

City of Lake Elsinore

Alberhill Villages Phased Development Plan *Phase 1*



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Phased Development Plan

Phase I of the Alberhill Villages Specific Plan

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INTRODUCTION

1.1 PURPOSE

The purpose of the Alberhill Villages Specific Plan Phased Development Plan (PDP) is to provide both design and regulatory details regarding the development of Phase I of the Alberhill Villages Specific Plan (AVSP) including the remaining items that are required to be addressed in a Specific Plan per the City of Lake Elsinore Zoning Ordinance. These subsequent items are identified in the AVSP as items to be provided in subsequent project phases articulated in the PDP and include: 1) a tabulation of land area to be devoted to various uses (including open space) and 2) a calculation of the overall density and the average densities per net residential acre of the various residential areas. This PDP also includes more specific information regarding the services and utilities to support the land uses, design guidelines to aid the city in reviewing site plans, and more refined development regulations.

1.2 SETTING

The Phase I project area is approximately 278.4 acres and is isolated from the nearby Alberhill Ridge and Murdock Alberhill Ranch developments by Lake Street and has been heavily impacted by the vested mining operations that have occurred onsite for over one hundred years. The site consists of gently rolling terrain and contains stock piles of pre-processed clay material interspersed with various sizes of storm water and processing wastewater detention basins. A manufacturing facility for clay products is located in the northwestern portion of the site (outside of Phase 1) and remnants of the old brick schoolhouse known as the Alberhill School is located in the north central portion of the project site (within Phase 1). This schoolhouse is a General Plan recognized historic resource which will be rebuilt using new materials that will match the original building as close as possible. The rebuilt schoolhouse will be used for some type of alternate land use within the project area. The old schoolhouse is currently dilapidated and unsafe for any type of usage and beyond reconstruction.

1.3 PROJECT DESCRIPTION

This PDP applies to Phase I of the AVSP, which is generally located along the west side of Lake Street and east of Temescal Canyon Road (refer to Figure 1.1 (Project Location)). The AVSP designates the Phase I site as Regional Mixed-Use, Institutional/Education, Residential, and Community Mixed-Use. Also identified on the site are a Town Green, a community lake, park, and open space connections. The PDP will also contribute to the construction of infrastructure and utilities, including Phase 2 of the Temescal Creek/Temescal Canyon Road Bridge Realignment Project (Phase 1 being the City project). It will lead to the establishment of Phase I of the Alberhill Wastewater Treatment Plant Facility (or Alberhill Lift Station), the widening and

