore.

5.5.3 FREEWAY ELECTRIC MESSAGE SIGN

1. ***Definition***

This sign is intended to identify the project by providing an identifiable landmark along Interstate 15. This prominent sign shall contain programable message capabilities for use in promoting Outlet Center and community events. The design of the sign shall conform with the architectural elements of the Outlet Center using similar colors, materials, textures and architectural elements and will be illuminated (see ***Exhibit 5-16****).*

2. ***Design Standards***

a. Overall height of the Freeway Electric Message Sign shall not exceed 82 feet above the highest adjacent parking surface without owner and City approval.

b. The usable copy area of the sign shall not exceed 75% of the overall sign area. Sign area may vary in shape, and shall follow the boundary of each line of text and/or graphic individually. Area between lines of text and/or graphics shall not be included as part of the overall sign area. The aggregate of all of these bounded areas shall constitute the overall sign area.

c. Color and material shall be consistent with the overall design intent for the project, as approved by the owner.

3. ***Location***

The Freeway Electric Message Sign shall be placed adjacent to Interstate 15 in the northerly parking area (see ***Exhibit 5-18****).*

4. ***Permits***

Sign design, colors and materials are subject to City Design Review approval prior to issuance of a sign and building permits by the City of Lake Elsinore.

5.5.4 INTERNAL SITE IDENTIFICATION MONUMENT SIGN

1. ***Definition***

This sign provides a prominent identification element which compliments the Entry

*Monument Sign described above. The sign is located at the main pedestrian entrance to the Outlet Center and is a major architectural component of the project. The design of this monument sign is intended to conform with the architectural elements of the Outlet Center buildings, using similar colors, materials, textures and architectural elements and may be illuminated (see **Exhibit 5-17**). This sign currently exists as permitted under the Lake Elsinore Outlet Center Specific Plan.*

*2. **Design Standards***

a. The overall height of the Internal Site Identification Monument Sign shall not exceed 75 feet above grade without owner and City approval.

b. The usable copy area of the sign shall not exceed 75% of the overall sign area. Sign area may vary in shape, and shall follow the boundary of each line of text and/or graphic individually. Area between lines of text and/or graphics shall not be included as part of the overall sign area. The aggregate of all of these bounded areas shall constitute the overall sign area.

c. Color and material shall be consistent with the overall design intent for the project, as approved by the owner.

*3. **Location***

*The Internal Site Identification Monument Sign is located within the Outlet Center Courtyard at the main project entrance (see **Exhibit 5-18**).*

*4. **Permits***

Any changes to sign design, colors and materials are subject to owner and Community Development Director (CDD) approval prior to issuance of sign and building permits by the City of Lake Elsinore.

5.5.5 INTERNAL COURTYARD TENANT SIGNS

*1. **Definition***

Internal Courtyard Tenant Signs identify the tenant for a particular store and may include fascia, can, channel, blade, and soffit suspended signs.

*2. **Design Standards***

The existing Specific Plan includes stringent design standards which regulate the sizes, colors, material, and locations of these signs, which are unnecessary, given that these signs are not viewed from the public right-of-way. This SPA No. 3 document removes these design standards from the Specific Plan, but continues to

require City review and approval of each individual sign, on a case-by-case basis.

3. ***Location***

These signs may be located above or below awning features on the storefront for the various tenants.

4. ***Permits***

Sign design, colors and materials are subject to owner and Community Development Director (CDD) approval, prior to issuance of a sign and building permits by the City of Lake Elsinore.

5.5.6 EXTERIOR TENANT SIGNS

1. ***Definition***

Exterior Tenant Signs are tenant identification signs mounted on the exterior of the Outlet Center buildings which face both Collier Avenue and Interstate 15. The existing Specific Plan allowed only limited signage on the building exteriors facing Interstate 15.

2. ***Design Standards***

a. Signs shall only be mounted within the area designated as the "sign area limits" shown on ***Exhibits 5-19 and 5-20****. Dimensions of the sign area limits shall be a continuous band thirty six (36) inches high along the front and rear elevation of the Outlet Center buildings. Letters shall not extend beyond the sign area limits, except that minor allowances may be made for portions of signs which extend beyond the sign area limit on a "case by case" basis, as approved by the owner, to accommodate tenant names which involve a particular lettering style, including upper and lower case letters and/or logos, as part of their corporate identity.*

Exterior tenant signage within the "sign area limit" may be apportioned as it relates to the architecture and tenant identity.

b. Exterior tenant signs shall be placed as close to the actual store location as possible.

3. ***Permits***

Sign design, colors and materials are subject to owner and Community Development Director (CDD) approval prior to issuance of a sign and building permits by the City of Lake Elsinore.

5.5.7 DIRECTORIES AND PATH FINDER SIGNS

1. Definition

Directory Signs and Pathfinder Signs are informational in nature, may be internally or externally illuminated, and may be free-standing or attached to a vertical surface. Directory Signs may be placed outside or inside the Outlet Center courtyard area. Pathfinder Signs are intended to be placed in the parking areas to direct customers to various areas within the center (see ***Exhibit 5-21****). These signs are presently permitted in the existing Specific Plan.*

2. Design Standards

*a. The overall size of these sign shall not exceed 7'-0" high x 5'-0" wide x 1'-0" deep or as approved by the Owner and Community Development Director. Directories may be internally or externally illuminated, and may be free standing, or attached to a building or structure. Pathfinder signs shall be free standing non-illuminated post and panel type signs (****Exhibit 5-21****).*

b. The usable copy area shall not exceed 75% of the overall sign area. Sign area may vary in shape and shall follow the boundary of each line of text and/or graphic individually. The area between lines of text and/or graphics shall not be included as part of the overall sign area. The aggregate of all of these bounded areas shall constitute the overall sign area.

c. Color and material shall be consistent with the overall design intent for the project.

3. Permits

Sign design, colors and materials are subject to owner and Community Development Director (CDD) approval prior to issuance of a sign permit by the City of Lake Elsinore.

5.5.8 SECONDARY COURTYARD ENTRANCE IDENTIFICATION

1. Definition

Identification of secondary pedestrian access points to the Outlet Center Courtyard will aid in relieving congestion at the main entrance, and add convenience to shoppers. Identification of secondary entrances may be accomplished in several ways, including seasonal flags on ground mounted or building mounted poles, architectural amenities such as arches and trellises, or a combination thereof.

2. ***Design Standards***

a. *Flags shall be on ground mounted or building mounted poles, and be of colors and styles approved by the owner. Seasonal flags are encouraged to maintain interest.*

b. *Architectural elements, such as arches and trellises shall use materials, textures and structural elements that are complimentary to the building design.*

c. *Improvements to the secondary entrances shall not impede the ability of emergency crews and equipment to access the Outlet Center Courtyard.*

3. ***Location***

The location of Secondary Courtyard Entrances is shown on ***Exhibit 5-18****.*

4. ***Permits***

Design, colors, and materials of identification improvements are subject to approval by owner and Community Development Director (CDD). Temporary banners and flags require a temporary sign permit issued by the City of Lake Elsinore and are allowed for only 30 days.

5.5.9 INTERIM TENANT SIGNAGE

1. ***Definition***

Interim Tenant Signage is defined as signage that is installed only within the interior court yard for a duration of time of not more than 180 days. The primary purpose of interim tenant signs is to provide tenant identification until such time as permanent signs have been installed.

2. ***Design Standards***

a. *Temporary signs shall be mounted on the front elevation of the store front. The owner may approve a location in the general vicinity of the store front, where architectural considerations deem it necessary.*

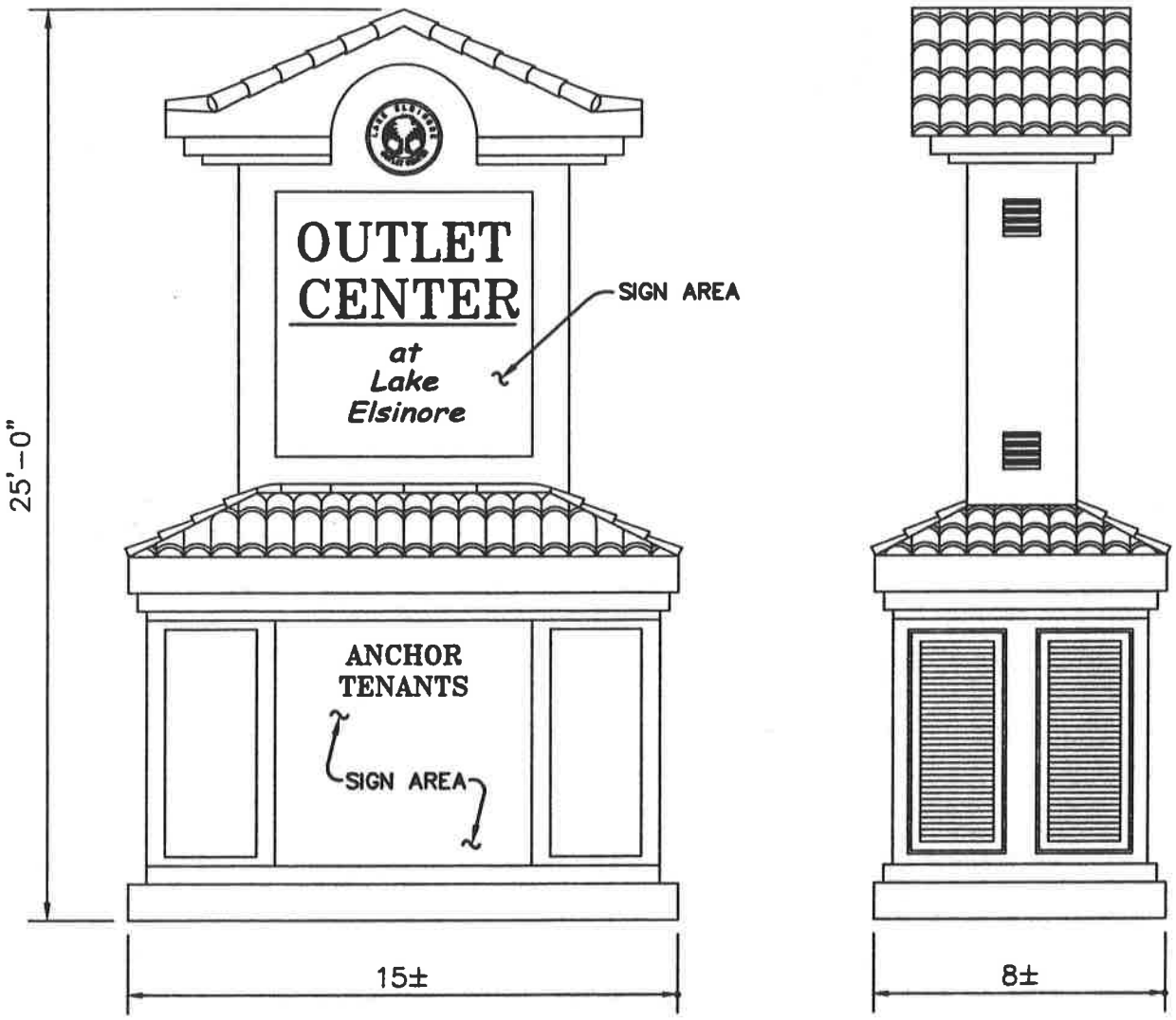
b. *Color and materials shall be approved by owner and the City. Permitted materials include foam lettering, and/or materials that closely resemble surrounding permanent signs of the same use.*

3. ***Permits***

Design, colors, and materials of Interim Tenant Signs are subject to approval by owner and Community Development Director (CDD). Interim Tenant Signs require a temporary sign permit by the City of Lake Elsinore and are allowed for not more than 180 days.

5.5.10 MINOR SIGNAGE CHANGES

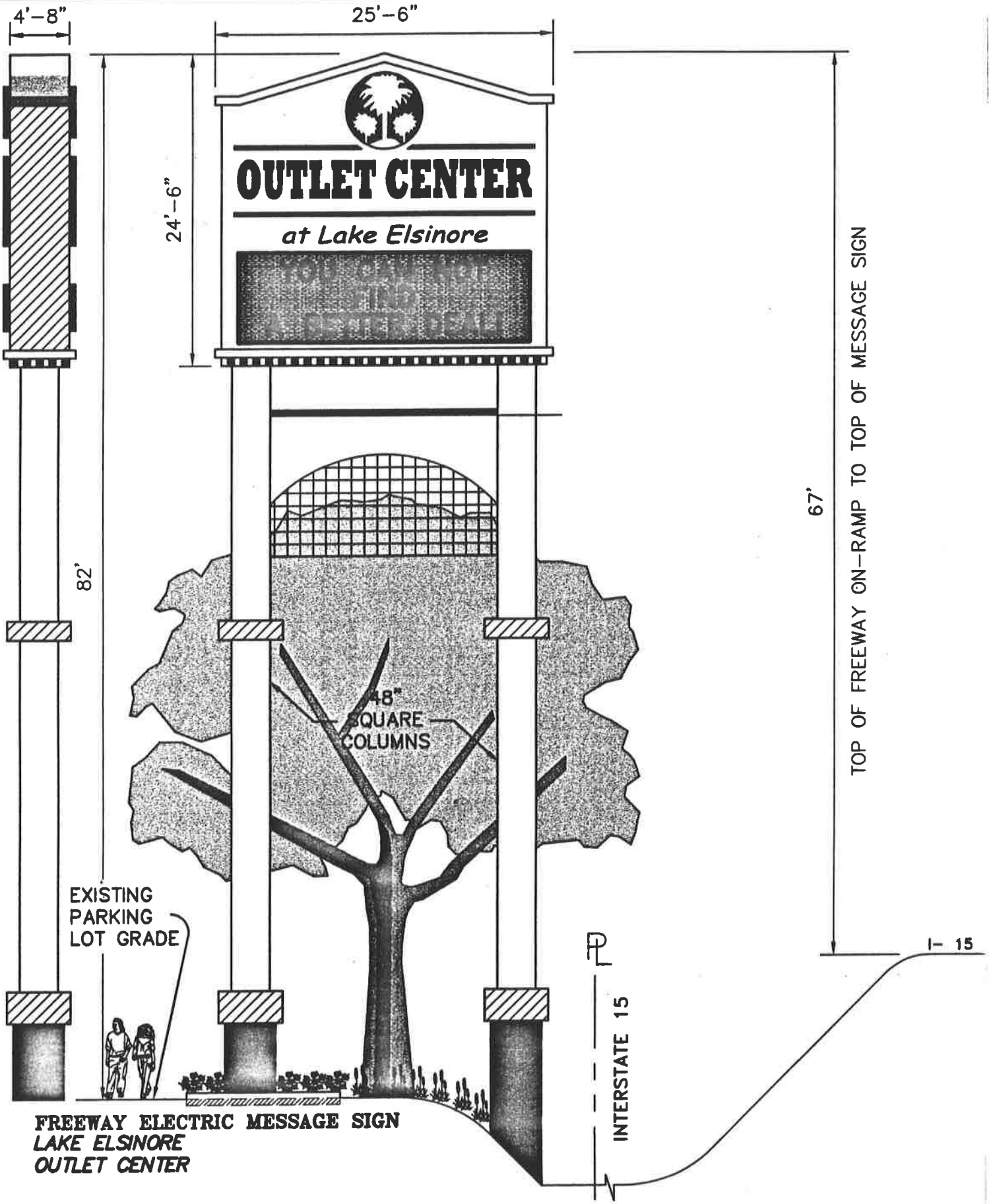
Minor signage revisions include changes to the wording and/or lettering of project signs and of changes up to five percent (5%) of the sign area and/or structure design. Minor sign revisions shall be administratively reviewed and approved by the Community Development Director.



ENTRANCE MONUMENT SIGN
LAKE ELSINORE
OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

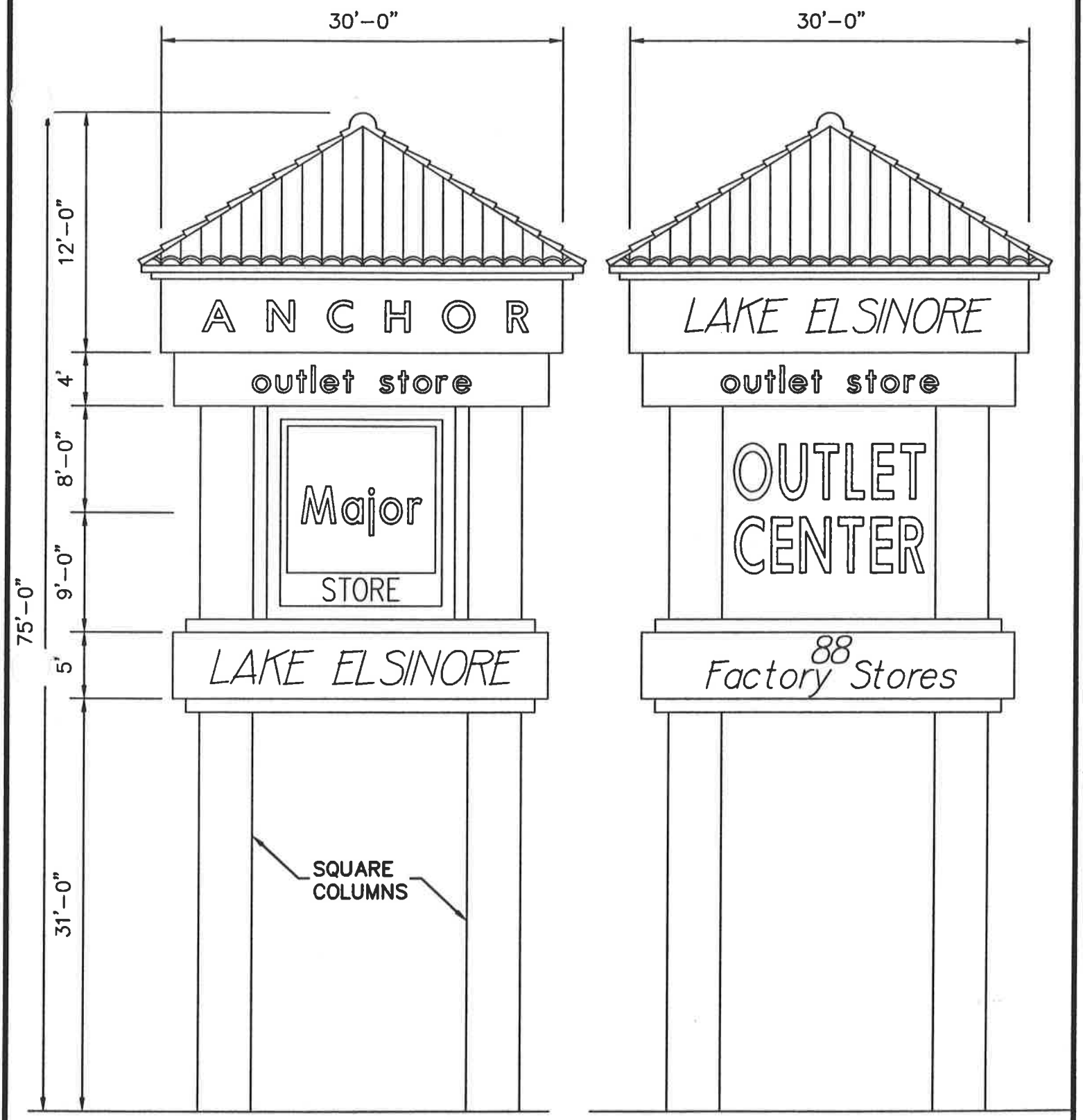
EXHIBIT 5-15



FREEWAY ELECTRIC MESSAGE SIGN
LAKE ELSINORE OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

EXHIBIT 5-16



INTERNAL SITE IDENTIFICATION SIGN
LAKE ELSINORE
OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

EXHIBIT 5-17

5.5 SIGNAGE GUIDELINES AND STANDARDS

5.5.1 PURPOSE

The Signage Guidelines and Standards provided herein are intended to be an outline of the signage permitted within the Lake Elsinore Outlet Center. The guidelines present a general description and design criteria for each type of sign. The signage design is intended to maintain continuity and design integrity for the overall Outlet Center.

5.5.2 ENTRANCE MONUMENT SIGNS

1. Definition

These signs serve to identify the project along Collier Avenue and may provide directional and tenant information. These signs are double sided and may be internally or externally illuminated. The architecture of these signs is intended to compliment the color, texture and materials used in the Outlet Center buildings (see **Exhibit 5-1**).

2. Design Standards

a. Overall size of monument sign shall be in substantial conformance with **Exhibit 5-1.**

b. The usable copy area shall not exceed 75% of the overall sign area. Sign area may vary in shape and may follow the boundary of each line of text and/or graphic individually. Area between lines of text and/or graphics shall not be included as part of the overall sign area. The aggregate of all of these bounded areas shall constitute the overall sign area.

c. Color and material shall be consistent with the overall design intent for the project.

3. Location

An Entrance Monument Sign is presently located along Collier Avenue at the northerly parking lot entrance. A second sign is proposed at the entrance to the new southerly parking lot, as shown on **Exhibit 5-4**.

4. Permits

Sign design, colors and materials associated with any future change to the existing Entrance Monument Sign and / or construction of a new sign are subject to owner and Community Development Director (CDD) approval prior to issuance of a sign and building permits by the City of Lake Elsinore.

5.5.3 FREEWAY ELECTRIC MESSAGE SIGN

1. Definition

This sign is intended to identify the project by providing an identifiable landmark along Interstate 15. This prominent sign shall contain programable message capabilities for use in promoting Outlet Center and community events. The design of the sign shall conform with the architectural elements of the Outlet Center using similar colors, materials, textures and architectural elements and will be illuminated (see **Exhibit 5-2**).

2. Design Standards

a. Overall height of the Freeway Electric Message Sign shall not exceed 82 feet above the highest adjacent parking surface without owner and City approval.

b. The usable copy area of the sign shall not exceed 75% of the overall sign area. Sign area may vary in shape, and shall follow the boundary of each line of text and/or graphic individually. Area between lines of text and/or graphics shall not be included as part of the overall sign area. The aggregate of all of these bounded areas shall constitute the overall sign area.

c. Color and material shall be consistent with the overall design intent for the project, as approved by the owner.

3. Location

The Freeway Electric Message Sign shall be placed adjacent to Interstate 15 in the northerly parking area (see **Exhibit 5-4**).

4. Permits

Sign design, colors and materials are subject to City Design Review approval prior to issuance of a sign and building permits by the City of Lake Elsinore.

5.5.4 INTERNAL SITE IDENTIFICATION MONUMENT SIGN

1. Definition

This sign provides a prominent identification element which compliments the Entry Monument Sign described above. The sign is located at the main pedestrian entrance to the Outlet Center and is a major architectural component of the project. The design of this monument sign is intended to conform with the architectural elements of the Outlet Center buildings, using similar colors, materials, textures and architectural elements and may be illuminated (see **Exhibit 5-3**). This sign currently exists as

permitted under the Lake Elsinore Outlet Center Specific Plan.

2. Design Standards

a. The overall height of the Internal Site Identification Monument Sign shall not exceed 75 feet above grade without owner and City approval.

b. The usable copy area of the sign shall not exceed 75% of the overall sign area. Sign area may vary in shape, and shall follow the boundary of each line of text and/or graphic individually. Area between lines of text and/or graphics shall not be included as part of the overall sign area. The aggregate of all of these bounded areas shall constitute the overall sign area.

c. Color and material shall be consistent with the overall design intent for the project, as approved by the owner.

3. Location

The Internal Site Identification Monument Sign is located within the Outlet Center Courtyard at the main project entrance (see **Exhibit 5-4**).

4. Permits

Any changes to sign design, colors and materials are subject to owner and Community Development Director (CDD) approval prior to issuance of sign and building permits by the City of Lake Elsinore.

5.5.5 INTERNAL COURTYARD TENANT SIGNS

1. Definition

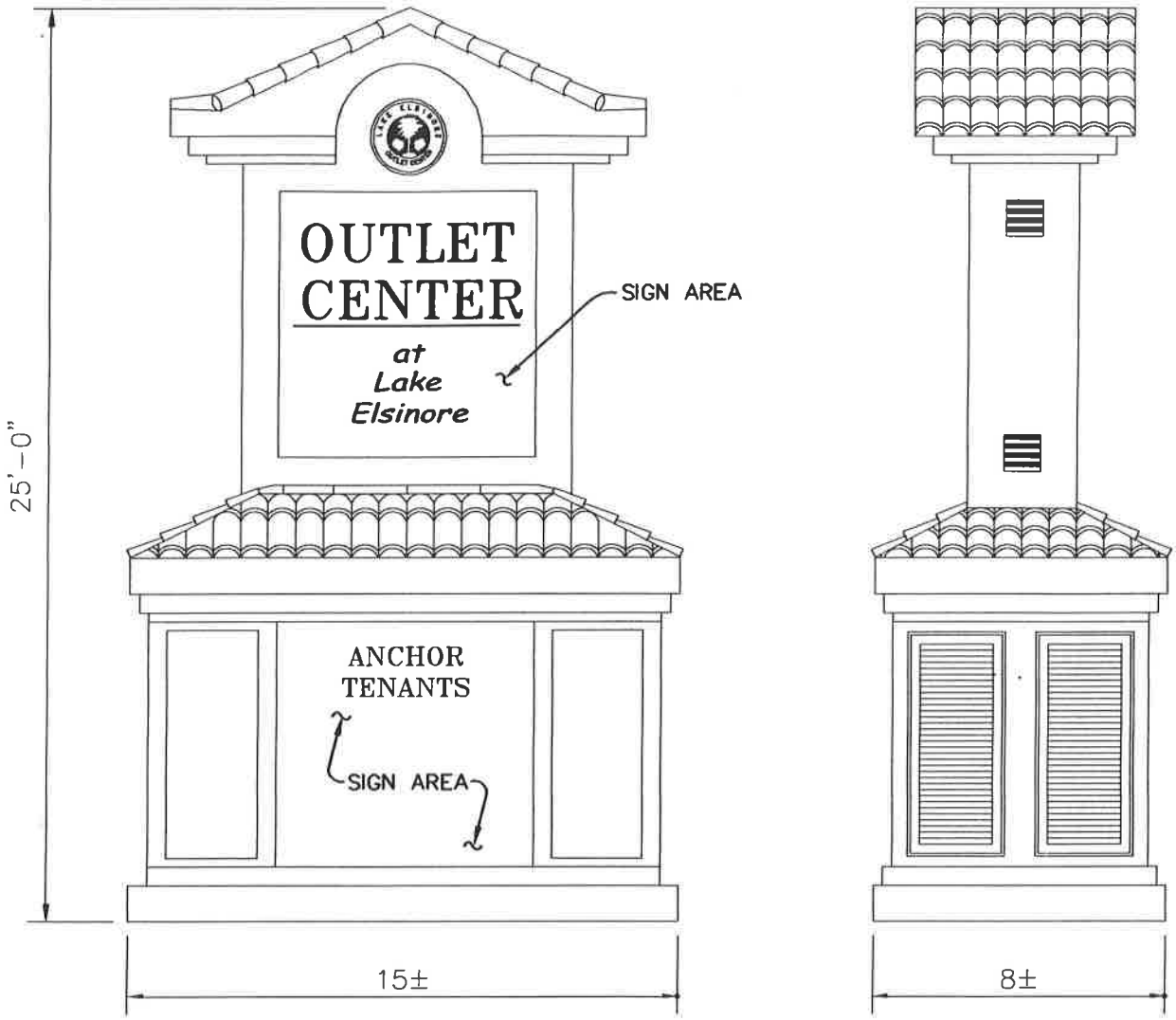
Internal Courtyard Tenant Signs identify the tenant for a particular store and may include fascia, can, channel, blade, and soffit suspended signs.

2. Design Standards

The existing Specific Plan includes stringent design standards which regulate the sizes, colors, material, and locations of these signs, which are unnecessary, given that these signs are not viewed from the public right-of-way. This SPA No. 3 document removes these design standards from the Specific Plan, but continues to require City review and approval of each individual sign, on a case-by-case basis.

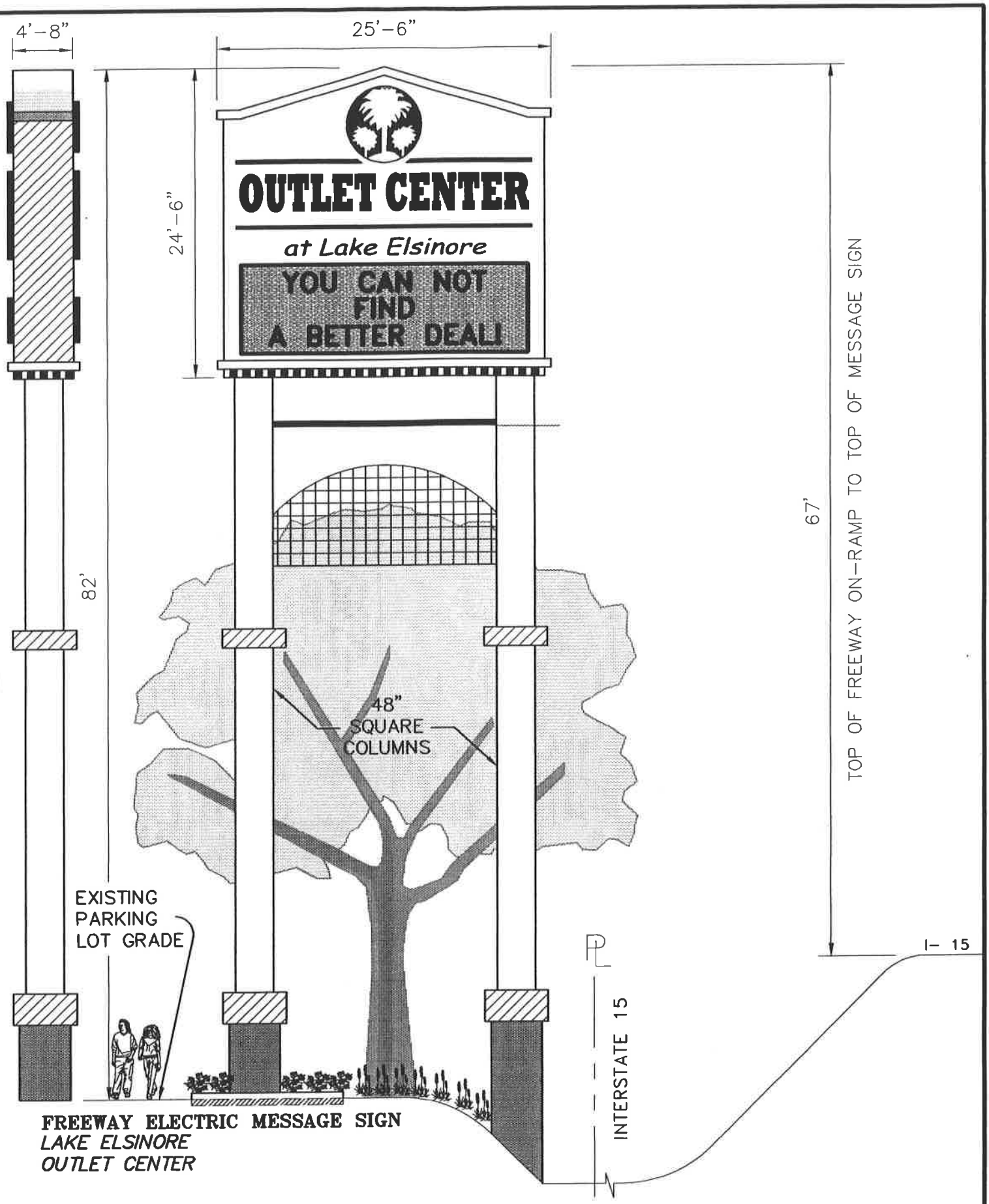
3. Location

These signs may be located above or below awning features on the storefront for the various tenants.



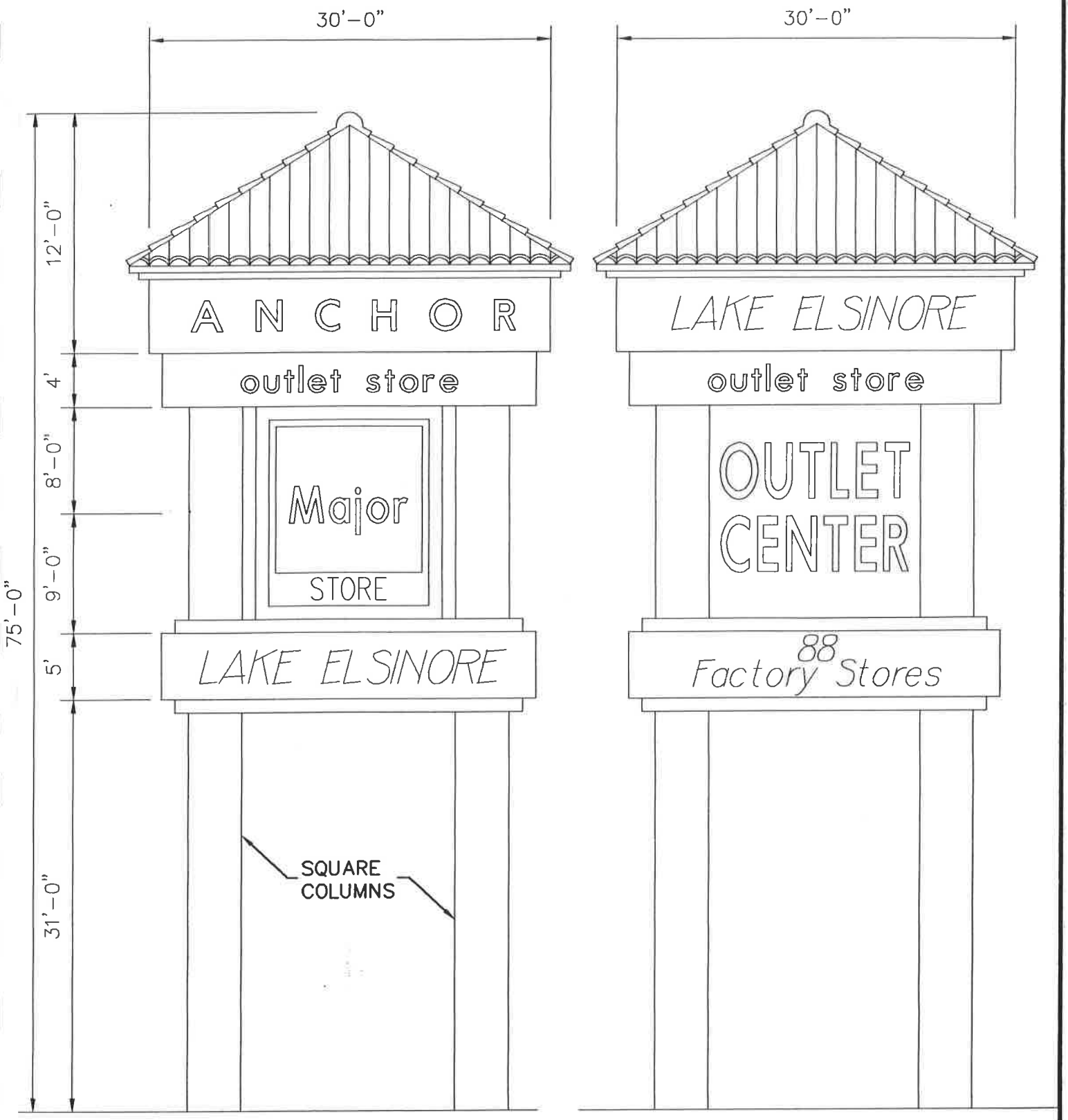
ENTRANCE MONUMENT SIGN
LAKE ELSINORE
OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners



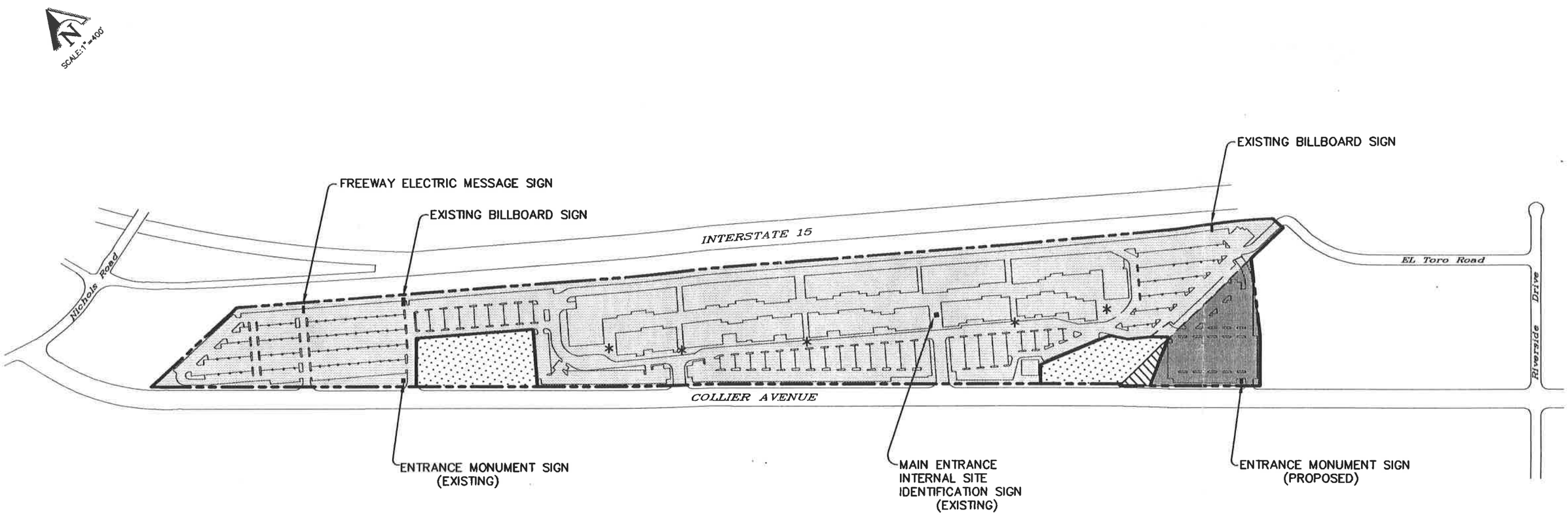
FREEWAY ELECTRIC MESSAGE SIGN
LAKE ELSINORE OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners



INTERNAL SITE IDENTIFICATION SIGN
LAKE ELSINORE
OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

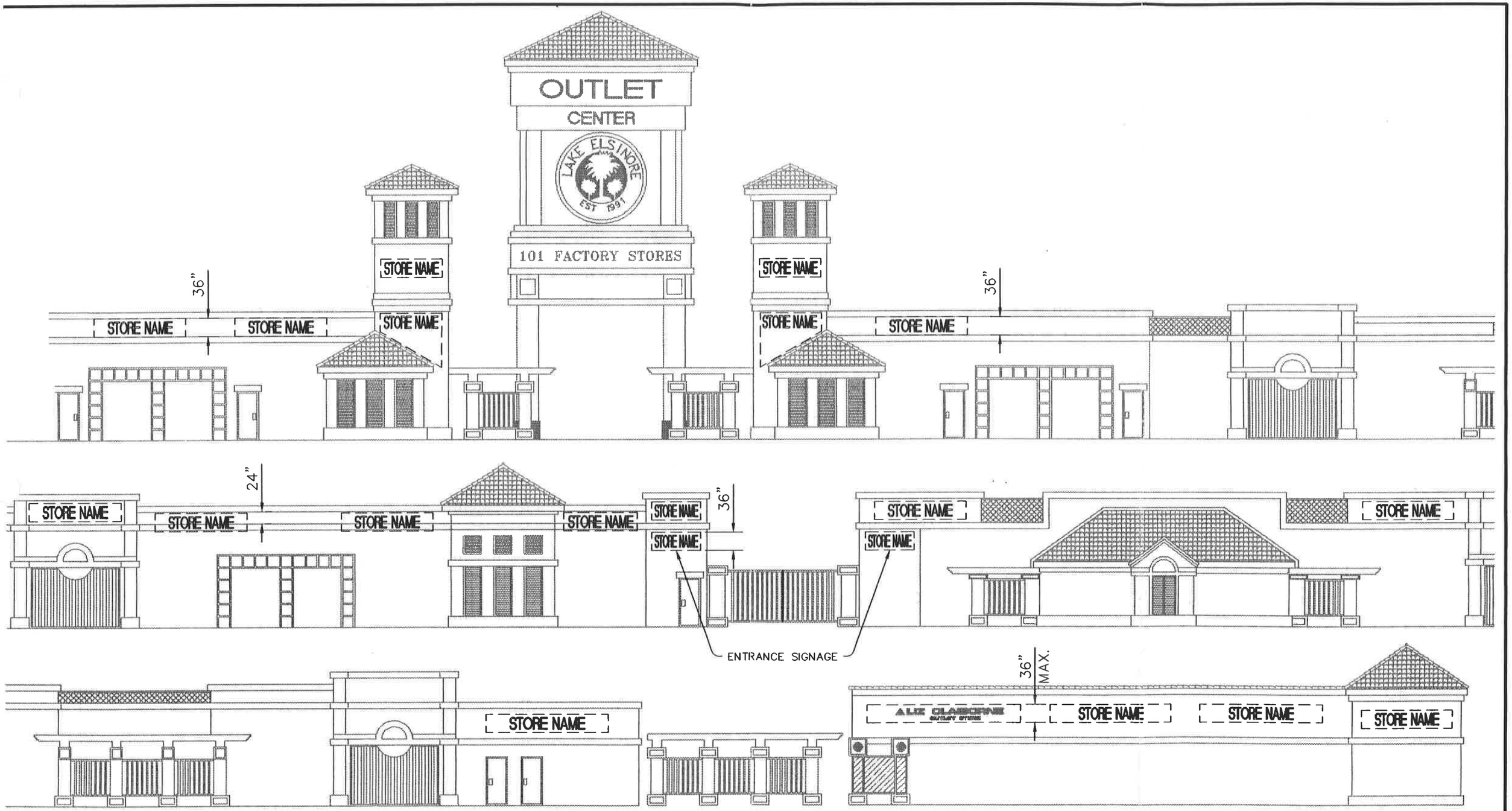


Legend

- Existing Outlet Center
- Expansion Area
- Existing Wetlands Mitigation Area
- Additional U.S. Army Corps of Engineers Juridictional Wetlands
- * Indicates Secondary Courtyard Entrance

SIGNAGE SITE PLAN
LAKE ELSINORE
OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

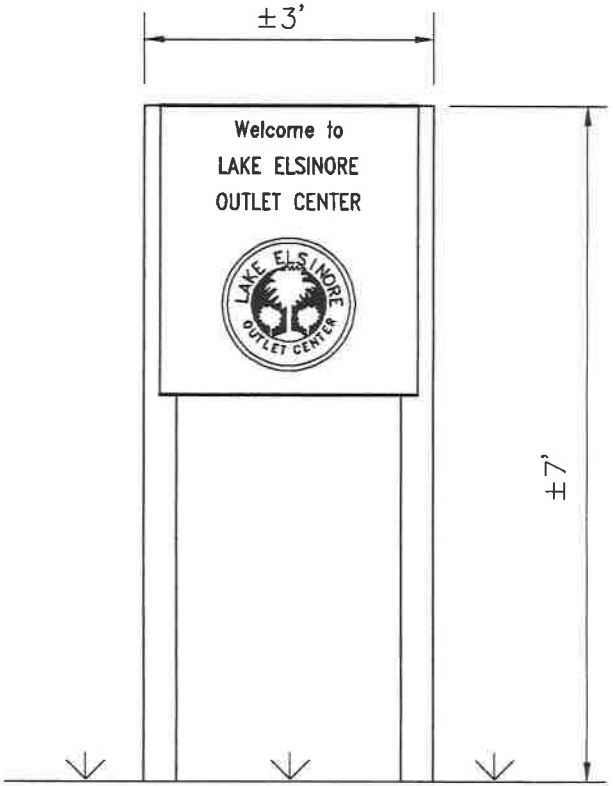


FRONT–ELEVATION
TYPICAL EXTERIOR TENANT SIGNAGE AREAS
LAKE ELSINORE
OUTLET CENTER

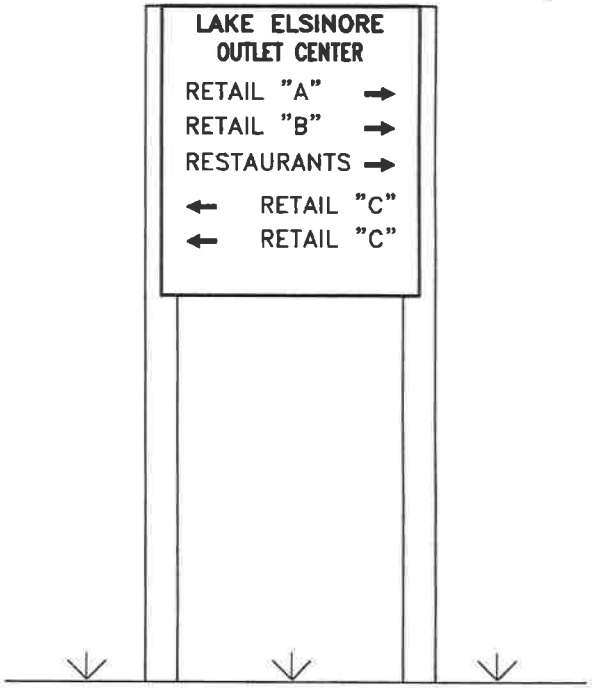
FRONT–ELEVATION
(VIEW FROM COLLIER AVE)

LEGEND
SIGN AREA TYPICAL SIGN AREA

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners



TYPE "A"
N.T.S.



TYPE "B"
N.T.S.

PATH FINDER SIGNS
LAKE ELSINORE
OUTLET CENTER

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

Lake Elsinore Outlet Center

DESIGN REVIEW

Incorporating

FREEWAY ELECTRIC MESSAGE SIGN

Prepared for:

Castle & Cooke California Inc.
P.O. Box 11165
Bakersfield, CA 93389-1165
(661) 664-6500

Prepared By:

KCT Consultants, Inc.
4344 Latham Street, Suite 200
Riverside, CA 92501
909 341-8940

May, 2000

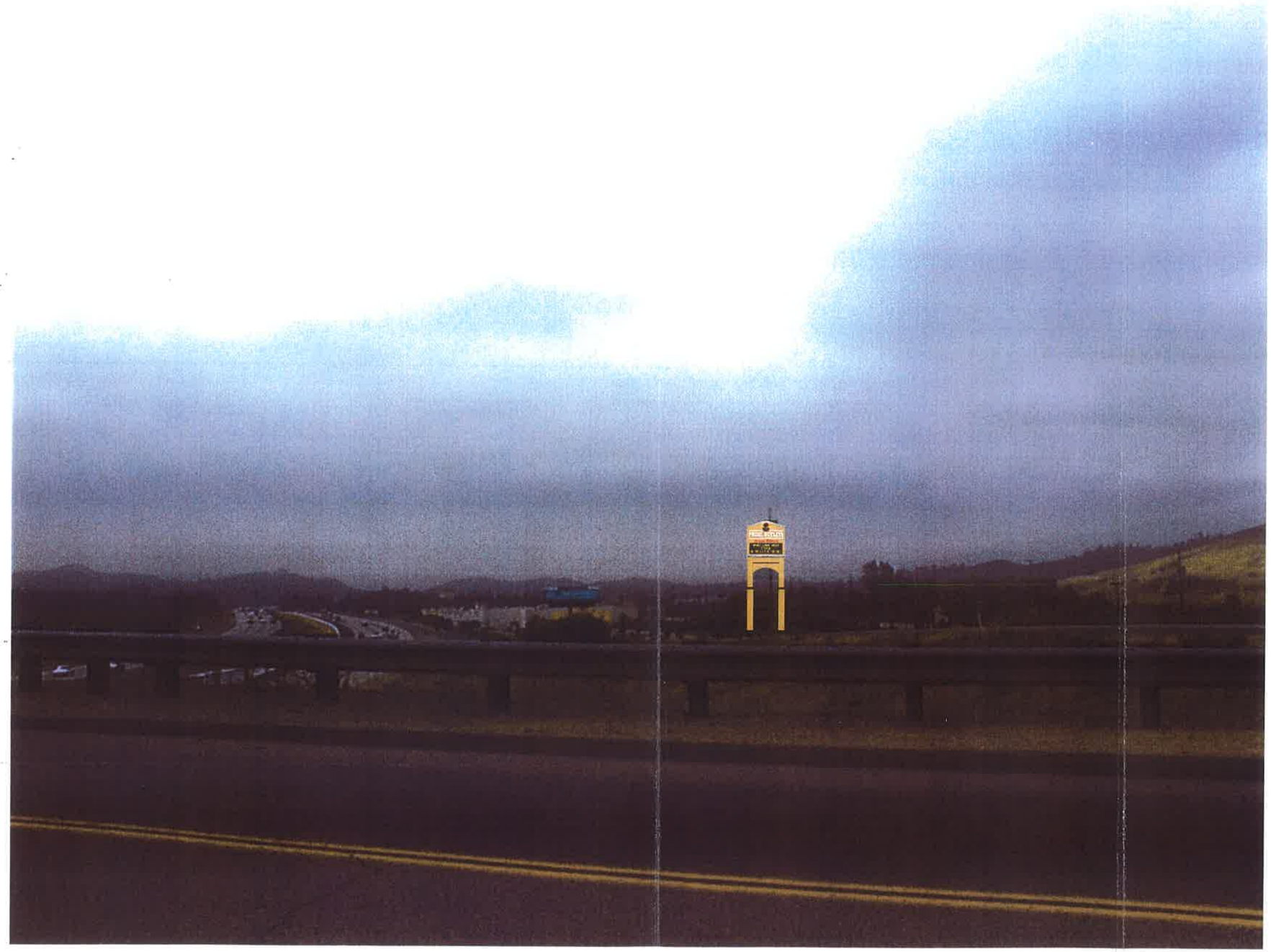
KCT

City Council
Approved 8/21/00

5'-0"
4'-0"
24'-7"
82'-0"
26'-6"
25'-0"
6'-0"
5'-6"
OUTLET CENTER
at Lake Elsinore
YOU CAN NOT
FIND
A BETTER DEAL!
7'-4"
89'-0"
7'-11"
1'-6"
Scale 1/8"=1'

South Bound from I-15, 1/4 mile from target

South Bound from I-15, 1/2 mile from target



South Bound from overpass

North Bound from I-15, 1/4 mile from target

North Bound from I-15, 1/2 mile from target

North Bound from parking lot, showing existing topography.

COUNTER COPY

CITY OF LAKE ELSINORE
RECEIVED
MAY 06 1993
PLANNING DEPT.

Lake Elsinore Outlet Center
SPECIFIC PLAN AMENDMENT ONE

APPROVED
CC 6-22-93

Provided to:

The City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92330
(714) 674-3124

APPROVED
P.C 5-19-93

Provided by:

The Planning Center
1300 Dove Street, Suite 100
Newport Beach, CA 92660
(714) 851-9444

PLANNING DEPARTMENT APPROVAL
SIGNATURE 6-22-93
DATE

May 3, 1993

AGENDA ITEM NO. _____

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PREFACE

This document supersedes the Specific Plan adopted by the City in June of 1990. All plans, development standards, infrastructure requirements, design guidelines, regulations, implementation programs and mitigation measures set forth in this document take precedence over the previously adopted Specific Plan.

Amendment One is intended to be used in association with the previously approved Specific Plan and not as a stand alone document. If discrepancies are found between the documents, Amendment One shall always take precedence and provide guidance for the project. A copy of the previously approved Specific Plan has been attached to assist the reader in understanding the revisions contained within Amendment One.

1.0 INTRODUCTION

1.1 Purpose & Intent

The 43-acre specific plan area is situated within the northwest portion of the City of Lake Elsinore. As shown on Exhibit 1-1, the specific plan area is generally bounded by Nicholas Road to the west, Collier Avenue to the south and I-15 to the north.

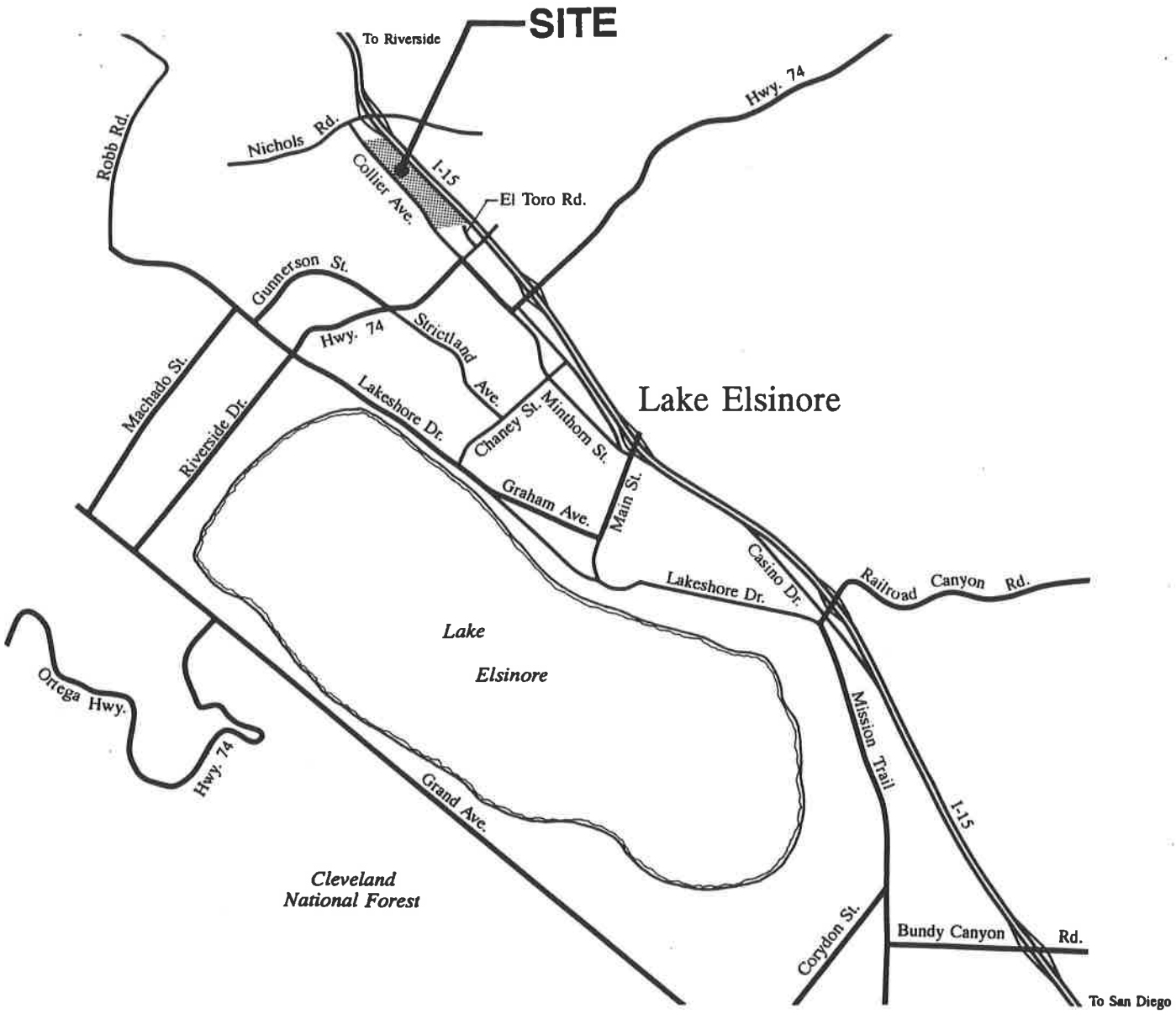
The Lake Elsinore Outlet Specific Plan was originally adopted by the City of Lake Elsinore in June of 1990. As shown in Table 1-1, the adopted specific plan provided for the development of a 297,235 square foot designer outlet center and 60,000 square feet of community commercial uses on 40 acres. Additionally, the plan included three acres of open space.

Table 1-1
Amendment One Summary

Plan	Commercial Acres	Open Space	Total Building Area
Originally Adopted Specific Plan	40	3	357,235
Amendment One	42	1	437,235

Amendment One proposes to increase the total building area of the outlet center from 297,235 square feet to 377,235 square feet, a gross building area increase of 80,000 square feet. Two additional commercial outlet center buildings will be constructed on the northern end of the center to provide for the additional building area. The additional buildings will essentially function as an extension of the existing outlet center.

Regional Vicinity Map



Lake Elsinore Outlet Center
SPECIFIC PLAN AMENDMENT ONE

THE PLANNING CENTER
1300 DOVE STREET, SUITE 100
NEWPORT BEACH, CA 92660 (714) 851-9444

Exhibit 1-1

Additionally, Amendment One redesignates two acres of open space to community commercial. A proposed riparian enhancement area planned at the northern end of the outlet center may be relocated to a mitigation area, located within the immediate vicinity of the project. This relocation has been encouraged and supported by the California Department of Fish and Game and the Army Corps of Engineers. If relocated, the proposed riparian site will be adjusted to provide additional parking area for the project.

This document only reflects the proposed Amendment One changes to the outlet center project. Those plans and programs not affected by Amendment One are not addressed in this document. Please refer to the originally adopted Specific Plan for this information.

1.2 Previous Approvals

Amendment One proposes an 80,000 square foot increase to the outlet center. This increase represents a 26 percent increase over the amount of building area approved in the originally adopted specific plan. Section 4.2 of the plan requires that an amendment to the specific plan be prepared and approved by the City for any building area increase proposed in excess of 25 percent of the approved amount of building area.

The originally adopted Specific Plan was prepared in compliance with the California Environmental Quality Act (CEQA). A Program Environmental Impact Report was prepared to evaluate the land uses and development programs proposed within the plan. The Program EIR was certified by the City concurrent with the adoption of the Specific Plan.

1.3 Authority

The Lake Elsinore Outlet Center Specific Plan Amendment One is a regulatory plan that regulates zoning for the property. Amendment One Specific Plan supersedes the originally adopted Specific Plan and together they provide the needed regulations, standards and criteria for which subsequent project-related development plans, subdivision maps, and building permits or any other action requiring ministerial or discretionary approval must comply. Actions judged to be consistent with the originally adopted

Specific Plan and the Specific Plan Amendment One will be deemed consistent with the City of Lake Elsinore General Plan.

1.4 Environmental Documentation

In accordance with the Environmental Quality Act (CEQA), a mitigated negative declaration has been prepared to evaluate the proposed land use changes associated with the Amendment One request.

In accordance with Section 65453 of the California Government Code, the Lake Elsinore Outlet Center Program EIR and the Lake Elsinore Outlet Center Specific Plan Amendment One Mitigated Negative Declaration both serve as the required environmental documentation for the amended Specific Plan and for all subsequent construction permits that are undertaken pursuant to, and in conformance with the Specific Plan.

2.0 DEVELOPMENT PLANS AND PROGRAMS

2.1 Introduction

This section presents the amended development plans and programs associated with the Lake Elsinore Outlet Center Specific Plan Amendment One request. The amended plans and programs reflect the addition of two new buildings and the relocation of a proposed riparian enhancement site. Other than increasing the building area of the outlet center and relocating the planned riparian enhancement site, no other changes occur to the currently adopted Specific Plan.

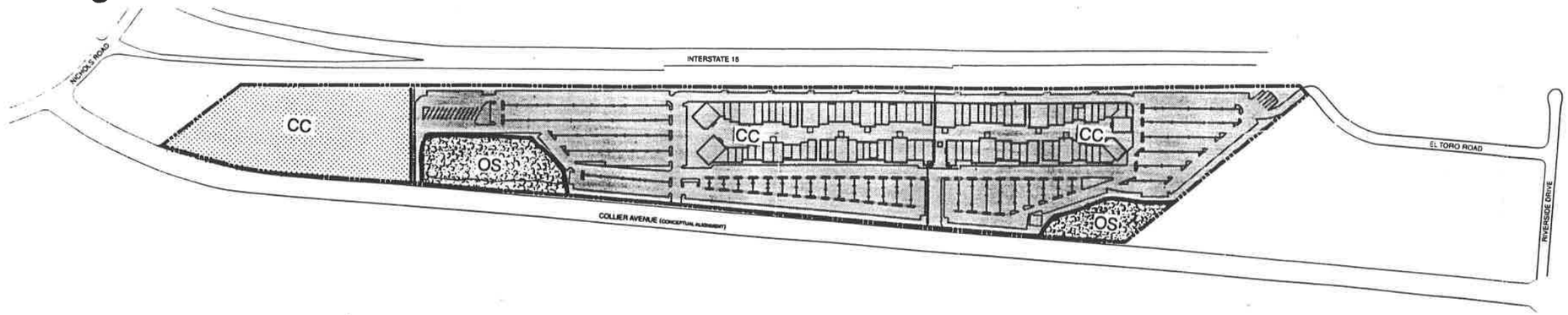
2.2 Land Use Plan

The Amendment One Land Use Plan shown on Exhibit 2-1, provides a comprehensive development plan for the Specific Plan area. The land use plan establishes two planning areas within the Specific Plan area. Amendment One proposes to increase the size of Planning Area 1 by 1.5 acres and decrease the size of Planning Area 2 by 1.5 acres. Planning Area 1 shall consist of 38.5 acres and is designated for community commercial uses. This area will encompass the 377,235 square foot Lake Elsinore Outlet Center. Planning Area 2 shall consist of 6.0 acres and is planned for 60,000 square feet of community commercial uses. A total of 437,235 square feet of commercial land uses are allowed in the Specific Plan area.

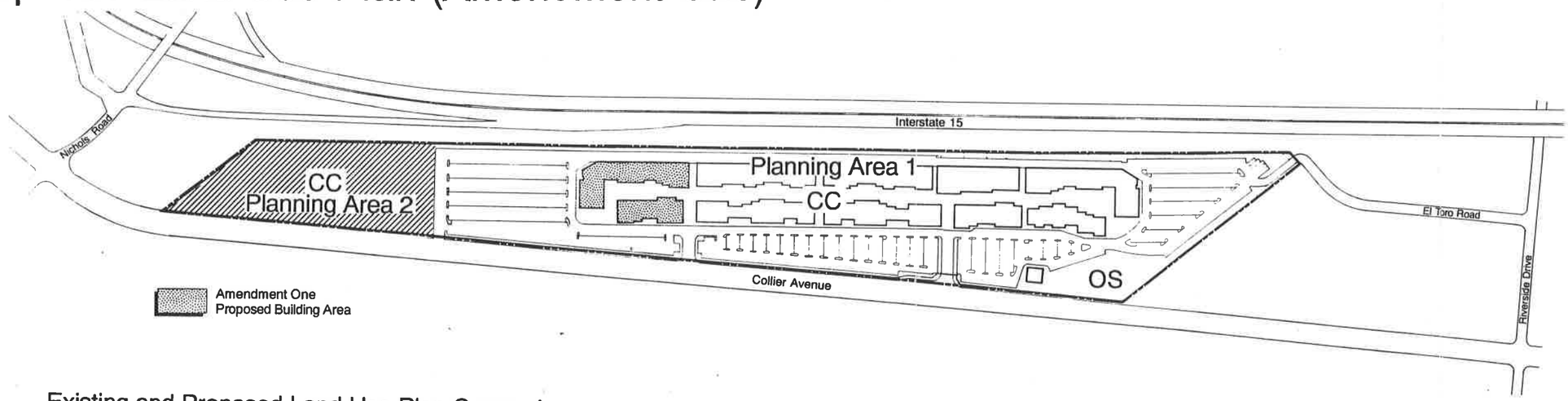
The amended land use plan reflects the redesignation of two acres of open space to community commercial. If the wetland is converted to a commercial building area, a proposed wetland site will be relocated off-site into a mitigation area under the approval and coordination of the California Department of Fish and Game and the Army Corps of Engineers. Please see Section 3.3.3 for further information regarding the wetland site relocation.

Existing and Proposed Land Use Plans

Existing Land Use Plan



Proposed Land Use Plan (Amendment One)



Existing and Proposed Land Use Plan Comparison

Plan	Community Commercial Acres (CC)	Open Space Acres (OS)	Building Area Square Feet
Origionally Adopted Specific Plan	40	3	357,235
Amendment One	42	1	437,235

Amendment One Land Use Plan Summary

Planning Area	Community Commercial	Open Space (OS)	Planning Area Acreage	Total Buildable Square Feet
1	36.0	1	37.0	377,235
2	6.0	0	6.0	60,000
TOTAL	**42.0**	**1**	**43.0**	**437,235**

Lake Elsinore Outlet Center
SPECIFIC PLAN AMENDMENT ONE

NOT TO SCALE

THE PLANNING CENTER
1300 DOVE STREET, SUITE 100
NEWPORT BEACH, CA 92660 (714) 851-9444

Exhibit 2-1

2.3 Circulation Plan

Amendment One proposes no major changes to the circulation plan as shown on Exhibit 2-2. The primarily access to the outlet center will be from Collier Road. The internal circulation plan for the project has been refined to accommodate the development of two additional outlet center buildings and the relocation of the proposed riparian enhancement site located at the northern end of the project.

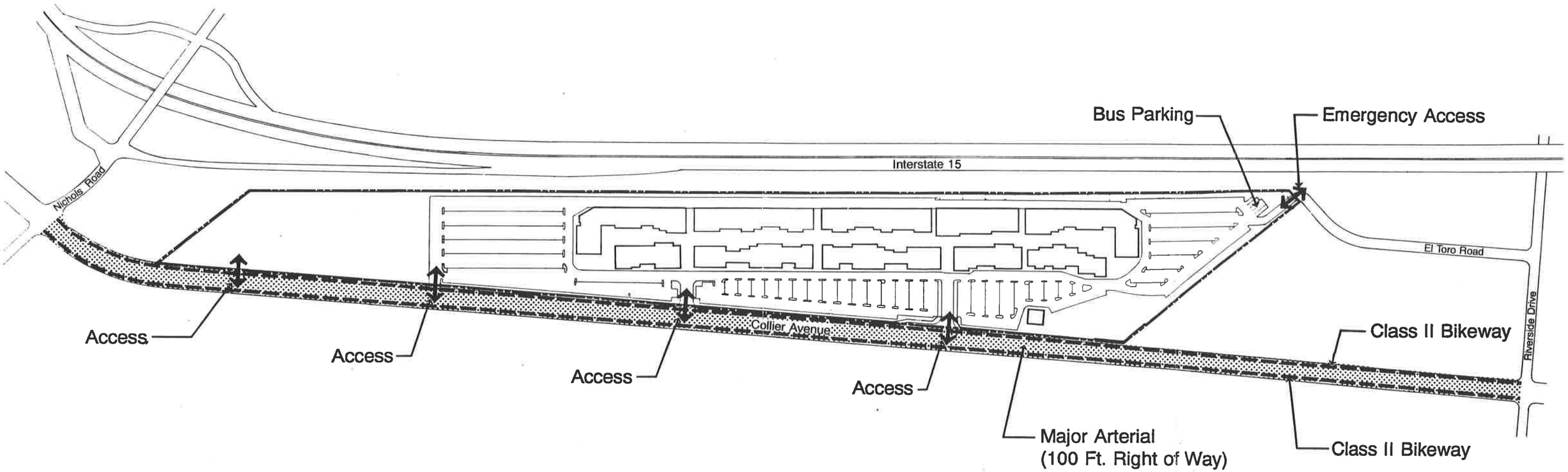
The proposed outlet center expansion (80,000 square feet gross floor area) would generate 2,592 daily vehicle trips. Projected trip generation during the evening peak-hour is estimated to be approximately 8.9 percent of the daily generation.

When compared with trip generation assumptions used in the original Lake Elsinore Pacific West Outlet Center Traffic Study prepared by Kunzman Associates for the currently approved Specific Plan, the new "outlet center specific" trip rates are lower and result in 9.4 percent (1,804) fewer daily trips and only 7.3 percent (92) more peak-hour trips with the proposed outlet center expansion. The proposed outlet center expansion (80,000 square feet gross floor area) would contribute 49,393 vehicle miles of travel daily.

The increase in project trips due to the proposed outlet center expansion would not introduce the need for any additional roadway or intersection improvements beyond those needed to serve future traffic conditions with the currently approved Specific Plan. However, a traffic signal is recommended at the Outlet Center main entrance. Stops signs should also be placed at the remaining three site access driveway exit points.

The proposed Outlet Center expansion would only incrementally increase the total amount of future vehicle trips projected for the project area. Exhibit 2-3 depicts the recommended future lane configurations for the project area. These improvements were recommended in the originally adopted Lake Elsinore Specific Plan. The developer was required to participate in a fair-share funding program for the installation of traffic lights and off-site roadway and intersection improvements. Per the Owners Participation Agreement between the Lake Elsinore Redevelopment Agency and Glen Investors (the

Circulation Plan



Lake Elsinore Outlet Center
SPECIFIC PLAN AMENDMENT ONE

THE PLANNING CENTER
1300 DOVE STREET, SUITE 100
NEWPORT BEACH, CA 92660 (714) 851-9444

0' 200' 400'

Exhibit 2-2

Developer) dated 12-26-92, the Redevelopment Agency agreed to fund the developers fair-share contribution.

The proposed Lake Elsinore Pacific West Outlet Center expansion would have only nominal impacts on the surrounding street system. No new off-site impacts identified in the traffic impact analysis can be reasonably attributed to the outlet center expansion projects. Therefore, no additional mitigation measures are required. It should be noted, that the recommended street system improvements for the Outlet Center project area would be needed to accommodate future cumulative project traffic conditions even if no other development occurred in the project area.

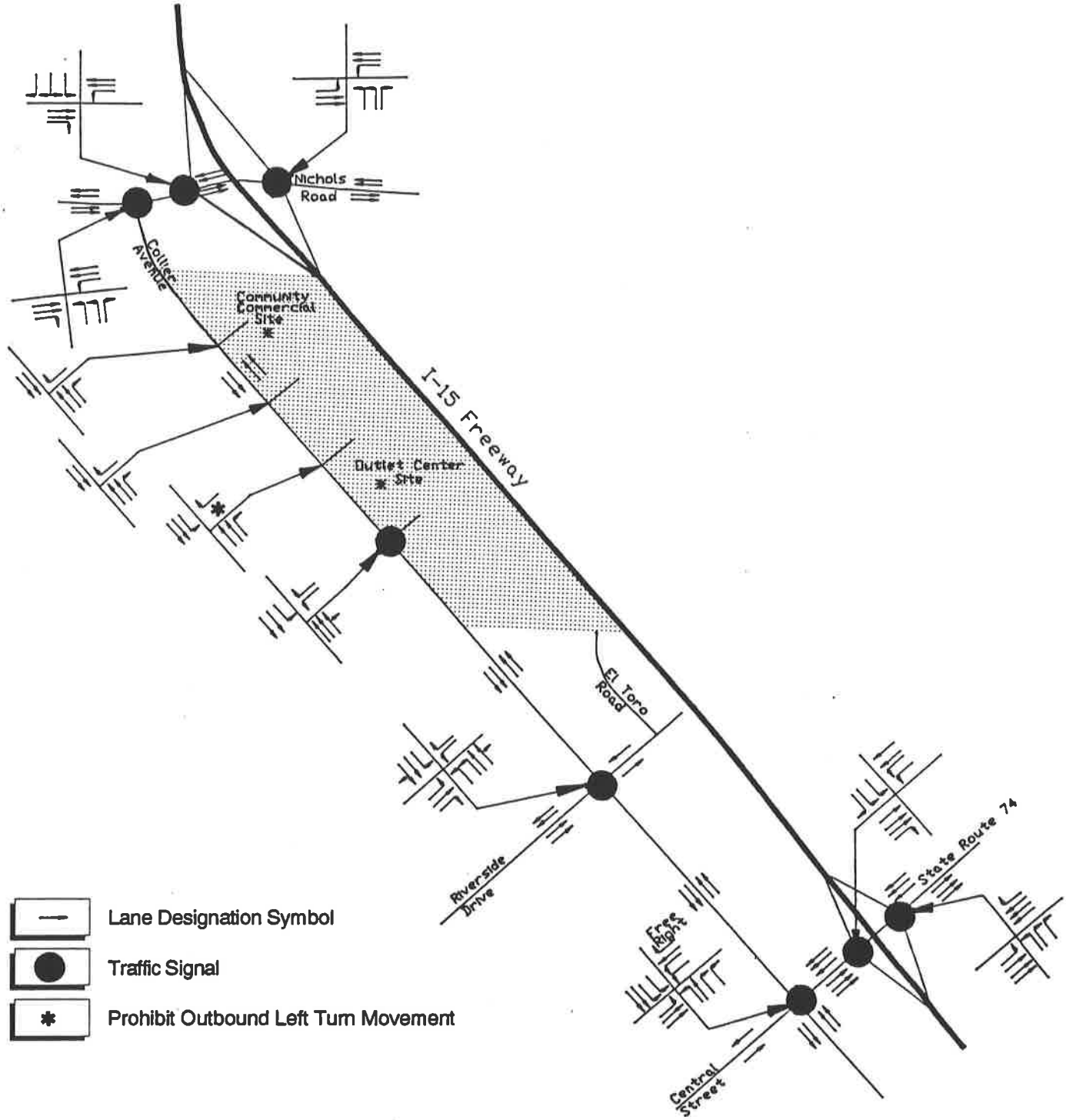
Mitigation Measures

The following are the applicable mitigation measures from the originally adopted Lake Elsinore Outlet Center Specific Plan. The Mitigation measures related to the improvement of Collier Avenue have been completed and therefore are not listed. Per the adopted Owners Participation Agreement, the Developer of the Outlet Center has sufficiently met their obligation for the following mitigation measures. No additional mitigation measures related to traffic are required.

1. The project shall contribute a pro-rata share of funding for the installation of traffic signals at:

    - Central Street/I-15 NB Ramps
    - Central Street/I-15 SB Ramps
    - Central Street/Collier Avenue
    - Collier Avenue/Riverside Drive
    - Collier Avenue/Outlet Center South (Main) Entrance
    - Collier Avenue/Nichols Road
    - Nichols Road/I-15 NB Ramps
    - Nichols Road/I-15 SB Ramps

Recommended Future Lane Configuration



Source: Wilbur Smith Associates

Lake Elsinore Outlet Center
SPECIFIC PLAN AMENDMENT ONE

THE PLANNING CENTER
1300 DOVE STREET, SUITE 100
NEWPORT BEACH, CA 92660 (714) 851-9444

Exhibit 2-3

An agreement on the amount of funding between the developer and the City shall be reached prior to the issuance of Certificate of Occupancy.

2. Prior to issuance of Certificate of Occupancy permits for Phase 3, the project shall participate in a program established by the City to improve off-site roadways and intersections significantly affected by his development. These improvements include:

   - Widen Collier Avenue from Riverside Drive to Central Street to accommodate four through lanes.
   - Widen Nichols Road from Collier Avenue to I-15 NB Ramps to accommodate four through lanes.
   - Widen Central Street (State Route 74) from Collier Avenue to I-15 NB Ramps to accommodate six through lanes.
   - Improve intersection geometrics as recommended in Exhibit 2-3.

3. The project shall provide an interval of at least 600 feet between access driveways to the project site.

4. The project shall install STOP sign controls on all site access driveways to control outbound traffic, prior to issuance of Certificate of Occupancy permits.

5. Landscape plantings and signs should be limited in height within the vicinity of project driveways to assure good visibility.

2.3.1 Parking

The Amendment One Circulation Plan allows for additional parking in the location of the proposed riparian enhancement site to help accommodate the parking needs of the project. Parking areas within the outlet center will be provided at a ratio

1 parking space per each 200 square feet of building area. All on-site parking within the outlet center will be provided in accordance with Section 7.5 of the originally adopted Specific Plan.

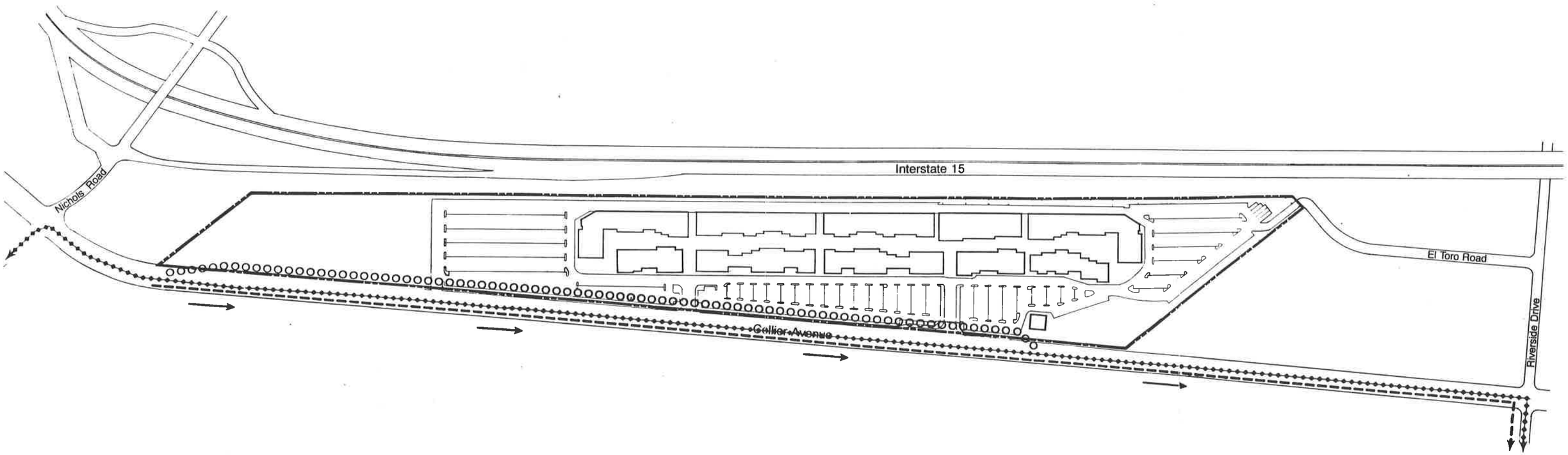
2.4 Public Services Plan

2.4.1 Water Concept Plan

Amendment One proposes no changes to the existing Water Concept Plan. The Lake Elsinore Outlet Center lies within the service area of the Elsinore Valley Municipal Water District (EVMWD). The Water Concept Plan for the outlet center is shown on Exhibit 2-4. The objective in planning water service facilities for the project has been to optimize the distribution system layout and structures with regard to reliability, flexibility, conservation and cost.

The distribution lines for the project will range in size from 12 to 24 inches. Water will be conveyed into the project northerly along Collier Avenue through an EVMWD 24-inch main. Separate lateral connections from each building will be extended to the main line system.

Water Concept Plan



12" Distribution Line

12" Water Main (Reclaimed)

24" Water Main

Direction of Flow

Lake Elsinore Outlet Center
SPECIFIC PLAN AMENDMENT ONE

THE PLANNING CENTER
1200 DOVE STREET, SUITE 100
NEWPORT BEACH, CA 92660 (714) 851-9444

0' 200' 400'

Exhibit 2-4

2.4.2 Sewer Concept Plan

Amendment One proposes no changes to the existing Sewer Concept Plan. Sewer Service for the outlet center will be provided by the EVMWD. The Concept Sewer Plan for the outlet center is shown on Exhibit 2-5. The sewer plan provides for the collection of all sewage generated from the project. Detailed sewer studies determined that the line sizes shown in the original specific plan exceeded the necessary requirements. Sewer flows from the project will be conveyed through an onsite 6-inch sewer line to an EVMWD 12-inch line located along Collier Avenue. The flows will be pumped south along Collier Avenue to the City's water treatment plant. Additional sewer lines will be extended to the two new buildings proposed in the northern area of the site.

2.4.3 Flood Control Drainage Plan

Amendment One proposes an amendment to the Flood Control/Drainage Plan. As shown on Exhibit 2-6 (if the proposed riparian enhancement site is relocated and replaced with a parking area, the underground storm drains will be extended along this area to transport and discharge storm water runoff into the natural water course located southwest of the property).

2.4.4 Electrical Service

The Lake Elsinore Outlet Center is within the service area of the Southern California Edison Company (SCE). SCE has indicated that there will be no constraints to provide additional service to the site. The developer will coordinate with SCE on the construction of any new on-site facilities. Exhibit 2-7 shows the Utility Plan for the project.

2.4.5 Natural Gas

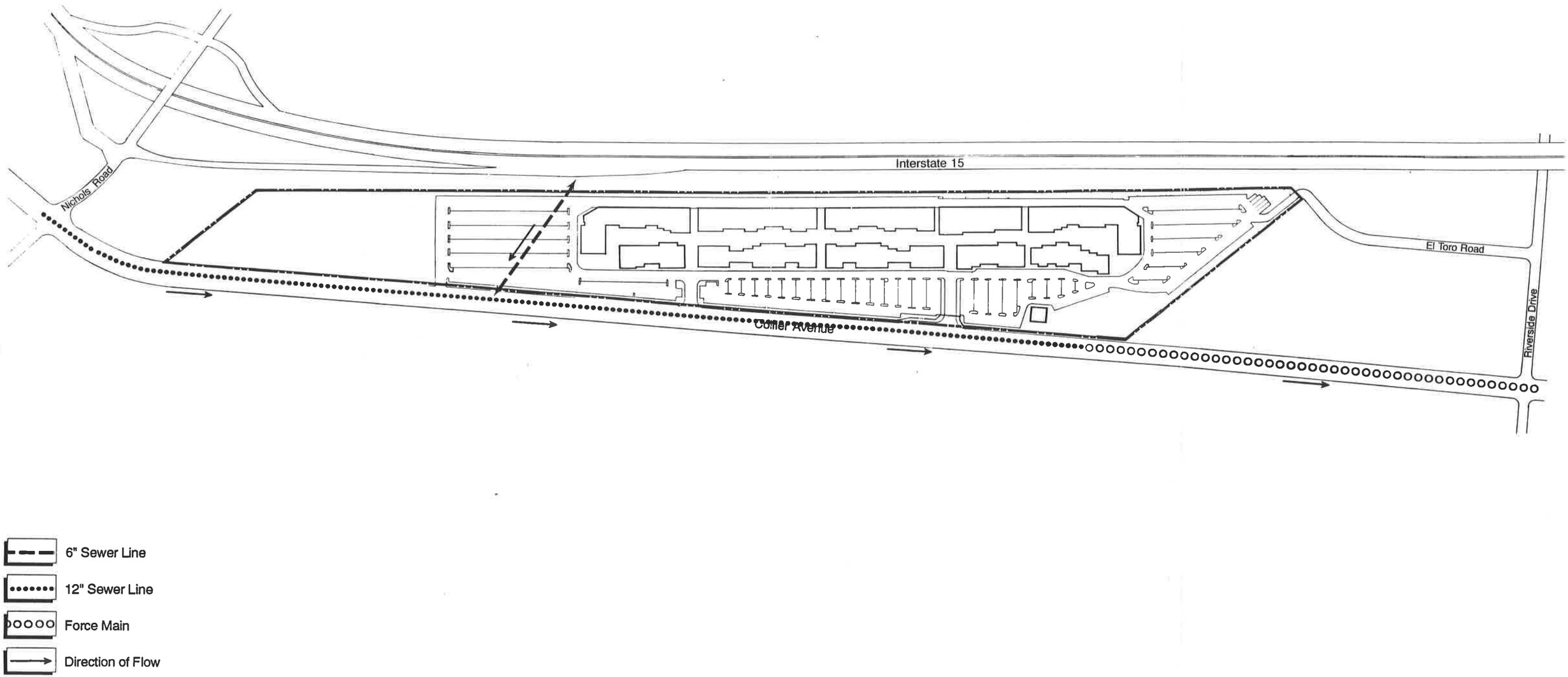
The Lake Elsinore Outlet Center is within the service area of the Southern California Gas Company. Natural gas will be provided to the center via a one to

four-inch main that extends along Collier Avenue. Natural Gas service for the project is shown on Exhibit 2-7.

2.4.6 Telecommunications Service

Telecommunications service for the outlet center is available from General Telephone Service. General Telephone has indicated that it will be able to provide service to the project. Telecommunications service for the project is shown on Exhibit 2-7.

Sewer Concept Plan



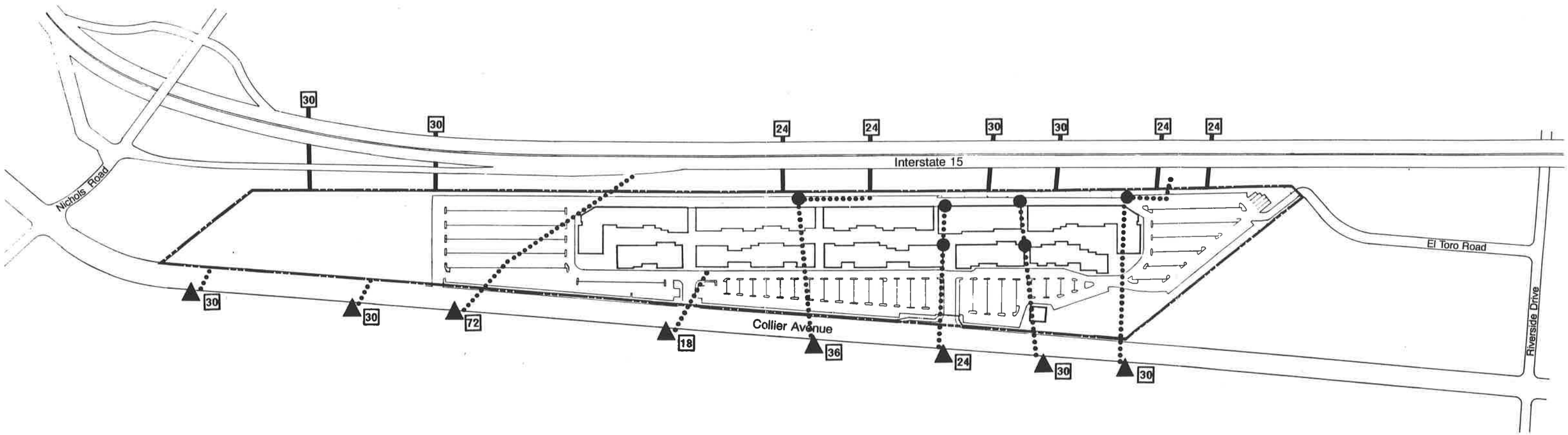
Lake Elsinore Outlet Center
SPECIFIC PLAN AMENDMENT ONE

THE PLANNING CENTER
1300 DOVE STREET, SUITE 100
NEWPORT BEACH, CA 92660 (714) 851-9444

0' 200' 400'

Exhibit 2-5

Flood Control/ Drainage Plan



Existing Drainage Facility

Proposed Drainage Facility

Energy Dissipating Structure

Inlet with Grease Trap

30 Line Size in Inches

Lake Elsinore Outlet Center
SPECIFIC PLAN AMENDMENT ONE

THE PLANNING CENTER
1300 DOVE STREET, SUITE 100
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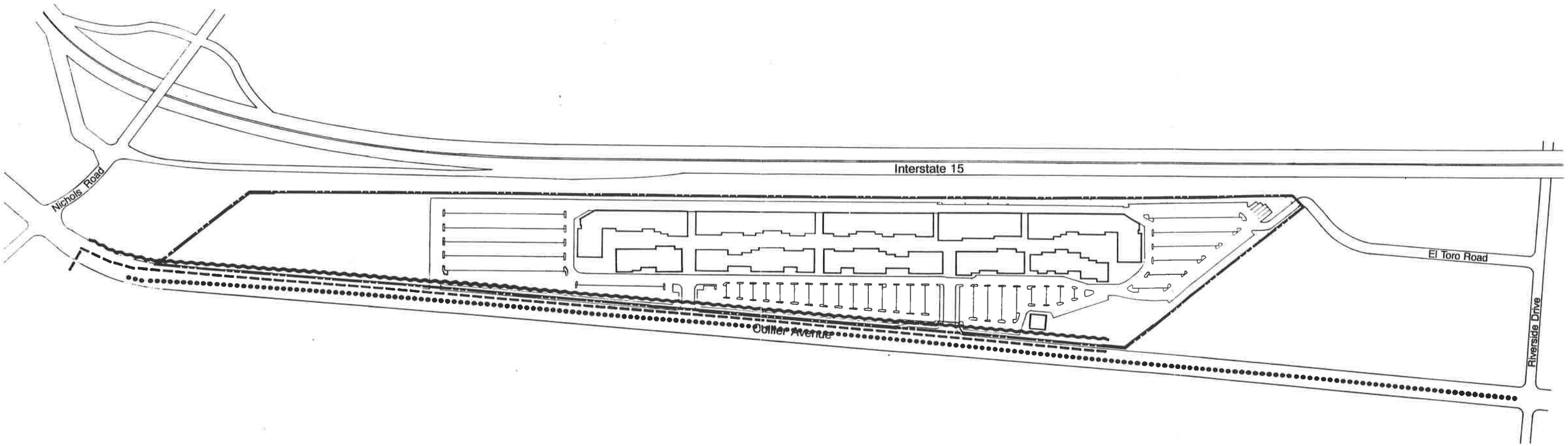
0' 200' 400'

Exhibit 2-6

Utility Plan



Electric (2 - 5" Ducts)

Gas (1 - 4" Main)

Telephone (4 - 4" Ducts)

Lake Elsinore Outlet Center
SPECIFIC PLAN AMENDMENT ONE

THE PLANNING CENTER
1300 DOVE STREET, SUITE 100
NEWPORT BEACH, CA 92660 (714) 851-9444

0' 200' 400'

Exhibit 2-7

3.0 DESIGN GUIDELINES

3.1 Grading Concept

Amendment One proposes no significant changes to the Concept Grading Plan. The only changes in the plan may occur in the former location of the proposed riparian enhancement site. This area may be developed for parking.

The project site will be graded in phases to minimize potential dust emissions and soil erosion. Erosion control practices will be used to minimize any erosion or visual effects. All grading for the project will be done in accordance with the City of Lake Elsinore Grading Code.

3.2 Architectural Design

Amendment One does not propose any changes to the project's architectural design. The existing mediterranean style reflected in the outlet center will be incorporated into subsequent development phases of the project. The existing mediterranean theme will be accented and enhanced through the use stucco walls, columns, wooden trellises, distinct cornices, relief features, window awnings and tiled roofs. High quality building materials which are simple in form and material will be used throughout the project.

The basic architectural elements are consistent with the existing mediterranean motif. In the west-facing elevations, the building form and architectural detail is emphasized due to the visual exposure from Collier Avenue. Architectural detail in the east-facing elevations is less extreme due to the lack of exposure of the buildings from the east. A comprehensive landscape program has been established to aid in buffering visual impacts along eastern elevations.

Off-white will be the predominant color used, unifying the overall visual character of the outlet center. Accents of teal and terra cotta will also be used on areas such as window and door trim, tile eave undersides, wood trellises and other wood fixtures.

A high quality appearance will be reflected throughout the outlet center. All mechanical equipment, air conditioning, utility meters, and storage areas will be visually buffered. All roof top equipment will visually be screened by the same architectural treatment that was used in Phase 2 of the outlet center. See Section 5.0, Development Standards, for treatment of all rooftop equipment.

3.3 Landscape Design

The landscape concept has been designed to compliment the architectural theme of the outlet center. Special planting materials have selected to accent the project's mediterranean motif. Particular consideration has been given to the selection of plant materials in regards to water conservation and environmental conditions common to the area.

The landscape concept for the outlet center contains three major unifying components: the landscape treatment for commercial areas, transitional and buffer zones and open space areas.

3.3.1 Commercial Areas

A sense of arrival is very important to the overall image of the Lake Elsinore Outlet Center. Entrances to the outlet center are clearly identified by an elaborate landscape of colorful plantings and textured hardscape. An expansive courtyard is situated in the center of the project. The courtyard area features textured hardscapes and ornamental landscaping that is enhanced by a series of planting beds, groupings of large potted plants, and areas of theme oriented street furniture.

Amendment One does not propose any changes to the commercial area landscape treatment. A more refined plant pallet, shown on Table 3-1, has been developed which reflects the plant materials which were used in the previous phases of the project. The plant materials from Table 3-1 shall be used in remaining phases of the project.

Table 3-1
Landscape Treatment For Commercial Areas

Botanical Name	Common Name
Achillea millefolium	White Yarrow
Agapanthus Africanus	Lilly of the Nile
Artemisa californica	California Sagebrush
Baccharis pilularis ssp. consanguinea	Chaparral Broom
Clarkia amoena	Farewell to Spring
Collinsia heterophylla	Chinese Houses
Cupaniopsis anacandioides	Carrotwood
Drosanthemum hispidum	Drosanthemum
Encelia californica	California Encelia
Eriogonum fasciculatum	Buckwheat
Eschschoizia californica	California Poppy
Ficus nitida retusa	Indian Laurel
Gazania	Gazania
Gilia capitata	Glove Bilia
Hemeorcallis	Day Lilly
Isomeris arborea	Bladder pod
Lagerstroemia indica	Crape Myrtle
Lampranthus spectabilis	Trailing Ice Plant
Layia platyglossa	Tidy Tips
Ligustrum Japonica	Hedge Row
Ligustrum licudum	Glossy Privet
Liquidambar styraciflua	American Sweet Gum
Lupinus densifiorus var aureus	Golden Lupine
Lupinus succulentus	Arroyo Lupine
Magnolia grandiflora	Majestic Beauty
Minulus puniceus	Mission Red Monkey
Mitsuwa yellow	Gazania
Nemophila maculata	Five Spot
Nemophila menziesii	Baby Blue Eyes
Pelar igonium peltatum	Ivy Geranium
Phacelia campanularia	California Blue Bells
Pinus canariensis	Canary Island Pine
Pittosporum undulatum	Victorian Box
Platanus acerfolia	London Plane Tree
Podocarpus gracilior	Fern Pine
Prunus bilireiana	Hybrid Plum
Pyrus kawakami	Evergreen Pear
Quercus ilex	Holly Oak
Rhus integrifolia	Lemonade Berry
Sisyrinchium bellum	Blue-eyed Grass

3.3.2 Transitional and Buffer Zones

A visually sensitive zone has been created around the outlet center to help blend adjacent landscapes and buffer inappropriate views. A landscape of trees and groundcovers highlighted by accent planting materials will help to buffer inappropriate views. Attention has been given to the development edge along I-15. The transitional landscape treatment used in the previous phases of the project shall be continued in the remaining phases of the project. Plant materials used along the development edge of I-15 include: Black Acacia and Jacaranda trees, iceplant and Carnival Lantana groundcover.

3.3.3 Open Space Areas

Amendment One proposes to amend the open space component of the landscape plan to allow for the relocation of a proposed riparian enhancement site planned at the northern end of the outlet center site. The originally adopted land use plan for the outlet center integrated current environmental impact avoidance strategies, as required and approved under Section 404 of the Clean Water Act as administered by the U.S. Army Corps of Engineers (ACOE) and Section 1600 of the California Fish & Game Code, as administered by the California Department of Fish and Game (CDFG). As a result, the on-site preservation plan fulfilled regulatory "avoidance obligations with no further action required. However, the avoidance plan resulted in the creation of two "biotic islands" leaving the riparian areas isolated from local wetland resources. The CDFG recommended mitigating the riparian areas to a location contiguous with local wetlands early in the site planning process. However, ACOE regulations mandate avoidance where possible, thereby discouraging further mitigation discussions. With Phase One of the outlet center complete and Phase Two under construction, the ability of the proposed northernmost riparian area to function as a viable wildlife habitat appears limited. Because of the assumed decrease in habitat value, the ACOE, and the CDFG discussed with the McArthur/Glen Group relocating the proposed northernmost riparian area to a location adjoining local wetlands. The existing riparian area located at the southern end of the project site will be maintained.

To support the relocation of the proposed wetland site, on-site meetings were held with the ACOE, CDFG and FWS to discuss mitigation opportunities. All agencies concurred that the wetlands which exist less than 500 feet west of the "biotic islands" and the outlet center are the most biologically appropriate location to propose a riparian mitigation program. Additional restoration feasibility studies were held on-site with City staff and restoration biologists to identify locations which appeared to have the greatest chance for success. The proposed mitigation site was selected because it represented an opportunity to link mitigation sites with existing resources as well as contribute to the potential creation of a large, singular wetland preserve. Subsequent environmental documentation will be prepared to address any potential impacts to the proposed site.

The proposed mitigation site will be integrated with a City of Lake Elsinore mitigation program which is currently creating and enhancing 24 acres of wetlands across from the outlet center. Close review of the City mitigation plan revealed the unique opportunity to link the outlet center plan with the City plan. The resource agencies concurred that the united scenario was clearly preferred to maintaining "biotic islands." As a result, the McArthur/Glen Group was further encouraged to undertake mitigation planning.