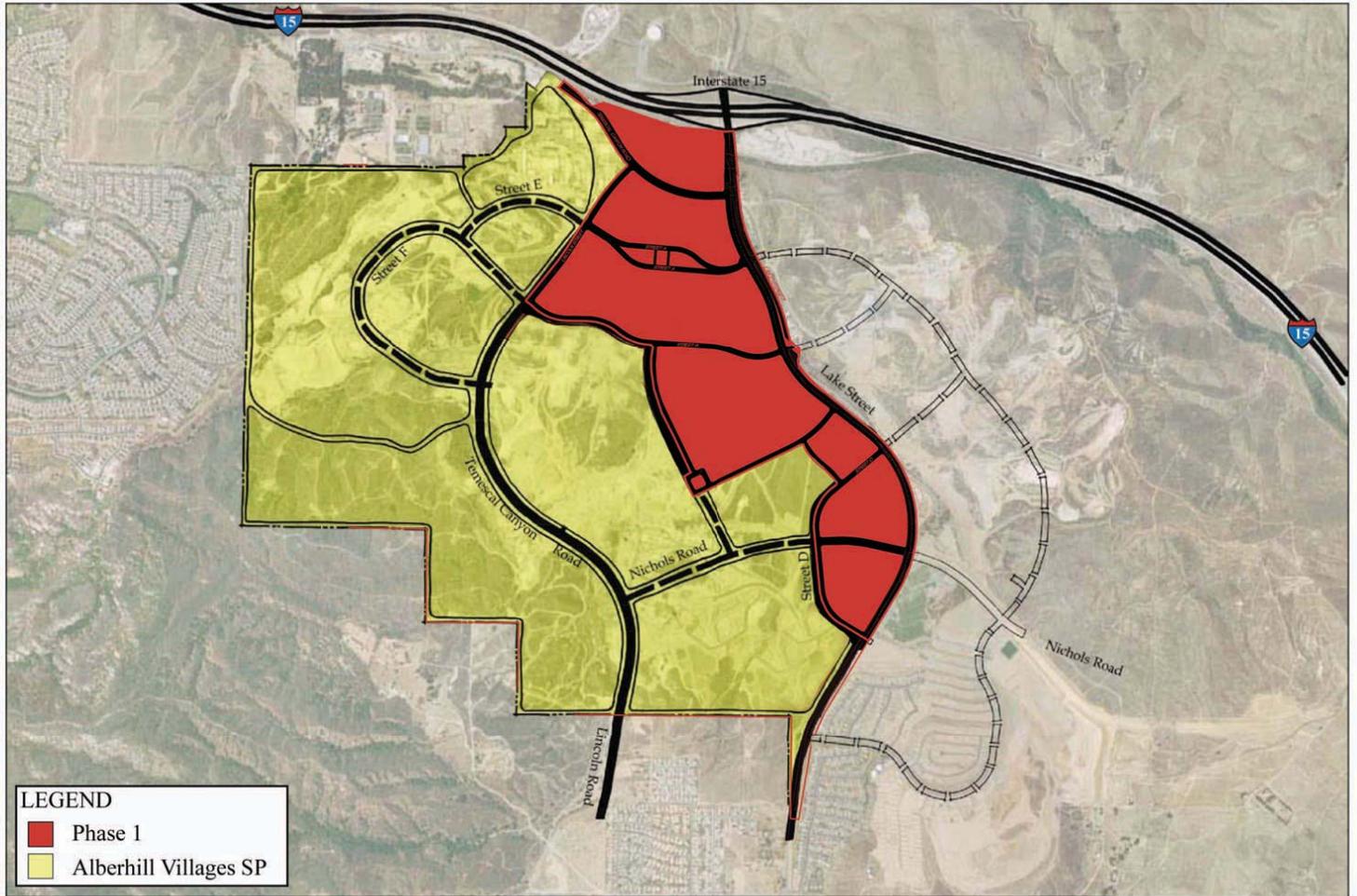
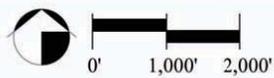