A preferred mitigation site was selected after analyzing county parcel maps and flood control proposals, the Lake Elsinore General Plan, and recommendations from the resource agencies. The mitigation plan proposes to construct wetlands in an area that is dominated by undesirable vegetation and topography. Exhibit 3-1 shows the designated area in which the potential mitigated site area will be located.

The primary factor in determining the preferred mitigation site was the desire to first complete and restore biologic units within the existing wetlands. As proposed, the mitigation plan will create riparian woodland/wetland to the satisfaction of CDFG and ACOE.

The planting plan has been specifically designed to create additional habitat for the least Bell's vireo, a federally-endangered songbird. Tree and shrub cover will be dominated by willows (*salix* sp.), sycamores, (*Platanus racemosa*) and mulefat (*Baccharis glutinosa*), while the groundcover will be a mixture of riparian varieties such as mugwart (*Artemisia douglasiana*), Western ragweed (*Ambrosia psilostachya*), cattail (*Typha* sp.) and plantain (*Plantago insularis*).

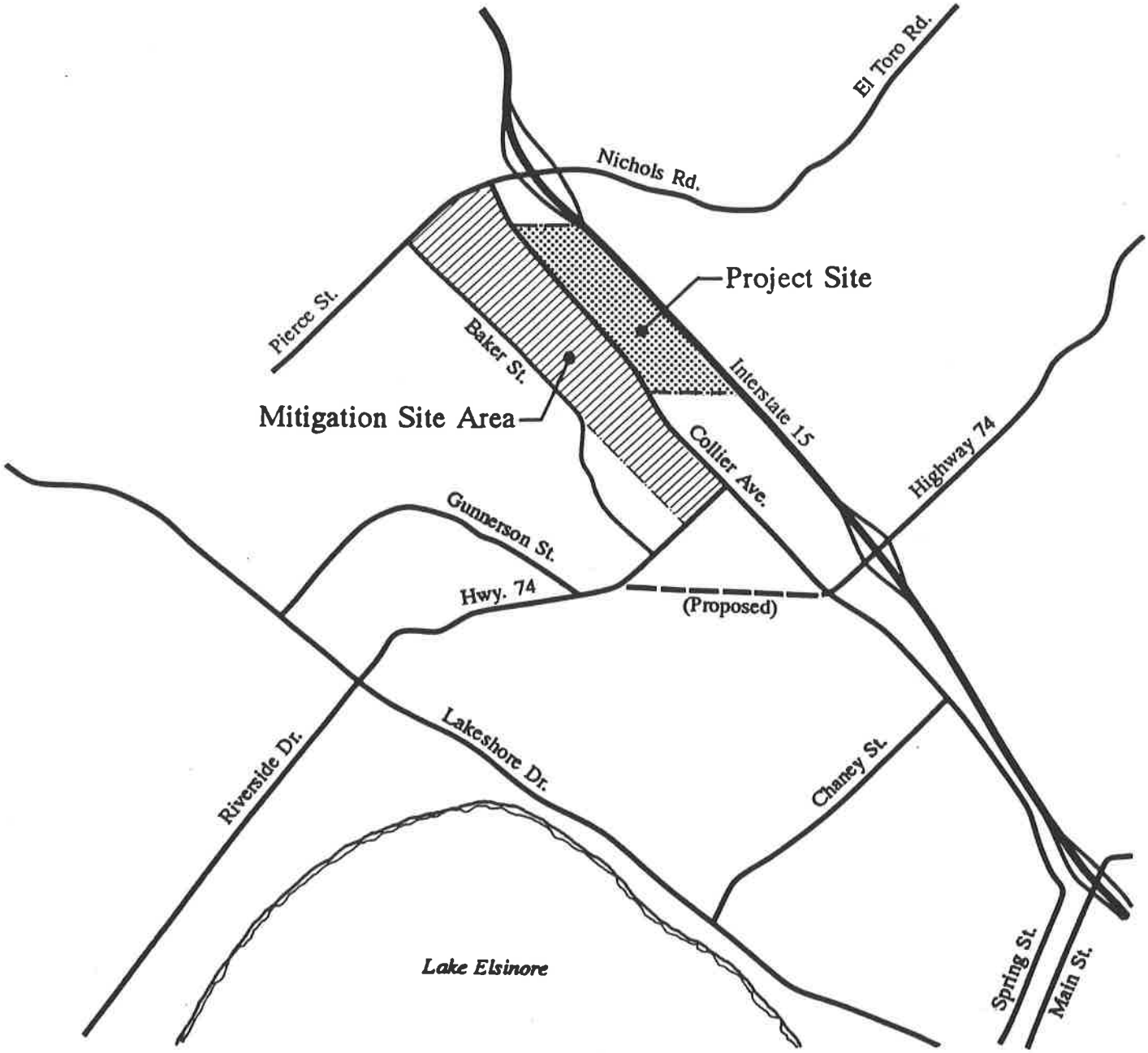
Open Space Overlay Zone

An open space overlay zone has been established that allows the applicant the flexibility of mitigating the existing wetland under two distinctly different scenarios. The first alternative allows the applicant to relocate the planned riparian site to an area within the immediate vicinity of the project, contiguous with a mature wetland. Under this plan the developer would have a wetland/riparian relocation plan approved by the California Department of Fish and Game, the Army Corps of Engineers and the U.S. Fish and Wildlife Service. The second alternative proposes to retain the wetland in its existing location.

3.4 Sign Design Guidelines

Amendment One does not propose any amendments to the Sign Design Guidelines. The existing sign criteria provided in Section 5.5 of the originally adopted Specific Plan shall be incorporated into the subsequent development phases of the project.

Mitigation Site Area



Lake Elsinore Outlet Center
SPECIFIC PLAN AMENDMENT ONE

THE PLANNING CENTER
1300 DOVE STREET, SUITE 100
NEWPORT BEACH, CA 92660 (714) 851-9444

Exhibit 3-1

4.0 IMPLEMENTATION PROGRAM

4.1 Phasing Plan

The following sections present the estimated sequence of land use development, circulation improvements, utility extensions, and public services that will be phased for the Lake Elsinore Outlet Center.

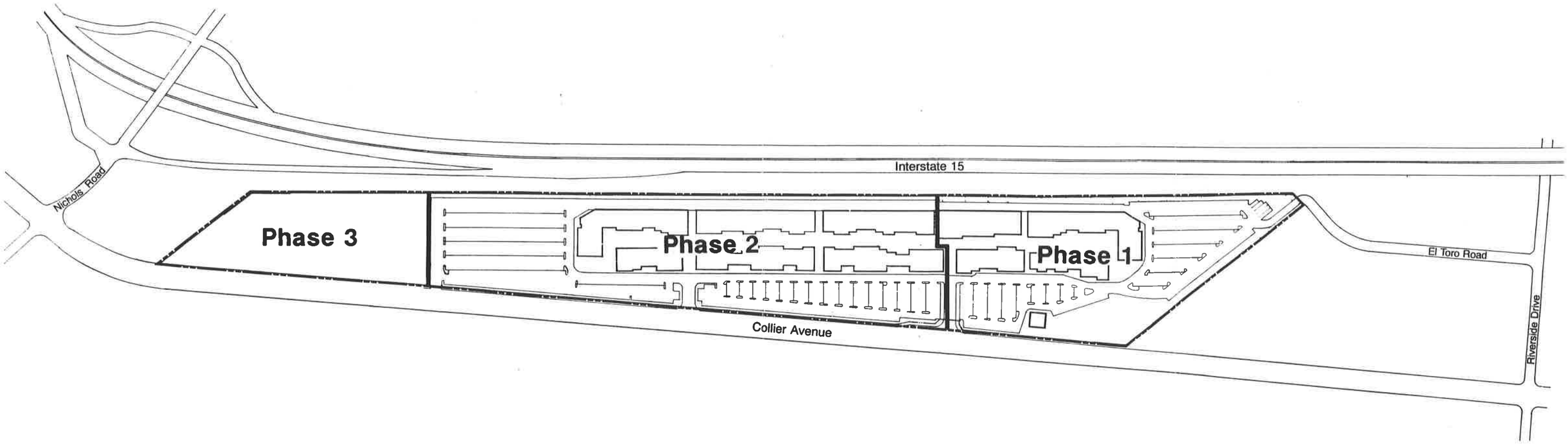
4.1.1 Land Use

The Lake Elsinore Outlet Center shall be developed within three phases over an estimated 7-year time period. Presently, Phase 1 of the project has been completed. Portions of Phase 2 are currently under construction. Prior to any grading on the planned riparian enhancement site, the developer shall have a wetland/riparian relocation plan approved by the California Department of Fish and Game, Army Corps of Engineers and U.S. Fish and Wildlife Service. Phase 2 will be incrementally built in sub-phases over a three year period. The Amendment One request will increase the building area of Phase 2 by 80,000 square feet. Exhibit 4-1 illustrates the areas of the project that will be developed within each development phase. Table 4-1 identifies the amount of estimated building area that will be provided in each phase. Because the Phase 1, phasing requirements have been completed, the Amendment One Phasing Plan shall focus on the phasing requirements for Phases 2 and 3.

Table 4-1
Lake Elsinore Pacific West Outlet Center - Amendment One
Land Use Phasing Plan

Phase	Gross Leasable Area	Public Space	Total Approximate Building Square Feet
1	127,850	7,097	134,947
2	232,621	9,667	242,288
3	Not Determined	Not Determined	60,000
TOTAL	**360,471**	**16,764**	**437,235**

Land Use Phasing Plan



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NEWPORT BEACH, CA 92660 (714) 851-9444

0' 200' 400'

Exhibit 4-1

4.1.2 Circulation

The following outlines the circulation improvement phasing program for Phases Two and Three of the Lake Elsinore Outlet Center. The planned circulation improvements are phased with the traffic needs of the project.

Phase 2
Leasable Square Feet: 232,621
Public Square Feet: 9,667

- Prior to the issuance of building permits for Phase 2, the grading for the full width of Collier Avenue shall begin.
- Prior to the issuance of certificate of occupancy permits for Phase 2, a half-section width of Collier Avenue shall be improved to a major arterial.

Phase 3
Building Square Feet: 60,000

- Prior to the issuance of certificate of occupancy permits, the developer shall participate in a program to improve off-site roadways that are significantly affected by the project.

4.1.3 Public Facilities and Utilities

The following outlines the public facility and utility phasing program for Phases Two and Three of the Lake Elsinore Outlet Center. The planned improvements are phased with the needs of the project.

Phase 2
Leasable Square Feet: 232,621
Public Space Square Feet: 9,667

- Prior to the issuance of certificate of occupancy permits, all necessary utility systems, including water, sewer, drainage, electrical and telephone services, shall be constructed.

Phase 3
Building Square Feet: 60,000

- Prior to the issuance of certificate of occupancy permits, all necessary utility systems, including water, sewer, drainage, electrical, and telephone services shall be constructed.

5.0 DEVELOPMENT STANDARDS

Amendment One proposes one amendment to the adopted Lake Elsinore Outlet Center Specific Plan Development Standards. All land uses shall be developed in accordance with Section 7.0 of the adopted Specific Plan, with the exception of the following:

5.1 Site Development Standards

Section 7.3.6 #11 is amended to read as follows:

Screening: Air conditioners, heating, cooling, and ventilating equipment and other mechanical lighting or electrical devices within any planning area shall not be visible from the surrounding properties and public rights-of-way in accordance with Sections 5.4 of the Lake Elsinore Outlet Center Specific Plan.

APPROVED
RAS 9/25/01

Lake Elsinore Outlet Center
Specific Plan

As Presented by:
McArthur/Glen Group
1250 24th Street N.W., Suite 220
Washington, D.C. 20037
Contact: Kenny Smith

Prepared by:
Michael Brandman Associates
Contact: Dan Bott

in association with

The Chapman Company
and
Albert Webb Associates

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5-12	*Typical Open Space Landscape Treatment*	*5-10*
5-13	*Typical Landscape Treatment for Open Space/Community Commercial Edge Condition*	*5-11*
5-14	*Typical Landscape Treatment I-15/Project Edge Interface*	*5-11*
5-15	*Entrance Monument Sign*	*5-19*
5-16	*Freeway Electric Message Sign*	*5-19*
5-17	*Internal Site Identification Sign*	*5-19*
5-18	*Signage Site Plan*	*5-19*
5-19	*Front Elevation Exterior Tenant Signage Areas*	*5-19*
5-20	*Rear Elevation Exterior Tenant Signage Areas*	*5-19*
5-21	*Path Finder Signs*	*5-19*
6-1	*Land Use Phasing Plan*	*6-1*

Executive Summary

SECTION 1
EXECUTIVE SUMMARY

The Lake Elsinore Outlet Center is a 43-acre master planned commercial center located within the City of Lake Elsinore. The increased economic and residential growth experienced by the City in the last few years has fostered new opportunities for new commercial development. The McArthur/Glen Group recognizes the long-term economic potential of the City and the benefits of developing an innovative designer outlet within the Lake Elsinore area. As a result, they have planned and designed the unique and exciting Lake Elsinore Outlet Center.

The Lake Elsinore Outlet Center represents the latest venue in commercial development, the designer outlet. A typical designer outlet consist of a group of stores made up of designer-manufactures and other assorted retailers. The outlets offer merchandise at approximately 20 percent to 80 percent below regular retail prices. What sets the designer outlets apart from other discount retail centers is the high-quality designer merchandise offered and the inviting and festive atmosphere of the shopping environment. Most outlet centers are characterized by superior and innovative architectural styles that entice and attract shoppers. One objective of the outlets is to cater to the destination shopper who visits from out of town to spend a day shopping. Many of the outlets are visited by special tour buses who bring tourists to the center, as well as to other local tourist attractions. Not only do the outlets prosper but so do other City businesses as well.

The designer outlets first started appearing on the East Coast about 6 years ago. However, in recent years, their popularity has grown and now they can be found in selected locations all over the country. The location and demographics of the City of Lake Elsinore complement the retail market demands of a designer outlet. The presence of a designer outlet in the City would provide a unique and major retail attraction along the Interstate 15 (I-15) corridor, as well as within the whole southland area.

The Lake Elsinore Outlet Center is situated adjacent to the southern side of I-15, just south of the Nichols Road exit. Convenient access is available from Collier Avenue and Riverside

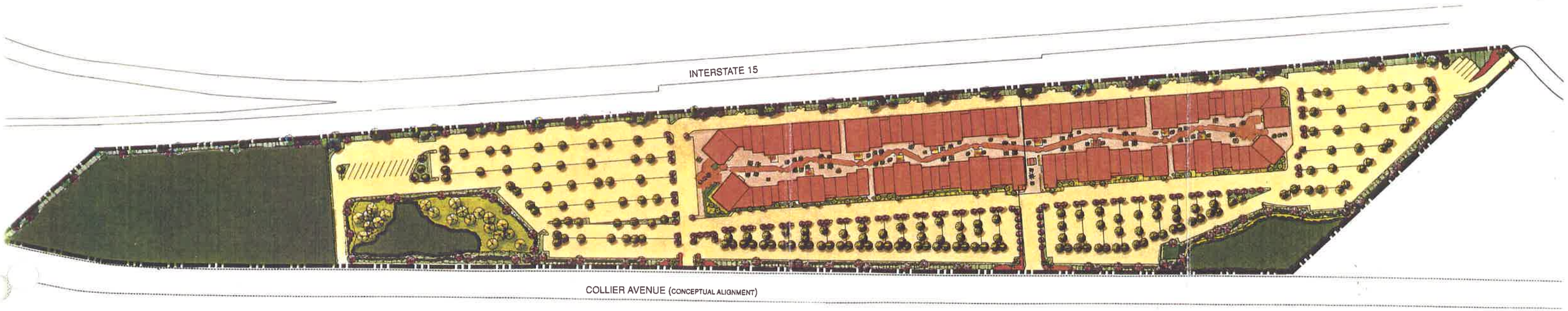
Street. The location of the outlet center offers excellent vehicular access, as well as marketing exposure, along the I-15 corridor.

The Lake Elsinore Outlet Center is planned to provide 357,000 square feet of community commercial land uses with the major use on the site being the outlet center. The designer outlet center itself consists of 37 acres and would provide up to 284,000 leasable square feet of retail and restaurant uses. The outlet center would have a Mediterranean motif accented with offwhite, terracotta, and teal stucco facades, tiled roofs, towers, and an outdoor courtyard. An estimated 90 designer shops would be clustered around a Mediterranean themed outdoor courtyard. The courtyard would provide a central location for shoppers to congregate and browse. Pedestrian seating areas, landscape gardens, and sidewalk vendors would contribute to the colorful and festive ambiance of the center. Exhibit 1 provides illustrative views and elevations of the Lake Elsinore Outlet Center.

An additional 6 acres of community commercial uses would be located with the western portion of the outlet center site. This area would provide up to 60,000 square feet of gross commercial building area. No specific use is proposed within this area; however, any use planned would be in character with the design and quality of the outlet center.

The outlet center is a master planned commercial center. Comprehensive infrastructure systems, design guidelines, and building standards have been developed to ensure that a high-quality commercial center is developed. An environmental impact report (EIR) was prepared to address and eliminate any significant project-related environmental concerns.

With its innovative retailing approach, state-of-the-art planning and design concepts, and attention to high-quality details, the Lake Elsinore Outlet Center will become one of the most successful commercial centers in the southland area and set the standard for future commercial centers.



Lake Elsinore Outlet Center

10610002 4/90

Michael Brandman Associates

THE
CHAPMAN
COMPANY

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

345 FREEMASON STREET
NORFOLK, VIRGINIA 23510
(804)-627-2727

COLLIER AVENUE ENTRANCE

THE
CHAPMAN
COMPANY

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

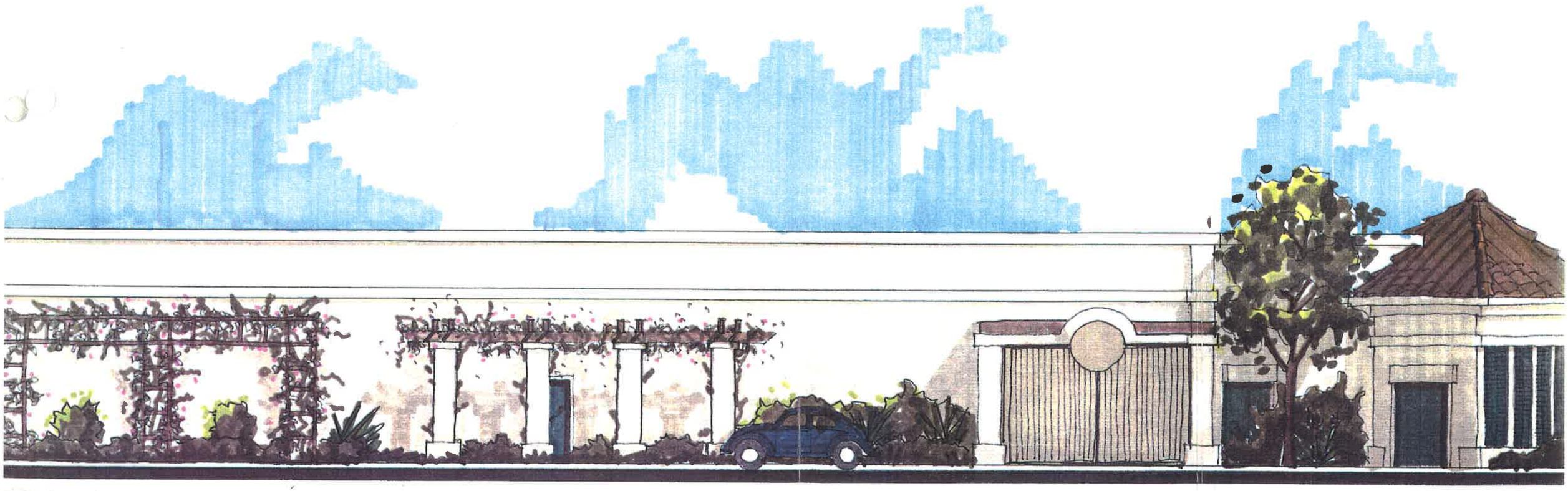
345 FREEMASON STREET
NORFOLK, VIRGINIA 23510
(804)-627-2727

PARTIAL PLAZA ELEVATION

THE
CHAPMAN
COMPANY

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

315 FREEMASON STREET
NORFOLK, VIRGINIA 23510
(804)-627-2727



PARTIAL COLLIER AVENUE ELEVATION

THE
CHAPMAN
COMPANY

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

315 FREEMASON STREET
NORFOLK, VIRGINIA 23510
(804)-627-2727

PARTIAL INTERSTATE 15 ELEVATION

Introduction

SECTION 2
INTRODUCTION

2.1 PURPOSE AND INTENT

The Lake Elsinore Outlet Center Specific Plan has been prepared to provide a comprehensive development plan for the Lake Elsinore Outlet Center. It is the intent of the Specific Plan to provide the City of Lake Elsinore with a comprehensive set of plans, programs, and criteria that will guide the orderly development of the project. This Specific Plan regulates the type, location, intensity, and timing of development, and ensures that adequate public services and utilities are provided. Additionally, the Specific Plan establishes the framework for implementing the City of Lake Elsinore's General Plan and its related ordinances, as they pertain to the project.

The City of Lake Elsinore will monitor the development of the outlet center to ensure that consistency with the purpose and intent of the Specific Plan is maintained and the objectives for the project are achieved. Such monitoring would occur during the review of subsequent permit applications and during construction operations.

2.2 AUTHORITY

The Lake Elsinore Outlet Center Specific Plan has been prepared in accordance with the requirements of Title 7, Sections 65450-65507 of the California Government Code. Under these sections, cities are authorized to adopt Specific Plans either as policies by resolution or as regulations by ordinance. State law requires public hearings of the Specific Plan by both the Planning Commission and City Council. The City Council must adopt the Specific Plan prior to its implementation.

The Lake Elsinore Outlet Center Specific Plan is a regulatory plan that constitutes the zoning for the subject property. The Specific Plan states the needed regulations

and criteria for which subsequent project-related development plans, parcel maps, or any other action requiring ministerial or discretionary approval must comply. Actions judged to be consistent with the adopted Specific Plan will be deemed consistent with the City of Lake Elsinore General Plan, as provided for in Section 65454 of the California Government Code.

2.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Lake Elsinore Outlet Center Specific Plan was prepared in compliance with the California Environmental Quality Act (CEQA). A Program EIR has been prepared to evaluate the land uses and development programs planned within the Specific Plan area.

In accordance with Section 65453 of the California Government Code, the accompanying EIR is intended to serve as the sole environmental documentation for the Specific Plan and for all subsequent construction permits that are undertaken pursuant to, and in conformance with, the Specific Plan. No Initial Study or negative declaration need be filed for any individual construction permit that is found to be in substantial conformance with the standards and guidelines contained in the Lake Elsinore Outlet Center Specific Plan.

Regional and Community Background

SECTION 3
REGIONAL AND COMMUNITY BACKGROUND

3.1 REGIONAL SETTING

The Lake Elsinore Outlet Center is located within the southwest area of Riverside County within the City of Lake Elsinore. The project site is located immediately southwest of I-15, approximately 500 feet east of the Nichols Road interchange. Exhibit 3-1 depicts the regional location of the site.

3.2 LOCAL SETTING

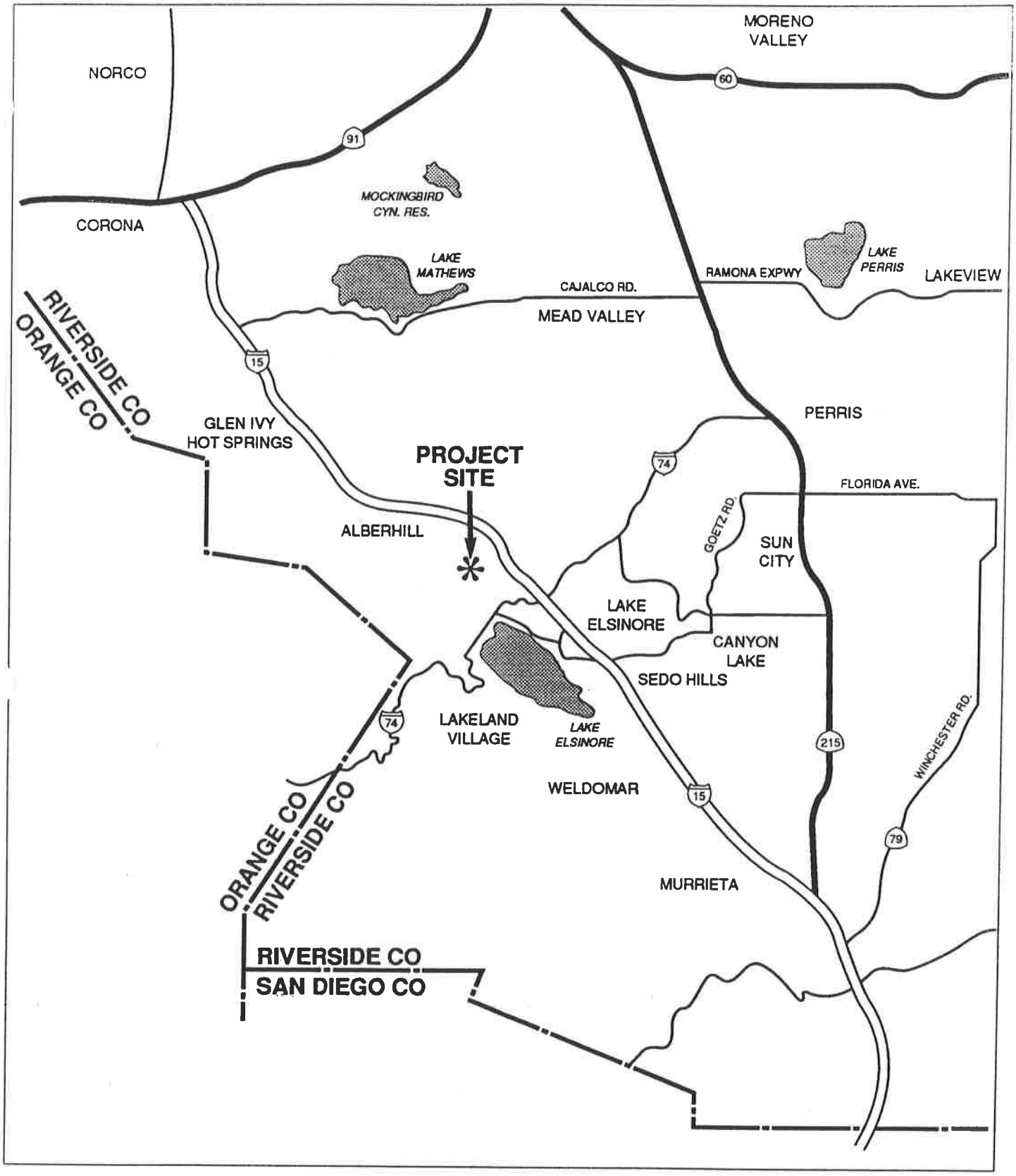
The Lake Elsinore Outlet Center is situated within the northwest portion of Lake Elsinore. The site consists of 43 acres and is mostly rectangular in shape. It is bounded generally by Nicholas Road to the west, El Toro Road to the east, Collier Avenue to the south, and I-15 to the north. Exhibit 3-2 illustrates the local vicinity and site dimensions of the project site.

3.3 PLANNING CONSIDERATIONS

The planning considerations for the Lake Elsinore Outlet Center are focused upon the onsite constraints and resources within the project site. A primary objective of the project was to develop a design that would be harmonious and complementary of the environment.

In accordance with CEQA and the City of Lake Elsinore, an EIR was prepared for the project. The EIR is an accompanying document to this Specific Plan and should be referred to when seeking environmental baseline information.

The EIR addresses and evaluates potential environmental impacts to earth resources, hydrology, biological resources, cultural resources, traffic, air quality, noise, land use, aesthetics, and public services. A comprehensive program of mitigation measures was developed to eliminate or reduce potential impacts to



Regional Location Map
Pacific West Outlet Center
Lake Elsinore

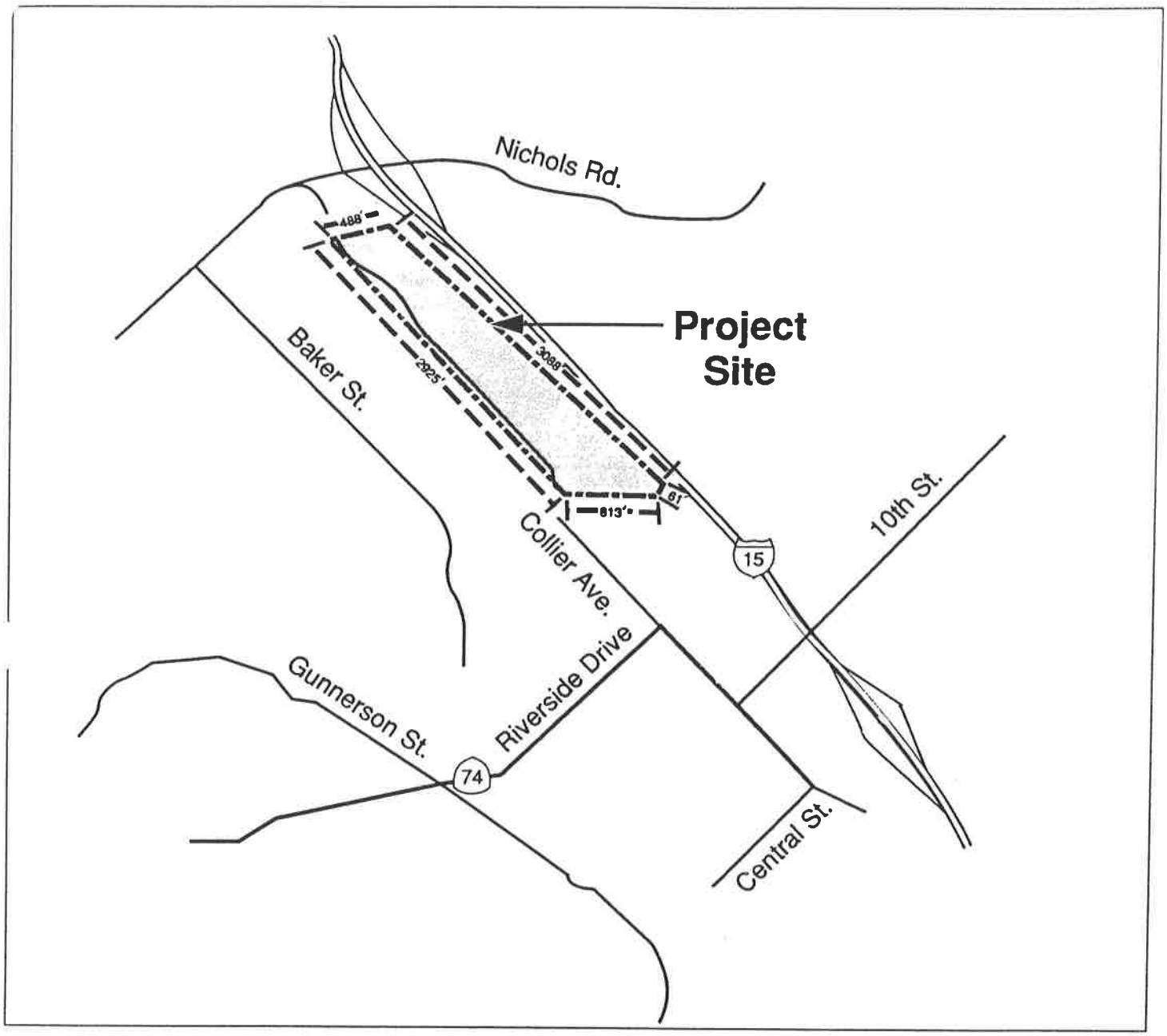
North

0 2.25 4.5 Miles

10610002-3-1 4/90

Michael Brandman Associates

Exhibit 3-1



cal Vicinity Map
Lake Elsinore
Outlet Center

North

0 650 1300 Feet

10610002-3 - 4/90

Michael Brandman Associates

Exhibit 3-2

insignificant levels. A mitigation monitoring program has been developed for the project to monitor the subsequent implementation of all mitigation measures. A complete listing of all mitigation measures for the project is provided in Appendix B.

Development Plans and Programs

SECTION 4
DEVELOPMENT PLANS AND PROGRAMS

4.1 LAND USE CONCEPT

The land use concept for the Lake Elsinore Outlet Center responds to the physical and environmental constraints and opportunities that characterize the project site. The planning process for the project involved coordination with City Engineering and Planning staff; County of Riverside Fire, Sheriff, and Flood Control Services; California Department of Fish and Game; California Department of Transportation; and adjacent landowners. This planning program was implemented to allow interested parties to provide input into the planning process.

The land use concept for the project involves the development of a 43-acre master planned commercial center. The commercial center will consist of a 37-acre retail outlet center and 6 acres of future community commercial land uses. A total of 357,000 square feet of commercial building area will be constructed on the site.

The project is comprised of three development phases. The first and second phases of the project involve the development of the designer outlet center. The outlet center will consist of 284,000 leasable square feet of retail outlet uses with supporting office and restaurant uses. It will consist of eight individual one-story buildings configured as an outdoor mall with passageways that converge onto a central courtyard. The designer outlet center will contain approximately 90 shops that range is size from 1,000 to 14,000 square feet. However, depending on future tenants, the size and number of shops within the outlet center may vary.

An ample amount of onsite parking within close proximity of the designer outlet center is provided for shoppers and employees. A total of 1,929 parking spaces, at a ratio of 1.8 parking spaces per each 250 square feet of building area, will be provided. Additionally, 10 bus parking spaces are provided to accommodate groups of shoppers.

A comprehensive landscape program that integrates onsite open space resources has been designed to accent the project, as well as to help conserve unique open space resources within the area. In conjunction with the landscape program are comprehensive architectural and sign design programs that ensure the development of a high-quality project.

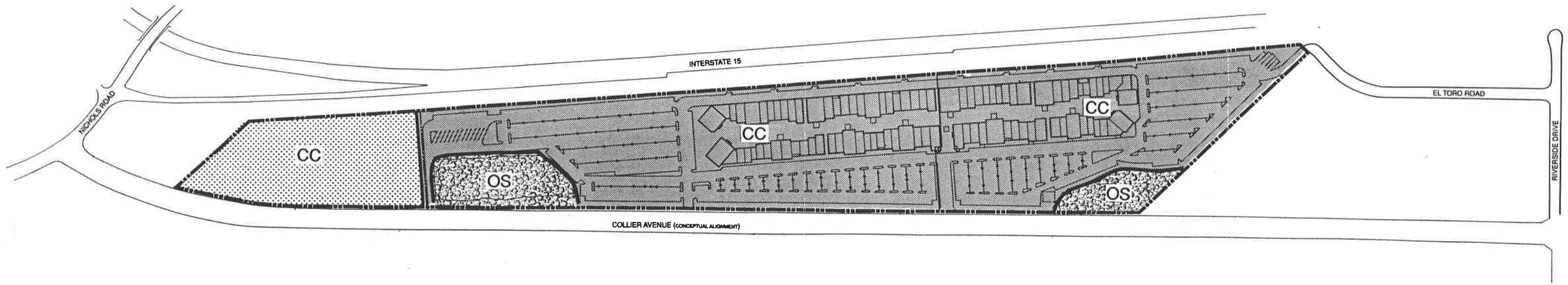
The third phase of the project involves the development of approximately 60,000 square feet of future community commercial uses. Presently, no specific use(s) is planned for the site. However, the central design theme and character established for the outlet center will be carried over into the Phase 3 development area. All design and development standards established within this Specific Plan will be applied to any use planned within the Phase 3 development area.

4.2 LAND USE PLAN

The purpose of the land use plan is to provide a comprehensive plan of land uses that will be developed within the Lake Elsinore Outlet Center. Additionally, it establishes land uses for which zoning standards are developed. These standards will provide for the orderly development of the project. Essentially, the outlet center land use plan provides for the development of a commercial center with associated open space features. Exhibit 4-1 shows the land use plan and statistical summary for the outlet center.

The land use plan divides the outlet center into two planning areas. Each of the planning areas reflect development criteria that responds to a planned land use. Planning Area 1 consists of the 37-acre designer outlet center. Planning Area 2 consists of 6 acres of community commercial land uses.

A tentative parcel map or site plan may be submitted for any portion of a single planning area or a combination of planning areas. Adjustments to the net developable area of any planning area established by this Specific Plan may be permitted subject to approval of the Community Development Director. Such adjustments may be approved without requiring an amendment to the Specific



Legend

Planning Area 1 (Includes Open Space)

Planning Area 2

Lake Elsinore Outlet Center
Land Use Statistical Summary

Planning Area	*CC-Community Commercial*	*OS-Open Space*	*Planning Area Acreage*	*Total Buildable Square Feet*
1	*34*	*3*	*37*	*278, 350*
2	*6*	*0*	*6*	*51, 650*
Total	*40*	*3*	*43*	*330, 000*

Land Use Plan
Lake Elsinore
Outlet Center

10610002 4/90

North

0 200 400 Feet

Michael Brandman Associates

Exhibit 4-1

Plan, provided that the net developable acreage for any individual planning area is not increased by more than 25 percent, and that the total net buildable acreage for all planning areas does not exceed the maximum developable acreages established in the land use statistical summary.

The land use plan designates community commercial and open space land uses within the project site. Both of these land uses are integrated with each other through an overall design concept, comprehensive infrastructure plans, and project-wide development guidelines and standards. The following is a description of the two land use categories established within the Lake Elsinore Outlet Center.

COMMUNITY COMMERCIAL

A total of 40 acres of community commercial uses are planned within the outlet center. The community commercial designation provides for a wide range of commercial uses at a communitywide level of scale. Typical community commercial uses include, but are not limited to, retail centers, restaurants, theaters, hotels, personal services, and professional offices.

The community commercial designation is consistent with the intent of the general commercial designation provided within the City's General Plan. All community commercial uses proposed within the Lake Elsinore Outlet Center will be subject to the community commercial use regulations and site development standards provided in Section 7.3 of this Specific Plan.

OPEN SPACE

A total of 3 acres of open space are planned within the outlet center. The open space designation provides for the preservation of onsite open space resources. The open space areas within the project will provide open space relief to snoppers, as well as help accent the overall design impression of the project.

The open space designation is consistent with the intent of the impact sensitive category provided within the City's General Plan. All open space uses proposed within the Lake Elsinore Outlet Center will be subject to the open space regulations and site development standards provided in Section 7.4 of this Specific Plan.

4.3 LAND USE DEVELOPMENT GUIDELINES

To ensure that the Lake Elsinore Outlet Center is developed as a superior master planned commercial center the following land use development guidelines shall apply.

1. *Develop a master planned commercial center integrating innovative design concepts.*
2. *Construct all required infrastructure improvements consistent with the needs of development.*
3. *Minimize the consumption of natural resources through efficient land use design, phased development, and site-specific zoning regulations.*
4. *Incorporate natural onsite resources into the project design.*
5. *Provide design elements and construction materials that complement the character of the region.*
6. *Minimize, to the degree feasible, adverse environmental impacts associated with the project through the implementation of mitigation measures provided within the Lake Elsinore Outlet Center Environmental Impact Report.*
7. *Give special consideration to development edges of the site that abut adjacent land uses.*
8. *Provide, where feasible, innovative building, site design, and orientation techniques that minimize energy use.*
9. *Screen all loading, storage, trash, or other unsightly areas from public views where feasible.*
10. *Provide parking areas that minimize the visual disruption of the overall project design.*
11. *Provide adequate lighting in all parking areas.*

12. *Provide pedestrian-oriented areas within the center.*

13. *Design a comprehensive landscape concept that incorporates an efficient irrigation system.*

14. *Include visual design features at the street level of view.*

15. *Provide design elements that have a central place, main focus, or feature.*

4.4 CIRCULATION

The circulation plan for the Lake Elsinore Outlet Center is based on a comprehensive traffic analysis prepared by Kunzman Associates. The traffic report is presented in its entirety in Appendix F of the Lake Elsinore Pacific West Outlet Center Environmental Impact Report.

4.4.1 CIRCULATION PLAN

The project area roadways that will provide access to the Lake Elsinore Outlet Center are I-15, Collier Avenue, Nichols Road, Riverside Drive, and State Route 74. The primary roadway providing access to the outlet center will be Collier Avenue. Presently, the City is preparing an EIR on the proposed improvement of Collier Avenue to a Major Arterial. The improvement of Collier Avenue will help meet current and future traffic demands occurring within the outlet center area. The ultimate improvement of Collier Avenue will consist of 100 feet of right-of-way and be comprised of four travel lanes. The estimated traffic demands generated from the outlet center indicate that Phase 1 of the project will be able to load onto the existing alignment of Collier Avenue. Minimal improvements to Collier Avenue will be required to make it operational. Phases 2 and 3 of the project will require the improvement of Collier Avenue to half-section width of a Major Arterial.

The outlet center will have four points of access off Collier Avenue. Each point of access is spaced at least 600 feet from each other in accordance with the geometric recommendations with the project traffic report. Emergency access to

the site will be available from El Toro Road. Exhibit 4-2 illustrates the circulation plan for the outlet center.

4.4.2 PUBLIC TRANSPORTATION

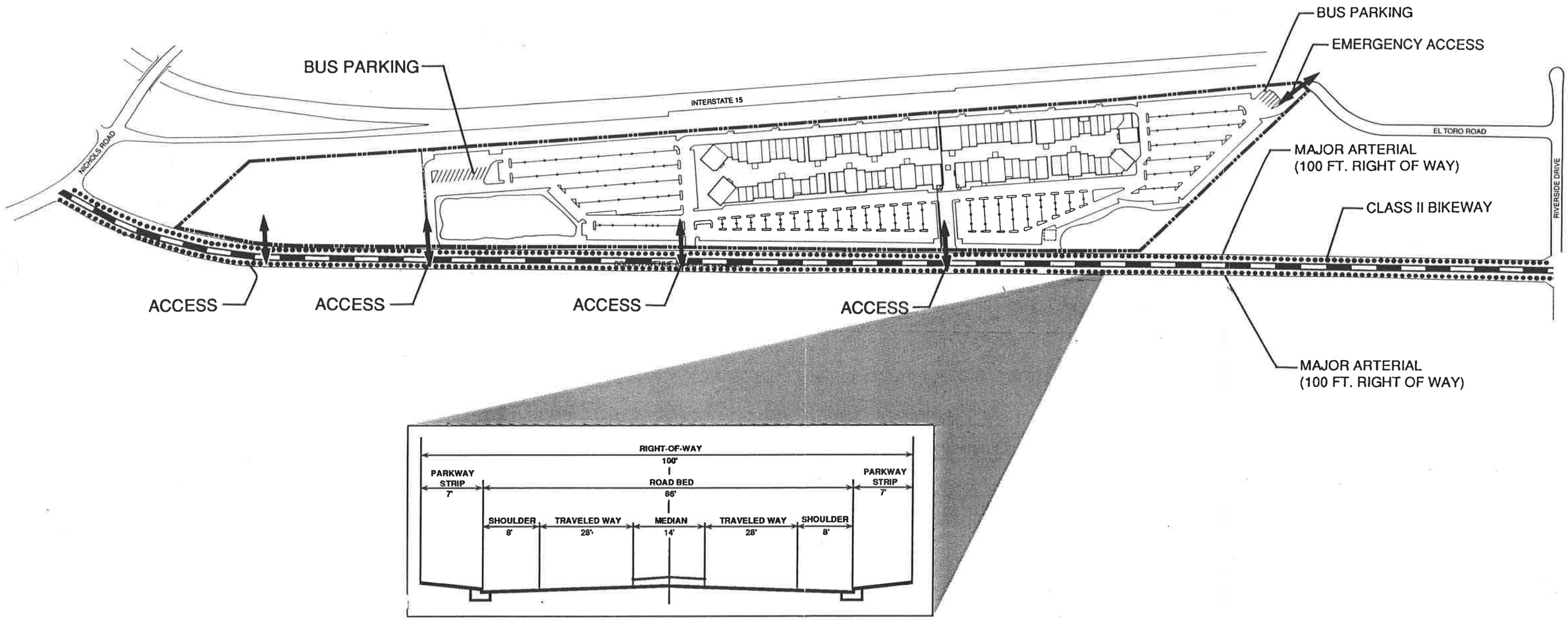
To assist in the reduction of vehicle miles traveled and local traffic congestion, the developer will work with the City and the Riverside Transit District in the planning of bus stops and shelters. Such coordination shall occur prior to the issuance of grading permits. Additionally, the project is providing onsite parking areas for private touring buses. These private buses will bring groups of shoppers to the outlet center to spend a day shopping, thus helping to decrease the amount of traffic occurring in the project area.

A Class II bikeway will be provided along the future alignment of Collier Avenue. Class II bikeways are on-street bike routes delineated by striping on the roadway pavement. The bikeway will provide an alternate means of transportation for employees and shoppers.

4.4.3 TRANSPORTATION MANAGEMENT GUIDELINES

The following transportation management guidelines are offered to enhance the circulation efficiency within the outlet center project area.

1. *Make available to shoppers and employees all published schedules, maps, etc. for transit service to and from the Lake Elsinore Outlet Center.*
2. *Coordinate with the Riverside Transit District in the planning of bus stops and shelters.*
3. *Provide written information to all employees regarding a carpool-vanpool matching service.*
4. *Establish employee transportation coordinators to publicize and encourage carpooling-vanpooling, update matchlists, introduce prospective ridesharers, and generally assist employees in forming and maintaining ridesharing arrangements.*
5. *Provide areas for bicycle and motorcycle/scooter parking.*



TYPICAL MAJOR ARTERIAL
CROSS-SECTION

Circulation Plan
Lake Elsinore
Outlet Center

10610002 4/90

North

0 200 400 Feet

Michael Brandman Associates

Exhibit 4-2

4.5 PUBLIC SERVICES PLAN

The following is a discussion of the public services and utilities planned for the Lake Elsinore Outlet Center. These facilities are presented at a conceptual level of planning and are for informational purposes only. Further detail of each system will occur at the building permit level.

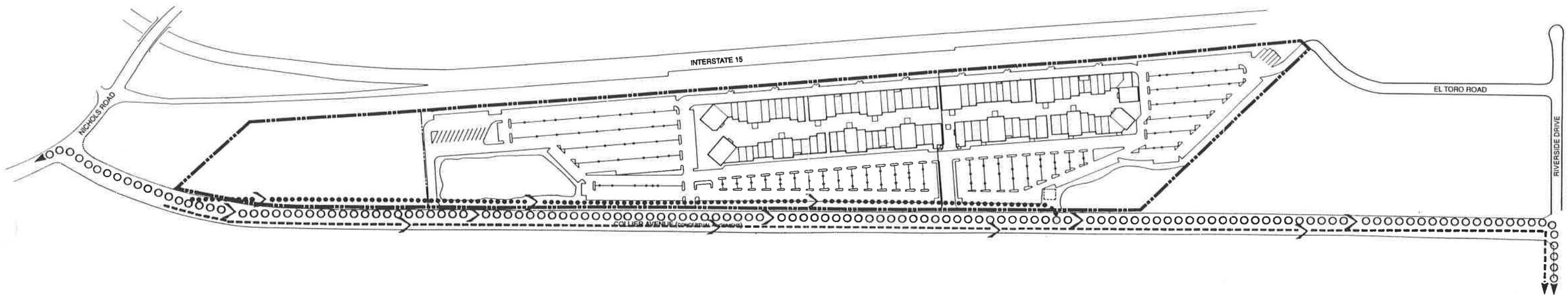
4.5.1 WATER CONCEPT PLAN

The Lake Elsinore Outlet Center lies within the service area of the Elsinore Valley Municipal Water District (EVMWD). The peak water demand for the project at buildout will be approximately 49,500 gallons of water daily.

The water concept plan for the outlet center is shown on Exhibit 4-3. The objective in planning water service facilities for the project has been to optimize the distribution system layout and structures with regard to reliability, flexibility, conservation, and cost.

As shown on the water concept plan, the distribution water lines will range in size from 12 to 24 inches. Water will be conveyed into the project northerly along Collier Avenue through an EVMWD 24-inch main. An onsite 12-inch transmission line will be connected to the EVMWD main line. Separate lateral connections for each building will connect into the EVMWD main line system.

Water conservation measures will be incorporated into building designs in accordance with applicable state and City statutes and policies. All water facilities for the outlet center will be designed and constructed to meet the latest standards of the EVMWD. The final water service plan for the project will be approved by the EVMWD prior to approval of any building permits.