Figure 1-1

**Alberhill Villages
Phased Development Plan**

Project Location Map



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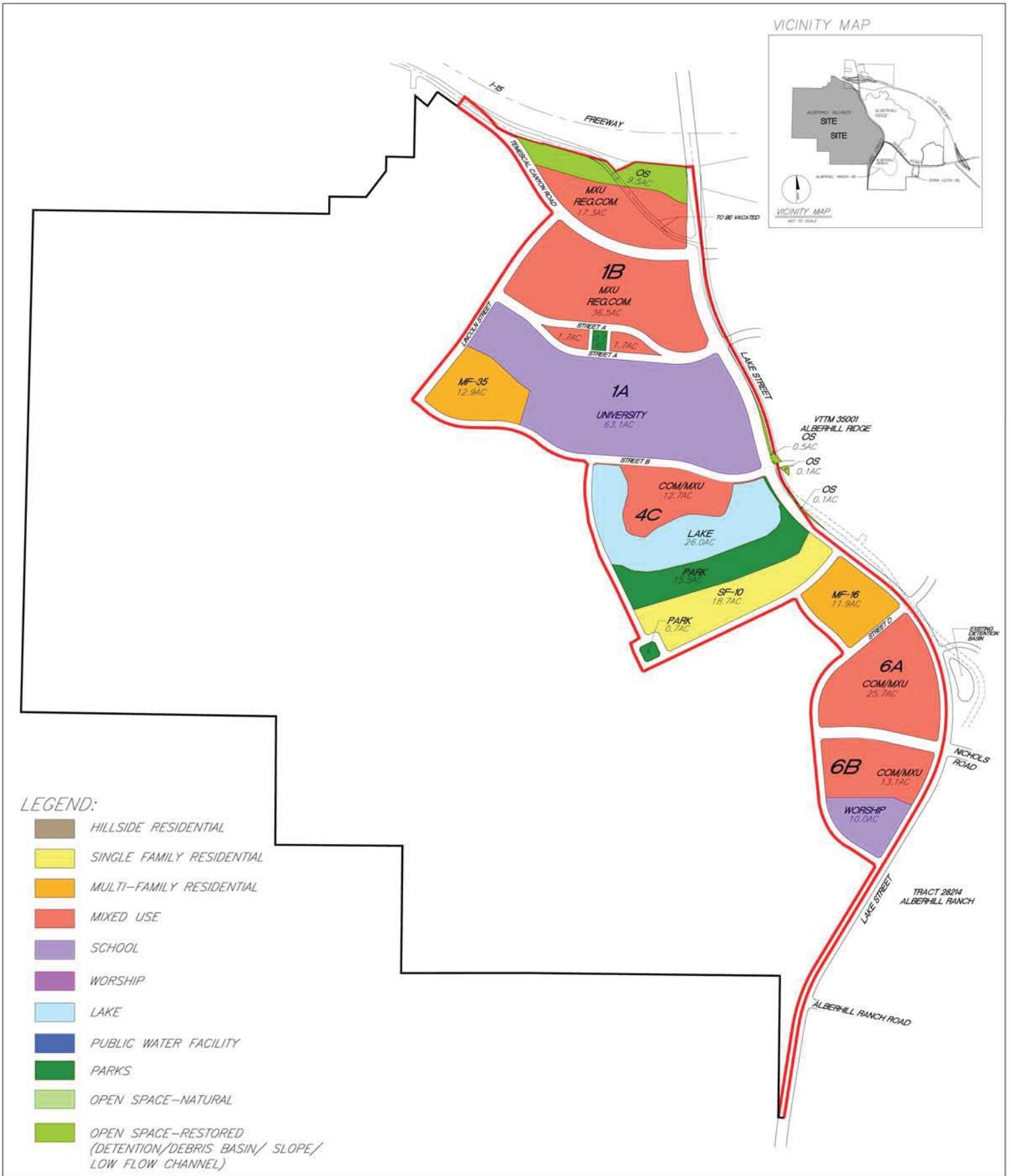


Figure 2-3

Phase One Land Use Plan

**Alberhill Villages
Phased Development Plan**



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improvement of Lake Street to promote safe travel, and the inclusion of bike lanes along roadways. Phase I encompasses the majority of the University Mixed-Use District and a portion of the Lakeside District. Therefore, the main goal of Phase I is establishing the major features that will define these districts including the development of a portion of the approximately 60 acre campus area for a university, the development of the central community lake and park, and the establishment of the first segment of the regionally-oriented mixed-use commercial core.

1.4 MINING INTERFACE

An important component of this PDP is establishing the development for Phase I while recognizing that the existing Pacific Clay and Pacific Aggregate mining activities will continue to operate on a daily basis. Development of Phase I will occur in stages meaning that mining operations may still be in operation in a portion of the Phase I project area while new development is being established. The reclamation plan will be certified and amended prior to first occupancy. Mining activities will also continue to occur outside of the Phase I project boundary with appropriate buffers and mitigation. Therefore, special consideration shall be given to the location of mining haul roads and establishment of adequate temporary noise, dust, and light buffers to protect new urban development from programs associated with mining activities. All ongoing mining activities will be conducted in a manner consistent with the existing M-3 Mineral Resources and Related Manufacturing District (see Attachment A).