Legend

- Proposed 12' Distribution Line
- Existing 12" Water Main
- Proposed 24" Water Main
- Direction of Flow

Water Concept Plan
Lake Elsinore
Outlet Center

10610002 4/90

North

0 200 400 Feet

Michael Brandman Associates

Exhibit 4-3

4.5.2 SEWER CONCEPT PLAN

Sewer service for the outlet center will be provided by the EVMWD. The project will have an estimated average daily sewer service need of approximately 37,000 gallons per day.

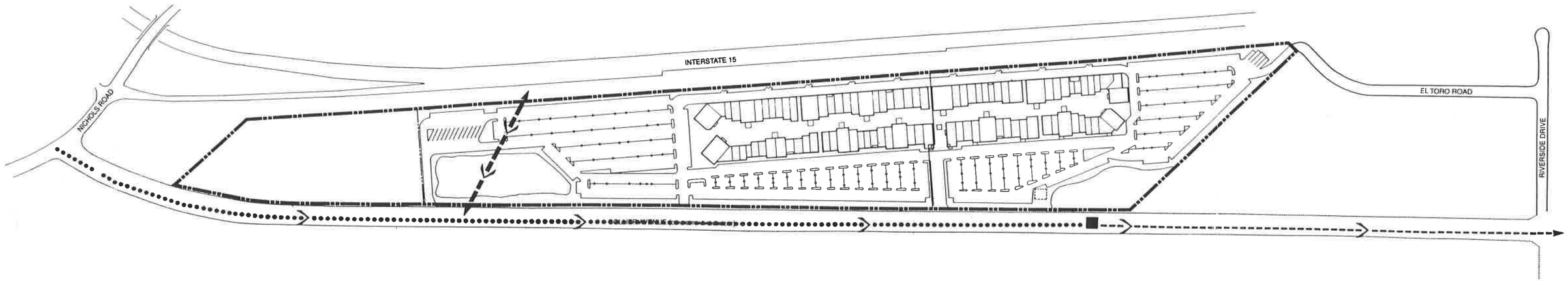
The concept sewer plan for the outlet center is shown on Exhibit 4-4. The concept sewer plan provides for the collection of all sewage generated from the project. Sewer flows from the project will be conveyed through an onsite 12-inch sewer line to an EVMWD 8-inch main line located along Collier Avenue. The flows will be pumped south along Collier Avenue via a planned lift station to the City's water treatment plant.

All sewer facilities for the site will be designed and constructed to meet the latest standards of the EVMWD. Final sewer plans for the Lake Elsinore Outlet Center will be approved by EVMWD prior to issuance of building permits.

4.5.3 FLOOD CONTROL/DRAINAGE PLAN

The Flood Control and Drainage Master Plan for the Lake Elsinore Outlet Center is presented in Exhibit 4-5. As shown, site drainage would be collected in a series of inlets and reinforced concrete pipes (RCP) that discharge on the west side of the property. To transport offsite stormwater across the property, the RCPs would be connected to existing culverts located under I-15.

The grading plan for the project provides up to 9 feet of fill in the lower areas of the project. The planned grading will raise building pad elevations at least 1 foot above flood elevation. The two onsite wetland areas will not be filled in order to create local sumps for runoff retention, increased infiltration, and wetlands enhancement. Final drainage plans and specifications will be approved by the City prior to issuance of grading permits.



Legend

- Future 12" Sewer Main
- Proposed 8" Sewer Line
- Proposed Lift Station
- Proposed Force Main
- Direction of Flow

Sewer Concept Plan
Lake Elsinore
Outlet Center

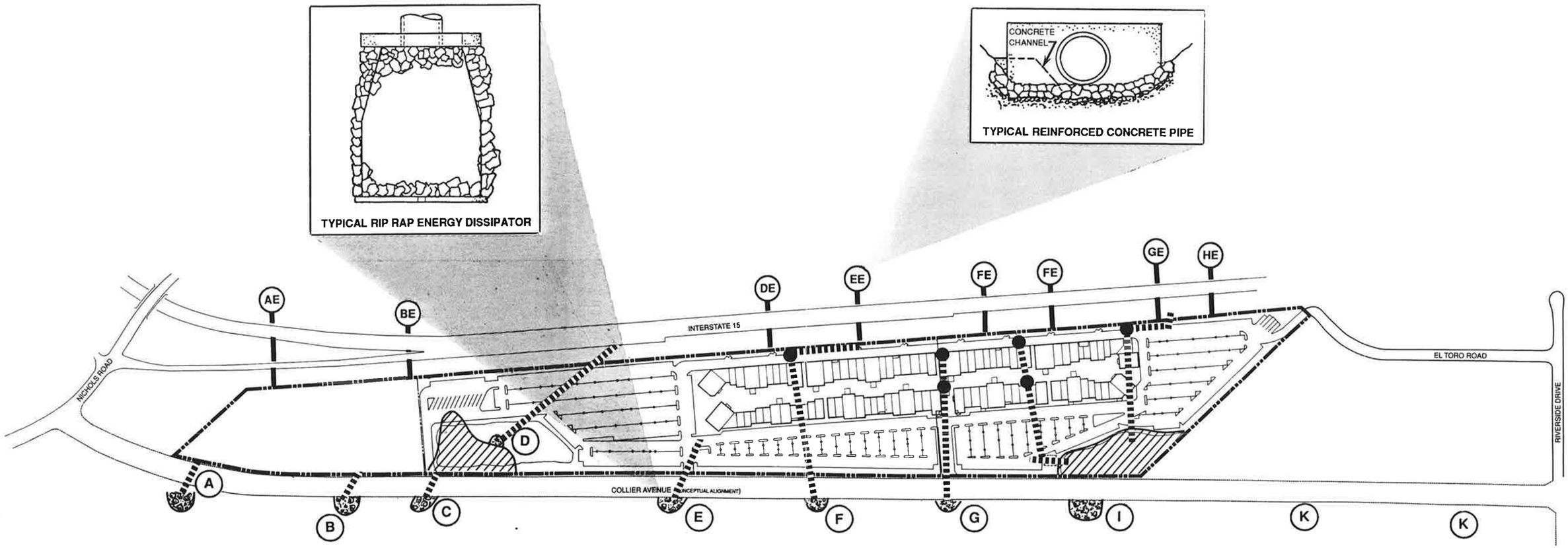
North

0 200 400 Feet

10610002 4/90

Michael Brandman Associates

Exhibit 4-4



Legend

- Wetland
- Proposed Drainage Facility
- Energy Dissipating Structure
- Inlet With Grease Trap

Existing	Description	Q_{100}**
AE	30" CMP	36 CFS
BE	30" CMP	50 CFS
CE	14'x6' RCB	750 CFS
DE	24" CMP	32 CFS
EE	24" CMP	34 CFS
FE	30" CMP	43 CFS
GE	24" CMP	29 CFS
HE	24" CMP	28 CFS

Proposed	Description	Q_{100}**
A	30" RCP	38
B	30" RCP	52
C	72" RCP	150*
D	14'x3' RCB	750
E	18" RCP	10
F	36" RCP	70
G	24" RCP	18
H	36" RCP	90
I	30" RCP	65*
J	30" RCP	60
K	18" RCP	0

Note: For definitions of flood zones A0, A9, B and C, See Section 4.2.1

* Q MAXIMUM - A Backflow Preventer and overflow structure are provided to carry Q_{100}.
** Flows were calculated by Albert E. Webb Associates.

North

0 200 400 Feet

10610002 4/90

Michael Brandman Associates

Flood Control/Drainage Plan
Lake Elsinore
Outlet Center

Exhibit 4-5

4.5.4 POLICE SERVICES

Police services for the Lake Elsinore Outlet Center will be provided by the County of Riverside Sheriff's Department. The project site is within the Meadowbrook-Elsinore Valley service area. Prior to the issuance of building permits, the developer will participate in a sheriff service impact mitigation program to help offset costs for police services to the site.

4.5.5 FIRE PROTECTION SERVICES

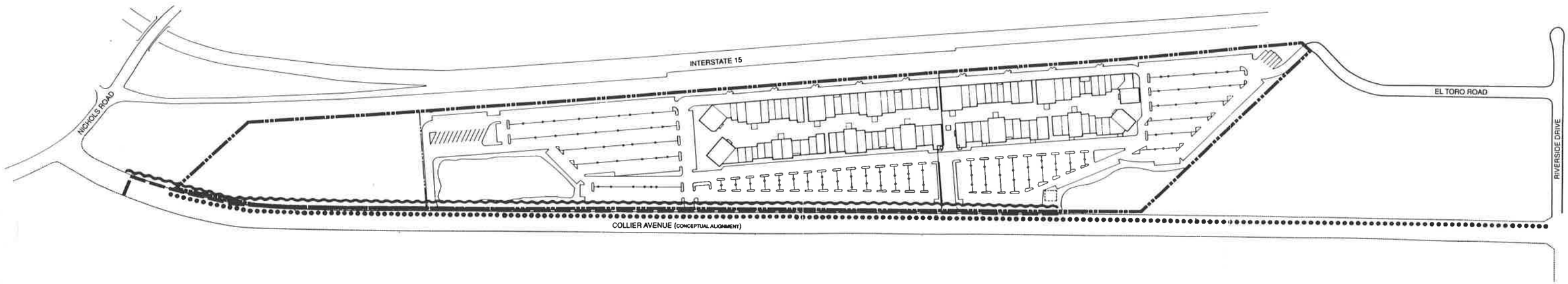
The Lake Elsinore Outlet Center is located within the California Department of Forestry and Fire Protection/Riverside County Fire Department's service area. Fire Stations 10 and 11 will be the primary stations servicing the site. Prior to issuance of building permits, the developer will participate in a fire impact mitigation program to help offset the cost of fire protection services for the site.

4.5.6 SOLID WASTE DISPOSAL

Solid waste generated from the Lake Elsinore Outlet Center would be deposited at the El Sobrante Landfill, located at 10910 Dawson Canyon Road, Corona. At buildout, the project would generate approximately 1,027.1 tons of solid waste per year. The project would minimally affect the available capacity of the landfill.

4.5.7 ELECTRICAL SERVICE

The Lake Elsinore Outlet Center is within the service area of the Southern California Edison Company (SCE). No electrical facilities are currently located on the project site. SCE has indicated that there are no constraints to provide electrical service to the site. The developer will coordinate with SCE on the construction of any new onsite facilities. Exhibit 4-6 shows the concept utility plan for the outlet center.



Legend

- Electric (2-5" Ducts)
- Gas (1-4" Main)
- Telephone (4-4" Ducts)

Utility Plan
Lake Elsinore Outlet Center

10810002 4/90

North

0 200 400 Feet

Michael Brandman Associates

Exhibit 4-6

4.5.8 TELECOMMUNICATIONS SERVICE

Telecommunications service for the Outlet Center is available from General Telephone Company (GTE). Telephone facilities will be provided along the alignment of Collier Avenue. Exhibit 4-6 shows the concept utility plan for the outlet center.

Design Guidelines

SECTION 5
DESIGN GUIDELINES

5.1 PURPOSE

The Lake Elsinore Outlet Center Design Guidelines are statements that express the planned urban design character of the project. The guidelines are the design criteria that will be followed for any development or signage proposal within the Specific Plan area. The design guidelines focus on the treatments for grading, architecture, landscape architecture, signage, and visual impression.

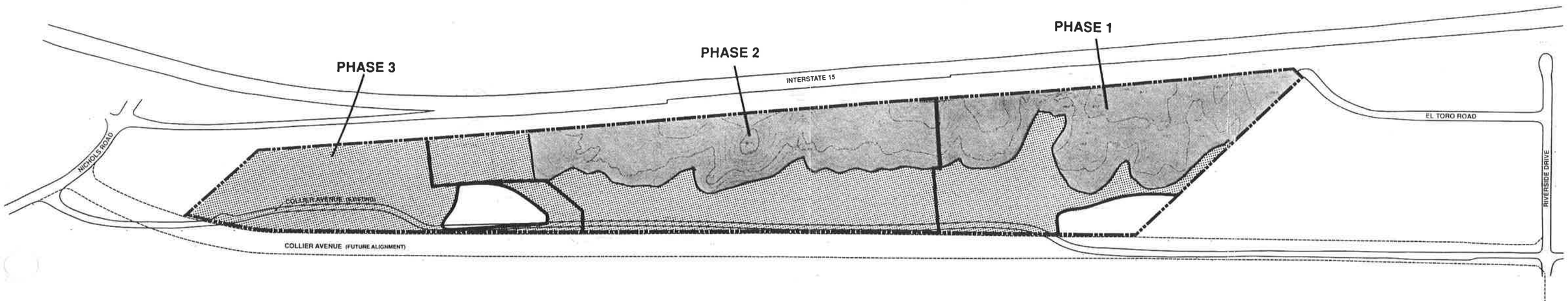
5.2 CONCEPT GRADING PLAN

5.2.1 SITE SETTING

The project site is a 43-acre rectangular parcel of land within the western area of Lake Elsinore. The site is situated south of Temescal Canyon Wash within the Warm Springs Valley area. The topography within the site ranges in elevation from approximately 1,260 feet above mean sea level along Collier Avenue to nearly 1,290 feet above mean sea level along Interstate 15, which lies adjacent to the site's northeastern boundary. The site gently slopes to the southwest with about a 2- to 10-percent gradient. The site is characterized by three dominant soil types: younger floodplain and valley fill, older floodplain valley fill, and the Silverado Formation.

5.2.2 GRADING PLAN

The concept grading plan for the Lake Elsinore Outlet Center is shown on Exhibit 5-1. Onsite grading for the project would require approximately 177,600 cubic yards (cu yd) of cut and 164,400 cu yd of fill material. The proposed grading will be balanced onsite, thereby eliminating importation and exportation of earth materials.



Legend

- Cut
- Fill
- Areas Not to be Graded

Yd^3 Cubic Yards	Net Cut	Net Fill
Phase I	107,800	11,500
Phase II	69,800	70,900
Phase III	0	82,000
Total	177,600	164,400

Concept Cut and Fill Plan
Lake Elsinore
Outlet Center

North

0 200 400 Feet

10610002 4/90

Michael Brandman Associates

Exhibit 5-1

The project site will be graded for the creation of developable surfaces suitable for the construction of structures, parking areas, and driveways. Additionally, grading operations for the project will raise portions of the site 1 foot above the 100-year floodplain.

The site will be graded in phases to minimize potential dust emissions and soil erosion. Excess materials excavated from each phase will be stockpiled onsite for subsequent use. Contour grading techniques and erosion control practices will be employed to minimize any erosion or visual effects. All grading for the project will be done in accordance with the City of Lake Elsinore's Grading Code.

5.2.3 EROSION CONTROL

Standard erosion control practices will be followed during site grading to prevent removal of soil from development sites and to control storm runoff. An erosion control plan will be submitted to the City for approval prior to the issuance of grading permits.

5.2.4 GRADING GUIDELINES

The Lake Elsinore Outlet Center provides several grading design guidelines to mitigate potential impacts that may be associated with implementation of the project. These guidelines will be reflected in subsequent grading plans.

The following grading guidelines will apply to all grading operations proposed within the Lake Elsinore Outlet Center.

1. *All material disturbed as the result of grading will be planted and irrigated in accordance with the City grading ordinance and the Specific Plan landscape guidelines.*

2. *All grading will be done in accordance with the intent of the City's grading and subdivision codes, which will ensure that onsite grading will meet approved engineering, environmental, and aesthetic standards.*

3. *Grading activities within the study area will occur in phases to minimize the extent of exposed soils and erosion.*

4. *Grading operations will reflect the recommended mitigation measures as outlined in the geotechnical and engineering recommendations presented in the Lake Elsinore Pacific West Outlet Center EIR.*

5. *Blended and variable slopes or berms will be employed in highly visible locations.*

6. *Any stockpiling of excess earth materials shall be contoured, graded, and hydroseeded.*

5.3 ARCHITECTURAL DESIGN

5.3.1 LAKE ELSINORE OUTLET CENTER -- PHASES 1 AND 2

The Lake Elsinore Outlet Center consists of approximately 330,000 square feet, comprised of 90 stores situated around an elaborate outdoor courtyard. A variety of shop sizes are offered, ranging from 1,000 to 14,000 square feet. The building scale is varied by several parapets and towers displaying detail and form complementary to the overall architectural theme.

The architectural design of the Lake Elsinore Outlet Center was chosen for its compatibility with the following three specific goals. The first goal was to select a design that would introduce a style complementary to the surrounding aesthetic environment and effectively accommodate intensive commercial use. The second goal was to produce a design that would be sensitive to the geographic location of the project site and climate of the area. The third goal was to respond to the economic base of the region, choosing a design that could be effectively and creatively executed within the constraints of the marketplace.

The style chosen for the outlet center is Mediterranean in nature, emphasizing elements which are simple in form and material, constructed of low maintenance materials and sensitive to the semi-arid climate of the Lake Elsinore area. The Mediterranean theme is enhanced through the use of architectural elements such as stucco walls, columns, wooden trellises, distinct cornices and relief features,

window awnings, and tiled roofs. Contemporary forms have been integrated to enhance the aesthetic and functional setting of the outlet center and to emulate the innovative concept of commercial outlet retailing stimulating project development. Exhibit 5-2 illustrates typical applications of these Mediterranean elements and contemporary forms.

Exhibit 5-3 shows typical west- and south-facing elevations of the outlet center. As illustrated within these elevations, building form and architectural detail is emphasized due to the visual exposure from Collier Avenue and El Toro Road.

Exhibit 5-4 shows typical views of elevations facing the interior courtyard. A more intimate scale of form and detail is used on elevations facing the interior courtyard in response to the exclusively pedestrian-oriented use.

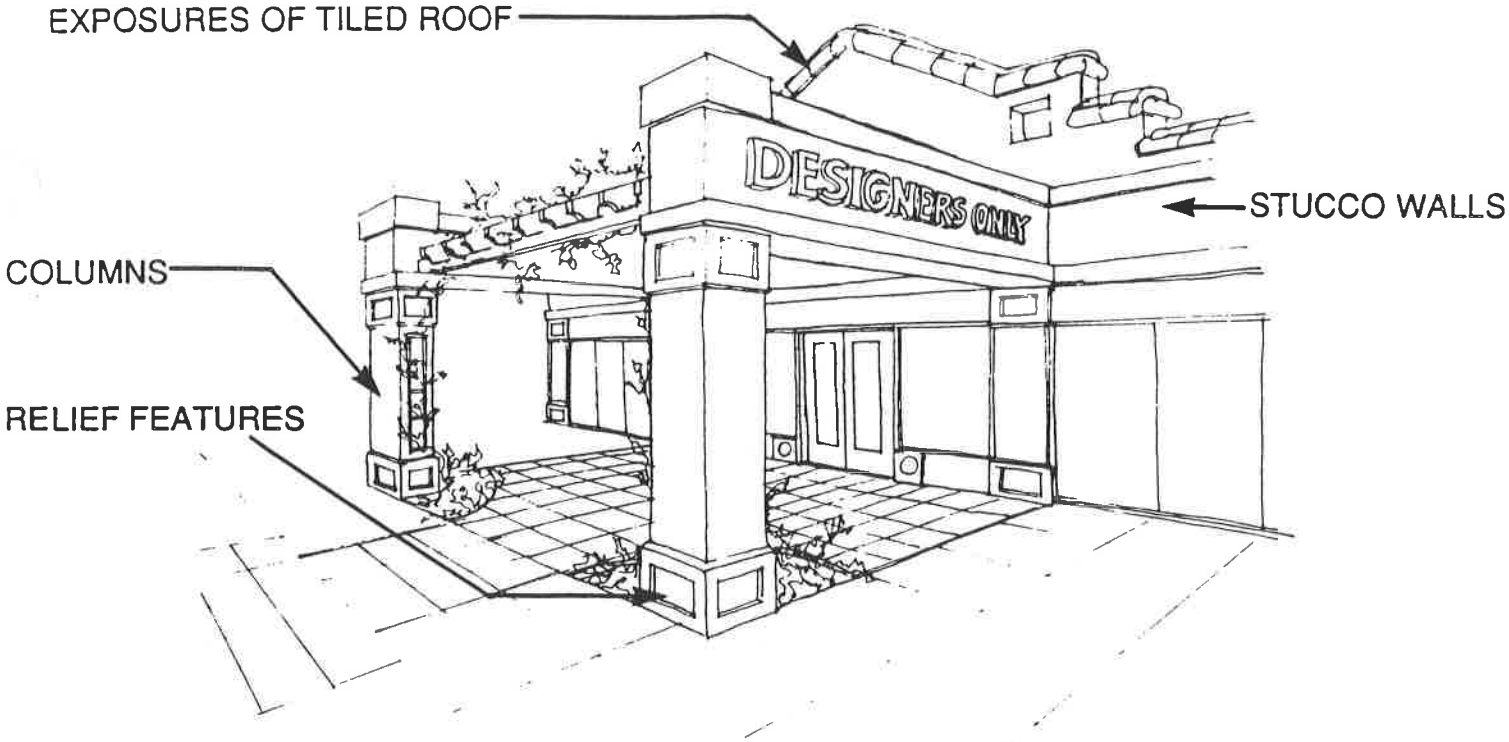
Exhibit 5-5 shows typical east-facing elevations. Basic architectural elements consistent with the desired Mediterranean motif are predominant within these elevations. Architectural detail is modified due to the lack of exposure of the building from the east. A comprehensive landscape program has been established to aid in buffering visual impacts along eastern elevations and can be found in Section 5.4 (Sensitive Edge Conditions) of this Specific Plan.

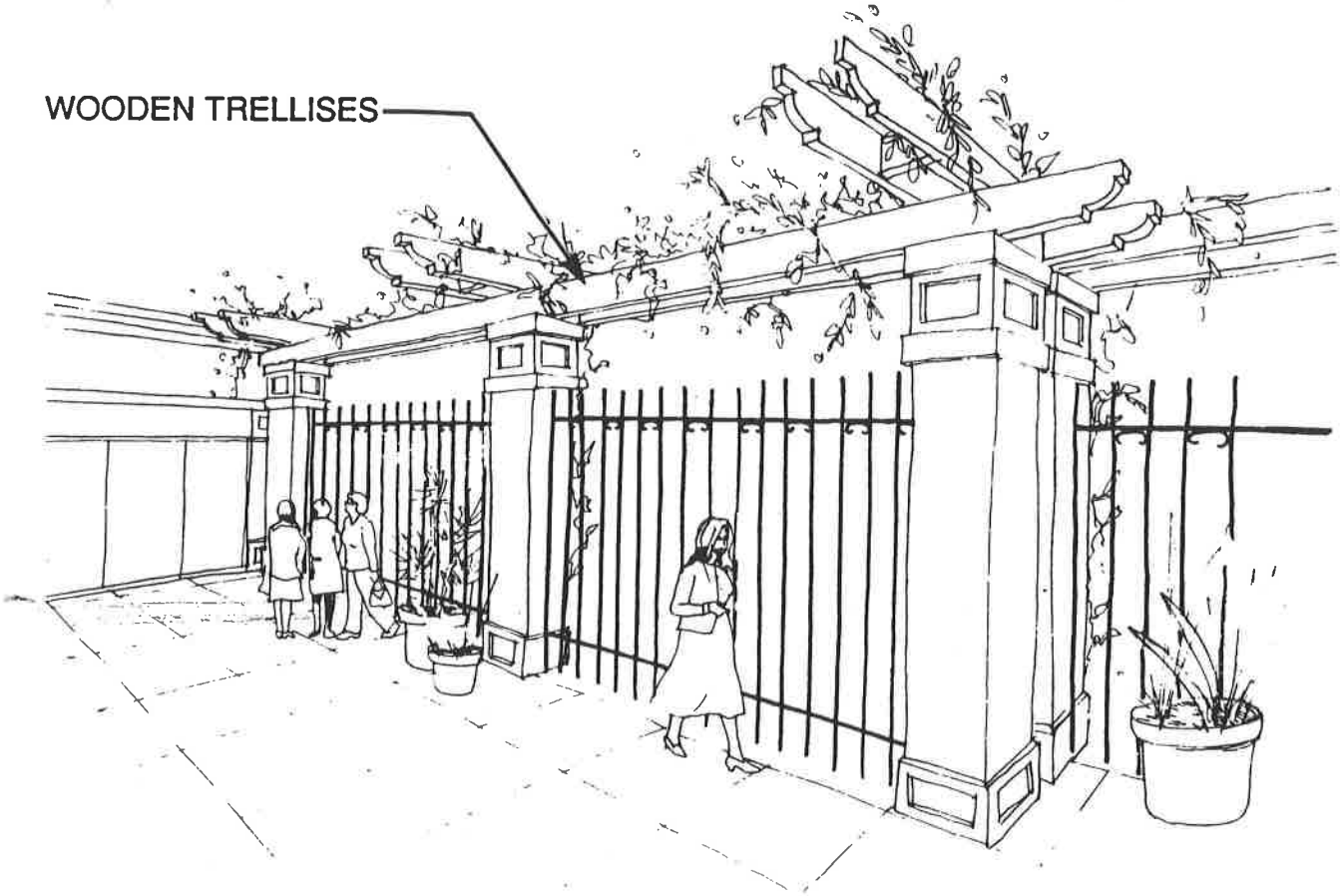
Colors

Offwhite will be the predominate color used, unifying the overall visual spectrum of the Specific Plan area. Accents of teal and terracotta, which lend to the festive quality of the outlet center and the desired Mediterranean theme, will also be used on areas such as window and door trim, awnings, tile, eave undersides, wood trellises, and other wood fixtures.

Materials

Materials play an important role in the depiction of the Mediterranean style. Traditionally, materials were simple and very straight forward: plaster, wood, clay





Typical Design Elements
Lake Elsinore
Outlet Center

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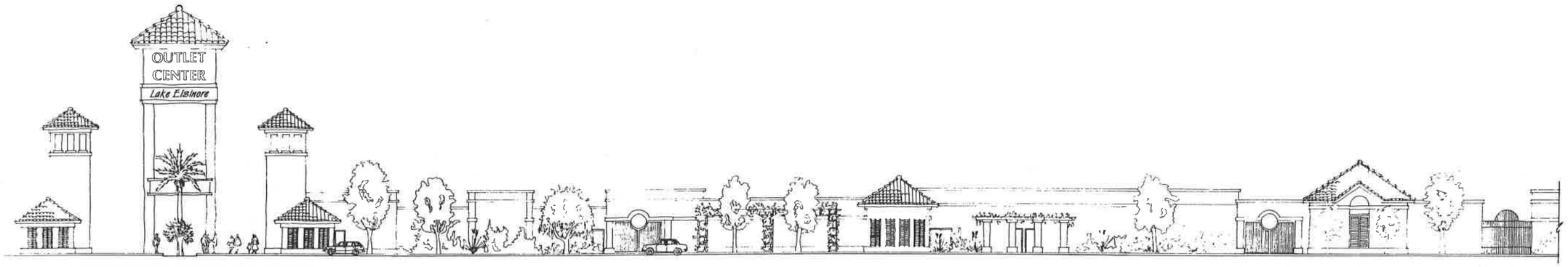
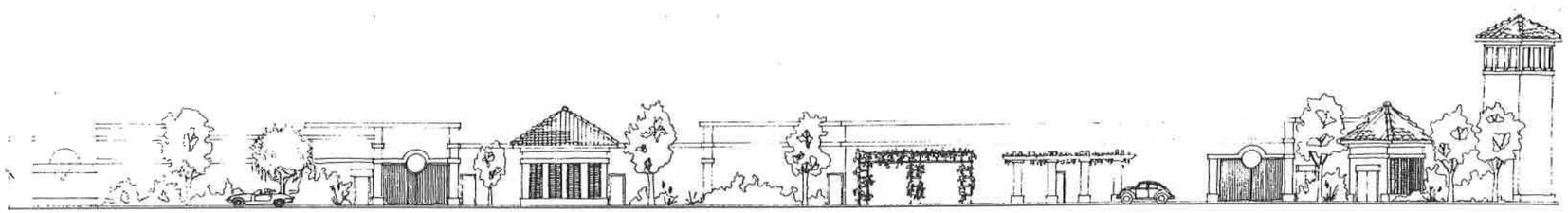
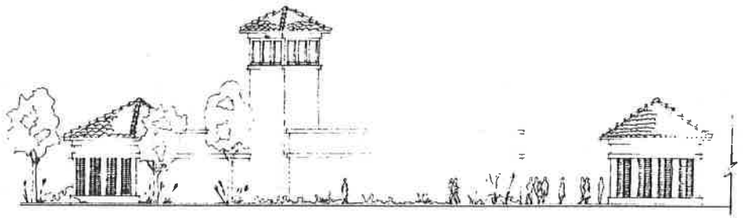
Exhibit 5-2



WEST FACING ELEVATION



WEST FACING ELEVATION



SOUTH FACING ELEVATION

Typical West and South
Facing Elevations
Lake Elsinore
Outlet Center

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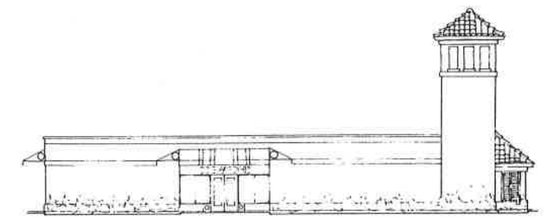
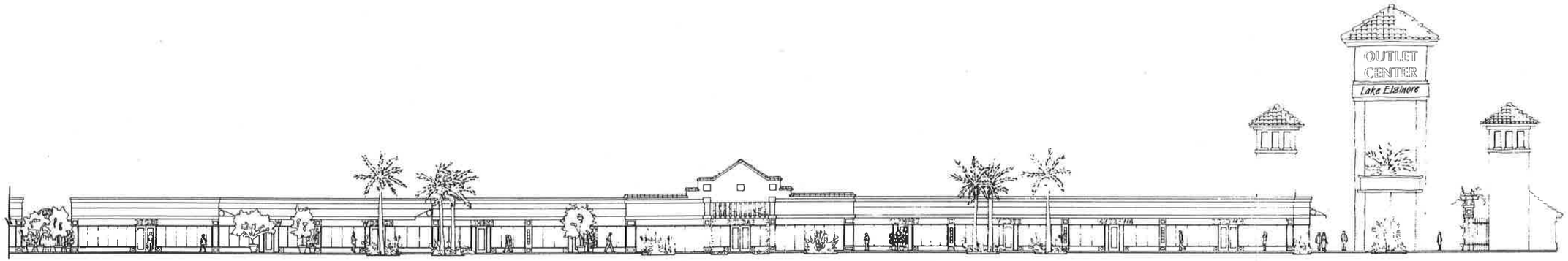
Exhibit 5-3

COURTYARD ELEVATION



COURTYARD ELEVATION



COURTYARD ELEVATION

Typical Interior Courtyard Elevations
Lake Elsinore
Outlet Center

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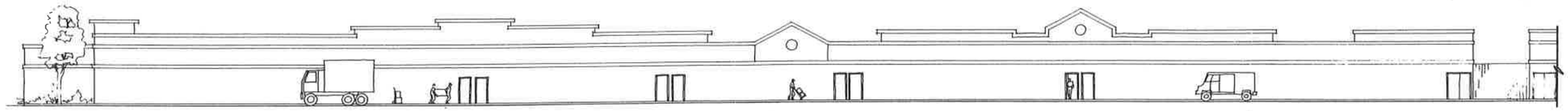
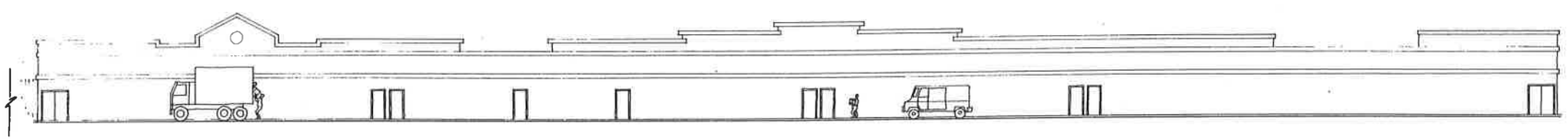
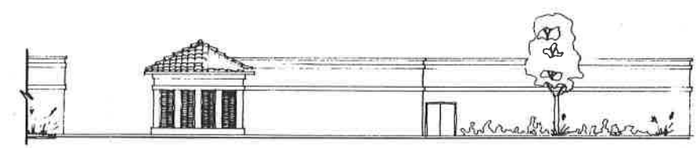
Exhibit 5-4



ELEVATION





ELEVATION

Typical East Facing Elevations
Lake Elsinore
Outlet Center

10610002 4/90

Michael Brandman Associates

Exhibit 5-5

tile, masonry, wrought iron, and ceramic tile. The materials used for construction of the outlet center will reflect these materials wherever possible.

Mechanical Equipment, Storage Areas, and Loading Zones

A clean, fresh atmosphere is desired throughout the outlet center. Therefore, all mechanical equipment, air conditioning, utility meters, storage areas, and loading zones will be visually buffered, where feasible, by architectural and/or landscape features. Outdoor storage of merchandise, materials, and/or equipment will be discouraged.

Exterior Lighting

Exterior lighting will be used to enhance architectural features. Lighting will be subtle and indirect, accentuating forms, textures, and colors.

Lighting will also be used to ensure efficient and safe use of project facilities. Therefore, adequate illumination, which is sensitive to adjacent viewsheds, will be provided throughout parking areas and access drives.

5.3.2 LAKE ELSINORE OUTLET CENTER -- PHASE 3

Future development within the Specific Plan area will reflect the high quality construction and design set forth for the outlet center and will emphasize the desired Mediterranean architectural style, creating an overall congruence between each phase of project development.

5.4 LANDSCAPE DESIGN

The integration of architecture and the landscape is of utmost importance to the aesthetic quality of the Lake Elsinore Outlet Center. Therefore, the landscape concept designed for the outlet center enhances the Mediterranean theme set

forth by the architecture and adds to the overall visual cohesiveness of the development.

The landscape concept has been designed sensitive to circulation, spatial perceptions, visual sequences, proportion and scale, textures and materials, function, and safety.

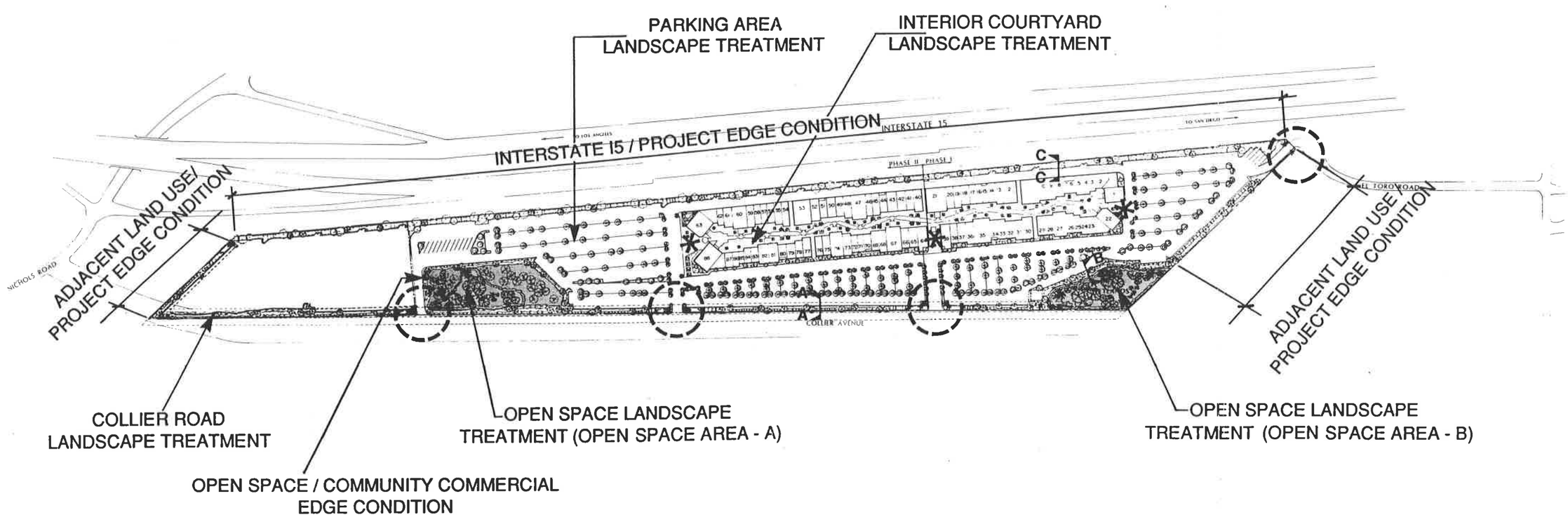
The landscape concept has also been designed with special consideration given to the environmental conditions common to the region: a Mediterranean climate of warm, dry summers and cool, moist winters. A comprehensive plant palette has been established for the Specific Plan area that is sensitive to these environmental conditions. All recommended plant material is drought-tolerant or water conserving in nature and is consistent with the overall theme established for the Specific Plan area. The Community Commercial Plant Palette is located in Appendix A of this Specific Plan.

The landscape concept for the Specific Plan area contains three major components: the landscape treatment for community commercial areas, open space areas, and transitional and buffer zones. Exhibit 5-6 illustrates the conceptual landscape plan for the Lake Elsinore Outlet Center.

5.4.1 LANDSCAPE TREATMENT FOR COMMUNITY COMMERCIAL AREAS

Lake Elsinore Outlet Center -- Phases 1 and 2

A sense of arrival is extremely important to the overall image of the Lake Elsinore Outlet Center. Therefore, entrances to the outlet center are clearly identified by an elaborate landscape of colorful, textured hardscape and plantings of distinct form and bloom. A towering palm (Phoenix dactylifera) and planting beds of accent trees, shrubs, and groundcovers are strategically positioned within each entrance to create a formal, urban setting. Exhibit 5-7 shows a typical entrance landscape treatment.



Legend

- Vehicular Gateway Landscape Treatment
- Courtyard Entrance Landscape Treatment
- Major Circulation Route Landscape Treatment

Conceptual Landscape Plan
Lake Elsinore
Outlet Center

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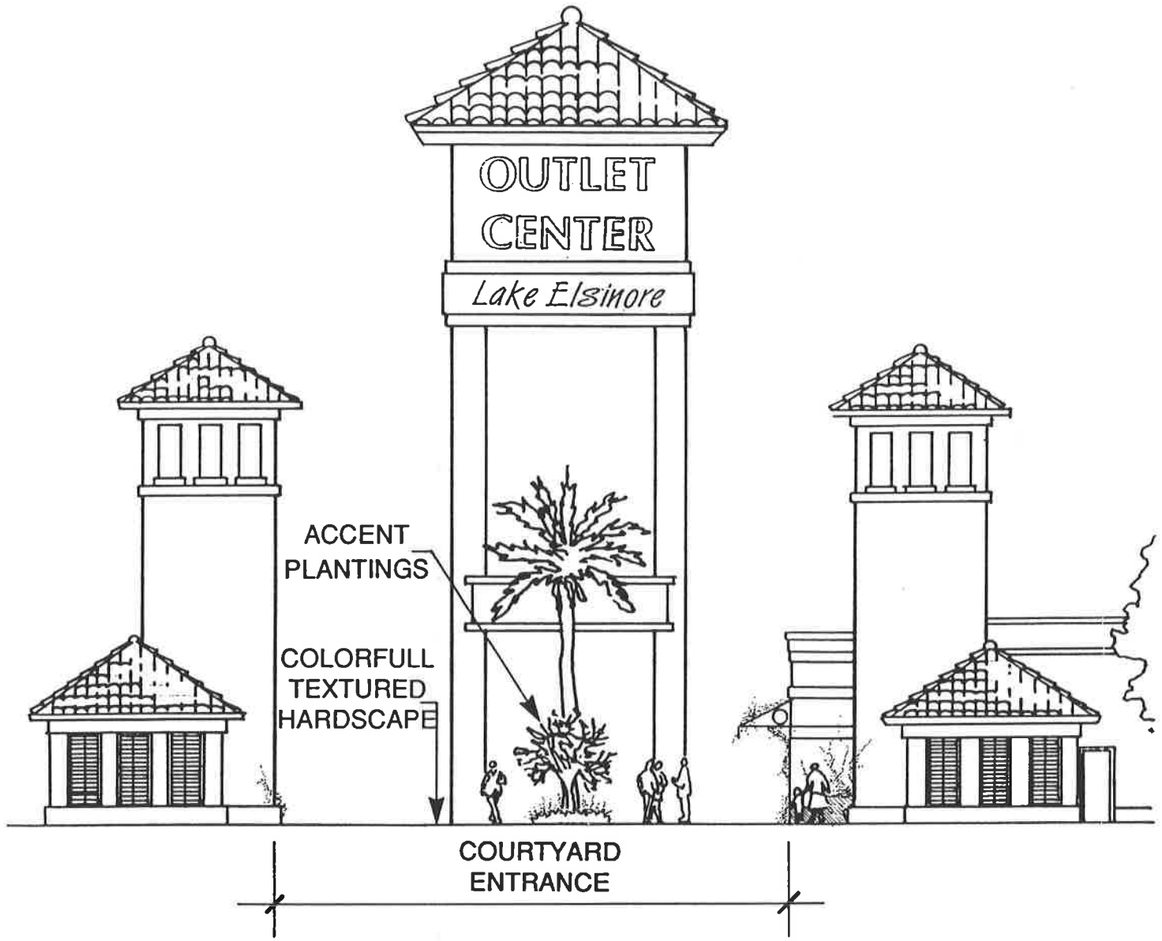
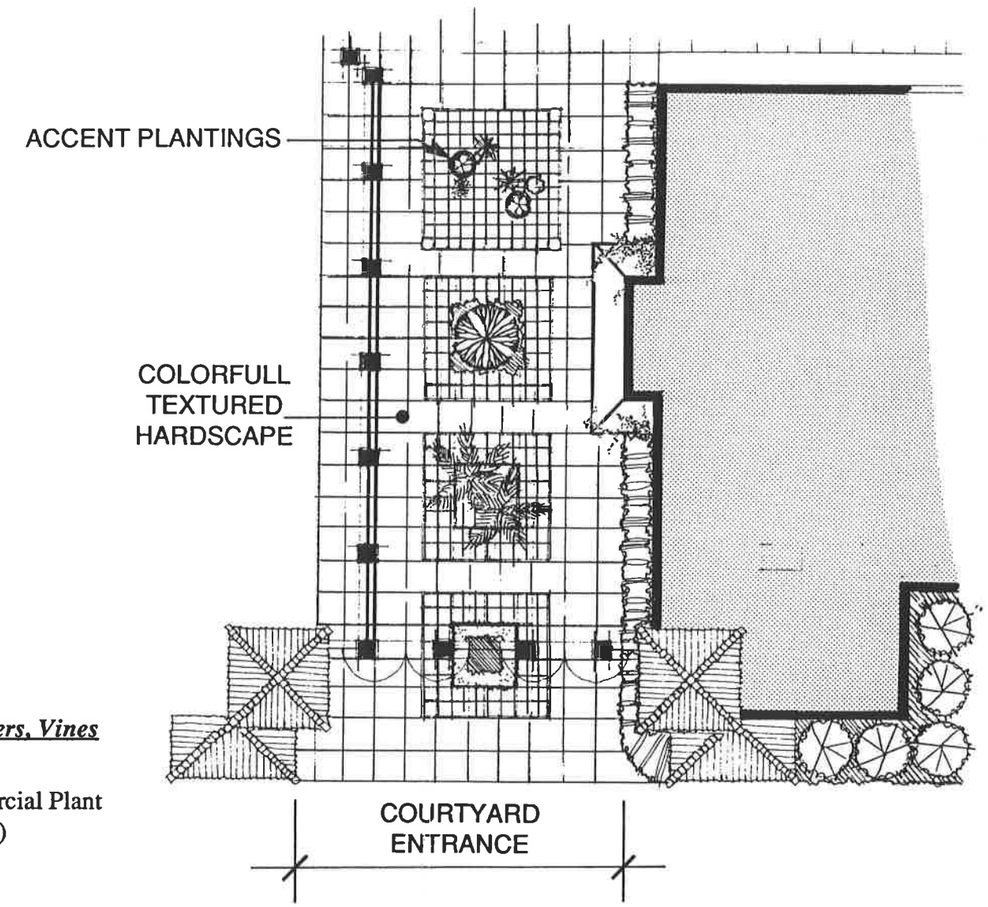
Exhibit 5-6





Plant Palette

Trees

Brachychiton populneus	Bottle Tree
Chorisia speciosa	Silk Floss Tree
Lagerstromia indica	Crepe Myrtle
Ligustrom lucidum	Glossy Privet
Oleo europea	Olive

Palms

Pheonix dactylifera	Date Palm
Washingtonia rebusta	Mexican Fan Palm

Shrubs, Groundcovers, Vines

Selections from the Community Commercial Plant Palette (Appendix A)

Typical Courtyard Entrance Landscape Treatment
Lake Elsinore
Outlet Center

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Michael Brandman Associates
Exhibit 5-7

As the visitor moves through the landscaped entrance, an expansive courtyard, reminiscent of traditional Mediterranean plazas, appears. The setting features an expanse of colorful, textured hardscape and ornamental landscaping that is enhanced by a series of planting beds, groupings of large potted plants, and areas of theme oriented street furniture. Palm trees (Phoenix dactylifera/Washingtonia robusta) dominate the landscape, adding a dramatic vertical accent and overhead canopy distinct to the courtyard area. Exhibit 5-8 shows a typical landscape treatment of the courtyard area.

The landscape treatment for the northern, western, and southern perimeters of the outlet center is designed to enhance the architecture elements of the building and to buffer inappropriate views of loading and storage areas. Large, evergreen trees (Brachychiton populneus) visually dominate the landscaped perimeter, adding a vertical element along areas composed of linear rooflines. Strategically placed pergolas and trellises, displaying colorful evergreen vines help to buffer views of loading and storage areas. The perimeter is enhanced by smaller accent trees and a variety of shrubs and groundcover. Exhibit 5-9 shows a typical landscape treatment for the perimeter of the outlet center.