2

**DEVELOPMENT
PLAN**

2.1 LAND USE

Introduction

The overall Land Use Plan Figure 2-1, Villages and Planning Areas Map Figure 2-2, for Alberhill Villages has been included herein, as well as two land use summary tables (Table 2-1 & 2-2) from the Specific Plan for reference. These four items form the basis for all future phases of the project. The two tables outline the total number of units and square feet of mixed use (office, retail & residential) that are allocated to each Village and Planning Area. This information is further refined in this chapter through the PDP process.

**TABLE 2-1
Alberhill Villages Specific Plan Land Use Summary**

OVERALL PROJECT	UNITS	NON-RESIDENTIAL BLDG. S.F.	SCHOOL CAPACITY
Approximately 1,400 acres	8,244	4,007,000	8,050 students
RESIDENTIAL LAND USE			
Mixed-Use	2,150		
Multi-Family	3,420		
Single-Family Detached	2,086		6,000 University
Single-Family Attached	580		850 Elementary
Hillside Residential	8		

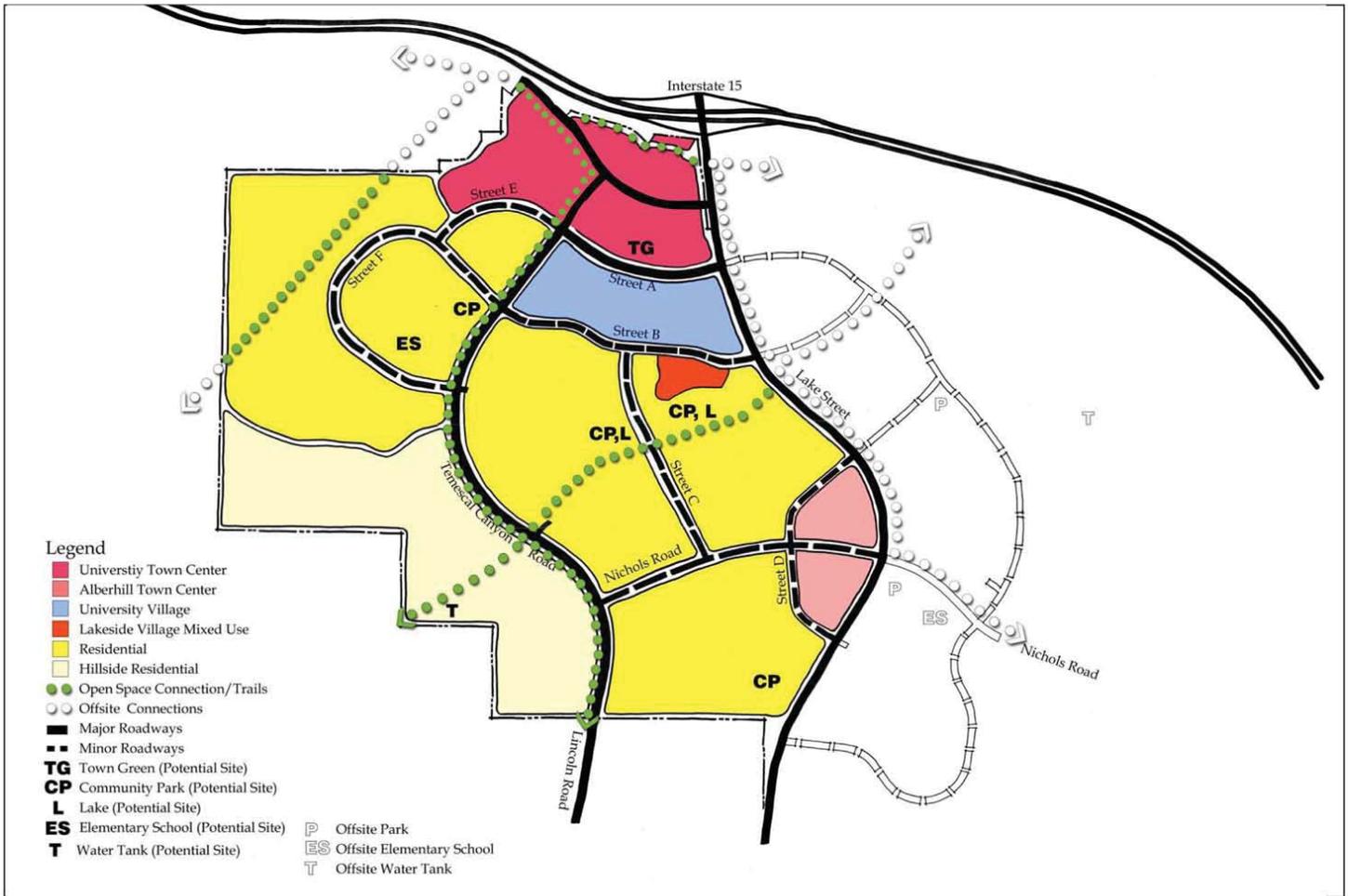


Figure 2-1

Land Use Plan

**Alberhill Villages
Phased Development Plan**



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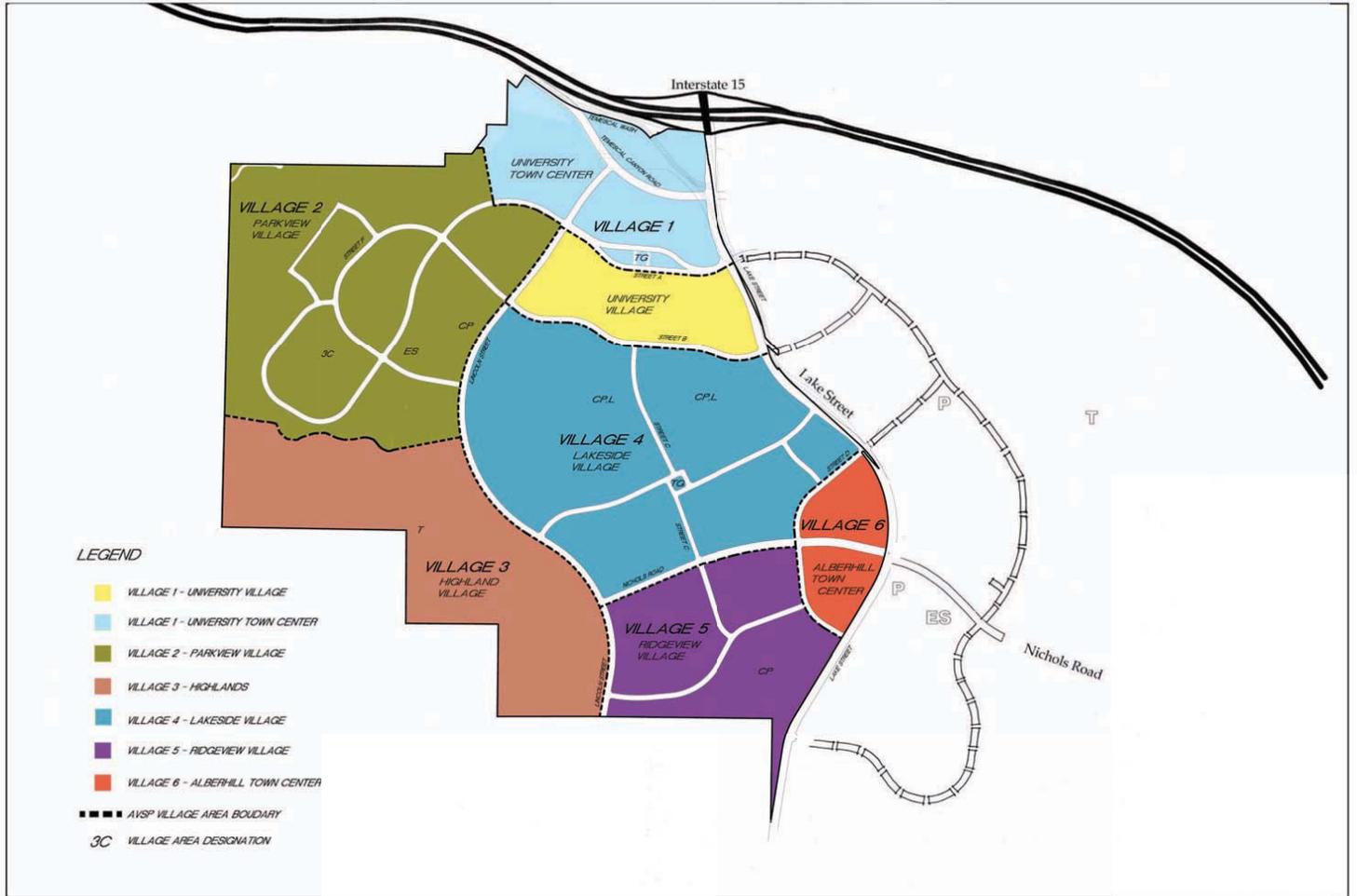
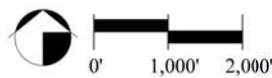