Recommended planting materials for the Lake Elsinore Outlet Center are:

Trees

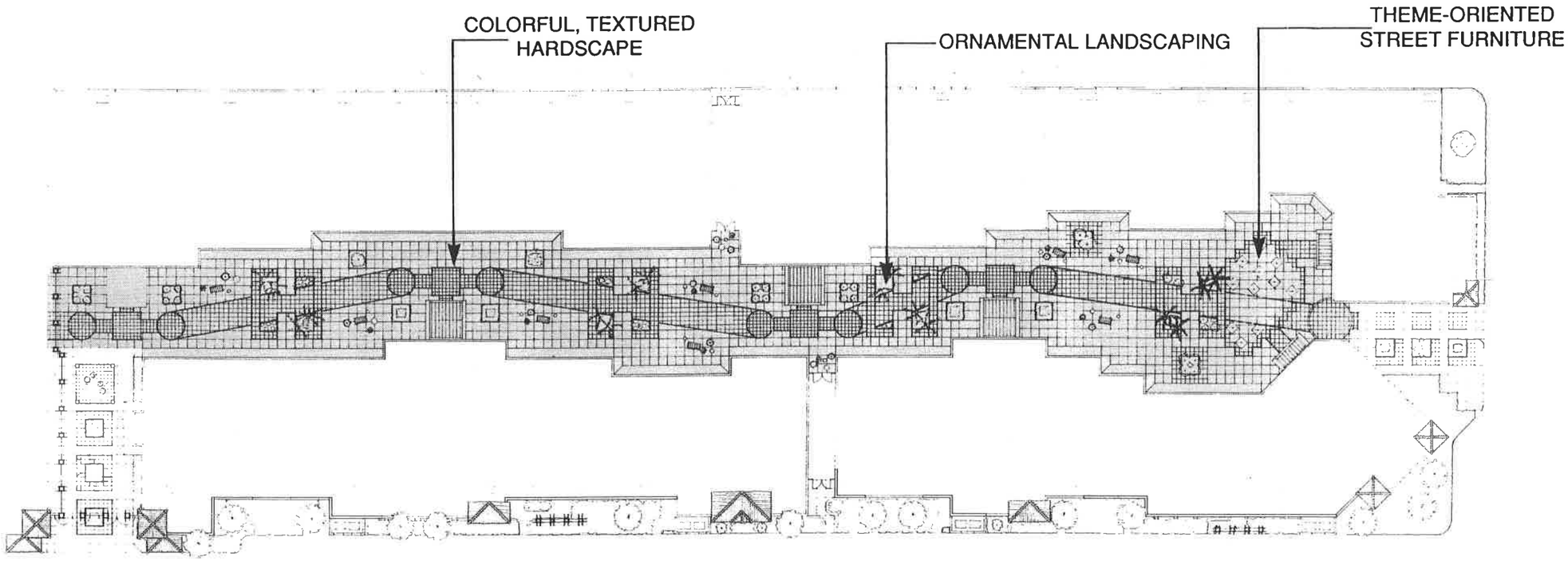
Brachychiton populneus	*Bottle Tree*
Chorisia speciosa	*Silk Floss Tree*
Lagerstromia indica	*Crepe Myrtle*
Ligustrum lucidum	*Glossy Privet*
Olea europea	*Olive*

Shrubs, Groundcovers, and Vines

Selections from the Community Commercial Plant Palette (Appendix A)

Landscape Treatment for Vehicular Areas

The landscape treatment for vehicular areas is designed to visually designate circulation patterns within the project site, as well as enhance expansive areas of hardscape necessary to accommodate vehicular activity. Entrances, parking areas,



PLAN VIEW

Plant Palette

Trees		***Palms***		***Shrubs, Groundcovers, Vines***
Brachychiton populneus	Bottle Tree	Chamaerops humilis	Mediterranean Fan Palm	Selections from the Community Commercial Plant Palette (Appendix A)
Chorisia speciosa	Silk Floss Tree			
Lagerstromia indica	Crepe Myrtle	Cordyline australis		
Ligustrom lucidum	Glossy Privet	Pheonix canariensis	Canary Island Date Palm	
Oleo europea	Olive	Pheonix dactylifera	Date Palm	
		Trachycarpus fortunei		
		Washingtonia filifera	California Fan Palm	
		Washingtonia robusta	Mexican Fan Palm	

Legend

Interior Courtyard

Typical Courtyard Landscape Treatment
Lake Elsinore
Outlet Center

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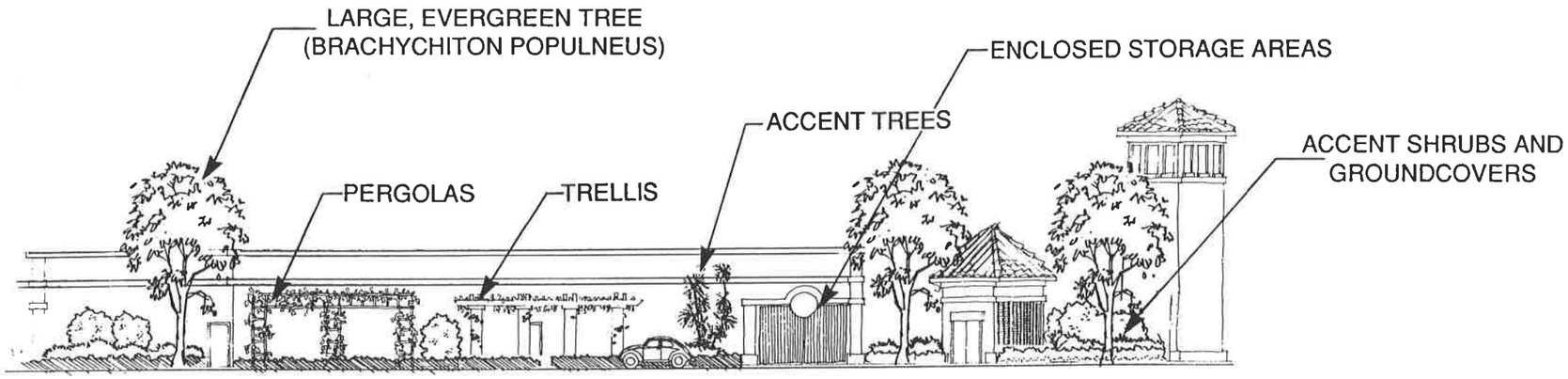
Exhibit 5-8



ELEVATION

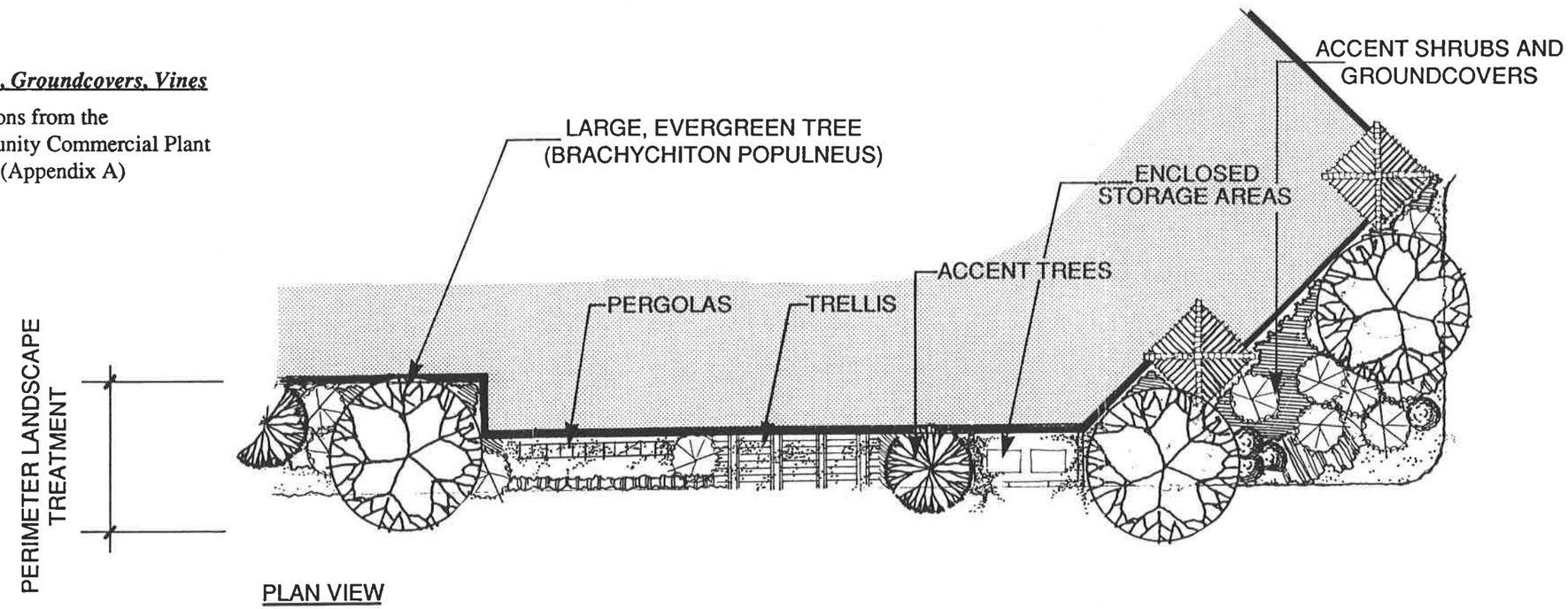
Plant Palette

Trees

Brachychiton populneus	Bottle Tree
Chorisia speciosa	Silk Floss Tree
Lagerstromia indica	Crepe Myrtle
Ligustrom lucidum	Glossy Privet
Oleo europea	Olive

Shrubs, Groundcovers, Vines

Selections from the Community Commercial Plant Palette (Appendix A)



PLAN VIEW

Typical Perimeter Landscape Treatment
Lake Elsinore
Outlet Center

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Exhibit 5-9

and major circulation routes are each designed with a distinct, yet coherent, landscape treatment.

Vehicular Gateways

Vehicular gateways to the project site set the stage for the overall landscape theme, displaying an informal arrangement of accent trees and groundcovers reflective of the outlet center's inner courtyard area. Gateways also provide opportunities for entrance monumentation and/or signage. Exhibit 5-10 shows a typical landscape treatment for vehicular gateways.

Major Circulation Routes

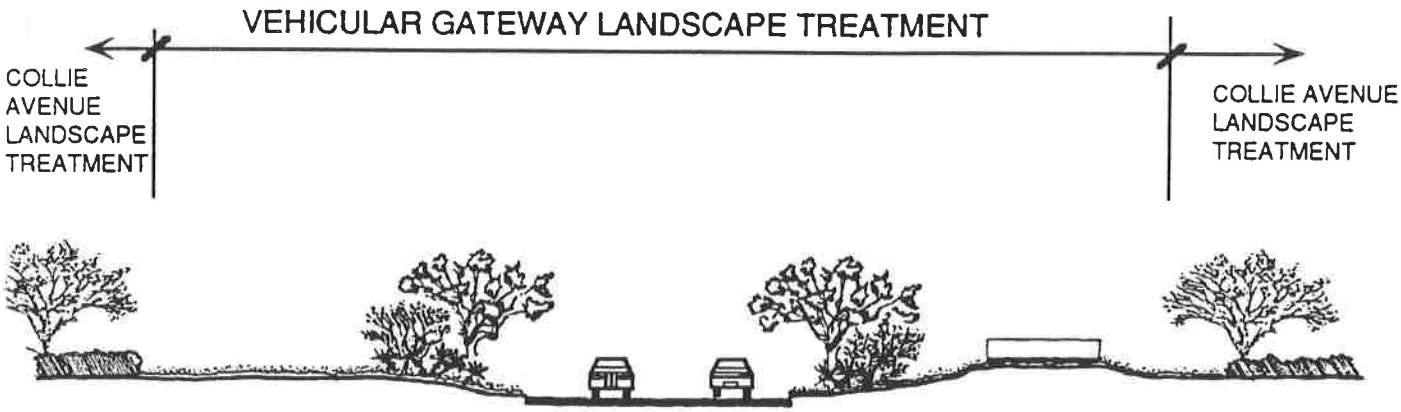
Major circulation routes are enhanced by accent trees of unique form and color, creating a visual aid in moving through the project site.

Recommended accent trees for major circulation routes are:

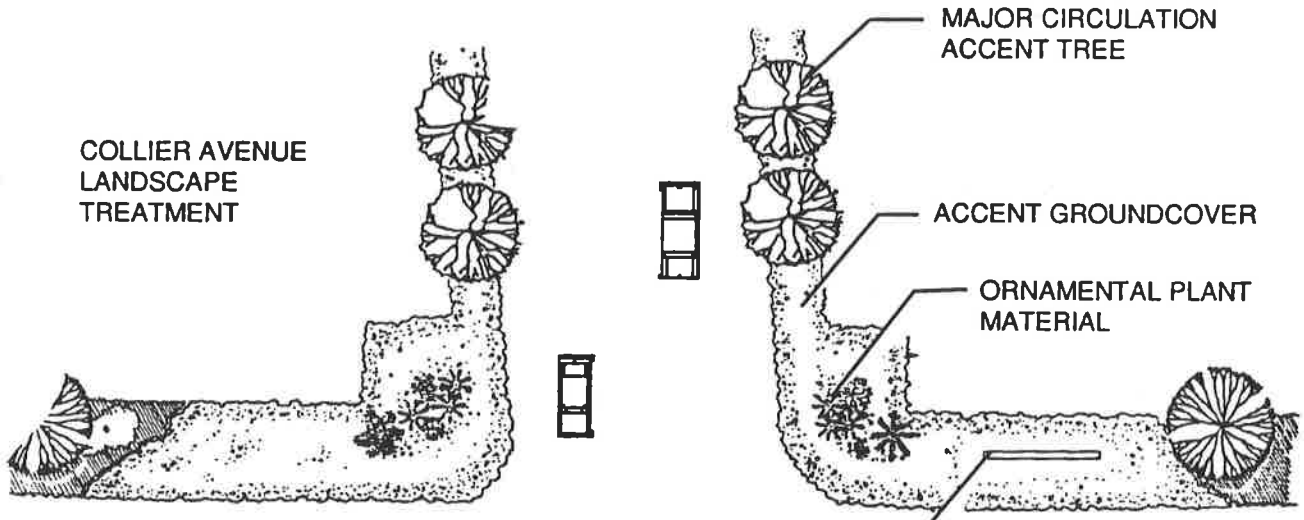
Jacaranda mimosifolia	*Jacaranda*
Lagestromia indica	*Crepe Myrtle (many colors)*
Olea europea	*Olive*

Parking Areas

Parking areas display an informal arrangement of trees that are canopy in form, providing sufficient shade from the hot sun. Evergreen shrubs and groundcovers are used as an understory beneath trees and within planting beds, providing year-round color and visual relief throughout parking areas. Parking areas will display one tree for every 10 parking spaces.



ELEVATION



PLAN VIEW

Plant Palette

Shrubs and Groundcovers

Selection from Lake Elsinore Outlet Center Plant Palette (Section 5.4.1)

Typical Gateway Landscape Treatment
Lake Elsinore Outlet Center

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Michael Brandman Associates

Exhibit 5-10

Recommended planting materials for parking areas are:

Trees

Geijera parviflora	*Australian Willow*
Platanus acerifolia	*London Plane Tree*

Shrubs, Groundcovers, and Vines

Selections from the Community Commercial Plant Palette (Appendix A)

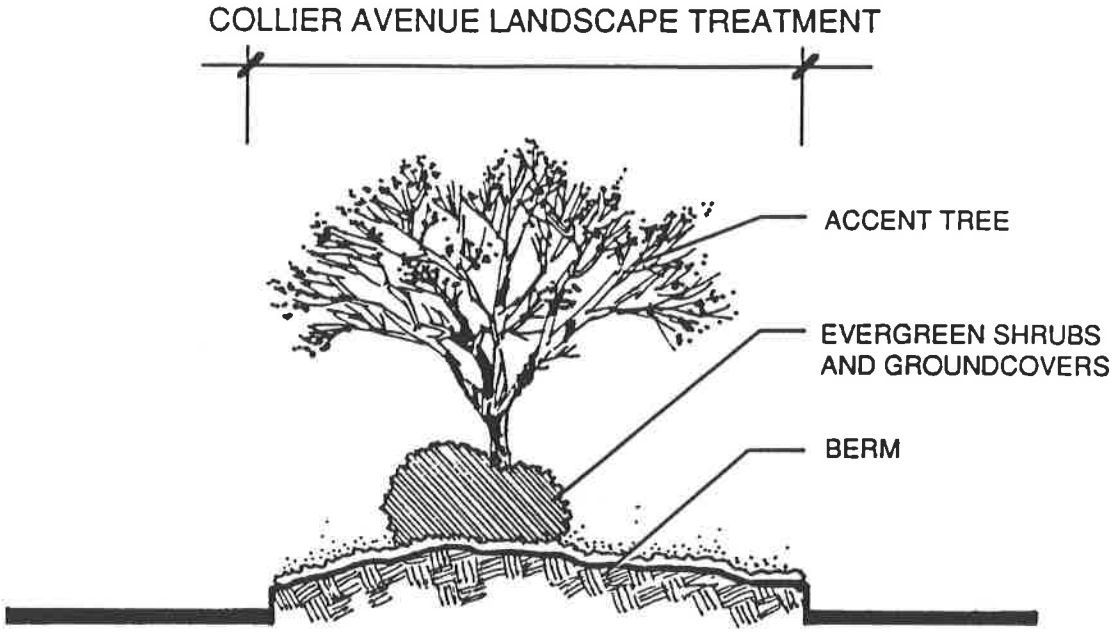
Collier Avenue Parkway

The landscape treatment within the Collier Avenue right-of-way is an important contributor to the aesthetic quality of the Specific Plan area and its surroundings. The design, construction, and maintenance of landscape within the Collier Avenue right-of-way is the responsibility of the City of Lake Elsinore. The following landscape treatment is encouraged within the right-of-way, providing a coherent visual link between Collier Avenue and the Specific Plan area that is consistent with the pronounced theme.

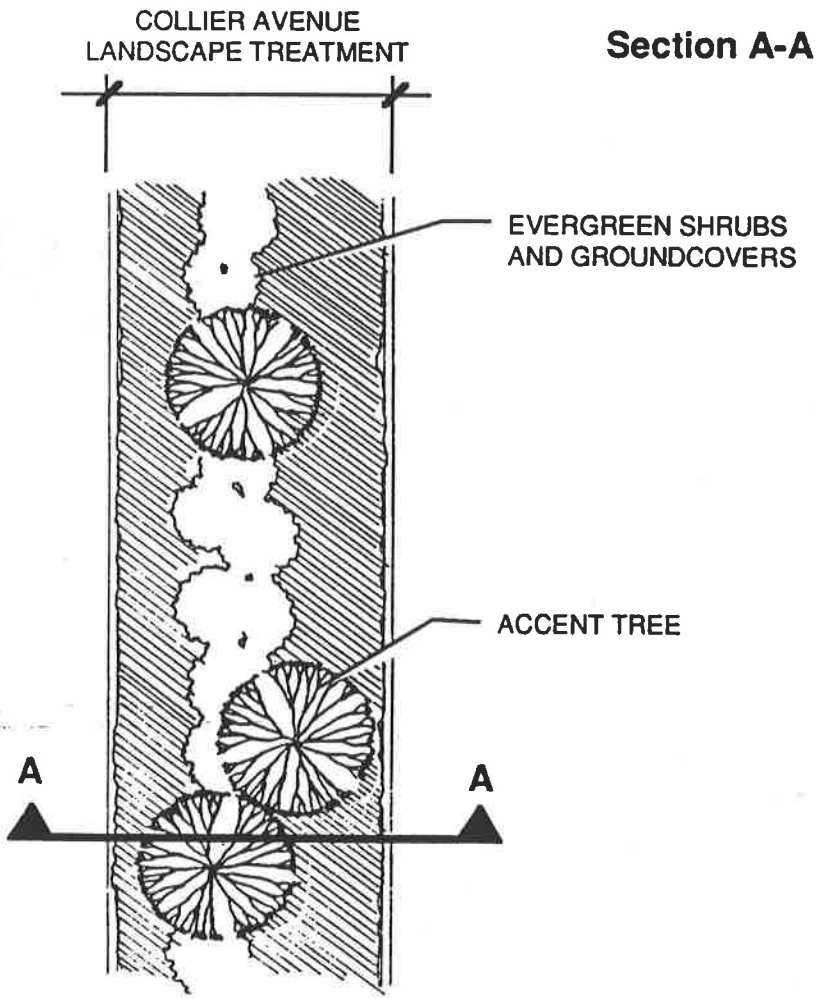
The Collier Avenue Parkway displays a bermed landscape of evergreen shrubs and groundcovers. The design creates a visual buffer between Collier Avenue and the outlet center, limiting inappropriate views of parking areas.

Visual stimulation is provided throughout the parkways by interspersed areas of accent trees (Jacaranda mimosifolia) and by the presence of enhanced landscaping within gateways to the project site. Exhibit 5-11 shows a typical landscape treatment of the Collier Avenue Parkway.

Recommended planting materials should be selected from the Community Commercial Plant Palette (Appendix A).



Section A-A



Plant Palette

Tree

Jacaranda mimosifolia Jacaranda

Shrubs and Ground Covers

Selections From Community Commercial Plant Palette (Appendix A)

10610002 4/90

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Exhibit 5-11

Typical Landscape Treatment for Collier Avenue
Lake Elsinore Outlet Center

Lake Elsinore Outlet Center -- Phase 3

Future Development - Phase 3

Future development within the Specific Plan area will reflect the high-quality landscape materials and design concepts set forth for the outlet center, utilizing the established Community Commercial Plant Palette.

5.4.2 LANDSCAPE TREATMENT FOR OPEN SPACE AREAS

The treatment of open space is of significant importance to the overall visual quality and environmental sensitivity of the Specific Plan area. Open space designations will display areas of existing wetland vegetation and newly created wetland habitat.

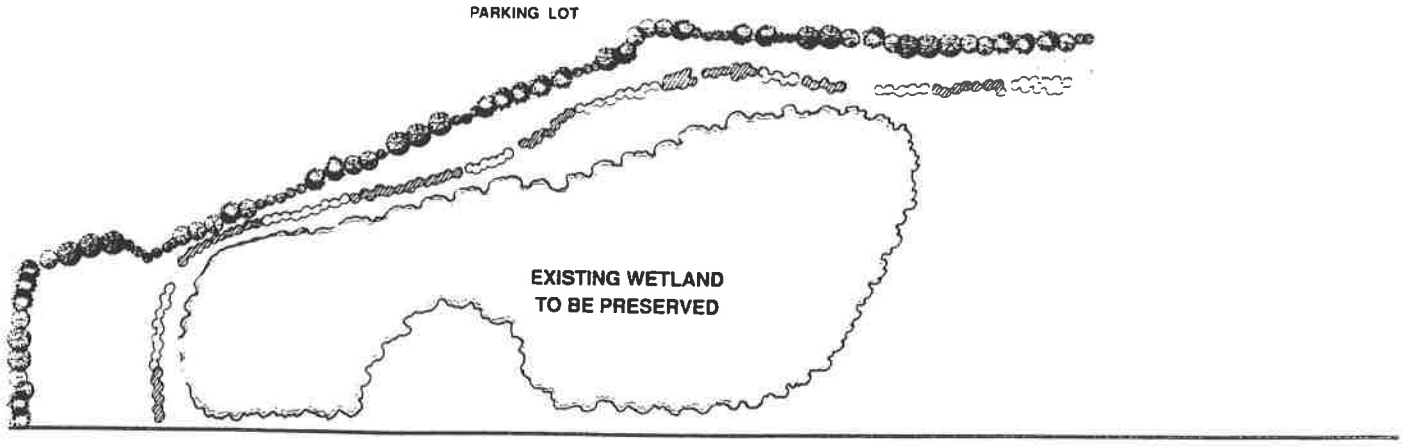
New areas of wetland habitat will utilize a plant palette and design that has been approved by the California Department of Fish and Game and the U.S. Army Corps of Engineers. The Wetland Mitigation Plant Palette is located in Appendix A of this Specific Plan. Exhibit 5-12 shows the landscape treatment for each open space area.

5.4.3 LANDSCAPE TREATMENT FOR SENSITIVE EDGE CONDITIONS

A sensitive zone is created along the edge between differing land uses. The distinct environment and activity associated with each use requires that an aesthetic and functional transition is designed within the sensitive zone.

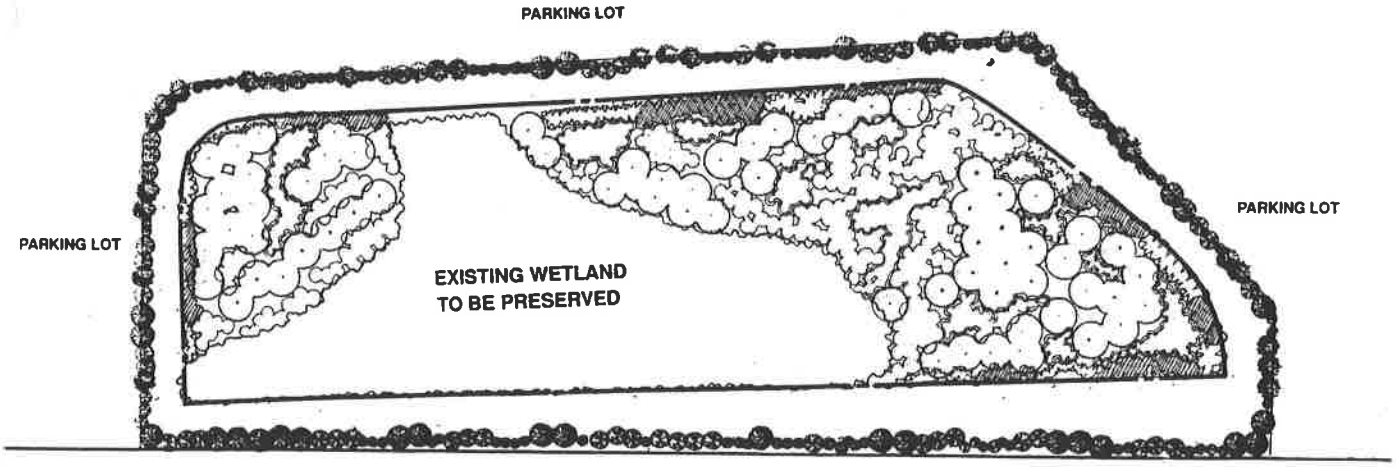
Open Space/General Commercial Edge Condition

The edge between community commercial areas and those areas designated as open space are of significant importance to the aesthetic quality of the project site and the successful maintenance of wetland areas. The juncture of the two diverse



COLLIER AVE.

OPEN SPACE AREA - A (PLAN VIEW)



COLLIER AVE.

OPEN SPACE AREA - B (PLAN VIEW)

Typical Open Space Landscape Treatment
Lake Elsinore
Outlet Center

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Exhibit 5-12

uses creates a delicate edge and requires mitigation that is sensitive to the functional aspects of each use.

A landscape treatment utilizing dense plantings creates a barrier around the perimeter of the open space areas, protecting the wetland areas from human intrusion and disturbance. Additionally, the plantings display foliage of rich texture and varying color, complementary to the aesthetic environment of the general commercial area. Each of the plant materials provided within the wetland areas are compatible with indigenous wetland plant species. Exhibit 5-13 shows a typical landscape treatment for the Open Space/Community Commercial Edge Conditions. The recommended planting materials for the Open Space/General Commercial Edge Conditions are:

Trees

Jacaranda mimosifolia	*Jacaranda*
Parkinsonia aculeata	*Jerusalem Thorn*

Shrubs

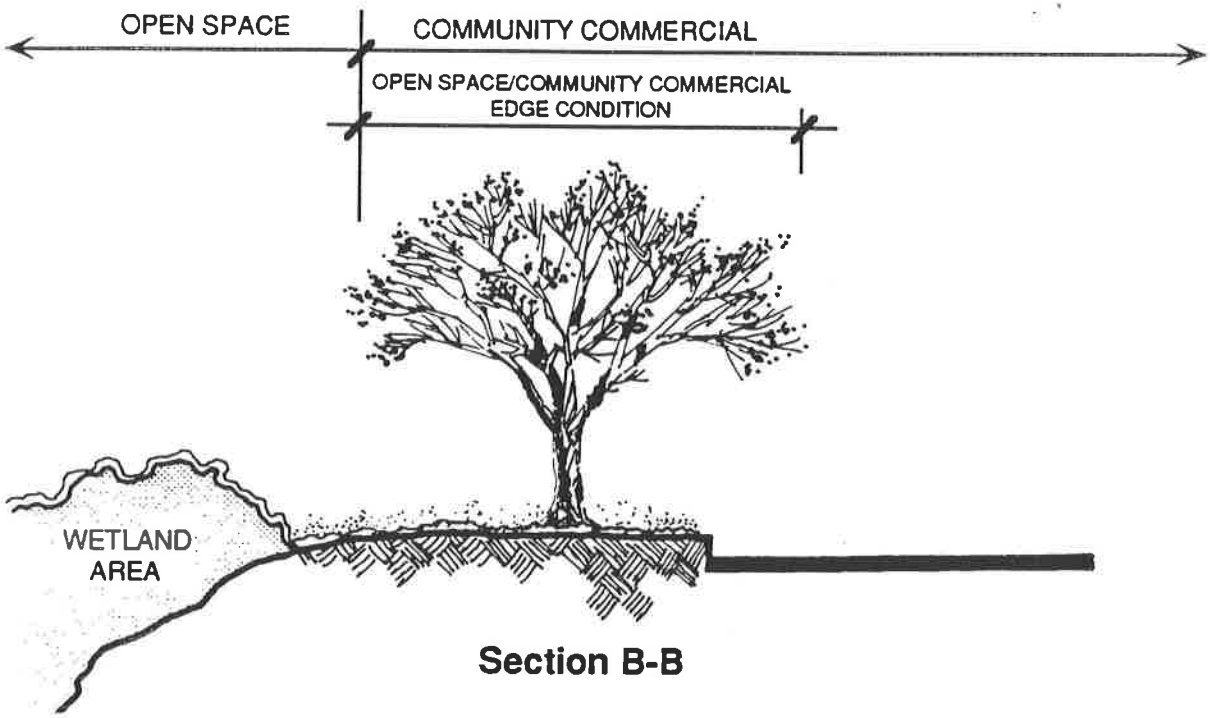
Agave americana	*Century Plant*
Echium fastuosum	*Pride of Madeira*
Mahonia 'Golden Abundance'	*Golden Abundance Mahonia*

Groundcovers

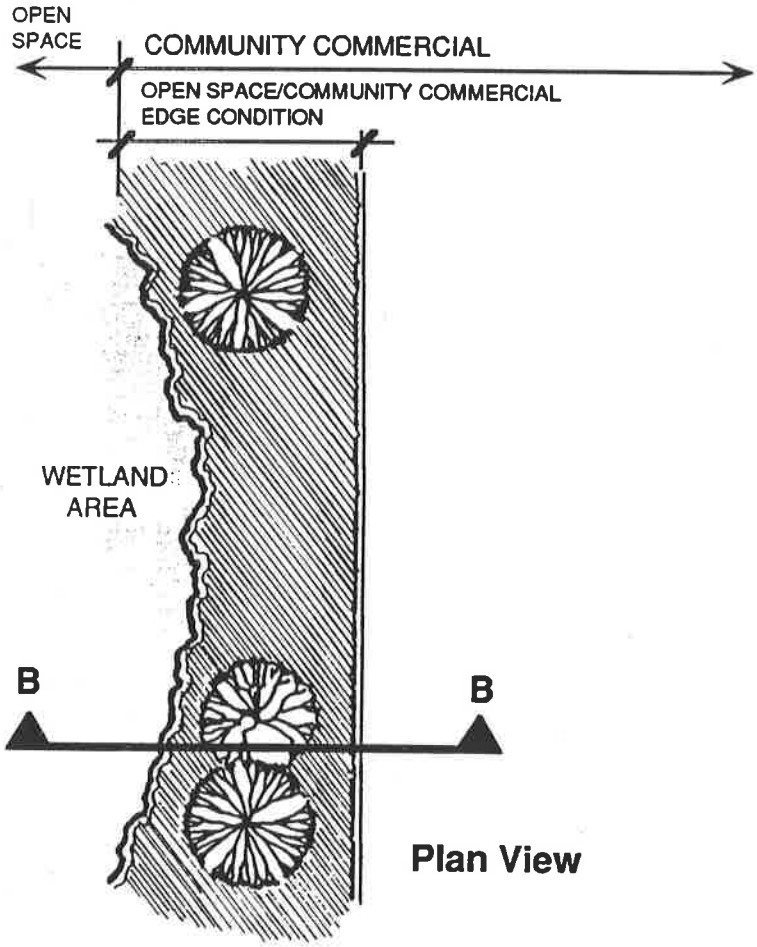
Selections from Community Commercial Plant Palette (Appendix A)

I-15/Project Edge Condition

A visually sensitive zone is created along the contiguous edges of I-15 and the Specific Plan area. A landscape of trees and groundcovers highlighted by accent planting materials will buffer inappropriate views and enhance the overall aesthetic quality of the area. Exhibit 5-14 shows a typical landscape treatment for the I-15/Project Edge Condition.



Section B-B



Plan View

Plant Palette

Tree

Jacaranda mimosifolia Jacaranda
Parkinsonia aculeata Jerusalem Thorn

Ground Covers

Selections From Community Commercial Plant Palette (Appendix A)

Typical Landscape Treatment for OpenSpace/Community Commercial Edge Condition
Lake Elsinore Outlet Center

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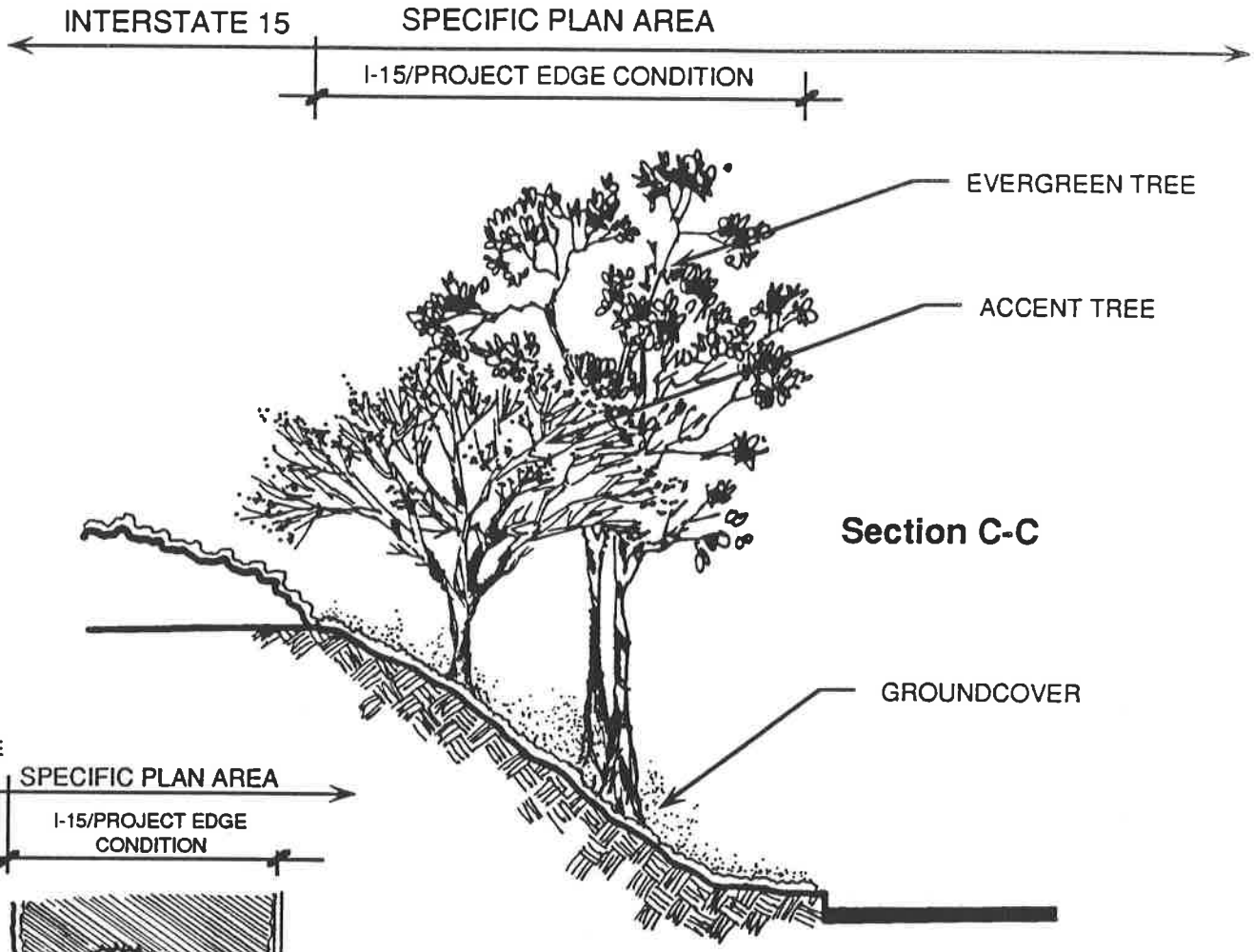
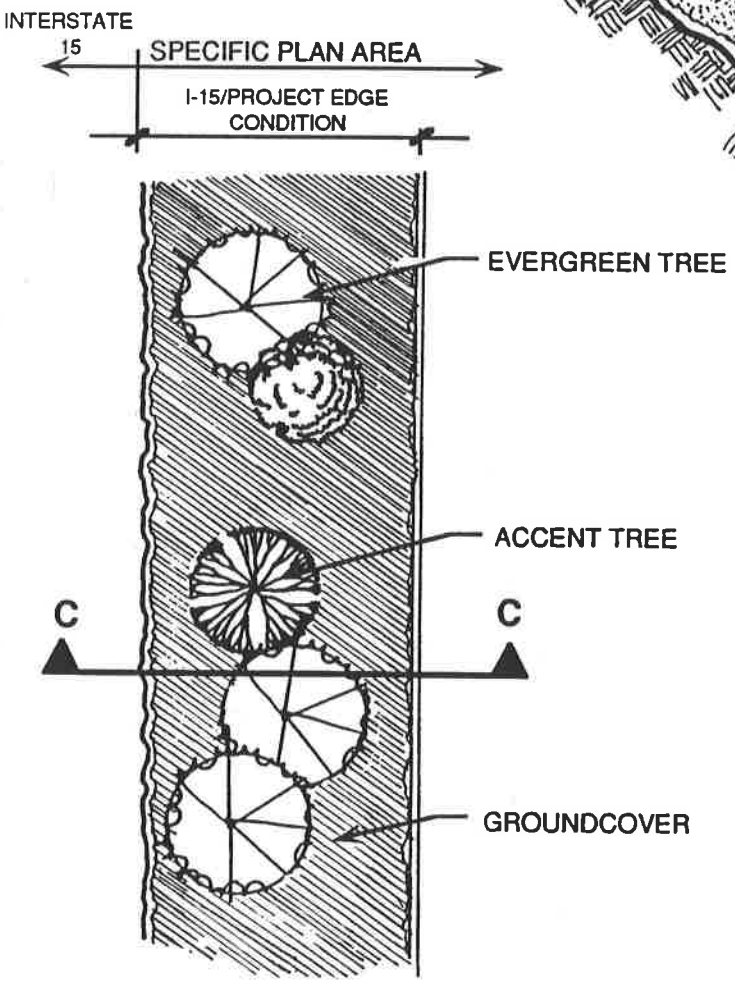
Exhibit 5-13





Plant Palette

Trees

Acacia baileyana	*Bailey Acacia*
Acacia bailyana 'Purpurea"	*Purple-leafed Acacia*
Acacia melanoxylon	*Black Acacia*
Ceratonia siliqua	*Carob*
Eucalyptus sp.	*Eucalyptus*
Fraxinus velutina	*Arizona Ash*

Groundcovers

Selection from Community Commercial Plant Palette

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Typical Landscape Treatment I-15/Project Edge Interface
Lake Elsinore Outlet Center

Exhibit 5-14

Adjacent Land Uses/Project Edge Condition

The potential conflict between Specific Plan uses and existing and future adjacent land uses is softened by a transition area that will blend adjacent landscapes and buffer inappropriate views. The landscape treatment of the Adjacent Land Uses/Project Edge Condition should be consistent with the Collier Avenue Parkway landscape treatment and utilizes similar planting materials.

5.4.4 LANDSCAPE DESIGN STANDARDS

1. *A minimum of 10 feet of landscaping shall be provided along areas abutting the I-15 right-of-way.*

2. *A minimum of 10 feet of landscaping shall be provided along areas abutting adjacent parcels and major roadways.*

3. *Parking areas shall be landscaped at a minimum of 5 percent of the parking area and shall include one 15-gallon-size tree for every 10 parking spaces evenly distributed throughout the parking area.*

4. *One-third of required onsite trees should be a minimum 24-inch box.*

5. *The minimum size for onsite trees should be 15 gallons.*

6. *The minimum size for shrub plant materials should be 5 gallons.*

7. *Parking areas shall be screened from public streets to a height of 3 feet above the curb grade of the parking area using berms, shrubs, or a combination thereof. This does not preclude the use of trees in such areas as long as tree branches are at a minimum of 15 feet from any driveway approach to avoid sight obstructions.*

8. *Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least 6 inches higher than the adjacent vehicular area or shall in some way be protected from vehicular damage.*

9. *Automatic watering facilities shall be provided for all landscaped areas.*

10. *All landscaping shall be maintained in a neat, clean, and healthy condition. This shall include proper pruning, mowing, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plants.*

11. *Landscape design standards shall be in accordance with the City of Lake Elsinore Landscape Guidelines.*

5.5 SIGN DESIGN GUIDELINES

5.5.1 PURPOSE

The sign design guidelines provided herein are intended to be an outline of the allowable signage permitted within the Lake Elsinore Outlet Center. The guidelines presents a general description and design criteria for each type of signage type. The signage design is intended to maintain continuity and design integrity for the overall center.

The following sections contain certain specific sign criteria and maximum allowable dimensions and areas as defined by the applicable signage ordinances. While every measure has been taken to ensure accuracy, local authority/individual interpretation necessitates the tenant to be responsible for verifying and securing all sign permits and approvals.

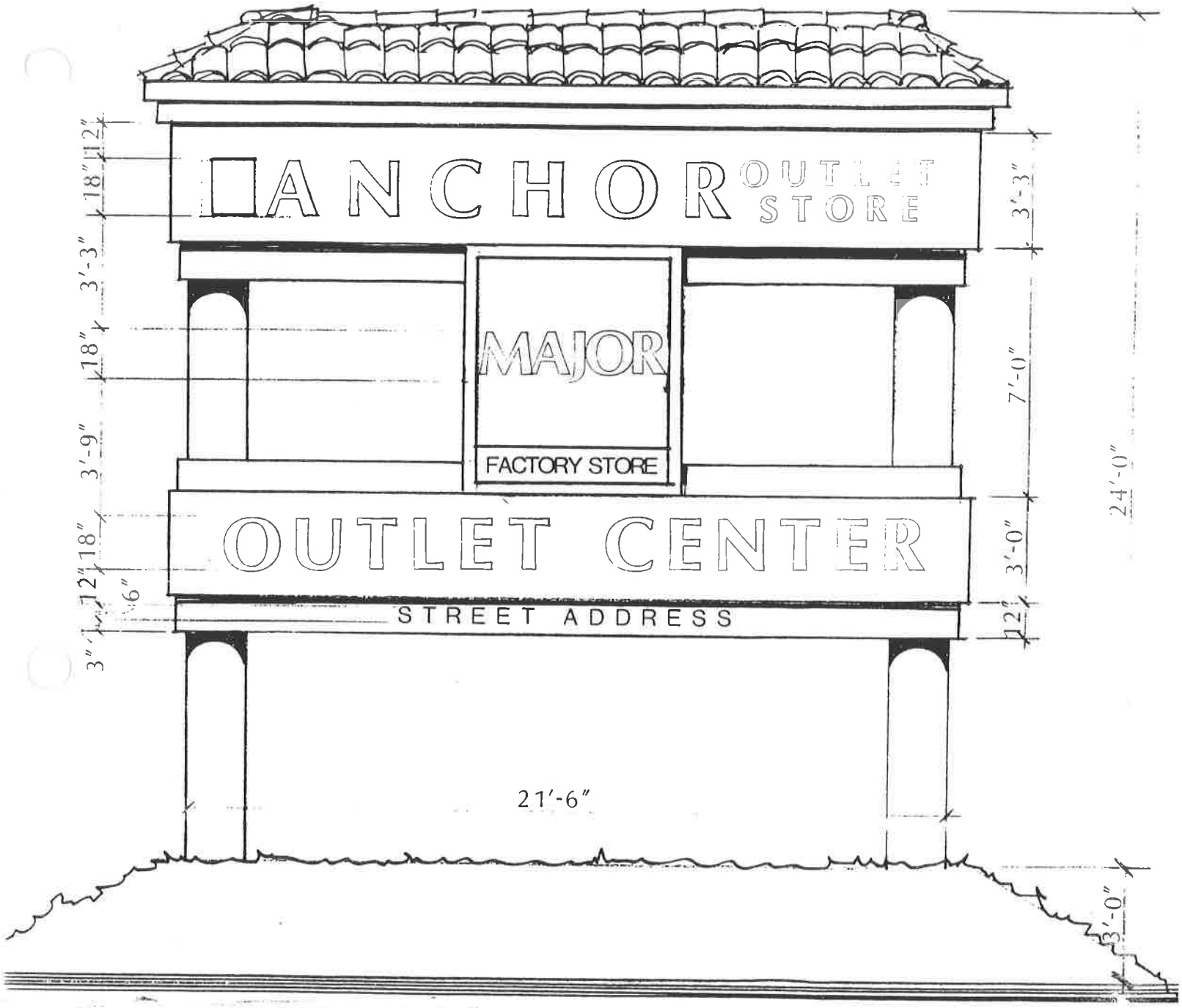
5.5.2 GROUND MOUNTED SITE ENTRANCE SIGN

Definition

1. *These signs are double sided and illuminated. The face of the sign will be routed and backed with colored plexiglass. Exhibit 5-15 illustrates the ground mounted site entrance sign.*

Design Standards

1. *All aluminum is to be 0.90 inch thick.*
2. *Color will be indicated in the Color Schedule.*
3. *All color to be Kynar painted finish.*
4. *Copy*
   a. *Name of Center - routed aluminum backed by white plexiglass.*
   b. *Remaining Copy - routed aluminum backed by red plexiglass.*



Ground Mounted Entrance Sign
Lake Elsinore
Outlet Center

10610002 4/90

Michael Brandman Associates

Exhibit 5-15

c. *Lighting will be located on the inside of the cabinet. High output fluorescent lights are to be powered by 800 MA low temperature ballast.*

5.5.3 POLE MOUNTED SITE IDENTIFICATION SIGN

Definition

1. *These signs are a generic version of the major site identification sign. These signs are four sided, illuminated aluminum. Exhibits 5-16 illustrates the pole mounted site identification sign.*

Design Standards

1. *Sign to be all aluminum painted with Kynar finish. Color as indicated in the Color Schedule.*

2. *Copy*

   a. *Name of Center - routed aluminum backed by white plexiglass.*

   b. *Remaining Copy - routed aluminum backed by red plexiglass.*

3. *Lighting will be located on the inside of the cabinet. High output fluorescent lights are powered by 80 MA low temperature ballast.*

5.5.4 FASCIA SIGNAGE

Definition

1. *The fascia sign is the tenant identification sign mounted directly to the vertical flat surface above the storefront. Exhibit 5-17 illustrates typical fascia signage.*

Design Standards

1. *The fascia sign shall consist of individual letters mounted directly above the storefront. The letter style is at the option of the tenant.*

2. *The maximum overall height of the letters shall not exceed eighteen (18) inches for single line signage. The maximum overall height for letters on double line signage shall be twelve (12) inches. The overall length will be less than or equal to fifty (50) percent of the width of the tenant's demised space as measured at the storefront. However, at the landlord's discretion, the overall length of the sign can be established not to exceed fifty percent (50%) of the length of the tenant's useable flat fascia length.*

3. *All signage must have the bottom of the letters 6 inches above the storefront.*

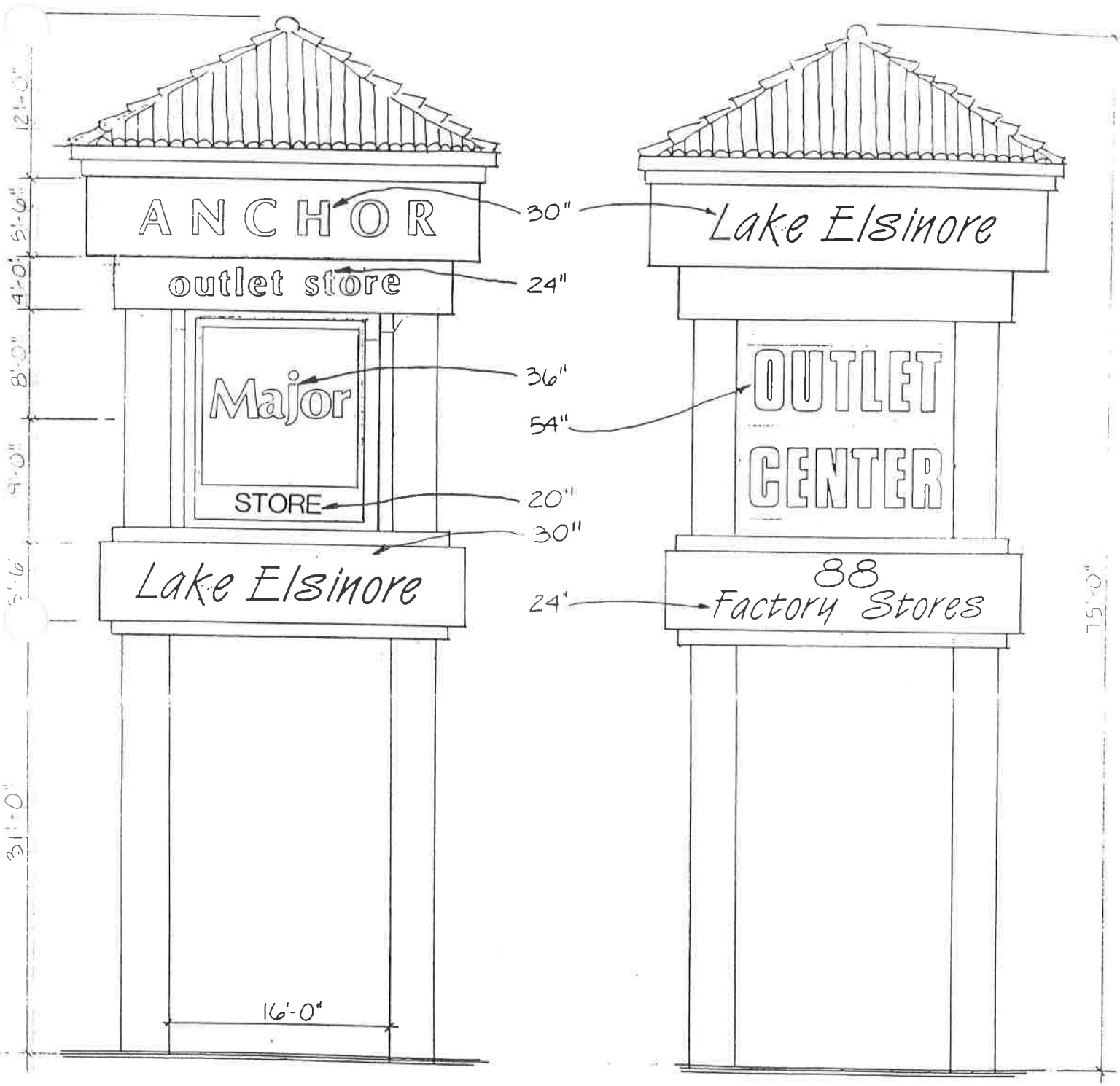


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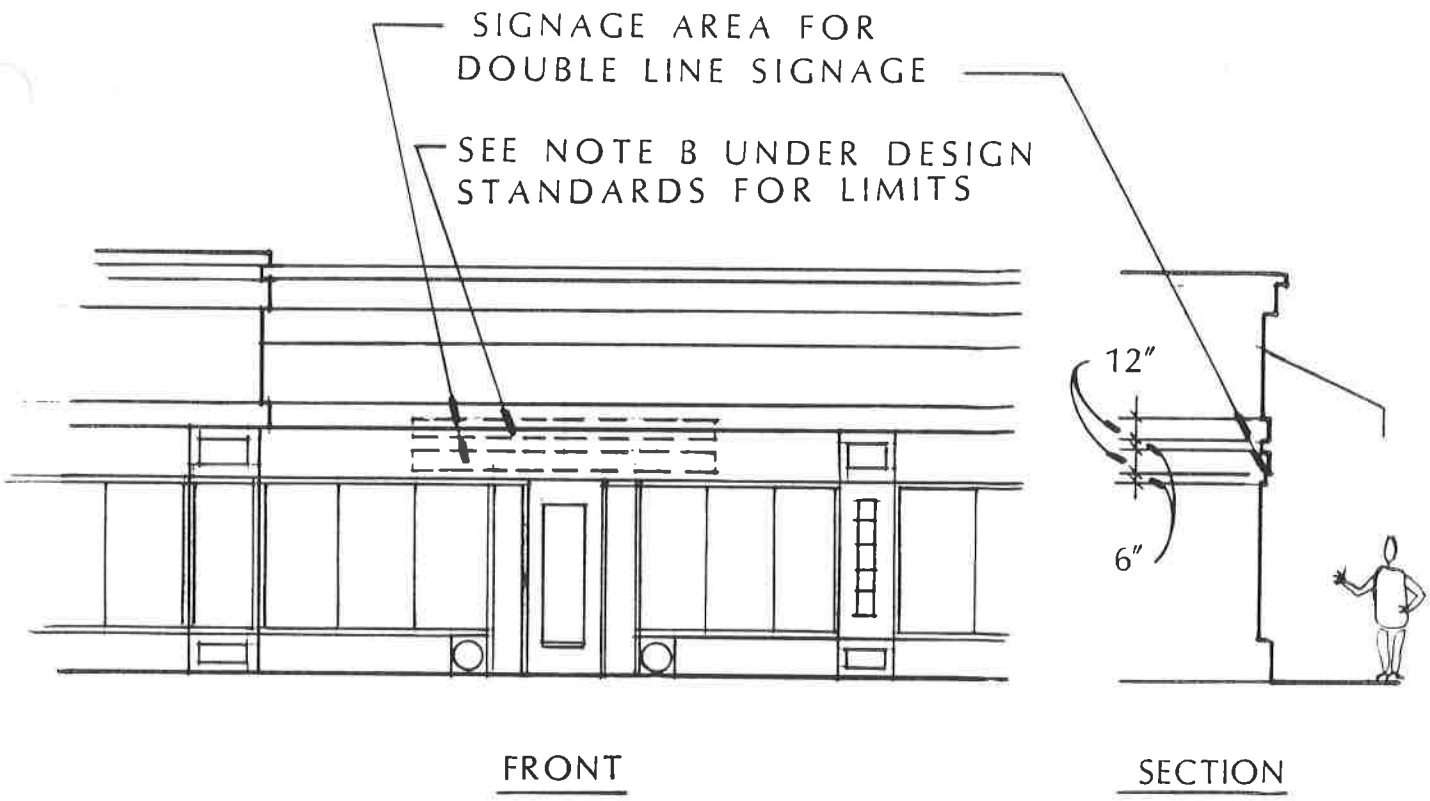
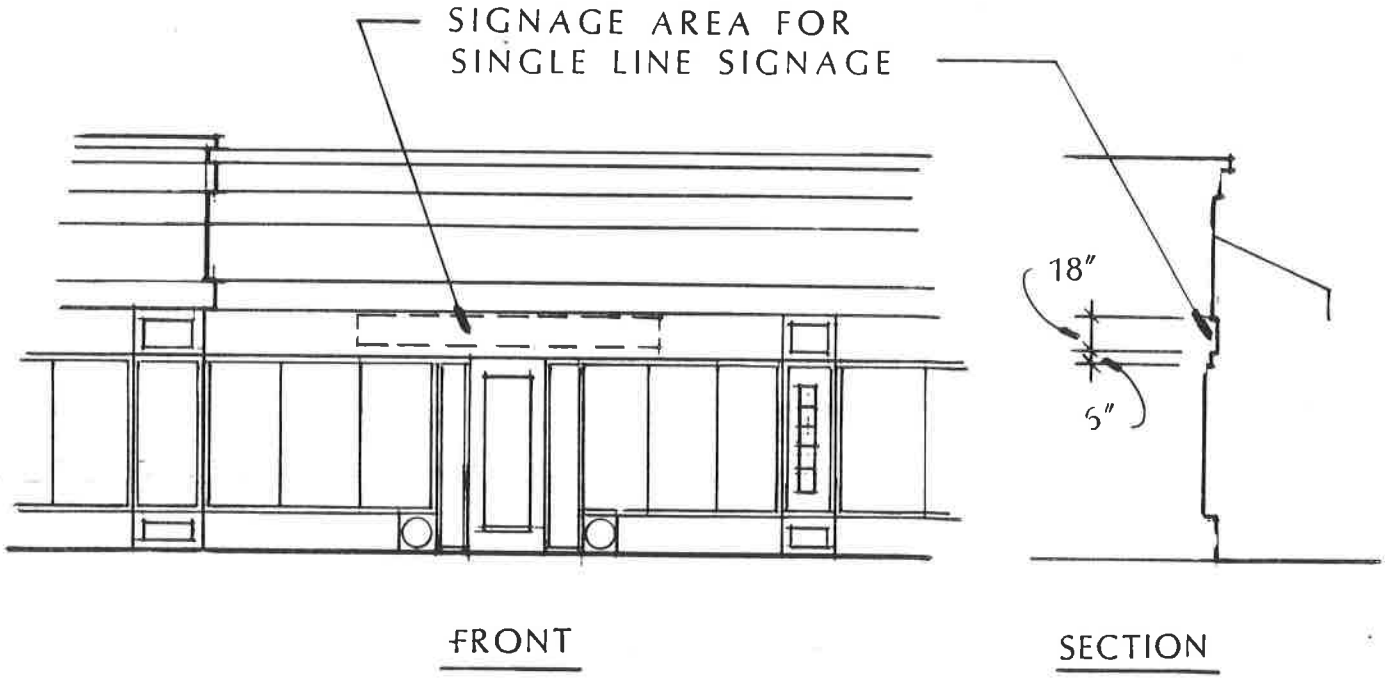
Exhibit 5-16

Pole Mounted Site Indentification Sign
Lake Elsinore
Outlet Center





Typical Fascia Signage
Lake Elsinore
Outlet Center

10610002 4/90

Michael Brandman Associates

Exhibit 5-17

4. *No logos or sig cuts will be permitted on Front Fascia Signs without prior written approval of the landlord.*

5. *Letter stroke to be a minimum of 1 1/2 inches.*

6. *Letter cabinet frame to be painted (semi-gloss) aluminum. Letter face to be 1/8 inch plexiglass with 1 inch retainer. Construction of the cabinet shall include the following:*

   a. *All holes to be filled and sealed.*

   b. *All fasteners and seams to be located at the top of the sign. No exposed fasteners will be allowed on the exposed portions of the sign.*

   c. *No company or manufacturer labels will be exposed to view.*

   Colors for letter cabinet, plexiglass, and retainer to be specified in the Color Schedule to meet landlord's requirements.

7. *Lighting to be 13 mm white neon within each letter, with a 30 MA transformer in a remote location and not exposed.*

5.5.5 ANCHOR SIGNAGE--WALL MOUNTED

Definition

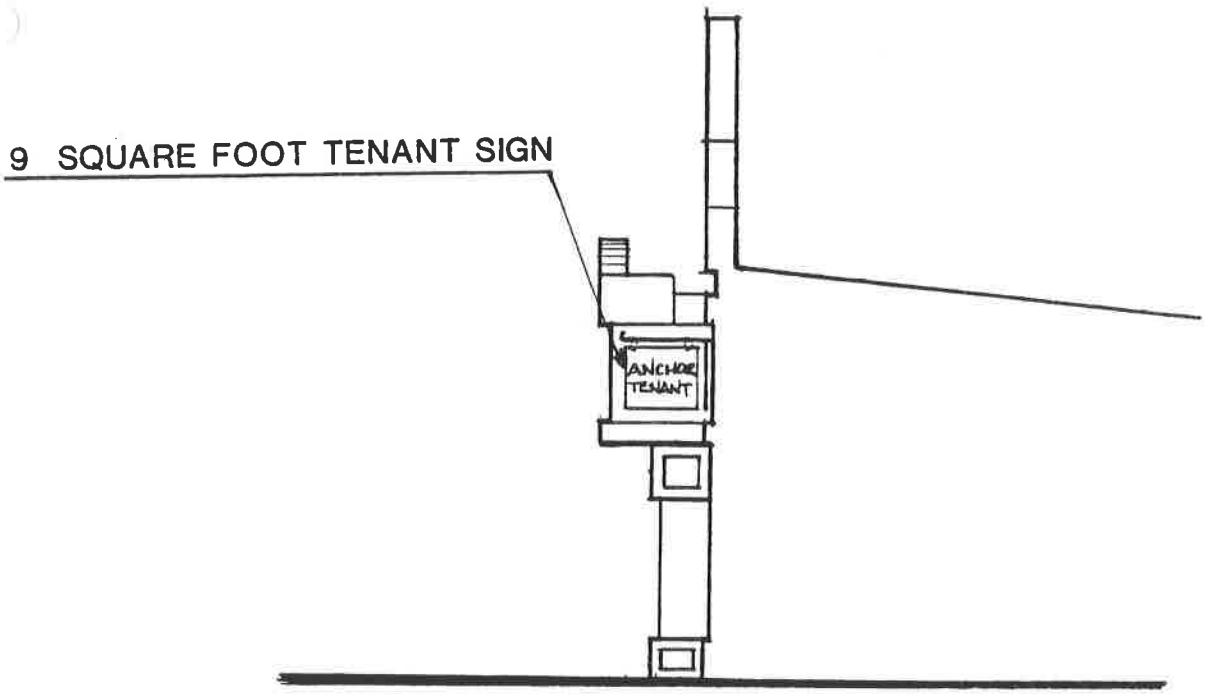
1. *Anchor signage consists of a wall-mounted sign located on each side of the entrance canopy in front of landlord anchor tenants. The anchor sign is in lieu of a fascia sign. Exhibits 5-18 and 5-19 illustrate typically wall-mounted anchor signage.*

Design Standards

1. *The anchor sign is located on a wall that projects out in front of the anchor store. It is approximately fifteen feet (15) tall and approximately twenty-two (22) feet long. (Ref. following sketch for exact design). Note that Store Number 21 will receive in addition to the above, a 20-square-foot sign on the front of the canopy.*

2. *The anchor tenant's main signage is located on the front side of the canopy. The sign area is 18'-0" x 2'-0". The anchor tenant will also have a 3'-0" x 3'-0" blade sign located on each side of the entrance canopy. The main anchor tenant signage for space number 20 will fill a rectangular space on the front side on the canopy approximately 90 sq. ft. (Refer to Exhibit 5-19 for exact dimensions).*

FRONT



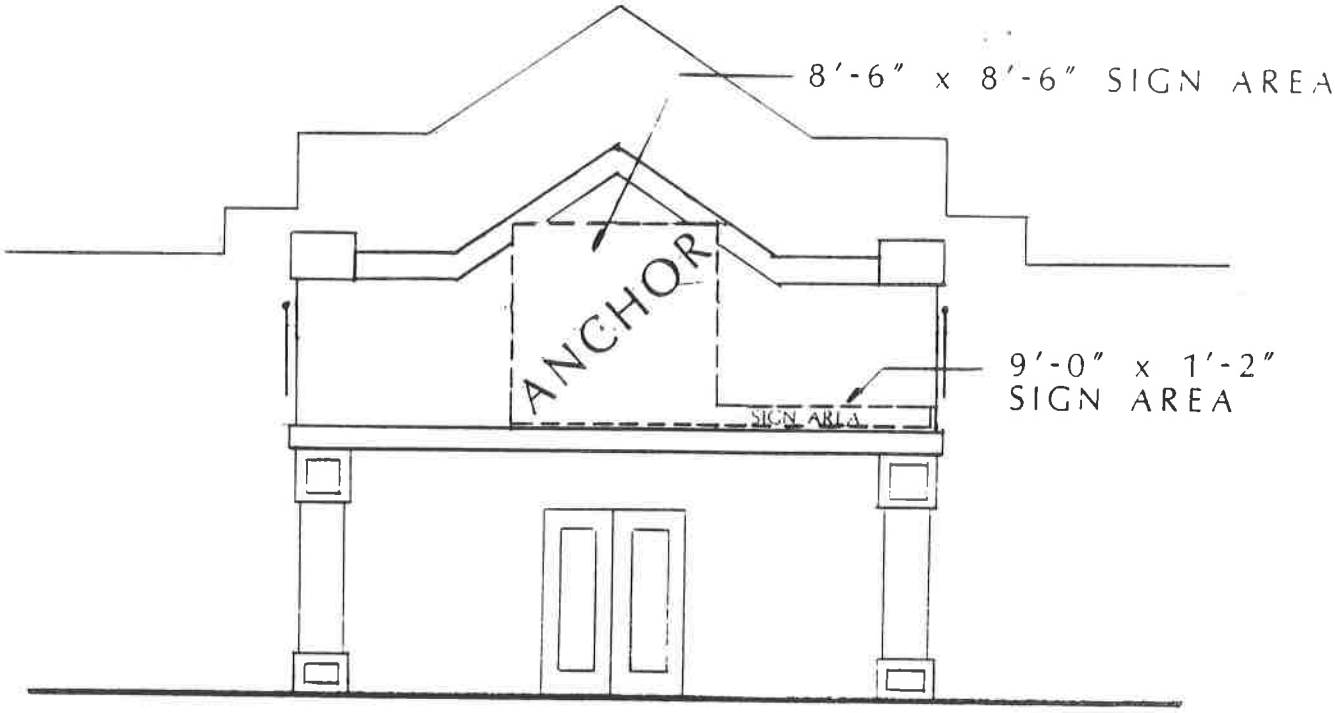
SIDE

Typical Wall Mounted Anchor Signage (22 Foot Projection)
Lake Elsinore
Outlet Center

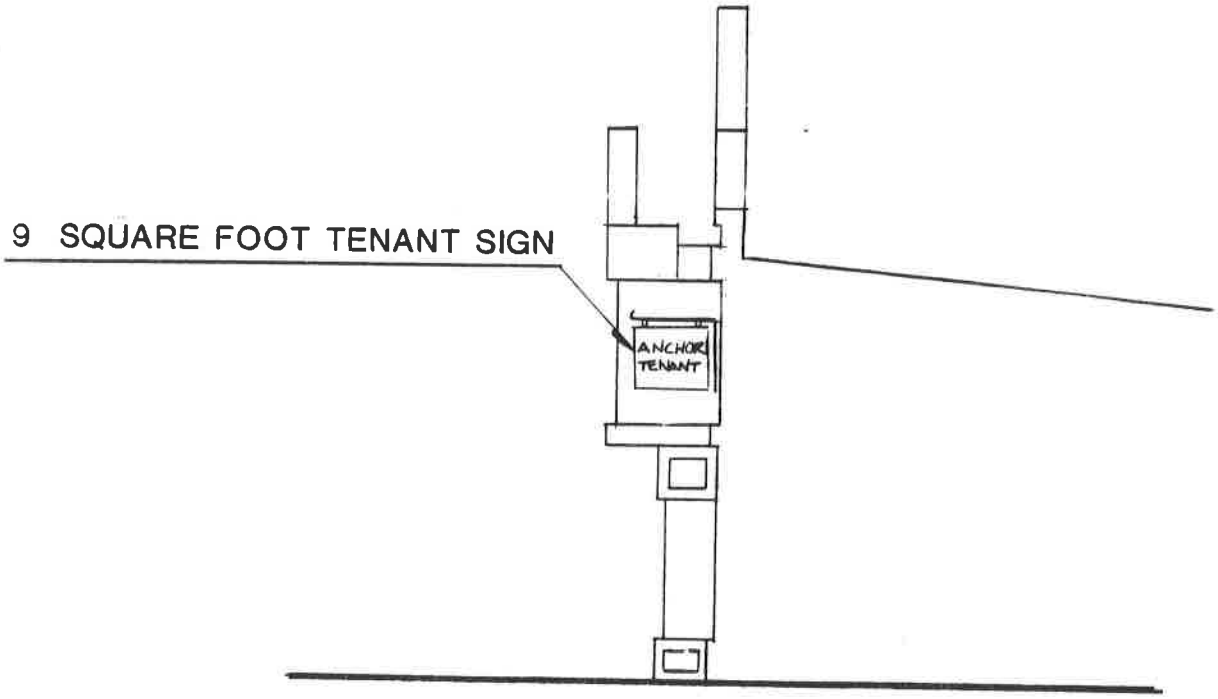
10610002 4/90

Michael Brandman Associates

Exhibit 5-18



FRONT



SIDE

Typical Wall Mounted Anchor Signage (22 Foot Projection)
Lake Elsinore
Outlet Center

10610002 4/90

Michael Brandman Associates

Exhibit 5-19

3. *No logos or sig cuts will be permitted on Front Fascia Signs without prior written approval of the landlord.*

4. *Letter stroke to be a minimum of 1 1/2 inches.*

5.5.6 ANCHOR SIGNAGE--WALL MOUNTED (PARTICULAR TO SPACE NUMBER 1)

Definition

1. *Anchor signage for space number 1 will consist of a wall-mounted sign on the entrance canopy in front of landlord anchor tenants. The anchor sign is in lieu of a fascia sign. In addition, store number 1 will have a wall-mounted sign on the rear and one side. Exhibit 5-20 illustrates typical wall mounted anchor signage.*

Design Standards

1. *The anchor sign is located on the front of a canopy that projects out in front of the anchor store. It is approximately fifteen feet (15) tall and approximately eight (8) feet long. (Ref. following sketch for exact design.)*

2. *The anchor tenant's signage is located on the front side of the canopy. The sign area is 18'-0 x 2'-0".*

3. *No logos or sig cuts will be permitted on Front Fascia Signs without prior written approval of the landlord.*

4. *Letter stroke to be a minimum of 1 1/2 inches.*

5. *Letter cabinet frame to be painted (semi-gloss) aluminum. Letter face to be 1/8-inch plexiglass with 1-inch retainer. Construction of the cabinet shall include the following:*

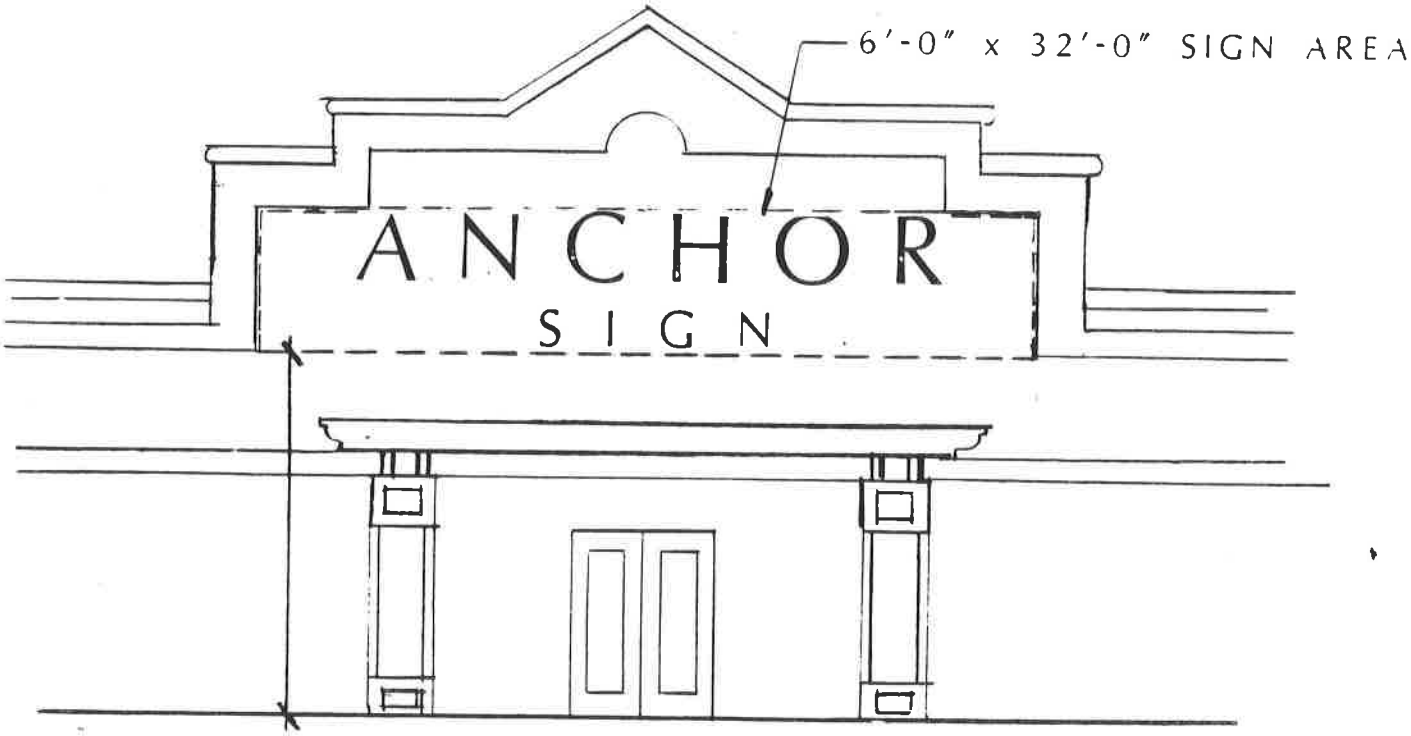
   a. *All holes to be filled and sealed.*

   b. *All fasteners and seams to be located at the top of the sign. No exposed fasteners will be allowed on the exposed portions of the sign.*

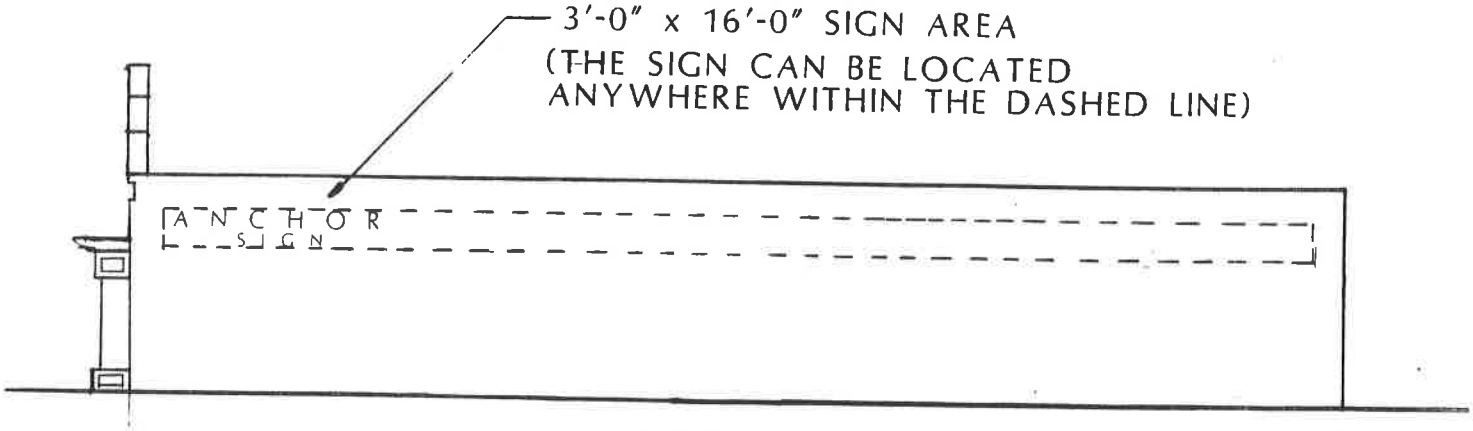
   c. *No company or manufacturer labels will be exposed to view.*

   Colors for letter cabinet, plexiglass, and retainer to be specified in the Color Schedule to meet landlord's requirements.

6. *Lighting to be 13 mm white neon within each letter, with a 30 MA transformer in a remote location and not exposed.*



FRONT



SIDE

Typical Wall Mounted Anchor Signage (8 Foot Projection)
Lake Elsinore
Outlet Center

10610002 4/90

Michael Brandman Associates

Exhibit 5-20

5.5.7 DIRECTORIES

Definition

1. *The directory is directional sign either free-standing or mounted directly to a vertical surface.*

Design Standards

1. *The directory shall consist of an extended aluminum cabinet with plexiglass face. The graphics shall be screened onto the second surface. Copy to be on replaceable film strips or other media that provides ease of replacement and flexibility.*

2. *The overall size of the directory shall be six (6) feet high by five (5) feet long. The useable sign area is four (4) feet high by five (5) feet long. Graphics and Optima letter style to be approved by the landlord.*

3. *The aluminum extrusions are to be acid etched and coated with a Polane finish. Color to be specified in the Color Schedule.*

4. *The directory will be illuminated by high output fluorescent lamps powered by 800 MA low temperature ballasts.*

5.5.8 COLOR SCHEDULE

1. **Tenant Signage**

   a. *Fascia Signage and Anchor Signage*

   Letter cabinet frame: Teal Green Pantone 330C
   Plexiglass: RHOM-HASS 7328 - WHITE

2. **Sidewalk Signage**

   a. *Directional Sign*

   Aluminum Panel: Teal Green Pantone 330C
   Directional Arrow: White
   Graphics: Die Cut White Vinyl In Optima Style
   Posts: Clear Anodized Aluminum

   b. *Directories*

   Extruded Aluminum: Teal Green Pantone 330 C
   Graphics Copy: Color as approved by Landlord

3. **Site Signage**

a. *Site Entrance Sign*

Aluminum Panel: Teal Green Pantone 330C
Directional Arrow: White
Graphics: Die Cut White Vinyl In Optima Style
Posts: Clear Anodized Aluminum

b. *Delivery Entrance*

Aluminum Panel: Teal Green Pantone 330C
Directional Arrow: White
Graphics: Die Cut White Vinyl In Optima Style
Posts: Clear Anodized Aluminum

c. *Welcome Sign*

Aluminum Panel: Teal Green Pantone 330C
Graphics: Die Cut White Vinyl In Optima Style
Posts: Clear Anodized Aluminum

d. *Exit Sign*

Aluminum Panel: Teal Green Pantone 330C
Graphics: Die Cut White Vinyl In Optima Style
Posts: Clear Anodized Aluminum

e. *Delivery Sign*

Aluminum Panel: Teal Green Pantone 330C
Directional Arrow: White
Graphics: Die Cut White Vinyl In Optima Style

f. *Bus Parking Directional*

Aluminum Panel: Teal Green Pantone 330C
Directional Arrow: White
Graphics: Die Cut White Vinyl In Optima Style

g. *Bus Parking Sign*

Aluminum Panel: Teal Green Pantone 330C
Graphics: Die Cut White Vinyl In Optima Style
Posts: Clear Anodized Aluminum

h. *Delivery Directional*

Aluminum Panel: Teal Green Pantone 330C
Directional Arrow: White
Graphics: Die Cut White Vinyl In Optima Style

i. *Handicap Sign (Parking Lot)*

Aluminum Panel: Teal Green Pantone 330C
Directional Arrow: White
Graphics: Die Cut White Vinyl In Optima Style
Posts: Clear Anodized Aluminum

j. *10-Foot-High Entrance Sign*

Top Aluminum Panel: Teal Green Pantone 330C
Bottom Aluminum Panel: Teal Green Pantone 330C
Graphics:
Top Panel: White Plexiglass Behind Routed Letters in Optima Style
Bottom Panel: Red Plexiglass Behind Routed Letters in Optima Style

k. *Welcome Sign*

Aluminum Panel: Teal Green Pantone 330C
Graphics: Die Cut White Vinyl In Optima Style
Posts: Clear Anodized Aluminum

4. **Miscellaneous Signage**

a. *Men's Room Sign*

Plexiglass: Plex 2030
Symbol: White

b. *Women's Room Sign*

Plexiglass: Plex 2030
Symbol: White

c. *Office Sign*

Plexiglass: Plex 2030
Graphics: Die Cut White Vinyl In Optima Style

d. *Fire Extinguisher Sign*

Plexiglass: *Plex 2030*
Graphics: *Die Cut White Vinyl In Optima Style*

e. *Handicap Sign*

Plexiglass: *Plex 2030*
Symbol: *White*

f. *Restroom Sign (Small)*

Plexiglass: *Plex 2030*
Graphics: *Die Cut White Vinyl In Optima Style*

g. *Lounge Sign*

Plexiglass: *Plex 2030*
Graphics: *Die Cut White Vinyl In Optima Style*

h. *Telephone Sign*

Plexiglass: *Plex 2030*
Symbol: *White*

i. *Vending Sign*

Plexiglass: *Plex 2030*
Graphics: *Die Cut White Vinyl In Optima Style*

5.5.9 GENERAL PROVISIONS

1. *All signage, including graphics and mounting configurations, must be approved by the landlord and tenant via shop drawing submittals prior to installation.*

2. *It shall be the responsibility of the tenant to secure all necessary permits and approvals as required by applicable ordinances.*

3. *No blinking, flashing, or moving component signs will be permitted.*

5.6 VISUAL IMPRESSION

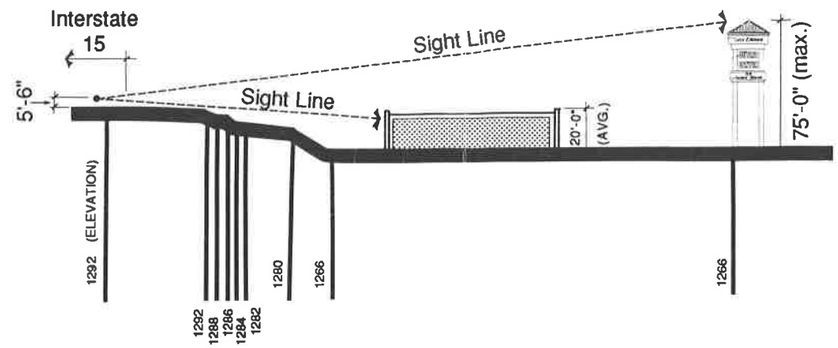
It is important to the Lake Elsinore Outlet Center and the City of Lake Elsinore that the proposed project projects an image of quality and visual integration with

the desired character of the city. With this objective in mind, a great deal of attention has been focused toward ensuring the adequate exposure of the center without compromising the existing aesthetics of the environment.

The juxtaposition of the outlet center within the existing landscape is illustrated through the use of sightline models. Sightline models demonstrate the projected view from selected vantage points. Each sightline model is developed using existing and proposed topographic data for the area and the determined dimensions for proposed project structures.

Three vantage points were selected as representative of typical views of the proposed project (planning area 1) from Interstate 15. Exhibit 5-21 shows the location of each vantage point and a sightline projected from each vantage point.

Two vantage points were selected as representative of typical views of Planning Area 2 from Interstate 15. Exhibit 5-22 shows the location of each vantage point and a sightline projected from each vantage point.



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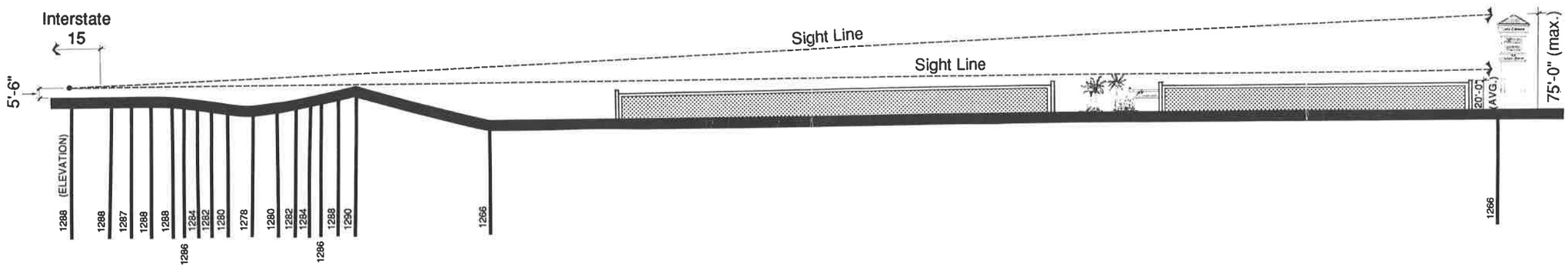

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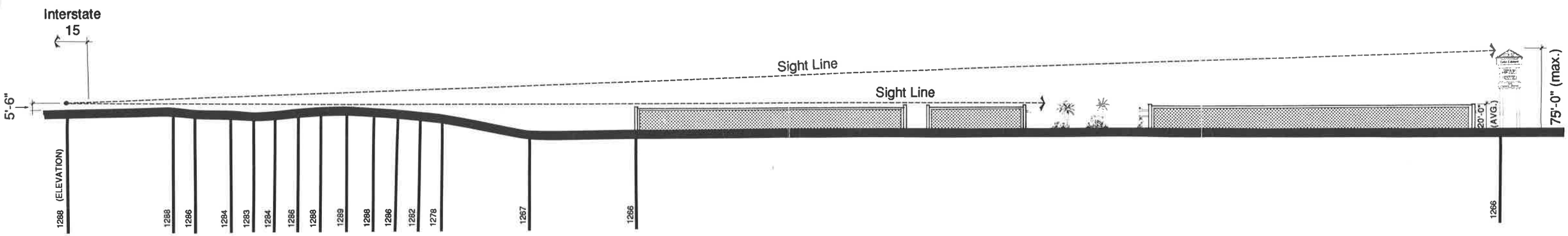
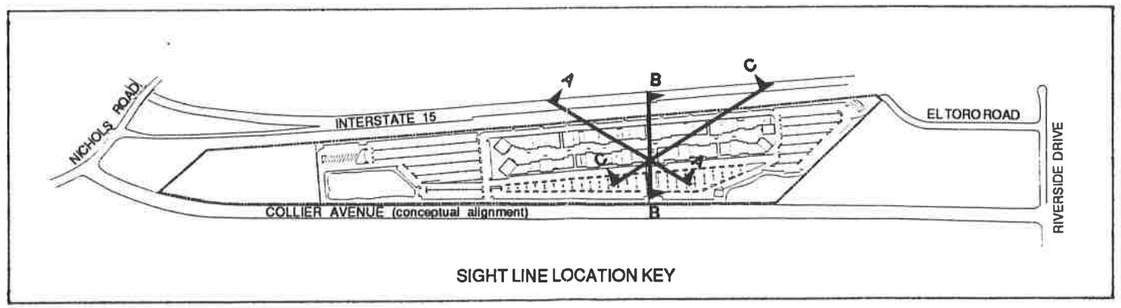


Section A-A

1"=90'

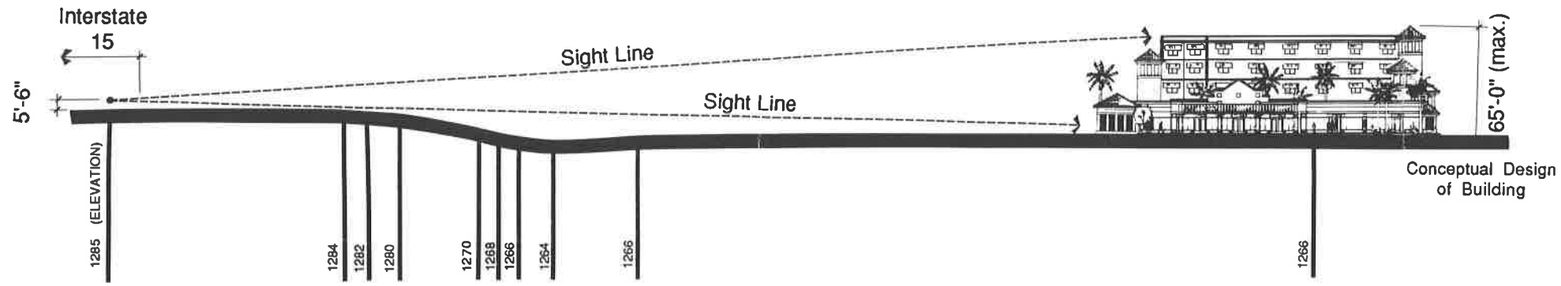


Sight Line Models A-A, B-B, and C-C
Lake Elsinore
Outlet Center

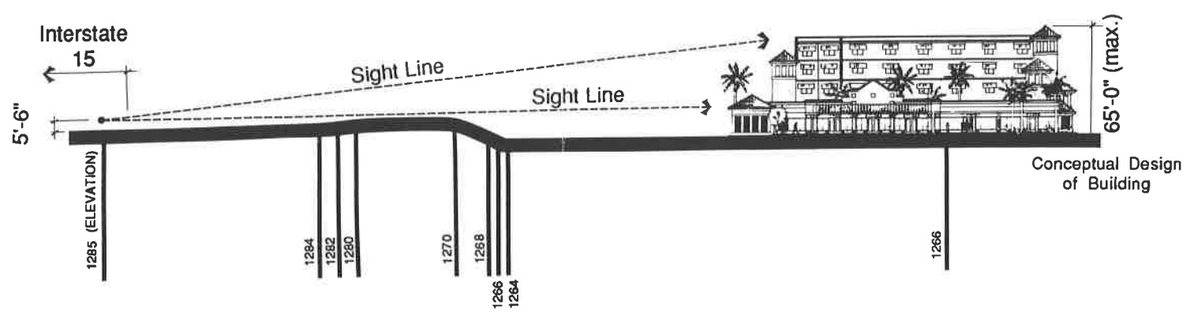
10610002 4/90

Michael Brandman Associates

Exhibit 5-21



Section E-E



Section D-D

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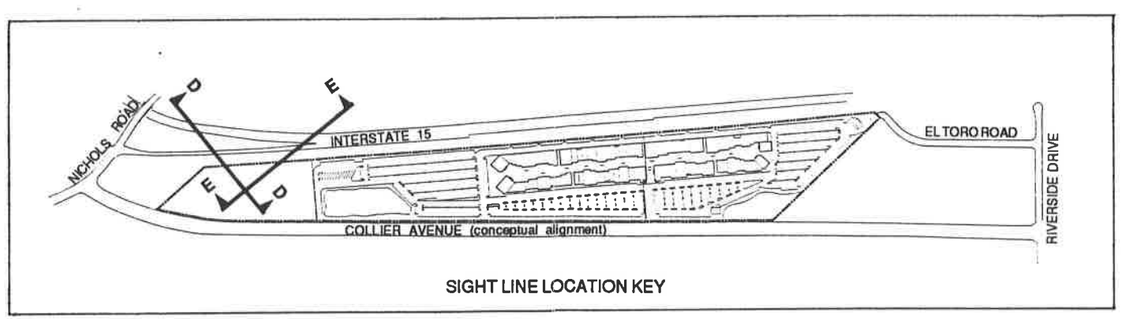


SIGHT LINE LOCATION KEY

Sight Line Models D-D, and E-E
Lake Elsinore
Outlet Center

10610002 4/90

Michael Brandman Associates

Exhibit 5-22

Implementation Program

SECTION 6
IMPLEMENTATION PROGRAM

6.1 PHASING PLAN

The following sections present the estimated sequence of land use development, circulation improvements, utility extensions, and public services that will be phased for the Lake Elsinore Outlet Center. The actual rate of development will be in response to market demand.

6.1.1 LAND USE

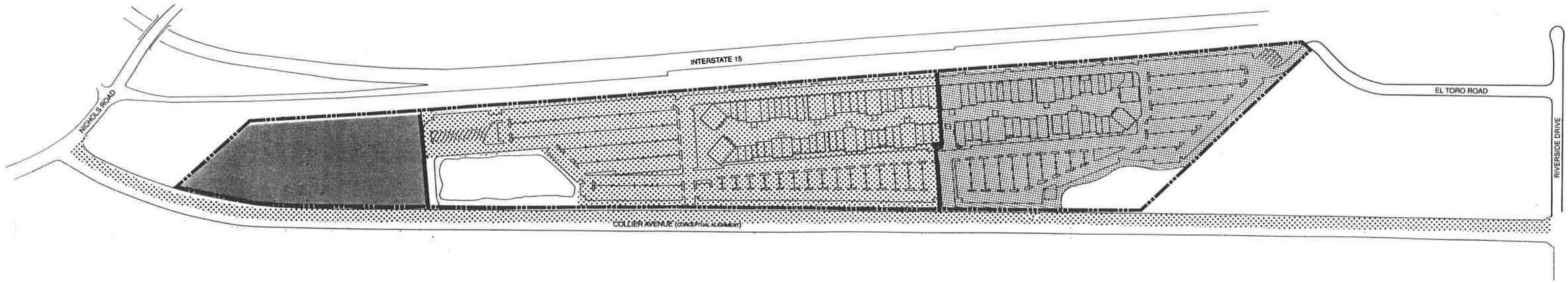
The Lake Elsinore Outlet Center shall be developed within three phases over an estimated 5-year time period. However, within each of the three project phases, each phase may be developed in stages. Exhibit 6-1 illustrate the areas of the project site that will be developed within each of the project's three development phases. Table 6-1 lists the estimated building square feet that will be developed in each project phase.

TABLE 6-1

LAKE ELSINORE PACIFIC WEST OUTLET CENTER
LAND USE PHASING PLAN

Phase	*Acres*	*Gross Leasable Area*	*Public Space*	*Total Approximate Building Square Feet*
Phase 1	*16.0*	*127,850*	*6,900*	*134,750*
Phase 2	*21.0*	*155,485*	*7,000*	*162,485*
Phase 3	*6.0*	*Not Determined*	*Not Determined*	*60,000*
Total	**43.0**	**283,335[a]**	**13,900[a]**	*357,235*

[a]*Includes only Phases 1 and 2.*



Legend

- Phase One
- Phase Two
- Phase Three
- Open Space

Land Use Phasing Plan
Lake Elsinore
Outlet Center

North

0 200 400 Feet

10610002 4/90

Michael Brandman Associates

Exhibit 6-1

6.1.2 CIRCULATION

The following outlines the transportation improvement phasing program for the Lake Elsinore Outlet Center. The planned circulation improvements are phased with the traffic needs of the project.

Phase 1
Developed Acres: 16.0
Leasable Square Feet: 127,850
Public Space Square Feet: 6,900

- *Prior to the issuance of certificate of occupancy permits, the existing alignment of Collier Avenue will be improved to a local street, as approved by the City Engineer.*

- *Prior to issuance of certificate of occupancy permits, the developer shall participate in a program for the installation of traffic signals at the intersections of Collier Avenue/Central Street, Collier Avenue/Riverside Drive, Central Street/I-15 SB Ramps, and Central Street/I-15 NB Ramps.*

- *Parking areas, driveways, and emergency access for Phase 1 of the project shall be constructed.*

Phase 2
Developed Acres: 21
Leasable Square Feet: 155,485
Public Space Square Feet: 7,000

- *Prior to the issuance of building permits for Phase 2, the grading for the full width of Collier Avenue shall begin.*

- *Prior to the issuance of certificate of occupancy permits for Phase 2, a half-section width of Collier Avenue shall be improved to a major arterial.*

Phase 3
Developed Acres: 6
Building Square Feet: 60,000

- *Prior to the issuance of certificate of occupancy permits, the developer shall participate in a program to improve offsite roadways that are significantly affected by the project.*

6.1.3 PUBLIC FACILITIES AND UTILITIES

Phase 1
Developed Acres: 16
Leasable Square Feet: 127,850
Public Space Square Feet: 6,900

- *Prior to the issuance of building permits, the developer shall participate in a program to provide police and fire protection services to the project.*
- *Prior to the issuance of building permits, the developer shall have a onsite master water plan approved by the Elsinore Valley Municipal Water District.*
- *Prior to the issuance of building permits, the developer shall have a onsite master sewer plan approved by the Elsinore Valley Municipal Water District.*
- *Prior to the issuance of grading permits, final drainage plan and design specifications shall be approved by the City.*
- *Prior to the issuance of certificate of occupancy permits, all necessary utility systems including water, sewer, drainage, electrical, and telephone facilities shall be constructed.*

Phase 2
Developed Acres: 21
Leasable Square Feet: 155,485
Public Space Square Feet: 7,000

- *Prior to the issuance of certificate of occupancy permits, all necessary utility systems including water, sewer, drainage, electrical, and telephone facilities shall be constructed.*

Phase 3
Developed Acres: 6
Building Square Feet: 60,000

- *Prior to the issuance of certificate of occupancy permits, all necessary utility systems including water, sewer, drainage, electrical, and telephone services shall be constructed.*

6.2 FISCAL IMPROVEMENT PLAN

Implementation of the Lake Elsinore Outlet Center will occur through the cooperative efforts of the City of Lake Elsinore and the developer. Through such

efforts, financial benefits will be realized for both the City and developer. Essentially, the developer will be incurring all onsite private costs and the City will be incurring all public improvement costs. A comprehensive development agreement between the City and developer has been prepared, which details each party's responsibilities.

The improvement of the project site and subsequent construction of the outlet center is the fiscal responsibility of the developer. These costs are private in nature and mostly benefit the project site. However, tax revenues generated from the project will benefit the City.

The public improvements associated with the project will be the fiscal responsibility of the City. These public improvements include: improvements to the existing and future realignment of Collier Avenue, improvements to offsite roadways, the installation and relocation of the offsite water and sewer facilities, and the acquisition of property easements. These public improvements not only benefit the outlet center but also the City as a whole.

6.3 MAINTENANCE PLAN

An onsite property management staff shall ensure that the Lake Elsinore Center Outlet is operated and maintained to the highest degree possible. The property management staff will be responsible for all private improvements, including maintenance of the onsite wetland areas. The City will be responsible for the operation and maintenance of sidewalks, curbs, gutters, roadways, medians, and street lighting.

In addition, to maintaining the outlet center, the management staff will ensure that all standards and design guidelines within the Lake Elsinore Outlet Center Specific Plan area are implemented and enforced.

6.4 GENERAL PLAN IMPLEMENTATION PLAN

California Government Code 65450-65553 permits the adoption and administration of Specific Plans as an implementation tool for elements contained within the local General Plan. Specific Plans should demonstrate implementation of goals, objectives, policies, and programs that are set forth in the General Plan. The Lake Elsinore Outlet Center Specific Plan implements the goals, objectives, and policies outlined in the City of Lake Elsinore General Plan.

The City of Lake Elsinore General Plan is organized into six elements. These elements are land use, circulation, environmental resources management, noise, community design, and housing policies. The environmental resources element includes five of nine required elements of the General Plan. The five elements are conservation, open space, safety, seismic safety, and scenic highway.

The General Plan has been reviewed, and applicable polices are addressed as they pertain to the proposed development. Implementation actions by the Lake Elsinore Outlet Center are discussed under each element policy.

LAND USE ELEMENT

Policy

1.1 To establish and maintain a balance of land uses throughout the community.

Specific Plan Implementation

The land use plan for the project proposes a mix of open space and community commercial land uses. The community commercial category provides for a variety of retail, restaurant, theater, and support office land uses.