Figure 2-2

**Alberhill Villages
Phased Development Plan**

Village and Planning Areas Map



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**TABLE 2-2
Specific Plan Land Use Summary by Planning Areas**

PLANNING AREA	LAND USE	DWELLING UNITS (MAX)	NON-RESIDENTIAL (BLDG. SQ.FT.)	SCHOOL CAPACITY (STUDENTS)
University				
PA 1a	Institutional / Office / Residential	450	1,500,000	6,000
University Town Center				
PA 1b	Reg. Mixed-Use	346	1,029,500	-0-
PA 1c	Reg. Mixed-Use	1,594	503,000	-0-
PA 1g	Open Space/Park	-0-		-0-
Parkview				
PA 2a	Residential/Park	1,132	-0-	600 (Workshop/ School)
PA 2b	Residential	1,026	-0-	-0-
PA 2c	Residential/Park	287	-0-	850 Elementary School
Highlands				
PA 3a	Hillside Residential	8	-0-	-0-
PA 3b	Open Space / Park	-0-	-0-	-0-
Lakeside				
PA 4a	Residential/Park	1,684	-0-	-0-
PA 4b	Residential/Park	701	-0-	-0-
PA 4c	Residential/Mixed-Use	250	382,000	-0-
Ridgeview				
PA5a	Residential	287	-0-	-0-
PA5b	Residential	329	-0-	-0-
Alberhill Town Center				
PA 6a	Comm. Mixed-Use	100	272,500	-0-
PA 6b	Comm. Mixed-Use	50	260,000	600 (Worship/ School)
TOTALS		8,244	4,007,000	8,050

Figure 2-3 Phase I Land Use Plan identifies the land uses for Phase I of the Alberhill Villages (AVSP). The Table 2-3 provides a statistical breakdown of the units and square footage by Subarea. The actual number of residential units, retail, and office space to be developed as part of Phase I will be addressed at the Design Review stage. Not all development needs to occur at the same time within each Phase. There may be several Design Review stages to implement Phase I. Additionally, development within Phase I will not need to occupy an entire subarea; it can be clustered in a section of the subarea to allow for future intensification. The numbers identified in Table 2-1 cannot be exceeded until such time as a subsequent PDP is prepared and approved by the City for the areas within Phase I that are located within an intensification overlay zone.