Policy

1.2 *To recognize the importance of land uses in determining the quality of life and its effect on the environment.*

Specific Plan Implementation

The commercial land uses planned within the project would help increase the quality of life in the City. The residents of the City would not have to commute out of the City for high-quality shopping. Tax revenues generated from the project would go to the City to help fund public services and facilities. The open resource retained on the project will contribute to the overall amount of open space resources that is being preserved within the City.

Policy

1.3 *To ensure that adequate public services and facilities are provided in a timely and adequate manner.*

Specific Plan Implementation

A comprehensive phasing plan is provided within the Specific Plan that ensures adequate public services and utilities are provided in a timely matter.

CIRCULATION ELEMENT

Policy

2.1 *To provide for safe, fast, and efficient movement of people and goods within Lake Elsinore and between Lake Elsinore and other parts of the region by an integrated system of streets, freeways, public transit, and other transportation facilities.*

Specific Plan Implementation

A comprehensive traffic analysis has been prepared for the project that ensures efficient circulation is provided. The developer of the project will participate with the City on the improvement of Collier Avenue.

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

Policy

3.1 To ensure the long-term viability of the community's natural biological environment.

Specific Plan Implementation

The land use plan proposes to retain two onsite riparian areas. Any altered riparian areas will be replaced with high-quality wetland material at a 1:1 ratio in accordance with the California Department of Fish and Game.

Policy

3.2 To preserve the sense of open space and important scenic and visual resources.

Specific Plan Implementation

A comprehensive landscape architecture program has been designed for the project. The two onsite riparian areas are incorporated into the landscape concept to provide variety and accent. Edge treatment is provided around the perimeter of the site to soften views from adjacent land uses.

Policy

3.3 To enhance the economic potential of the area's natural resources.

Specific Plan Implementation

A comprehensive set of transportation management guidelines are provided within the Specific Plan to help reduce vehicle miles traveled in the project area, thus helping to reduce potential air quality impacts.

Policy

3.4 *To protect and preserve existing agricultural activity and areas with prime agricultural lands.*

Specific Plan Implementation

The are no prime agriculture lands within the project site.

Policy

3.5 *To protect and enhance natural resources having recreational value to the planning area.*

Specific Plan Implementation

Open space areas preserved on the site will provide visual relief to shoppers and pedestrians within the area.

Policy

3.6 *To provide a system of public parks, riding and hiking trails, and outdoor recreational facilities that not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor*

recreation facilities that are compatible with the goals and objectives of the public system.

Specific Plan Implementation

No active recreational activity is planned within the open space areas.

Policy

3.7 *To provide incentives for the maintenance and restoration of cultural and historic resources in the City and planning area.*

Specific Plan Implementation

A cultural resources report has been prepared for the project. Mitigation measures have been included that provide for the protection of known and unknown cultural resources that may occur within the project site.

Project

3.8 *To prohibit construction of intense urbanized uses in areas of geologic or seismic hazard.*

Specific Plan Implementation

The geotechnical report for the project determined that the proposed project was feasible. No areas of significant geologic or seismic hazards are present on the site.

Policy

3.9 *To prohibit construction of intense urbanized land uses in areas of moderate to steep slopes.*

Specific Plan Implementation

The project is characterized with gentle slopes ranging between 2 and 10 percent. No significant geologic hazards are present on the site.

Policy

3.10 *To prohibit construction of intense urbanized uses in areas of potential hydrologic hazards.*

Specific Plan Implementation

Limited portions of the project site are currently located within a 100-year floodplain. However, a comprehensive drainage plan and grading plan will effectively mitigate any potential flood hazards.

Policy

3.11 *To restrict construction of structures in areas susceptible to wildland fires, while ensuring the availability of adequate fire protection in existing and newly urbanized portions of the planning area.*

Specific Plan Implementation

The developer will participate in a fire protection mitigation program to help offset costs associated with providing fire protection services to the site.

Policy

3.12 *To ensure the availability of adequate police protection.*

Specific Plan Implementation

The developer will participate in a police protection mitigation program to help offset costs for police protection.

NOISE

Policy

5.1 *To establish and support a coordinated program to protect and improve the noise environment in the City.*

Specific Plan Implementation

A comprehensive acoustical analysis was prepared for the project. The analysis determined that no significant noise impacts would be associated with the project.

COMMUNITY DESIGN ELEMENT

Policy

6.1 *To create the highest order of visual continuity and functional compatibility among the various physical and historical components of the Lake Elsinore community.*

Specific Plan Implementation

A comprehensive architectural, landscape design, and sign design program is provided within the Specific Plan to ensure the development of a high-quality commercial center.

Policy

6.2 *To protect the scenic characteristics of local roads, especially scenic routes.*

Specific Plan Implementation

The comprehensive landscape program for the project provides edge treatments to soften views from Collier Avenue and I-15.

Development Standards

SECTION 7
DEVELOPMENT STANDARDS

7.1 PURPOSE AND OBJECTIVES

The development standards presented herein are developed to classify land uses, define standards for development, and establish processing procedures for the orderly development of the Lake Elsinore Outlet Center. They have been prepared in the spirit and intent of the Lake Elsinore General Plan and Zoning Code. The Lake Elsinore Outlet Center Specific Plan Development Standards protect and promote the public health, safety, convenience, and welfare of employees of the outlet center and of residents of the City of Lake Elsinore. Upon adoption of the Specific Plan, the development standards and procedures established herein will become the governing zoning regulations, standards, and processing procedures for land uses planned within the Lake Elsinore Outlet Center Specific Plan.

7.2 GENERAL REGULATIONS

7.2.1 DEFINITION OF TERMS

Unless defined within this Specific Plan, terms used in these development standards shall have the same definitions as those established in the Lake Elsinore Zoning Code by the date of adoption of this Specific Plan and are replicated as Appendix B of this document.

7.2.2 DEVELOPMENT CODE CONSISTENCY

Any details or issues not specifically covered by these development standards shall be subject to the regulations of the Lake Elsinore Zoning Code and applicable local, state, and federal regulations. Where there are differences between these development standards and the City's zoning code, these development standards shall prevail.

7.2.3 OTHER CODES

All construction shall comply with applicable provisions of the Uniform Building Code and various other mechanical, electrical, and plumbing codes related thereto.

7.2.4 COMPUTATION OF ACREAGE

Computation of acreage shall be based on gross acreage.

7.2.5 TRANSFERABILITY OF BUILDING SQUARE FEET

Any proposal to transfer more than 25 percent of the total amount of building square feet planned within a project phase into another project phase or from one planning area into another planning area shall require an amendment of the Specific Plan, and must be approved by the Lake Elsinore Planning Commission. Transfers of less than 25 percent may be approved administratively by the Community Development Director.

7.2.6 GRADING CODE CONSISTENCY

Grading plans submitted for all projects in the Lake Elsinore Outlet Center Specific Plan area shall be based on the City's Grading Code and shall be accompanied by an engineering geologist's and soils engineer's report, incorporating all pertinent recommendations. The soils engineer and engineering geologist must certify the suitability of a graded site.

7.2.7 MINOR ADJUSTMENTS

Minor adjustments to driveway locations, limits of grading, architectural features, store sizes, pad elevations, signage, landscape construction, and property site boundaries resulting from final road alignments, geotechnical, engineering, architectural refinements to a tentative and/or final tract map or plot plan, shall

not require an amendment to the Specific Plan when such adjustments are consistent with the intent of the Lake Elsinore Outlet Center Specific Plan.

7.2.8 ARCHITECTURAL FEATURES

A part, portion, or projection that contributes or accents the planned design of a building or structure. Signage may be incorporated into architectural features if it is consistent with Lake Elsinore Outlet Center sign standards.

7.2.9 SETBACK

The area between the building line and the nearest property line.

7.2.10 SETBACK ADJUSTMENT

The Community Development Director may decrease minimum setbacks by up to 10 percent (10%) where the proposed setback area is in character with the surrounding area, and where such decrease will not adversely affect contiguous sites.

7.2.11 HEIGHT ADJUSTMENT

The Community Development Director may authorize up to a 10 percent (10%) increase in the maximum allowable building or architectural feature height. Such increases may be approved to accommodate architectural design, where scenic views or solar access on surrounding properties are not affected, where there is no increase in usable square footage of the proposed structure.

7.2.12 INCREASE OF BUILDING SQUARE FOOTAGE

The Community Development Director may approve up to a 10 percent (10%) increase of the total amount of building square feet provided within the whole

project site. All increases must be in accordance with the California Environmental Quality Act (CEQA).

7.2.13 LARGE-LOT SUBDIVISION

Large-lot subdivision maps, for the purpose of conveyance or financing, may be approved when no parcel is smaller than 1 acre and such maps include a declaration that lots created are not building sites. Posting of bonds, installation of infrastructure improvements, or dedication of open space shall not be made a condition of approval of a large-lot subdivision for conveyance or financing purposes.

7.2.14 INTERIM USES

Construction equipment staging and dirt stockpiling shall be permitted onsite as an interim use, until the site is developed in accordance with the Specific Plan. Any stockpiling of excess earth materials shall be contoured, graded, and hydroseeded.

7.2.15 CITY COUNCIL DECLARATION/SEVERABILITY

If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The Lake Elsinore City Council hereby declares that they would have enacted these regulations and each portion thereof, irrespective of whether one or more portions were declared invalid or ineffective.

7.3 COMMUNITY COMMERCIAL LAND USE REGULATIONS

7.3.1 PURPOSE AND INTENT

The community commercial category is established to provide for the development of high quality community commercial uses. It is the purpose of this category to permit a variety of compatible commercial uses that are supportive of the commercial needs of the community.

7.3.2 PRIMARY USES PERMITTED

The following primary uses are permitted, subject to commercial project review approval by the Lake Elsinore Planning Commission.

1. *Retail sales.*
2. *Wholesale retail sales.*
3. *Convenience sales and services providing frequently needed small personal, convenience, and professional services.*
4. *Eating and drinking establishments without onsite sale or consumption of alcoholic beverages.*
5. *Hotel and motels.*
6. *Theaters.*
7. *Home Improvement Centers.*
8. *Grocery stores.*
9. *Fast food sales.*
10. *Financial institutions.*
11. *Any other use that the Planning Commission finds consistent with the purpose and intent of the community commercial category.*

7.3.3 ACCESSORY USES PERMITTED

The following accessory uses and structures are permitted, when customarily associated with and subordinate to a primary use on the same building site.

1. *Detached buildings.*
2. *Fences and walls.*
3. *Signs.*
4. *Parking areas.*
5. *Accessory uses and structures that the Community Development Director finds to be consistent with the purpose and intent of the community commercial category.*

7.3.4 CONDITIONAL USES PERMITTED

The following uses are permitted, subject to approval of a conditional use permit by the Lake Elsinore Planning Commission.

1. *Eating and drinking establishments with onsite consumption of alcoholic beverages.*
2. *Drug stores.*
3. *Service station with mini markets with onsite sale of alcoholic beverages.*
4. *Light industrial, corporate headquarter uses.*
5. *Any other use that the Planning Commission finds consistent with the purpose and intent of the community commercial category.*

7.3.5 PROHIBITED USES

1. *All uses not permitted above.*

7.3.6 SITE DEVELOPMENT STANDARDS

1. *Minimum Building Site Area: Ten thousand (10,000) square feet, all planning areas.*

2. *Minimum Street Frontage Width: One hundred (100) feet, all planning areas.*

3. *Building Height: Planning Area 1 - Twenty-five (25) feet.*
   Planning Area 2 - Sixty-five (65) feet.

4. *Architecture Features: Seventy-five (75) feet maximum height, all planning areas.*

5. *Building Setbacks (all planning areas):*

   a. *Front yard setback for any building or parking area - ten (10) feet.*

   b. *Interior side building setback - No minimum.*

   c. *Side street building setback from public roadway - fifteen (15) feet.*

   d. *Rear building setback - fifteen (15) feet.*

6. *Off-Street Parking (all planning areas): Per the off-street parking provisions provided in Section 7.5 of the Lake Elsinore Outlet Center Specific Plan.*

7. *Landscaping (all planning areas): Per the landscape standards provided in Section 5.3 of the Lake Elsinore Outlet Center Specific Plan.*

8. *Sign: All signage within planning areas shall be provided in compliance with the sign standards provided in Section 5.5 of the Lake Elsinore Outlet Center Specific Plan.*

9. *Trash and Storage Areas: All storage of cartons, containers, trash, and refuse areas within all planning areas shall be enclosed by a building or by a wall not less than 6 feet in height.*

10. *Loading Doors: All loading within any planning area shall be performed onsite and shall be screened to the extent possible by a landscape or architecture feature in accordance with Section 5.4 of the Lake Elsinore Outlet Center Specific Plan.*

11. *Screening: Air conditioners, heating, cooling, and ventilating equipment and other mechanical lighting or electrical devices within any planning area shall be screened to the extent possible from surrounding properties and the street in accordance with Section 5.4 of the Lake Elsinore Outlet Center Specific Plan.*

12. *Lighting: All lighting within any planning area shall be designed and located so that direct light rays shall be confined to the premises.*

7.4 OPEN SPACE REGULATIONS

7.4.1 PURPOSE AND INTENT

The open space category is established to provide for the preservation and maintenance of natural and/or enhanced open space resources located within the Lake Elsinore Outlet Center Specific Plan area.

7.4.2 PRIMARY USES PERMITTED

The following primary uses are permitted, subject to approval by the Community Development Director.

1. *Vista points.*
2. *Nature preservation study areas.*
3. *Infrastructure facilities including roads, flood control facilities, and underground utility transmission lines.*
4. *Grading for mitigation of physical constraints.*
5. *Any other use which the Community Development Director finds consistent with the purpose and intent of the open space category.*

7.4.3 ACCESSORY USES PERMITTED

The following accessory uses and structures are permitted, when customarily associated with or subordinate to a permitted primary use on the same building site.

1. *Accessory uses and structures which the Community Development Director finds to be consistent with the open space category.*

7.4.4 CONDITIONAL USES PERMITTED

The following uses are permitted, subject to approval of a conditional use permit by the Planning Commission.

1. *Any other use which the Planning Commission finds consistent with the purpose and intent of the open space category.*

7.4.5 PROHIBITED USES

1. *All uses not permitted above.*

7.5 OFF-STREET PARKING REGULATIONS

7.5.1 PURPOSE AND INTENT

These regulations are established to provide for the onsite off-street parking of motor vehicles that are attracted by the land uses allowed within the Lake Elsinore Outlet Center. The parking facilities for motor vehicles required by this section are assumed to be the minimum that will be required by the various land use categories. It is intended that these regulations will result in the installation of properly-designed parking facilities of sufficient capacity to reduce traffic congestion, provide safe and convenient facilities for motorists and pedestrians, and generally provide for the parking of motor vehicles at locations other than on streets.

7.5.2 GENERAL PROVISIONS

1. *Required parking facilities shall be conveniently proximate to the use or uses they serve.*

2. *All required off-street parking spaces shall be designed, located, constructed, and maintained so as to be fully and independently usable and accessible at all times.*

3. *The required off-street parking facilities and driveways shall not be used for any purpose which at any time would preclude the use of the area for the temporary storage of motor vehicles.*

4. *All permanent parking spaces, driveways, and maneuvering areas shall be paved and permanently maintained with asphaltic concrete, cement concrete, or other all-weather, non-erodible, hard surfacing. Temporary parking spaces, driveways, and maneuvering areas may use decomposed granite or other stable, all-weather surfacing.*

5. *Any lights used to illuminate the parking spaces or driveways shall be designed and located so that direct rays are confined to the property.*

6. *Whenever the occupancy or use of any premises which is not in compliance with off-street parking requirements is changed to a different use or the existing use is altered, enlarged, expanded or intensified, parking to meet the requirements of this section shall be provided for the new use or occupancy.*

7. *Whenever the computation of the number of off-street parking spaces required by this section results in a fractional parking space, one (1) additional parking space shall be required for one-half (1/2) or more fractional parking space, and any fractional space less than one-half (1/2) of a parking space shall not be counted.*

8. *A reduction in the amount of required off-street parking may be granted subject to approval by the Community Development Director.*

7.5.3 OFF-STREET PARKING REQUIREMENTS

The off-street parking requirements listed under this section are the minimum requirements for each specific use; however, it shall be the responsibility of the developer, owner, or operator of any specific use to provide adequate off-street parking, even though such parking may be in excess of the minimum requirements set forth in this section. All land uses shall provide off-street parking in compliance with the following requirements, unless otherwise modified by the Community Development Director.

Use	*Minimum Parking Stalls Required*
All commercial uses permitted within the community commercial category unless otherwise specified below	*1 for each 200 square feet of gross floor area.*
Theaters	*1 for each 3 seats.*
Hotels and Motels	*1 per room or suite, plus one per every 3 employees on the largest workshift, plus 1 per 3 persons to the maximum capacity of each meeting or banquet room.*
Restaurants and other eating, drinking, and food establishments	*1 for each 45 square feet of customer area, plus 1 for each 200 square feet of noncustomer area.*
Requirements not specified	*If no provisions for the required number of off-street parking spaces are not set forth in these regulations for any given use, the Community Development Director shall determine the number of required parking spaces.*

7.5.4 PARKING SPACE CRITERIA

1. *A maximum of 25 percent of the total required parking for the entire Lake Elsinore Outlet Center may only consist of compact parking spaces. However, a maximum of 35 percent of the total required parking for any project phase may consist of compact parking spaces as long as the overall amount of compact parking for the whole site does not exceed 25 percent.*

2. *Open or uncovered spaces with side abutting a wall, building, fence, or other obstruction shall be two (2) feet wider than the standard required width.*

3. *Parking space length may include a two (2)-foot allowance for vehicle overhang of a landscaped area.*

4. *All parking spaces shall be striped.*

5. *Parking for the handicapped shall be provided in accordance with state requirements.*

6. *Parking spaces within the Lake Elsinore Outlet Center shall have the following minimum clear dimensions and aisle width as indicated below:*

Type of Space	*Width*	*Length*	*Aisle Width*			
			30 deg.	*45 deg.*	*60 deg.*	*90 deg.*
Standard	*9"*	*18"*	*12"*	*15"*	*18"*	*24"*
Compact	*8"*	*15"*	*12"*	*15"*	*18"*	*24"*

7.5.5 PARKING AREA LANDSCAPING REQUIREMENTS

All landscaping provided within parking areas shall be in accordance with the landscape standards provided in Section 5.3 of the Lake Elsinore Outlet Center Specific Plan.

7.5.6 LAKE ELSINORE PARKING REQUIREMENTS

All other off-street parking provisions and standards provided within Chapter 17.66 (Parking Requirements) of the Lake Elsinore Zoning Code, unless specified herein, shall be applied to the Lake Elsinore Outlet Center Specific Plan.

7.6 PROCESSING PROCEDURES

This Specific Plan provides project design review for the Lake Elsinore Outlet Center. Any proposal within the Phase 3 development area shall require subsequent review.

The following outlines the processing requirements for proposed development projects within the Lake Elsinore Outlet Center Specific Plan.

1. **Specific Plan Amendments**

   Any amendment to the Lake Elsinore Outlet Center Specific Plan shall be done in accordance with Chapter 17.99 of the Lake Elsinore Zoning Code.

2. **Commercial Project Design Review**

Any proposed commercial development within the Lake Elsinore Outlet Center Specific Plan Phase 3 development area is subject to commercial project design review in accordance with Section 17.82 of the Lake Elsinore Zoning Code.

3. **Tentative Tract Map**

Any proposed tentative tract map within the Lake Elsinore Outlet Center Specific Plan area is subject to the City of Lake Elsinore's tentative tract/parcel map processing procedures.

4. **Final Tract Maps**

Any proposed final tract map within the Lake Elsinore Outlet Center Specific Plan area is subject to the City of Lake Elsinore's final tract/parcel map processing procedures.

5. **Conditional Use Permit**

Any proposed conditional use permit within the Lake Elsinore Outlet Center Specific Plan area is subject to the conditional use permit requirements provided in Chapter 17.74 of the Lake Elsinore Zoning Code.

Appendices

Appendix A: Plant Palette

Community Commercial Plant Palette

Community Commercial
Plant Palette

TREES

Botanical Name	Common Name	E (Evergreen)	D (Deciduous)	P (Suitable for Parking Areas)	A (Accent)	H (Height)	GR (Growth Rate)	SC (Seasonal Color)
Acacia baileyana	Bailey Acacia	❑				25'	F	spring
Acacia bailyana 'Purpurea'	Purple-leaf Acacia	❑			❑	25'	F	spring
Acacia melanoxylon	Black Acacia	❑				40'	F	spring
Ceratonia siliqua	Carob	❑				35'	M	
Chorisia speciosa	Silk Floss Tree	❑				30-60'	F	summer
Eucalyptus sp.	Eucalyptus	❑				25-100'	F	varies
Fraxinus velutina	Arizona Ash		❑			40'		
Geijera parviflora	Australian Willow	❑		❑		25'	M	
Grevillea robusta	Silk Oak	❑				55'	F	
Jacaranda mimosifolia	Jacaranda		❑		❑	30'	M	spring/ summer
Lagestromia indica	Crape Mrytle		❑		❑	30'	M	summer
Ligustrum lucidum	Glossy Privet	❑		❑		35'	F	
a europea	Olive	❑			❑	25'	S	
ı ıatanus x acerifolia	London Plane Tree		❑	❑	❑	40-80'	M	

Community Commercial Plant Palette

PALMS		Evergreen	Deciduous	Accent	Height	Growth Rate	Seasonal Color
Botanical Name	**Common Name**	**E**	**D**	**A**	**H**	**GR**	**SC**
Chamaerops humilis	Mediterranean Fan Palm	❑		❑	20'	S	
Cordyline australis		❑		❑	20'	M	
Pheonix canariensis	Canary Island Date Palm	❑		❑	50'	S	
Pheonix dactylifera	Date Palm	❑		❑	80'	S	
Pheonix loureiri		❑		❑	20'	S	
Trachycarpus fortunei		❑		❑	30'	F	
Washingtonia filifera	California Fan Palm	❑		❑	60'	F	
Washingtonia robusta	Mexican Fan Palm	❑		❑	100'	F	
BUFFER SHRUBS							
Leptospurmum laevigatum	Australian Tea Tree	❑		❑	15'	F	spring
Melalueca nesophila	Pink Melaleuca	❑			20'	F	summer
Myrtus communis	True Murtle	❑			15'	S	summer
Nerium oleander	Oleander	❑		❑	12'	F	spring/ fall/ winter
Osmanthus ilicifolius	Holly-Leafed Osmanthus	❑			8'	M	fall
Vibernum japonicum	Japanese Vibernum	❑			15'	M	spring

Community Commercial
Plant Palette

SHRUBS

Botanical Name	Common Name	E (Evergreen)	D (Deciduous)	A (Accent)	H (Height)	GR (Growth Rate)	SC (Seasonal Color)
Calliandra californica		❑		❑	3'	M	spring
Calliandra eriophylla	False Mesquite	❑		❑	3'	M	spring
Calliandra tweedii	Bird of Paradise Bush	❑		❑	8'	M	spring/ summer
Cassia artemisioides	Feathery Cassia	❑		❑	5'	M	spring/ summer
Cassia surattensis		❑		❑	6'	F	year round
Cercis occidentalis	Western Redbud	❑	❑	❑	15'	M	spring
Cistus purpereus	Orchid-spot Rock Rose	❑			4'	F	spring/ summer
Echnium fastuosum							
Eriogonum sp.	Fleabane	❑			2'	M	summer
Erythrina bidwilli	Coral Tree		❑	❑	15'	F	summer
Grevillea 'Aromas'		❑			8'	M	spring
Grevillea rosmarinifolia	Rosemary Grevillea	❑			6'	M	fall/ winter
Lavandula sp.	Lavender	❑		❑	4'	M	summer
Lupinus arboreus	Lupine	❑		❑	5'	M	summer
Mimilus sp.	Monkey Flower	❑			4"	M	spring
Photinia serrulata	Chinese Photinia	❑			20'	F	spring
Raphiolepsis indica	Indian Hawthorn	❑			5'	M	spring
Rhamnus alternus	Italian Buckhorn	❑			15'	F	spring
Salvia clevelandii	Sage	❑			4'	M	summer
Salvia leucantha	Mexican Bush Sage	❑			4'	M	year round
Salvia leucophylla	Purple Sage	❑			5'	M	year round
Spartium juncium	Spanish Broom	❑			10'	M	summer

Community Commercial Plant Palette

GROUNDCOVERS		Evergreen	Deciduous	Accent	Height	Growth Rate	Seasonal Color
Botanical Name	Common Name	E	D	A	H	GR	SC
Acacia redolens	Acacia	❑			3'	F	spring
Arctotheca calendula	Cape Weed	❑			10"	F	year round
Armeria maritima	Sea Pink	❑			8"	M	spring
Atriplex semibaccata	Australian Saltbush	❑			1'	F	
Ceanothus griseus horizontalis	Wild Lilac 'Santa Ana'	❑			2'	F	spring
Cotoneaster dammeri	Bearberry Cotoneaster	❑			6"	F	spring
Gazania rigens leucolaena	Gazania	❑		❑	10"	F	spring/ winter
Grevillea lanigera	Woolly Grevillea	❑			3-6'	M	summer
Lanatana montevidensis	Lantana	❑		❑	2'	F	spring/ winter
Lonicera japonica 'Haliana'	Japanese Honeysuckle	❑			18"	F	spring/ summer
Osteospermum fruticosum	Trailing African Daisy	❑		❑	12"	F	year round
Phlox subulata	Moss Pink	❑		❑	6"	F	summer
Pyracantha 'walderi'	Firethorn	❑		❑	18"	F	
Rosemarinus officinallis	Rosemary	❑			4'	F	spring/ winter
Santolina virens	Santolina	❑			2'	F	
Trifolium frageriferum	O'Conner's Legume	❑			6"	F	
Vinca minor	Dwarf Periwinkle	❑		❑	30"	F	
VINES							
Bouganvillea	Bouganvillea	❑		❑		F	
Clematis armandii	Evergreen Clamatis	❑				F	spring
Ficus pumila	Creeping Fig	❑				F	
Lonicera sempervirens	Trumpet Honeysuckle	❑		❑		F	summer
Solanum jasminoides	Potato Vine	❑		❑		F	year round
Tecomeria capensis	Cape Honeysuckle	❑		❑		F	winter
Tropaelum majus	Garden Nasturtium	❑		❑		F	spring
Wisteria spp.	Wisteria		❑	❑		F	spring

Open Space Plant Palette

Open Space Plant Palette

WETLAND AREAS

Botanical Name	Common Name
Achillea millefolium	White Yarrow
Ambrosia psilostachya	Western Ragweed
Artemisia californica	California Sagebush
Baccharis glutinosa	Mulefat
Baccharis pilularis ssp. consanguinea	Chaparral Broom
Clarkia amoena	Farewell to Spring
Collinsia heterophylia	Chinese Houses
Encelia californica	California Encelia
Eschschoizia californiaca	California Poppy
Gilia capitata	Globe Gilia
Heliotropium curassavicum	Seaside Heliotrope
Isomeris arborea	Bladder Pod
Juncus mexicanus	Mexican Rush
Layia platyglossa	Tidy Tips
Lupinus densiflorus var aureus	Golden Lupine
Lupinus succulentus	Arroyo Lupine
Minulus puniceus	Mission Red Monkey
Nemophila maculata	Five Spot
Nemophila menziesil	Baby Blue Eyes
Oenothera hookeri	Evening Primrose
Phacelia campanularia	California Blue Bells
Plantago insularis	Plaintain
Rhus integrifolia	Lemonade Berry
Rosa californica	California Wild Rose
Rubus ursinus	California Blackberry
Salix goodingii	Black Willow
Salix lasiolepis	Arroyo Willow
Sisyrinchium bellum	Blue-Eyed Grass

Open Space Plant Palette

OPEN SPACE/GENERAL COMMERCIAL EDGE CONDITION

Botanical Name	Common Name
Jacaranda mimosifolia	Jacaranda
Parkinsonia aculeata	Mexican Palo Verde
Mahonia nevinii	Nevinii Mahonia
Mahonia aquifolium	Oregon Grape
Mahonia repen	Creeping Mahonia

Appendix B: Definitions

Section 17.02.010 Definitions. Unless the context otherwise requires, or unless different definitions are set forth in individual titles, chapters, or sections of the Lake Elsinore Zoning Ordinance (Chapter 17), the words or phrases defined in this Chapter shall have the meaning and construction ascribed to them herein. When not inconsistent with the context, words in the singular shall include the plural and words in the plural shall include the singular. The word "shall" is mandatory and the word "may" is permissive. Words and phrases not defined in this chapter shall be as defined in the following sources and in the following order: other chapters of the Municipal Code, definitions contained in City adopted Chapters of the Uniform Building Codes, definitions contained in legislation of the State of California, Webster's Dictionary.

Section 17.02.020 Abut. Contiguous to. For example, two (2) adjoining lots with a common property line are considered to be abutting.

Section 17.02.030 Access or access way. The place, means or way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to a property or use.

Section 17.02.040 Accessory Structure. A structure, including patio cover located on the same lot with a principal building serving an incidental and secondary use to the main building or the use of the land. It shall not apply to "Second Units."

Section 17.02.050 Accessory Use. A use that is incidental and secondary to the principal use of the main building or the use of the land and devoted exclusively to the main use of the lot or building.

Section 17.02.060 Adjacent. Means the same as abutting, however, public rights-of-way and major utility easement shall not be construed as separating "adjacent" uses.

Section 17.02.070 Agriculture. The tilling of soil, the raising of crops, horticulture, small livestock farming, dairying or animal husbandry and related uses.

Section 17.02.080 Alley. A public or private way at the side or rear of property providing secondary access to abutting properties.

Section 17.02.090 Amenity. A natural or man-made feature which enhances a particular property but may or may not be a normal requirement of the Zoning Ordinance in order to develop the property.

Section 17.02.100 Animal Hospital. A place where animals or pets

are given medical or surgical treatment, and where the boarding of the same animals is limited to short-term periods incidental to the hospital care.

Section 17.02.110 Antenna. Antenna means any system of wires, poles, rods, reflecting discs or similar devices used for transmission or reception of electromagnetic waves, including having elements carried by and disposed from a generally horizontal boom which may be mounted upon and rotatable through a vertical mast interconnecting the boom and a support for the antenna.

Section 17.02.120 Apartment House. A structure containing four (4) or more apartment units.

Section 17.02.130 Apartment Unit. One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit not owned in fee simple.

Section 17.02.140 Architectural Feature. A part, portion, or projection that contributes to the beauty or elegance of a building or structure, exclusive of signs, that is not necessary for the structural integrity of the building or structure or to make said building or structure habitable.

Section 17.02.150 Area, Gross. The total horizontal area within a lot or parcel of land or within a designated portion of a lot or parcel of land.

Section 17.02.160 Area, Net. That portion of a lot or parcel of land exclusive of public rights-of-way, public easements, major utility easements, or other encumbrances which preclude the property owner from having full use of the entire surface of the land.

Section 17.02.170 Automobile Parking. Parking of operational and street legal motor vehicles on a temporary basis within an off-street parking area.

Section 17.02.180 Automobile Dismantling or Wrecking. The taking apart or stripping of used motor vehicles or trailers, or the storage, sale or salvaging of the vehicles or trailers and their metal or parts.

Section 17.02.190 Bar. An establishment used primarily for the serving of liquor, by the drink, to the general public.

Section 17.02.200 Basement. A story of a building or structure partially or wholly underground and not having more than four (4) feet of its height above the adjoining grade at any point.

Section 17.02.210 Berm. Man-made mound(s) of earth, eighteen (18) inches in height or higher used for decorative, screening or buffering purposes.

Section 17.02.220 Bikeway. A paved pathway, usually separated from streets and sidewalks, designed to be used by bicyclists.

Section 17.02.230 Breezeway. A roofed passage way, open on at least one (1) side, the design and construction of which is in keeping with that of the main building and which provides direct access between a main and attached accessary building.

Section 17.02.240 Buffer Area. An area of land used to visibly separate one use from another or to shield noise, lights or other possible nuisances.

Section 17.02.250 Building. Any structure built or maintained for the support, shelter or enclosure of persons, animals, chattels or property of any kind. The work "building" as used in this title includes the work "structure."

Section 17.02.260 Building, Accessory. Same as "accessory structure."

Section 17.02.270 Building Coverage. The gross area of a lot or parcel of land occupied by all of the ground floor of a building or structure which is under roof. As a percentage, it is the relationship between the ground floor area of the building under roof and the net area of the site.

Section 17.02.280 Building Height. The maximum vertical distance between the ground and the uppermost part of the structure through any vertical section.

Section 17.02.290 Building, Main. A building within which is conducted the principal permitted use on the lot, as provided by this title.

Section 17.02.300 Building, Nonconforming. A building or a portion thereof lawfully existing pursuant to the ordinances in effect at the time of its construction or subsequent alteration, but which does not comply with any development criteria adopted at a later date.

Section 17.02.310 Bus Turnout. A paved indentation at the side of a roadway designed to allow buses to pick up and discharge passengers.

Section 17.02.320 Business. The purchase, sale or other transaction or place thereof involving the handling or disposition of any article, substance or commodity for livelihood or profit, including in addition, operation or provision of any service or service establishment, office building, outdoor advertising sign and/or structure, recreational and/or amusement enterprise conducted for livelihood or profit.

Section 17.02.330 Business Face. The square footage of the front of the building or store unit, computed by multiplying the lineal frontage by the height extending from finished grade to the ceiling line of the most upper story. For the purpose of this title, each side of the building or store unit upon which a sign may be located shall also be considered a business face.

Section 17.02.340 Business Frontage. The lineal footage of any side of a business building facing an adjacent street or the unit's

designated automobile parking area and upon which a sign may be located.

Section 17.02.350 Carport. A roofed structure, open on two or more sides, designed for automobile parking.

Section 17.02.360 Circulation Element or Master Plan. The adopted Circulation Element of the General Plan of the City of Lake Elsinore which designates routes for all streets and arterial highways within the highways within the City.

Section 17.02.370 City. The City of Lake Elsinore.

Section 17.02.380 Clinic. An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists or social workers and where patients are not lodged overnight.

Section 17.02.390 Cluster Development. A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space and preservation of environmentally sensitive features.

Section 17.02.400 Commercial Use. A business, normally involving office, retail sales, or service uses.

Section 17.02.410 Commission, Planning Commission. The Planning Commission of the City of Lake Elsinore unless another commission is specifically referenced.

Section 17.02.420 Common Area. Land in a development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.

Section 17.02.430 Condominium, Condominium Development. A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional basis, as generally described in Section 783 of the California Civil Code.

Section 17.02.440 Convalescent Home. See: "rest home."

Section 17.02.450 Conventional Development. A development other than a condominium apartment or cluster development, with each dwelling unit situated on a single residential lot of record and not having a common wall.

Section 17.02.460 Council, City Council. The City Council of the City of Lake Elsinore.

Section 17.02.470 Country Club. A club organized and operated primarily for social and outdoor recreation purposes, including incidental accessory uses and structures.

Section 17.02.480 County. The County of Riverside.

Section 17.02.490 Court Yard. An open, unoccupied space, other than a required yard, on the same lot with a building or buildings and which is bounded on two or more sides by such building(s).

Section 17.02.500 Day Care, Large Family. The use of a residential dwelling unit and the lot upon which it is located for the daytime care of seven (7) to twelve (12) children inclusive, including any children who normally reside on the premises.

Section 17.02.510 Day Care, Small Family. The use of a residential dwelling unit and the lot upon which it is located for the daytime care of six (6) or fewer children, including those who reside at the home.

Section 17.02.520 Density, Gross. The number of dwelling units within the gross area of a project divided by the total number of gross acres.

Section 17.02.530 Density, Net. The number of dwelling units within a project divided by the number of net acres.

Section 17.02.540 Design Review. The process of City review and approval of development proposals pursuant to the provisions of Chapter 17.82 of the Municipal Code.

Section 17.02.550 Director. The Director of Community Development for the City of Lake Elsinore, or his designee.

Section 17.02.560 Display Frontage. The lineal footage of the front of an area used for display and sale of merchandise located outdoors; typically the portion of a display area facing a street or automobile parking area.

Section 17.02.570 District. A specifically delineated area or district in a municipality within which regulations and requirements uniformly govern that use, placement, spacing, and size of land and buildings.

Section 17.02.580 Drive-in. An establishment which provides parking facilities and service to those facilities in order that patrons may utilize on-site goods and/or services without leaving their vehicles. Said drive-in service may be in conjunction with, or exclusive of, any other form of service, including drive-through or conventional seating.

Section 17.02.590 Drive-through. An establishment which offers service via a convenience automobile drive aisle and associated facilities in order that patrons may utilize goods and/or services without leaving their vehicles. Said drive-through service may be in conjunction with, or exclusive of, any other form of service, including drive-in or conventional seating.

Section 17.02.600 Driveway. An unobstructed paved area providing access to a vehicle parking, loading, or maneuvering facility.

Section 17.02.610 Duplex. A structure on a single lot containing

two apartment units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Section 17.02.620 Dwelling, Multiple-family. Means the same as "apartment."

Section 17.02.630 Dwelling, Single-family Attached. Two dwelling units, each owned in fee and located on individual lots but joined along a single lot line, each of which is totally separated from the other by an unpierced wall extending from ground to roof.

Section 17.02.640 Dwelling, Single-family Detached. A dwelling unit owned in fee and located on an individual lot which is not attached to any other dwelling unit by any means.

Section 17.02.650 Dwelling Unit. A building designed exclusively for the occupancy of one (1) family for living and sleeping purposes and having a kitchen facility for only one (1) family.

Section 17.02.660 Eating Place. An establishment which is used for the serving of food and beverages to patrons for compensations, exclusive of those establishments offering only convenience seating (eight (8) or fewer seats) or offering just take-out service.

Section 17.02.670 Educational Institution. A "school."

Section 17.02.680 Elementary School. A "school: for grades typically kindergarten through eighth.

Section 17.02.690 Employees Quarters. That portion of the main building or a detached building used exclusively for the housing of agricultural and domestic employees working on the premises where such quarters are located.

Section 17.02.700 Enclave. A cluster or grouping of development in conformance with the natural hillsides and ridgelines having as its purpose the creation of a meaningful neighborhood unit and the preservation of significant amounts of hillside and ridgeline terrain in its natural state.

Section 17.02.710 Enclosed Building or Structure. A building enclosed by a permanent roof and on all sides by solid exterior walls pierced only by windows and customary entrance and exit doors.

Section 17.02.720 Enclosed Space. An area enclosed on all sides by a solid physical barrier, such as a solid wood fence or masonry wall.

Section 17.02.730 Equestrian Trail. A natural surfaced path for equestrian use.

Section 17.02.740 Erect. To build, construct, attach, hang, place, suspend, or fix with regards to a structure.

Section 17.02.750 Exterior Boundary. The perimeter of any lot or parcels of land or group of lots or parcels to be developed as an integrated project.

Section 17.02.760 Facade. The exterior wall of a building.

Section 17.02.770 Factory-built Home. A dwelling unit that is constructed and assembled at a factory and transported to the building's site and placed on a prebuilt foundation.

Section 17.02.780 Family. One or more persons immediately related by blood, marriage or adoption living together as a single housekeeping unit in a dwelling unit together with any domestic employees. A group of not more than six (6) unrelated persons living together as a single housekeeping unit with their domestic employees shall also be considered a family.

Section 17.02.790 Farm. A parcel of land used for agricultural activities.

Section 17.02.800 Fast Food Place. An establishment which is used for the serving of food and beverages to patrons for compensation and which provides only convenience seating (eight (8) or fewer seats) and/or offers just take-out service.

Section 17.02.810 Fence. Any device forming a physical barrier between two (2) areas and constructed of chainlink, louver, stake, masonry, or lumber in accordance with adopted City standards.

Section 17.02.820 Floor Area, Gross. The total horizontal area of a building under roof, in square feet, including to the outside of the exterior walls of all floors.

Section 17.02.830 Floor Area Ratio. The numerical value obtained by dividing the gross floor area of a building or buildings located upon a lot or parcel of land by the total net area of such lot or parcel of land.

Section 17.02.840 Frontage. With regards to a lot, that side of a lot abutting on a street; typically, the front lot line. With regards to a building, see "business frontage."

Section 17.02.850 Garage, Private. An enclosed building, or a portion of a building, used primarily for automobile parking. Garages shall not be used for habitation.

Section 17.02.860 Garage, Public. An enclosed building, other than a private garage, used for the maintenance or temporary storage of motor vehicles.

Section 17.02.870 Gasoline Dispensing Establishments. A business including service stations and other places where motor fuels are dispensed.

Section 17.02.880 General Plan. The adopted General Plan of the City of Lake Elsinore.

Section 17.02.890 Grazing. The act of pasturing livestock on growing grass or other growing herbage or on dead grass or other dead herbage existing in the place where grown, as the principal subsistence of the livestock so grazed.

Section 17.02.900 Greenhouse. A building or structure including lathhouses which is devoted solely to the propagation, protection or cultivation of flowers or other plants.

Section 17.02.910 Gross Lot Area. Same as "lot area."

Section 17.02.920 Group Quarters. A dwelling housing related individuals.

Section 17.02.930 Guest Quarters. A "second unit."

Section 17.02.940 Home Occupation. A use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which does not change the character thereof; it shall not be construed to mean any use which by its nature or scope adversely affects activities or causes substantial diminution in the enjoyment, use or property values of property in the neighborhood.

Section 17.02.950 Homeowners Association. A community association which is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping or facilities.

Section 17.02.960 Hospital. A facility licensed by the State Department of Public Health for the accommodation and medical care of sick, injured or inform persons and includes sanitariums, alcoholic sanitariums and institutions for the cure of drug addicts and mental patients.

Section 17.02.970 Hotel. Any building or portion thereof with access provided through a common entrance, lobby or hallway to six (6) or more guest rooms, and which rooms are designed, intended to be used or are used, rented or hired out as temporary, overnight, or weekly accommodations for guests.

Section 17.02.980 Industry. The manufacture, fabrication, processing or reduction of any article, substance or commodity or any other treatment thereof in such a manner as to change the form, character or appearance thereof. In addition, it shall include trucking facilities. warehousing, storage facilities, businesses serving primarily industry, and similar enterprises.

Section 17.02.990 Infrastructure. Any and all of the public facilities and services needed for development of a lot or parcel of land.

Section 17.02.1000 Institutional Use. A non-profit or quasi-public use or institution, such as a church, library, public or private school, hospital, or municipally owned or operated building, structure or land, used for public purpose.

Section 17.02.1010 Island, Traffic. A raised barrier, sometimes landscaped, located in a vehicle travel path for the purpose of directing circulation patterns.

Section 17.02.1020 Junk Yard. See "wrecking and salvage yard."

Section 17.02.1030 Kennel. Any property where four or more dogs or cats, over the age of four months, are kept or maintained for the purpose of boarding, breeding, raising, or training.

Section 17.02.1040 Kiosk. A freestanding structure upon which temporary information and/or posters, notices and announcements are posted.

Section 17.02.1050 Kitchen. Any area of a building intended or designed to be used or maintained for the cooking and/or preparation of food.

Section 17.02.1060 Land Use District. See "district."

Section 17.02.1070 Landscaping. The planting and maintenance of a a combination of trees, shrubs, vines, ground cover, flowers or lawns In addition, the combination of design which may include natural features such as rock and stone, and structural features, including but not limited to water elements, art works, decorative walks, decorative walls, and benches.

Section 17.02.1080 Lot. Any numbered or lettered parcel shown on a recorded tract map, a record of survey recorded pursuant to an approved division of land, or a parcel map.

Section 17.02.1090 Loading Area. The portion of a site developed to accommodate loading spaces including the related aisles, access drives, and buffers.

Section 17.02.1100 Loading Space. An off-street space or berth on the same lot and contiguous with the building it is intended to serve, for the temporary parking of commercial vehicles while loading or unloading. Loading spaces shall not make use of public rights-of-way for the maneuvering of vehicles utilizing the space nor shall they encroach in parking areas or drive aisles.

Section 17.02.1110 Lot Area. The total area within the property lines of a lot.

Section 17.02.1120 Lot, Corner. A lot at the junction of two or more intersecting streets with a boundary line thereof abutting on each of the streets.

Section 17.02.1130 Lot Coverage. See "building coverage."

Section 17.02.1140 Lot, Interior. A lot other than a corner lot or reversed corner lot.

Section 17.02.1150 Lot, Key. A lot, the side line of which adjoins the rear line of one or more adjoining lots.

Section 17.02.1160 Lot, Reversed Corner. A corner lot, the street side of which is substantially a continuation of the front lot line of the first lot to its rear.

Section 17.02.1170 Main Building or Structure. A building or structure in which is conducted a main use of the lot or parcel of land upon which it is situated.

Section 17.02.1180 Main Use. Any use of a building, structure, or land which is not clearly and entirely incidental, secondary, or accessory to some other use on the same parcel or unit of development

Section 17.02.1190 Manufactured Home or Housing. Includes mobile-homes and refers to all housing units built in a factory in one or more sections to the specifications of the National Manufactured Housing Construction and Safety Standards Act of 1974, transported over the highways to a permanent occupancy site, and installed on the site with a permanent foundation.

Section 17.02.1200 Mini-warehouse. A building or structure designed and/or operated to provide individual spaces to the general public for the sole purpose of storage. Other uses of such facilities shall not be permitted.

Section 17.02.1210 Mixed Use Development (MXD). The development of a tract of land or building or structure with two or more different uses such as, but not limited to, residential, office, retail, public, or entertainment, in a compact urban form.

Section 17.02.1220 Mobile Home. A structure, transportable in one or more sections, which is at least eight (8) feet in width and thirty-two (32) feet in length, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required facilities.

Section 17.02.1230 Mobile Home Park. Any area or tract of land designed for the parking or other type of installation of mobile homes on spaces or lots offered for lease or rent, including all improvements, buildings, structures, recreation areas, or other facilities for the use of the residents of such development.

Section 17.02.1240 Mobile Home Subdivision. Same as "Mobile Home Park" except that lots are offered for sale or condominium ownership.

Section 17.02.1250 Motel. A building or group of buildings containing guest rooms or dwelling units designed, intended or used primarily for the accommodation of transient automobile travelers; including, but not limited to, buildings, or building group designated as auto cabins, motor courts, or motor hotels.

Section 17.02.1260 Mound. A raised embankment of earth a minimum of eighteen (18) inches in height intended as a landscape feature and/or to screen an area from sight or sound.

Section 17.02.1270 Multi-phase Development. A development project that is constructed in increments, each increment being capable of existing independently of the others.

Section 17.02.1280 Net Density. The average number of dwelling units divided by the project acreage exclusive of public streets and other public dedications.

Section 17.02.1290 Net Lot Area. The total area within the property lines of a lot exclusive of public streets or other public dedications of any easements which preclude the property owner from having full use of the property for the purpose(s) for which it is designated.

Section 17.02.1300 Non-Conforming Structure, Sign or Building. A structure, sign or building, the size, dimensions of, location of, which was lawful prior to the adoption, revision or amendment to a zoning or district ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning or district regulations.

Section 17.02.1310 Non-Conforming Use. A use of a building or property which was lawful prior to the adoption, revision or amendment to conform to the present requirements of the zoning or district regulations.

Section 17.02.1320 Nursing Home. See "rest home."

Section 17.02.1330 Off-Street Parking Space. A temporary storage area for a motor vehicle that is not located on a dedicated street right-of-way, dedicated or private.

Section 17.02.1340 Off-Street Parking Space. A temporary storage area for a motor vehicle which is located on a street right-of-way.

Section 17.02.1350 Open Space, Common. Any parcel or area of land or water set aside, dedicated, designated or reserved for use and enjoyment of all owners and occupants of a project. Usable Common Open Space shall constitute area(s) readily accessible, practical, and generally acceptable for active and/or passive recreation uses. In no case shall Common Open Space include required setback areas or contain structures other than those intended for landscape or recreational purposes.

Section 17.02.1360 Open Space, Private. A fenced or otherwise screened area designated for a specific tenant or resident and which is devoid of structures and improvements other than patio covers or those structures or improvements intended for landscape or recreational purposes.

Section 17.02.1370 Open Space, Public. Open space maintained for the use and enjoyment of the general public.

Section 17.02.1380 Parcel. An area, parcel, site, piece of land, or property which is the subject of a development action.

Section 17.02.1390 Parking Area or Lot. A portion of a site devoted to the temporary parking of motor vehicles, including the actual parking spaces, aisles, access drives, and related landscaped area.