TABLE 2-3 PHASE 1 LAND USE SUMMARY BY PLANNING AREAS

Location	Land Use	Approx. Acres	Units		Non- Residential Building Square Feet		Student Capacity
			Detached	Attached	Retail	Office	
University Village							
PA 1a	University	63.1	0	0	0	1,500,000	6,000
PA 1a	Residential (Multi-Family)	12.9	0	450	0	0	0
University Town Center							
PA 1b	Mixed-Use	57.2	0	346	809,500	220,000	0
PA 1b	Park (Town Green)	0.7	0	0	0	0	0
PA 1b	Open Space	10.2	0	0	0	0	0
Lakeside Village							
PA 4c	Residential (Multi-Family)	11.9	0	192	0	0	0
PA 4c	Mixed-Use	12.7	0	60	287,000	95,000	0
PA 4c	Lake	26.0	0	0	0	0	0
PA 4c	Lakeside Park	15.5	0	0	0	0	0
PA 4c	Park (Town Green)	0.7	0	0	0	0	0
PA 4c	Residential (Single Family)	18.7	0	190	0	0	0
Alberhill Town Center							
PA 6a	Mixed-Use	25.7	0	100	294,500	98,000	0
PA 6b	Mixed-Use	13.1	0	50	135,000	65,000	0
PA 6b	Worship	10.0	0	0	0	0	0
TOTALS	---	278.4	0	1,388	1,526,000	1,978,000	6,000

University Village

Within the University Village area, a college campus will be developed in stages. The first stage of development of the campus will be aimed at servicing the needs of approximately 1,000 students in 150,000 square feet of buildings. The college will primarily begin as a commuter school with classes being offered six days a week from 7 am to 10 pm in order to maximize the availability classes for those with working schedules. The early stages of the university development will be focused on the eastern half of the university site to ensure high visibility from both the I-15 freeway and Lake Street. The university facility will be located on an elevated plateau that will emphasize its importance in the community and the City (refer to Figure 2-4, Subarea 1a¹, 1a² Structure Diagram).

University Town Center

The initial development occurring within the University Town Center (UTC), adjacent to the university, will consist of commercial and residential uses to service the university, local residences in the AVSP, and the greater Lake Elsinore community. The commercial uses are likely to have a regionally-oriented emphasis that can serve the traffic along I-15, as well as, existing residences in the area. Approximately 809,500 square feet of retail and 220,000 square feet of office are planned. Approximately 346 dwelling units are also proposed at this initial stage. Since the UTC area is identified as a future intensification area in the AVSP, it is intended that the development occurring within this area will allow for additional residential units, commercial, and office space pursuant to a subsequent PDP as market demand dictates. (Refer to Figure 2-5, PA1b Structure Diagram)

Lakeside Village

Lakeside Village or planning area 4c will include both multi-family and single-family land uses. An 11.9 acre multi-family parcel will contain townhomes, condos, apartments, or other attached multi-family products at a density of 16 dwelling units per acre. In addition, an 18.7 acre single-family parcel will contain single-family homes at a density of 10 dwelling units per acre. These two residential land uses will provide a flexible variety of higher density housing design and pricing options adjacent to shopping, recreation, and education facilities (refer to Figure 2-7, Planning Area 4c¹ Structure Diagram).

Lakeside Park

Within the Lakeside Village, a 15.5 acre community park, trails, wildlife open space connection, a 26 acre recreational lake, and various housing types are proposed (refer to Figure 2-8, Lakeside Park Structure Diagram). The park will be divided into several major zones with active uses being grouped together and separated from the passive uses by a variety design elements. Passive recreational park features might include: an amphitheater directly across from the university which will be shared between the park and university, picnic areas, walking trails, wildlife connection, and a sitting area. The lake will serve as a beautiful backdrop for the surrounding residences, the university, and will help to mitigate runoff toward Temescal Creek. The lake will also provide active uses in the lake such as fishing and boating. The lake will be so designed to