Section 17.02.1400 Parkway. A portion of a street or highway right-of-way between the back of the curb and the right-of-way line and which is not intended to be used as part of the roadway.

Section 17.02.1410 Patio House. A single-family dwelling on a separate lot with open space setbacks on three sides and with a court. Patio homes may be attached to similar houses on adjacent lots and still meet this definition.

Section 17.02.1420 Permitted Use. Any use allowed within district regulations and subject to the restrictions applicable to that Zoning or Land Use District.

Section 17.02.1430 Pet, Household. An animal clearly considered customary to a residential use, e.g., dogs, cats, birds, and fish.

Section 17.02.1440 Philanthropic or Charitable Organization. An establishment engaged in the giving of foods, goods, financial assistance, or grants, or offering services or other socially useful programs on a benevolent, nonprofit basis.

Section 17.02.1450 Planned Residential Development. Same as "Planned Unit Development."

Section 17.02.1460 Planning Commission. The Planning Commission of the City of Lake Elsinore.

Section 17.02.1470 Planning Unit Area. Parcels of land identified within a specific plan land use map with a clearly identified land use title and having established regulatory controls.

Section 17.02.1480 Planned Unit Development (PUD). A development to be constructed by a person or corporate body, involving a variety of residential designs, planned as a total entity, and subject to approval, development regulation and maintenance as comprehensive land use plan.

Section 17.02.1490 Preliminary Site Plan. A preliminary plan developed to identify the location and general relationship between land uses, improvements, structures, circulation systems, landscaping and design elements and typically submitted to the Director of Community Development for review and comment prior to any required formal submittal to the Planning Commission or City Council.

Section 17.02.1500 Premises. A lot or a building site, or a specified portion of a lot or building site, that contains the structures and the open space needed for the location, maintenance and operation of the use of the property.

Section 17.02.1510 Private. Belonging to or restricted for the use or enjoyment of particular persons.

Section 17.02.1520 Public. Belonging or open to, enjoyed and used by and/or maintained for the public generally, but not limited to a facility the control of which is wholly or partially exercised by some governmental agency including the City of Lake Elsinore.

Section 17.02.1530 Public Utility Installation. Buildings and other structures and equipment owned and operated by a public utility or private utility company subject to regulation by the State Public Utilities Commission.

Section 17.02.1540 Quasi-public. A use which involves as its primary purpose, the administration of a required government program or a government regulatory program.

Section 17.02.1550 Recreational Apparatus or Vehicle. Any device which may be used for camping or recreational purposes and which, with the exception of vehicle and/or utility trailers, is not currently registered for operation on public streets including, but not limited to, camper units, shells, travel trailers, vehicle trailers, utility trailers, boats, airplanes, gliders, off-highway vehicles and other devices used for recreational purposes.

Section 17.02.1560 Restaurant. An "Eating Place."

Section 17.02.1570 Rest Home. Premises operated as a boarding home, and in which nursing, dietary and other personal services are furnished to convalescents, invalids, and non-ambulatory aged persons. It does not include premises in which persons suffering from a mental sickness, disease, disorder or ailment or from a contagious or communicable disease are kept, or in which surgical or other primary treatments are performed, such as are customarily provided in sanitariums or hospitals or in which persons are kept or served who normally would be admnittable to a mental hospital.

Section 17.02.1580 Retail. The selling of goods, wares or merchandise directly to the ultimate consumer or persons without a resale license.

Section 17.02.1590 Room Addition. An added room that takes access from interior of a principal residential unit.

Section 17.02.1600 Salvage Operation or Yard. See "Wrecking and Salvage Operations."

Section 17.02.1610 Sanitarium. An institution where mental or drug addict patients are housed and where medical or post-surgical treatment is provided.

Section 17.02.1620 Sanitary Sewers. Pipes that carry only domestic or commercial sewage and into which storm, surface, and ground waters are not intentionally admitted.

Section 17.02.1630 Satellite Dish Antenna. Satellite Dish Antenna means a parabolic and/or disc-shaped antenna of either solid or mesh construction, intended for the purpose of receiving communications from an orbiting satellite transceiver.

Section 17.02.1640 Scenic Easement. An easement, the purpose of which is to limit development in order to preserve a view or scenic area.

Section 17.02.1650 Scenic Highway. Any highway designated as a Scenic Highway by an agency of the city, county, state or federal government.

Section 17.02.1660 School. Public, parochial and other nonprofit institutions conducting regular academic instruction at kindergarten, elementary, high school, and collegiate levels. Such institution must either, 1) offer general academic instruction equivalent to the standards prescribed by the State Board of Education, or 2) confer degrees as a college or university of undergraduate or graduate standing. This definition does not include schools, academies or institutions, incorporated or otherwise, which operate for a profit, nor does it include commercial or trade schools.

Section 17.02.1670 School, Trade. Private schools offering instruction in the technical, commercial or trade skills.

Section 17.02.1680 Screening. A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

Section 17.02.1690 Second Unit. A subordinate dwelling unit with complete and independent living facilities attached to or contained within a single-family detached dwelling.

Section 17.02.1700 Senior Citizen Housing, Congregate Care. A residential complex intended for the sole occupancy by residents sixty-two (62) years of age and older and having a common dining facility and no kitchen facilities in the individual units.

Section 17.02.1710 Senior Citizen Housing, Individual Living. An "apartment" complex intended for the sole occupancy by residents sixty-two (62) years of age and older.

Section 17.02.1720 Septic Systems. An underground system tank used for the decomposition of domestic wastes..

Section 17.02.1730 Service. An act, or any results of useful labor, which does not in itself produce a tangible commodity.

Section 17.02.1740 Service Station. A "gasoline dispensing establishment" offering the sale of gasoline, oil, minor accessories, and minor repair services done indoors for the operation of motor vehicles but not including painting, body work, restoration, auto wrecking, salvaging, radiator rodding or rebuilding, and other than occasional major motor overhauls.

Section 17.02.1750 Setback. The area between the building line and the nearest property line.

Section 17.02.1760 Shopping Center. A group of four (4) or more commercial establishments planned, constructed, and managed as a total entity with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations, and protection from the elements.

Section 17.02.1770 Sidewalk. A paved surface or leveled area separated from the street and used as a pedestrian walkway.

Section 17.02.1780 Sign. Any device or part thereof capable of visual communication or attraction including any announcement, declaration, demonstration, display, illustration, insignia or symbol used to advertise or promote the interest of any person, partnership, association, corporation, institution, organization, product, service, event, location or other business entity by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images. "Sign" shall not include and official notice, directional, warning, or information signs or structures issued by any federal, state, county or municipal authority.

Section 17.02.1790 Sign, Animated or Moving. Any sign or part of a sign which changes physical position by any movement or rotation of which gives the visual impression of such movement or rotation.

Section 17.02.1800 Sign, Area. Means and is computed as the entire area within a geometric pattern enclosing the limits of writing, representation, emblem, or any figure together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed, provided that in the case of a sign designed with more than one exterior surface, the area shall be computed as including only the maximum single display surface visible from any ground position. The supports, uprights, or structures on which any sign is supported shall not be included in determining the sign area unless such supports, uprights, or structures are designed in such a manner as to form an integral background of the display.

Section 17.02.1810 Sign, Free Standing. Any nonmovable sign not affixed to a building.

Section 17.02.1820 Sign, Monument. A free standing sign no taller than six (6) feet in height and which is incorporated into a project's landscape design.

Section 17.02.1830 Sign, Pole. A free standing sign, the supports or uprights of which have received no substantial architectural enhancement.

Section 17.02.1840 Sign, Portable. Any movable external sign that is not permanently secured or attached to an approved structure, support, or anchor.

Section 17.02.1850 Sign, Roof. A sign erected wholly upon or above above the roof or highest horizontal plane of a building or structure. Signs placed on portions of a building, the structure of which serves primarily to circumvent the intent of this Section, shall be considered "Roof Signs."

Section 17.02.1860 Sign, Temporary. A sign intended to be displayed for a limited period of time not to exceed 31 days. Such signs shall be constructed of cloth, canvas, fabric, wood, or plastic.

Section 17.02.1370 Sign, Wall. A sign of solid face construction or individual letters which is mounted to and parallel with an exterior wall of a building. Letter and figures incorporated into such signs shall protrude from the sign face. However, in no case shall any part of a wall sign extend more than one (1) foot out from the surface of the wall upon which is is mounted.

Section 17.02.1380 Small Family Day Care Home. See "Day Care, Small Family."

Section 17.02.1890 Specimen Tree. A tree of at least thirty-six (36) inch box size.

Section 17.02.1900 Storage Area. An area used or intended for the storage of materials, refuse, or vehicles and equipment not in service. Storage areas shall not incorporate any other areas of project development such as parking areas, landscaping, and yard areas unless specifically authorized by the applicable land use regulations.

Section 17.02.1910 Story. That portion of building between the upper surface of any floor and the upper surface of the floor next above, except that if there is no floor above, then the space between such floor and the ceiling or roof above.

Section 17.02.1920 Street. A public or private vehicular thoroughfare or right-of-way, other than an alley, which serves as primary access to a property or residential unit and which is wider than twenty-six (26) feet in width, curb to curb.

Section 17.02.1930 Street Furniture. Man-made, above-ground items that are usually found in a street right-of-way such as hydrants, manhole covers, benches, traffic lights and signs, utility poles and lines, parking meters, and the like.

Section 17.02.1940 Structure. Anything that is built or constructed and requires a fixed location on the ground, including a building, wall, cover, or other edifice of any kind.

Section 17.02.1950 Subdivision. The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

Section 17.02.1960 Swimming Pool. Any tank or pool created by artificial means and designed for the purpose of containing a body of water offering the possibility of use for swimming, bathing or total body immersion and any portion of which exceeds twenty-four (24) inches in depth and which pool or tank is not readily portable in design or construction.

Section 17.02.1970 Tavern. A "bar."

Section 17.02.1980 Temporary Structure. A structure which is permitted within a land use district without any foundation of footing and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Section 17.02.1990 Temporary Use. A use permitted within a land use district and established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Section 17.02.2000 Terracing. An erosion control method that uses small hills and contours on the land surface to control flooding and runoff.

Section 17.02.2010 Tot Lot. An improved and equipped play area for small children.

Section 17.02.2020 Tower. Tower means any fabricated structure or device, including guy wires, used to support one or more antennas as defined herein and to maintain said antennas at the proper elevation.

Section 17.02.2030 Townhouse. A single-family attached dwelling in a row of such units in which each unit has its own front and rear access to the outside and no unit is located over another.

Section 17.02.2040 Tract. An area, parcel, site, piece of land, or property which is the subject of a residential development action involving five (5) lots or more.

Section 17.02.2050 Tract House. A dwelling in a residential development containing houses similar in size and appearance.

Section 17.02.2060 Trailer. A structure standing on wheels, towed or hauled by another vehicle, and used for short-term human occupation, carrying materials, goods or objects, or as a temporary office.

Section 17.02.2070 Transfer of Development Rights (TDR's). The removal of the right to develop or build, expressed in dwelling units per acre, from one parcel to another parcel where such transfer is permitted.

Section 17.02.2080 Triplex. A dwelling containing three (3) dwelling units, each of which has direct access to the outside or to a common wall.

Section 17.02.2090 Truck Terminal. Premises used for the parking, servicing, repairing, or storage including the storage for rental or leasing purposes, of any truck except where such use is incidental to a permitted use, servicing only said permitted use, and wholly owned by the owners of the permitted use.

Section 17.02.2100 Undeveloped Land. Land in its natural state before development.

Section 17.02.2110 Unique Natural Feature. That part of natural environment which adds character to a location and which, if altered or damaged, cannot be artificially replaced.

Section 17.02.2120 Use. The purpose for which land or a building is occupied, arranged, designed or intended, or for which either

land or building is, or may be, occupied or maintained. A use may be passive. For example, parking and/or storage is a use of property

Section 17.02.2130 Variance. Permission to depart from the literal requirements of zoning ordinance because of a hardship to the property owner. A hardship may not be self-imposed nor shall economic considerations constitute the principal reason for the hardship. Any variance approved shall be the least deviation from the ordinance necessary to alleviate the hardship.

Section 17.02.2140 Veterinary Clinic. An "animal hospital."

Section 17.02.2150 Wing Wall. An architectural feature in excess of six (6) feet in height, which is a continuation of a building wall projecting beyond the exterior walls of a building.

Section 17.02.2160 Wrecking Yard or Salvage Operation. Any operation or the use of any portion of a lot for the dismantling of machinery, materials, goods or possessions, or for the storage and/or keeping for sale of parts and equipment resulting from such dismantling or wrecking, or for the storage or keeping of junk, including scrap materials, machinery, goods or possessions.

Section 17.02.2170 Yard. An open space that lies between the principal building and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward, except as may be specifically provided for in the zoning ordinance. Unless otherwise specified, a yard is fully landscaped.

Section 17.02.2180 Yard, Required. A yard, as defined herein, that occupies the area of a required setback.

Section 17.02.2190 Zero Lot Line Development. The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line and complies with all fire code requirements for construction on a lot line. Zero Lot Line Development shall not have the same meaning as "swap easement development."

Section 17.02.2200 Zone or Zoning District. See "district."

Section 17.02.2210 Zoning Ordinance. The comprehensive zoning ordinance of the City of Lake Elsinore (Chapter 17).

Appendix C: Conditions of Approval Specific Plan
Conditions of Approval Specific Plan Amendment No. 3

except in those areas where the Specific Plan expressly regulates a use.

4. The Lake Elsinore Outlet Center Specific Plan will not be detrimental to the health, safety, comfort or general welfare of the persons visiting or working within the neighborhood of the project area, nor will it be injurious to the property or improvements in that area or the City as a whole, based upon the provisions of the Plan, mitigation measures and Conditions of approval.

Findings - Zone Change 90-5

1. The proposed amendment will not be detrimental to the health, safety, comfort, or general welfare of the person residing or working within the neighborhood of the proposed amendment or within the City, injurious to property or improvements in the neighborhood or within the City.

2. The proposed amendment is consistent with the General Plan.

3. The proposed amendment is consistent with Section 17.99 as it implements the Lake Elsinore Outlet Center Specific Plan.

Findings - Commercial Project 90-6

1. The project implements the plans and design guidelines of the Lake Elsinore Outlet Center Specific Plan 90-1.

2. The project, as approved, complies with the goals and objectives of the General Plan and the Zoning District in which the project is located.

3. The project complies with the design directives contained in Section 17.82.060 and all other applicable provisions of the Municipal Code.

4. Conditions and safeguards pursuant to Section 17.82.070, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to insure development of the property in accordance with the objectives of this Chapter and the planning district in which the site is located.

Conditions - Specific Plan 90-1

1. The view study in the Specific Plan shall be refined to show the visibility of the project's roof and roof top equipment. From this a detail for screening shall be prepared and approved by the Community Development Director. Consideration shall be given to such things as single color for roof top mechanical equipment and appurtenances, and/or parapet wall height variations.

2. All wood fencing and gates shall be presented in a detail for the review and approval of the Community Development Director.

3. Architectural details shall be prepared and approved by the Community Development Director to improve

visual quality of the roof and parapet wall treatment. This will take into account the wall-like character of these features and their exposure to freeway view. To the degree there is prominent views of these features, additional architectural treatment may be required.

4. The freeway oriented, freestanding sign shall have an architectural character integrated with the buildings.

5. The southern, main entrance driveway throat shall be redesigned to improve pedestrian access to the main entrance and reduce conflict between pedestrians and vehicles.

6. The statement claiming the City will incur all public improvements costs, shall be removed from the Specific Plan document.

7. A wetlands area maintenance plan shall be prepared and approved by California Department of Fish and Game and the Community Development Director.

8. The building separations shall be improved for emergency access, subject to the approval of the Fire Department.

9. Prior to issuance of building permits for Phase II the Collier Road Realignment E.I.R. shall be completed and certified by the City.

10. All freestanding signs and signs on the exterior walls of the building shall require the approval of the Community Development Director or his designee to assure compliance with the sign specifications of the Specific Plan.

11. The six (6) acre site, shown as Phase III shall be consistent with the Specific Plan and subject to the Design Review process.

12. A wall of decorative block masonry shall be erected on the easterly boundary by the developer, in accordance with City requirements, and subject to the review and approval of the Community Development Director.

13. The freeway oriented sign shall be subject to additional Design Review with respect to its enhancement and possible reduction of the height. Enhancement of the towers and the adjoining building parapets shall also be evaluated.

<u>Planning Department Conditions - Commercial Project 90-6</u>

1. Design review approval for the Lake Elsinore Outlet Center will lapse and be void unless building permits for Phase I are issued within one (1) year from the date of City Council approval. An extension of time, up to one (1) year per extension, may be granted by the Planning Commission prior to the expiration of the initial Design Review approval upon application by the developer one (1) month prior to expiration.

2. Site improvements shall be constructed for each Phase as indicated on the approved plot plan and

elevations. Revisions to approved site plans or building elevations shall be subject to Design Review. All plans submitted for Building Division Plan Check shall conform with the submitted plans as modified by Conditions of Approval, or the Planning Commission through subsequent action. Minor changes, to such things as the footprint of Phase II, may be approved by the Community Development Director.

3. Materials and colors depicted on the materials board shall be used unless modified by the Community Development Director or his designee.

4. Buildings shall be constructed a depicted on plans or as modified by the Community Development Director or his designee.

5. A revised site plan and elevation plan shall be submitted to the Planning and Building Departments by the applicant prior to Building Division issuance of permits which reflects all conditions of approval. These revised plans shall become the approved plans only upon the review and approval by the Community Development Director or his designee.

6. Applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the provisions of Municipal Code, Chapter 15.72 and using accepted techniques. Interim erosion control measures shall be provided 30 days after the site's rough grading, as approved by the City Engineer.

7. A final grading plan shall be submitted and shall be subject to the approval of the Chief Building Official.

8. This project shall be consistent with the Lake Elsinore Outlet Center Specific Plan and all applicable City Codes and Ordinances.

9. No outdoor storage shall be allowed for any tenant.

10. Trash enclosures shall be constructed per the approved Specific Plan and City standards as approved by the Community Development Director.

11. Exterior roof ladders shall not be permitted unless required by the U.B.C.

12. The design and construction of the project shall meet all County Fire Department standards for fire protection and shall include emergency vehicle turning radius, and fire resistance requirements for all buildings including sprinklers where required, and any additional requirements requested by the Fire Marshal. A fire detector check assembly shall be required for any interior fire lanes and hydrants. A letter shall be submitted verifying compliance prior to issuance of building permits.

13. All roof mounted or ground support air conditioning units or other mechanical equipment incidental to development shall be screened so that they are not visible from neighboring property or public streets. Screening shall be subject to review and approval by the Community Development Director.

14. All outdoor ground or wall mounted utility equipment shall be consolidated in a Central location and architecturally screened along with substantial landscaping, subject to the approval of the Community Development Director.

15. All exterior downspouts shall be painted to match the building color.

16. Any proposed metal mailboxes shall be treated to blend with the Center's design theme. Mailboxes shall be submitted for approval prior to issuance of building permits, subject to the approval of the postal service and the Community Development Director or his designee.

17. Bicycle racks shall be provided in the proximity of major commercial uses. Placement, design and quantity shall be indicated on the final landscaping plan, and subject to the approval of the Community Development Director.

18. The detailed landscaping/irrigation plan, consistent with the Lake Elsinore Outlet Center Specific Plan, is to be reviewed and approved by the Community Development Director or his designee. Where applicable these plans shall be consistent with the City's Landscape Guidelines.

    a) All planting areas shall have permanent and automatic sprinkler system with 100% watering coverage.

    b) All planting areas shall be separated from parking areas with a six-inch (6") high and six-inch (6") wide concrete curb.

    c) Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six inches (36").

    d) Any transformers and mechanical or electrical equipment shall be indicated on landscape plan an screened as part of the landscaping plan.

    e) All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building.

    f) Final landscape plans to include planting and irrigation details.

    g) All landscape improvements shall be bonded 120% Faithful Performance Bond, and released at completion of installation of landscape requirements approval/acceptance, and bond 100% for material and labor for one (1) year.

    h) All graded and/or disturbed areas in Phase II and III shall be landscaped to prevent erosion. These areas shall be irrigated until the plant materials are established.

    i) Any soil stock piling shall have a maximum height of ten (10) feet, and shall be contoured so it can be landscaped as per Condition No. 18.h.

19. All undeveloped lots or portions of the site shall be maintained in a neat and safe condition, with erosion and weed control methods applied by the developer as necessary to meet the approval of the Community Development Director until such time as these lots are built-out.

20. All exterior on-site lighting shall be shielded and directed on-site so as not to create glare onto neighboring property and streets or allow illumination above the horizontal plane of the fixture. Any security lighting located on-site shall be ornamental and shall be shown on building plans, subject to the approval of the Community Development Director or his designee.

21. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD).

22. All loading zones shall be clearly marked.

23. Trailers utilized during construction shall be approved by Planning Division.

24. On-site surface drainage shall not cross sidewalks in public right-of-way.

25. Public Transit facilities shall be provided as approved by the Community Development Director or his designee.

26. Prior to issuance of any grading permit or building permits, the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department for inclusion in the case records.

Engineering Department Conditions

27. While recognizing the Redevelopment Agency has agreed to provide all public improvements, all Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code at the time a building permit is issued.

28. Dedicate appropriate right-of-way on Collier Avenue to provide for a one hundred (100) foot right-of-way prior to issuance of building permits.

29. Dedicate underground water rights to the City (Municipal Code, Title 16, Chapter 16.52.030). Document can be obtained from the Engineering Department.

30. Public right-of-way dedications shall be prepared by the applicant or his agent. Deeds shall be submitted to the Engineering Department for review and approval prior to issuance of building permit.

31. Process and meet all parcel merger requirements prior to issuance of building permit (Lake Elsinore Municipal Code 16.20).

32. Pay all Capital Improvement and Plan Check fees (Municipal Code, Title 16, Chapter 16.34; Resolution No. 85-26).

33. Submit a "Will-Serve" letter to the City Engineering Department, from the applicable water district, stating that water and sewer arrangements have been made for this project. Submit this letter prior to applying for a building permit.

34. The project, as prescribed in the Owner Participation Agreement (OPA) for this project, shall construct all off-site public works improvements per approved street plans (Municipal Code, Title 12).

35. The project, as prescribed in the OPA for this project, shall pay all fees and meet requirements of encroachment permit issued by the Engineering Department for construction of off-site public works improvements (Municipal Code, Title 12, Chapter 12.08 and Resolution No. 83-78).

36. The project, as prescribed in the OPA shall make arrangements for relocation of utility company facilities (power Poles, vaults, etc.) out of the roadway or alley.

37. Provide fire protection facilities as required in writing by Riverside County Fire Department.

38. The project, as prescribed in the OPA shall provide street lighting and show lighting improvements on street improvement plans, as required by the City Engineer.

39. On-site drainage shall be conveyed to a public facility or accepted by adjacent property owners by a letter of drainage acceptance or conveyed to a drainage easement.

40. All natural drainage traversing site shall be conveyed through site, or shall be collected and conveyed by a method approved by the City Engineer.

41. Submit Hydrology and hydraulic Reports for review and approval by the City Engineer. Developer shall mitigate any flooding and/or erosion downstream caused by development of site and diversion of drainage. Riverside County Flood Control Will review and approve the Hydrology and Hydraulic Report for Arroyo Del Torro drain.

42. All drainage facilities shall be constructed to Riverside county Flood Control District Standards.

43. Contribute $4,000 towards the City's Master Entryway Sign Program.

44. Applicant shall obtain all necessary off-site easement for off-site grading from the adjacent property owners prior to issuance of grading permit.

45. Meet all requirements of Chapter 15.68 of the Municipal Code regarding floodplain management.

46. Meet all requirements of Chapter 15.64 of the Municipal Code regarding flood hazard regulations.

47. Prior to issuance of building permits for Phase II, a hydrological analysis of the planned grading and its effect on the 100-year floodplain boundaries

designated by FEMA shall be completed and approved by the City of Lake Elsinore. FEMA shall review the analysis and advise the City of any Floodplain boundary changes.

48. The onsite stormwater collection system should be designed in accordance with the standards and requirements established by the City of Lake Elsinore. The system should be adequately sized to control both the stormwater generated onsite plus the 100-year storm flows conveyed under Interstate 15 by the existing corrugated metal pipes (CMPs) and RCBs.

49. The project as prescribed by the OPA shall contribute a pro-rata share of funding for the installation of traffic signals at the intersections of Collier Avenue/Central Street, Collier Avenue/Riverside Drive, Central Street/I-15 Ramps, Nichols Road/Collier Avenue, Nichols Road/I-15 Ramps. An agreement on the amount of funding between the developer and the City shall be reached prior to the issuance of the Certificate of Occupancy permits.

50. The project, as prescribed in the OPA shall contribute $122,630 for the design and construction of half a median on Collier along abutting property line.

51. The project, as prescribed by the OPA shall agree to participate in and join the Northwest Sewer Assessment District.

52. Provide Soils, Geology and Seismic report including street design recommendations. Provide final soils report showing compliance with preliminary and finish grade certification.

~~32. Annexation No. 53 and Zone Change 90-4 - South Lake Estates Joint Venture.~~

A request to pre-zone to R-1, to annex into the City of Lake Elsinore and de-annex from the Ortega Trails Recreation and Park District on a 29.5 acre parcel located on the east side of Stoneman and the south side of the current City limits. Resolution Nos. 90-55 and 90-56 and Ordinance No. 895.

Community Development Director Gunderman detailed this request.

The City Clerk reported no written comments or protests.

Mayor Washburn opened the public hearing at 7:31 p.m., asking those in favor of this annexation to speak. The following person spoke:

John Elmajian, Wesco Homes, representing the applicant, requested Council approval.

Mayor Washburn asked those in opposition to speak. The following people spoke:

Ken Stoller, resident of Stoneman Street since 1922, expressed concern with the increase in traffic and development that would be occuring in this area. He also expressed concern with the impact of the population increase on the affected schools and the proposed quality of the development.

CONDITIONS OF APPROVAL
LAKE ELSINORE OUTLET CENTER SPECIFIC PLAN AMENDMENT NO. 3,
ZONE CHANGE NO. 00-02,
AND MINOR DESIGN REVIEW NO. 00-02

PLANNING DIVISION

Within 30 Days After City Council Approval

1. Draft Lake Elsinore Outlet Center Specific Plan Amendment No. 3 shall be revised to incorporate any corrections and/or changes required by the Planning Commission and/or City Council. Five copies of the Final Lake Elsinore Outlet Center Specific Plan Amendment No. 3 document shall be submitted in three-ringed binders for review and approval by the Community Development Director or designee within 30 days of approval by the City Council. No permit shall be issued until the Lake Elsinore Outlet Center Specific Plan Amendment No. 3 document and any required revisions are administratively approved by the Community Development Director or designee.

Throughout Project Implementation

2. Those issues, standards, guidelines, etc. not addressed in the Lake Elsinore Outlet Center Specific Plan, as amended by Specific Plan Amendment Nos. 1, 2, and 3, will revert to the City Municipal Code in effect at the time future development is proposed.

3. Those conditions of approvals established with the Lake Elsinore Outlet Center Specific Plan and Specific Plan Amendment Nos. 1, 2, and 3 shall continue to be implemented.

4. The applicant shall continue to implement those mitigation measures identified in the Mitigation Monitoring Program adopted with the Lake Elsinore Outlet Center Specific Plan and Specific Plan Amendment No. 1 Mitigated Negative Declaration.

5. Parking lot sweeping shall not be allowed prior to 7:00 AM within areas closer than 750 feet of a residential use.

Prior to Issuance of Grading Permit

6. The applicant shall prepare a photometric study for those light standards located in the proposed 3.5-acre expansion area parking lot. Said study shall ensure that parking lights will not disturb neighboring land uses and shall be approved by the Community Development Director or designee.

7. The applicant shall pay appropriate Stephen's kangaroo rat fees to the City at an amount of $500 per acre.

8. The applicant shall acquire all necessary approvals and clearances from the U.S. Army Corps of Engineers and California Department of Fish and Game as appropriate.

Prior to Issuance of Building Permit

9. The applicant shall obtain all necessary Caltrans clearances and approvals, prior to construction of the proposed Freeway Electric Message Sign.

10. The applicant shall acquire building permits for the proposed Entrance Monument Signs, Freeway Electric Message Sign, Internal Site Identification Monument Sign, Internal Courtyard Tenant Signs, and Exterior Tenant Signs.

11. The final landscaping/irrigation plan is to be reviewed and approved by the City's Landscape Architect Consultant and the Community Development Director or designee, prior to issuance of building permit. A Landscape Plan Check Fee will be charged prior to final landscape approval based on the Consultant's fee plus 40 percent.

    - All planting areas shall have permanent and automatic sprinkler system with 100 percent plant and grass coverage using a combination of drip and conventional irrigation methods.

    - Applicant shall plant street trees, selected from the City's Street Tree List, a maximum of 40 feet apart and at least 24-inch box in size.

- All planting areas shall be separated from paved areas with a 6-inch high and 6-inch wide concrete curb.
- Planting within 15 feet of ingress/egress points shall be no higher than 36 inches.
- Landscape planters shall be planted with an appropriate parking lot shade tree to provide for 50 percent parking lot shading in 15 years.
- Any transformers and mechanical or electrical equipment shall be indicated on landscape plan and screened as part of the landscaping plan.
- The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
- All landscape improvements shall be bonded 100 percent for material and labor for two years from installation sign-off by the City. Release of the landscaping bond shall be requested by the applicant at the end of the required two years.
- All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building. All planting areas shall include plantings in the Xeriscape concept, drought tolerant grasses and plants.
- Final landscape plan must be consistent with approved site plan.
- Final landscape plan must include planting and irrigation details.

Prior to Issuance of Certificate of Occupancy

12. The applicant shall provide all project-related onsite and offsite improvements as described in the Lake Elsinore Specific Plan Amendment No. 3 document.

13. The City and applicant shall enter into an agreement which allows the City to advertise City-sponsored events on the Freeway Electric Message Sign. The agreement shall be reviewed and approved by two representatives of the City Council prior to final permit inspection.

14. All parking spaces shall be double-striped.

15. The applicant shall coordinate with neighboring residence to the southeast to ensure a six-foot masonry wall is provided to separate the expansion parking area from said residence. The applicant shall provide the six-foot masonry wall if an agreement with the neighboring residence can not be reached.

16. The applicant shall install signs within the proposed 3.5-acre expansion parking area which prohibit delivery trucks from blowing their horns during night-time hours. Store tenants shall also notify their delivery truck drivers that horns shall not be blown during night-time hours.

Prior to Issuance of Sign Permit

17. The applicant shall acquire sign permits for the proposed Entrance Monument Signs, Freeway Electric Message Sign, Internal Site Identification Monument Sign, Internal Courtyard Tenant Signs, Exterior Tenant Signs, and Directories and Path Finder Signs.

Prior to Issuance of Temporary Sign Permit

18. The applicant shall acquire temporary sign permits for the proposed Interim Tenant Signs and any banner and/or flag.

CONDITIONS OF APPROVAL
LAKE ELSINORE OUTLET CENTER SPECIFIC PLAN AMENDMENT NO. 3,
ZONE CHANGE NO. 00-02,
AND MINOR DESIGN REVIEW NO. 00-02
(Continued)

ENGINEERING DIVISION

Prior to Issuance of Grading Permit

19. If grading exceeds 50 cubic yards or the existing flow pattern is substantially modified, grading plans shall be prepared by a California Registered Civil Engineer and approved prior to grading permit issuance. Said grading plans shall also indicate how the proposed 3.5-acre expansion parking area will be raised to accommodate entry off of Collier Avenue. Prior to any grading, the applicant shall obtain a grading permit and post appropriate security.

20. The applicant shall prepare a street improvement plan that requires Community Development Director and City Engineer approval and which addresses the following:

    - Relocates the street entry to the proposed 3.5-acre expansion parking area along Collier Avenue approximately 130 feet to the north, away from existing residence to the southeast.

    - Redesign parking spaces and aisles to accommodate relocated street entry.

    - Describe new median break along Collier Avenue that is required to accommodate new full-access entry for the proposed expansion parking area.

    - A proposed street monument sign identifying the Outlet Center shall be installed at the relocated street entry along Collier Avenue.

21. The applicant shall accept and convey offsite drainage flows subject to approval by the City Engineer. As part of grading plans, the applicant shall indicate how the existing "V" drainage channel which fronts the 3.5-acre expansion parking area along Collier Avenue and neighboring southeastern parcel will be undergrounded.

Prior to Issuance of Building Permit

22. All City Public Works requirements shall be complied with as a condition of development as specified in the City Municipal Code.

23. The Collier Avenue Street Improvement Plan must be modified to accommodate the full entry entrance being proposed for the expansion area parking lot. Said modification shall be approved by the City Engineer. An encroachment permit must be issued prior to any construction.

Prior to Issuance of Certificate of Occupancy

24. The applicant shall pay all fees and meet requirements of the encroachment permit issued by the City Engineering Division that is required for construction of offsite public works improvements (LEMC 12.08, Resolution 83-78).

GENERAL CONDITIONS

25. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its officials, officers, employees, and agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeals boards, or legislative body concerning the Lake Elsinore Outlet Center Specific Plan; Specific Plan Amendment Nos. 1, 2, and 3; Zone Change No. 00-02; Minor Design Review No. 00-02; and Negative Declaration No. 00-02, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim, action, or proceeding, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.

Appendix D: Summary of Mitigation Measures

SECTION 9

SUMMARY OF MITIGATION MEASURES

9.1 EARTH RESOURCES

1. The potential for liquefaction shall be mitigated by (1) placing compacted fill to increase surcharge, (2) placing granular material key at the toe of the fill slopes, or (3) providing a building setback from the top of the fill slopes. Either method selected shall be reflected on project grading plans.

2. Fill slopes shall be designed at a maximum of 2:1 up to 20 feet in height. Such criteria shall be reflected on grading plans.

3. Cut slopes shall be designed at a maximum of 2:1 up to 25 feet in height. Such criteria shall be reflected on grading plans.

4. All cut and fill slopes shall be inspected by a geologist/soil engineer during construction.

5. All grading plans and grading work performed on the site shall be in accordance with the City's grading code.

6. Prior to the issuance of grading permits, an erosion control plan shall be submitted to the City.

7. All proposed structures within the project site shall be designed and constructed in accordance with seismic safety design criteria specified in the latest building code. Such criteria shall be reflected on building plans.

9.2 HYDROLOGY

1. Grading plans shall be prepared that indicate that building pad elevations are raised at least 1 foot above the flood level elevation established by FEMA.

2. Prior to issuance of grading permits for Phase 2, a hydrological analysis of the planned grading and its effect on the 100-year floodplain boundaries designated by FEMA shall be completed and approved by FEMA and the City of Lake Elsinore. The study shall also consider drainage effects to other properties.

3. Grading plans for the project shall direct surface drainage away from the buildings. Breaks between the buildings shall be provided to allow surface drainage to cross the site from I-15 to Collier Avenue.

4. Subsequent drainage plans for the project shall include overflow outlets to prevent flooding from Stovepipe Canyon Creek during peak flow periods.

5. The onsite stormwater collection system shall be designed in accordance with the standards and requirements established by the City of Lake Elsinore and the Riverside County hydrology manual. The system should be adequately sized to control both the stormwater generated onsite plus the 100-year storm flows conveyed under I-15 by the existing corrugated metal pipes (CMPs) and RCBs.

9.3 BIOLOGICAL RESOURCES

1. The removal, relocation, and creation of any and all wetland areas on the site shall be in accordance with the regulations of the ACOE, USFWS, and CDFG, as appropriate. Such compliance is required prior to issuance of grading permits.

2. As part of the proposed project plan, the majority of the wetland habitat occurring on the site (2.1 acres) would be retained by the project. In addition, 0.95 acre of southern willow scrub habitat would be created onsite as mitigation for the loss of approximately 0.56 acre of wetland habitat. Wetland habitat that would be removed includes 0.13 acre of cismontane alkali marsh, 0.13 acre of southern willow scrub, and 0.3 acre of alkali sink. The created habitat is expected to be of greater value to wildlife than the existing disturbed wetland habitat to be removed, because it would be of much greater plant species and structural diversity. The exchange of 0.56 acre of wetland habitat for 0.95 acre of dissimilar but higher quality southern willow scrub habitat would adequately mitigate this impact. The portions of the southern willow scrub habitat in the eastern (1.3 acres) and western (0.7 acre) sections of the site would be retained in their present locations. The 0.95 acre of created habitat would be contiguous with the 0.7 acre of southern willow scrub habitat in the western section of the site.

   A detailed mitigation plan for the successful creation of the 0.95 acre of southern willow scrub habitat on the site shall be formulated by a licensed restoration specialist, prior to the issuance of grading permits. This plan will be submitted to the CDFG and ACOE for approval, concurrent with the applications for Section 1603 and Section 404 permits. This plan shall include a detailed mitigation monitoring plan designed to ensure the continued success of the creation/relocation measure in perpetuity.

3. Prior to the onset of grading activities, all areas of southern willow scrub to be preserved onsite and all wetland areas occurring adjacent to the site shall be protected with temporary fencing, such as plastic snow fencing. Plastic snow fencing, available in bright orange, is recommended for its high visibility and ease of installation. Such fencing shall be inspected by the grading inspector. To prevent impacts resulting from sedimentation in the onsite preserved southern willow scrub and offsite wetland habitats, sedimentation fencing shall also be used in these areas during site preparation and construction.

4. No construction access, parking, or storage of equipment shall be permitted within the fenced areas. Construction equipment and vehicles shall be parked on Collier Avenue during site preparation, within the upland habitat (non-native grassland) or graded upland areas. Such criteria shall be reflected as a condition of approval for grading permits.

5. To reduce erosion of graded slopes and the subsequent sedimentation in onsite and offsite wetland areas, an erosion control plan shall be formulated by the developer prior to the issuance of grading permits. This plan shall include a discussion of measures for dust control and mitigation of erosion caused by wind and water. It shall also provide for effective planting, irrigation, and seed germination, or the installation of riprap or other types of slope protection, in areas that would otherwise remain exposed, prior to the rainy season. The plan shall detail erosion control techniques to be utilized during construction, including the placement of sandbags and the installation of sediment traps.

6. To reduce impacts on adjacent offsite habitat during site preparation, grading and clearing limits shall be staked by the landowner/developer or his assigns prior to issuance of the rough grading permit. The limits of grading and clearing shall be staked at 50-foot intervals with suitable indicators such as white PVC (polyvinylchloride) pipe with steel bases. Construction equipment shall not be operated offsite without prior approval of the adjacent landowners, and a restoration program shall be incorporated to restore any disturbed offsite areas. The developer shall coordinate with property owners mitigation planning measures for any adjacent wetland areas that are part of a future development plan.

7. To prevent pollutants accumulated in parking areas from entering the preserved wetlands onsite and the wetlands offsite, permanent grease and sedimentation traps shall be incorporated into project drainage plans. These traps shall be placed at the exit points of all onsite drains, including surface and subsurface drainage channels, manholes, and other surface flow restraining structures and retainers. The sedimentation traps shall be maintained by the developer.

8. To reduce impacts on wildlife in adjacent habitats, all rough grading activities shall be restricted to the months when annual spring breeding/nesting does not occur, which is April through June. If any raptor nests are found in trees to be removed from the site, removal shall occur after the nest has been abandoned by the nesting pair and offspring, as confirmed and supervised by a biologist.

9. Prior to the issuance of grading permits and any construction activities, including scraping, discing, or other activities that would disturb the natural condition of the habitats on the site, surveys for sensitive plants and wildlife shall be conducted. These surveys shall include separate focused surveys for the following species: the slender-horned spineflower, California Orcutt grass, Munz's onion, many-stemmed dudleya, Payson's caulanthus, and Palmer's grappling-hook, conducted by a qualified botanist with experience in the identification of these species; the least Bell's vireo, conducted in the spring by a qualified ornithologist experienced in surveying for this species; the burrowing owl, long-eared owl, black-shouldered kite, tricolored blackbird, yellow-breasted chat, and yellow warbler, conducted in the spring by a qualified ornithologist experienced in surveying for these species; and the arroyo toad, San Diego horned lizard, and orange-throated whiptail, conducted in the spring by a qualified herpetologist experienced in surveying for these species. Should any of these species be located onsite, appropriate mitigation shall be developed in conjunction with the

ACOE, USFWS, and CDFG. It shall be necessary to determine appropriate mitigation measures at that time. These measures may include protection of onsite populations, seed collection, or transplanting.

10. The project sponsor shall notify the USFWS and CDFG should the least Bell's vireo be found on the site. If nesting pairs of this species are located on the site, a detailed protection/mitigation plan shall be developed in consultation with the USFWS, pursuant to Section 7 of the federal Endangered Species Act (ESA), and the CDFG, pursuant to the state ESA. Because it has not been determined if, and to what extent, this species is present on the site, it is not possible to suggest mitigation measures at this time. Mitigation may include a habitat maintenance plan that will establish the means for the funding of any mitigation measures developed in conjunction with the above agencies. No disturbance of the least Bell's vireo, or its occupied habitat, shall occur without prior notification and approval of the USFWS, ACOE, and CDFG.

11. The project sponsor shall notify the USFWS, ACOE, and CDFG should one or more nesting pairs of the tricolored blackbird, black-shouldered kite, long-eared owl, burrowing owl, loggerhead shrike, yellow-breasted chat, or yellow warbler be located on the site during the surveys for the least Bell's vireo. If nesting pairs of these species are located onsite, appropriate mitigation measures shall be developed in consultation with these agencies, prior to the issuance of grading permits.

12. The project sponsor shall notify the USFWS and CDFG should substantial populations (as previously defined) of the arroyo toad, San Diego horned lizard, and orange-throated whiptail be located on the site during the survey for the least Bells vireo. If such populations are located, appropriate mitigation measures shall also be developed in consultation with these agencies, prior to the issuance of grading permits.

13. To limit human disturbance of onsite and adjacent offsite wetlands after project completion, entry deterrent measures shall be established along the boundaries of these wetlands. These measures may include the construction of a chainlink fence, the use of unfriendly vegetation such as cacti or black briars, or the placement of large boulders along the outer edges of the onsite wetlands and the northern edge of the adjacent offsite wetland to deter public intrusion and trash dumping. Such measures shall be installed prior to issuance of Certificate of Occupancy permits.

14. Landscaping adjacent to natural areas offsite and the retained southern willow scrub onsite shall emphasize the use of native and drought-tolerant plant species. The use of species known to be weedy invasives, such as German ivy (Senecio milkanioides), periwinkle (Vinca major), or iceplant (Carpobrotus spp.), should be prohibited, particularly adjacent to wetland habitats. Such species shall be reflected on project landscape plans.

15. In areas where nightlighting may have adverse impacts on sensitive wildlife habitat, such as adjacent to offsite natural habitat, one or more of the following alternatives should be utilized, if feasible, recognizing the constraints of roadway

lighting requirements: (1) low-intensity street lamps, (2) low-elevation light poles, or (3) shielding of internal silvering of the globes or external opaque reflectors.

9.4 CULTURAL RESOURCES

1. Exposed historic trash on the project site shall be collected before the commencement of grading operations.

2. Test units shall be excavated in a small wash area in the northwestern portion of the site (see Appendix D for location) to determine the existence of subsurface historic trash. Such excavation shall occur prior to grading within this area.

3. The two identified prehistoric artifacts shall be collected prior to the commencement of grading activities within the locations of the artifacts.

4. If cultural resources are uncovered during grading operations, such operations shall cease and a qualified archaeologist shall be notified for an onsite inspection.

5. Any recovered cultural resources shall be described in a professional report and recorded with the University of Riverside.

9.5 TRANSPORTATION AND CIRCULATION

1. The developer or his designee shall contribute a fair share of funding for the installation of traffic signals at the intersections of Collier Avenue/Central Street, Collier Avenue/Riverside Drive, Central Street/I-15 SB Ramps, and Central Street/I-15 NB Ramp. An agreement on the amount of funding between the developer and the City shall be reached prior to the issuance of Certificate of Occupancy permits.

2. Prior to issuance of Certificate of Occupancy permits for Phase 1, existing Collier Avenue shall be improved to a local street as approved by the City Engineer.

3. Prior to issuance of building permits for Phase 2, the grading for the full right-of-way width of Collier Avenue shall begin.

4. Prior to the issuance of Certificate of Occupancy permits for Phase 2, Collier Avenue shall be improved to the half-section width of a major arterial, as approved by the City Engineer.

5. Prior to the issuance of Certificate of Occupancy permits for Phase 3, the developer shall participate in a program established by the City to improve offsite roadways and intersections a identified in the project traffic analysis.

6. The project shall provide an interval of at least 600 feet between access driveways to the project site.

7. The project shall install stop sign controls on all site access driveways to control outbound traffic.

8. Landscape plantings and signs should be limited in height within the vicinity of project driveways to assure good visibility.

9.6 AIR QUALITY

1. Concurrent with an application for a grading permit, the developer shall propose suppression measures for fugitive dust. This measure shall be incorporated as a condition of approval for any project-related grading permit.

2. Prior to the issuance of any Certificate of Occupancy permits, the developer shall work with the Riverside Transit District in planning transit improvements, such as bus shelters, benches, bus turnouts, and pedestrian accessways.

3. Prior to the issuance of Certificate of Occupancy permits, the developer shall design a transportation management plan to reduce the amount of vehicle miles travels associated with the project.

4. Prior to the issuance of Certificate of Occupancy permits, the developer shall show compliance with SCAQMD regulations.

9.7 NOISE

1. Construction operations adjacent to existing residential uses shall be limited to the hours of 7 a.m. to 6 p.m. Monday through Friday or as otherwise established by City ordinance.

9.8 LAND USE AND RELEVANT PLANNING PROGRAMS

1. The project shall implement the buffering techniques reflected on the project's site plan design.

9.9 AESTHETICS

1. The project shall comply with the lighting requirements provided within Riverside County Ordinance 655. Such lighting techniques shall be incorporated into the project design and reflected in project site plans.

9.10 PUBLIC SERVICES AND UTILITIES

1. The developer shall participate in a sheriff service impact mitigation program as adopted by the City of Lake Elsinore. Participation in the program shall occur prior to issuance of any Certificate of Occupancy permits.

2. The developer shall participate in a fire impact mitigation program as adopted by the City of Lake Elsinore. Participation in the program shall occur prior to the issuance of any Certificate of Occupancy permits.

3. Prior to the issuance of any building permits, the developer shall have a master water plan approved by the Elsinore Valley Municipal Water District.

4. The developer shall design and construct onsite water lines along the entire project frontage in accordance with the Elsinore Valley Municipal Water District standards, prior to the issuance of Certificate of Occupancy permits.

5. The developer shall pay water connection fees to the Elsinore Valley Municipal Water District, per Resolution 911, prior to the issuance of any Certificate of Occupancy permits.

6. The developer shall provide a reduced-pressure-principal backflow device, per Resolution 951, prior to the issuance of any Certificate of Occupancy permits.

7. Plumbing plans for the project shall reviewed and approved by the Elsinore Valley Municipal Water District, prior to the issuance of building permits.

8. The developer shall show compliance with the water conservation methods provided within Title 20, California Administrative Code Sections 160(b) and 1604(f), prior to the issuance of Certificate of Occupancy permits.

9. The developer shall show compliance with the water conservation methods provided within Title 24, California Administrative Code Sections 2-5307(b) and 2-5352(i)(j), prior to the issuance of Certificate of Occupancy permits.

10. The developer shall show compliance with the water conservation methods provided within Government Code Section 7800, prior to the issuance of Certificate of Occupancy permits.

11. All onsite water facilities must be designed and constructed at the developer's expense or other satisfactory financial arrangements must be made.

12. Prior to the issuance of building permits, the developer shall have a master sewer plan approved by the Elsinore Valley Municipal Water District.

13. The developer shall design all onsite sewer lines along the frontage of the property to meet Elsinore Valley Municipal Water District standards.

14. A sewage grease interceptor and sample box is required for each building. The design of the grease interceptor and sample box shall be approved by the Elsinore Valley Municipal Water District, prior to the issuance of building permits.

15. All sewer discharges shall be subject to Elsinore Valley Municipal Water District Ordinance No. 71.

16. All onsite sewer facilities for the project shall be designed and constructed at the developer's expense or other satisfactory financial arrangements made.

17. Onsite electrical systems shall be installed concurrent with other utilities.

18. Onsite natural gas systems shall be installed concurrent with other utilities.