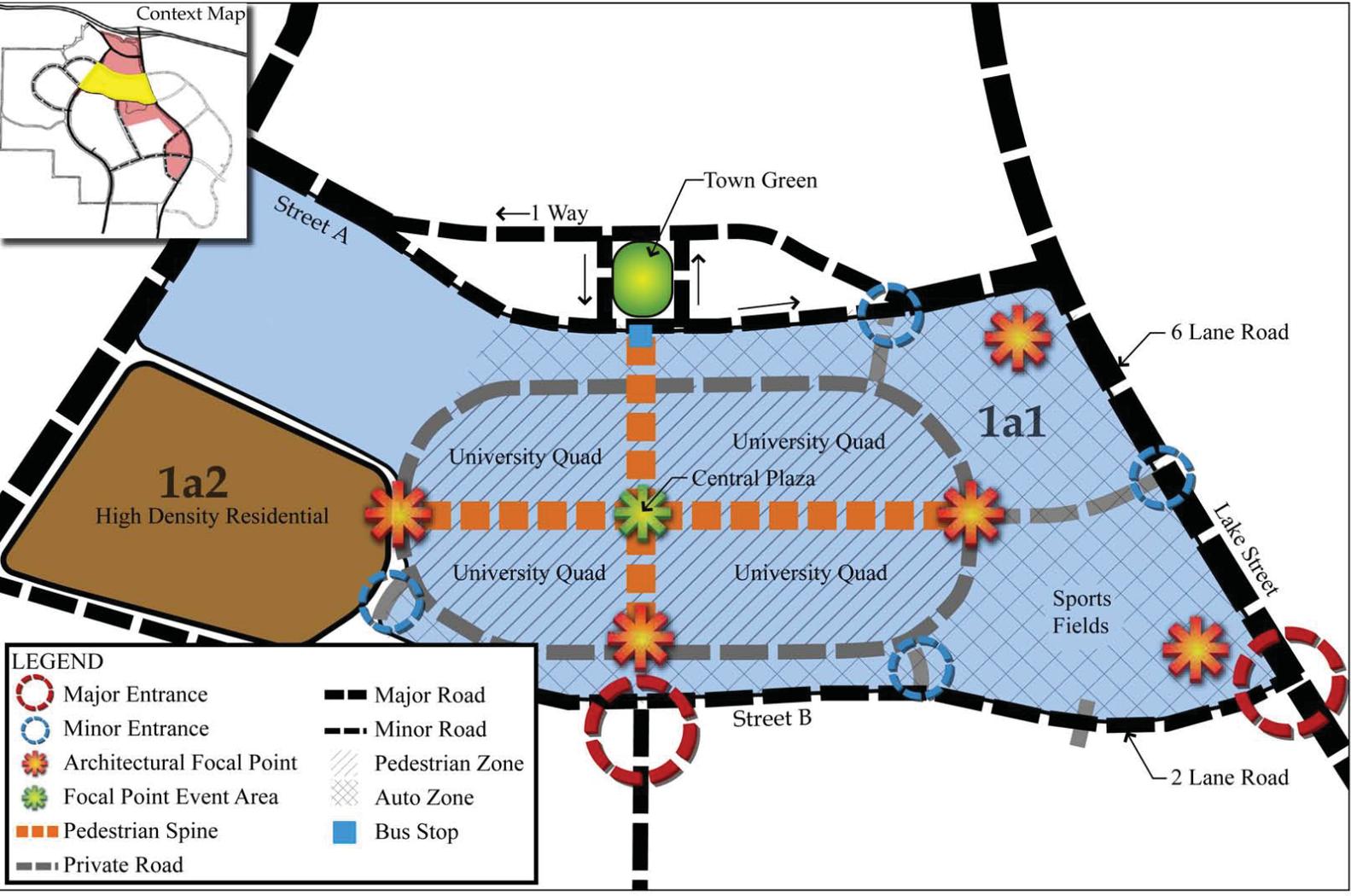


Figure 2-4

**Alberhill Villages
Phased Development Plan**

University Village Subarea 1a1, 1a2 Structure Diagram



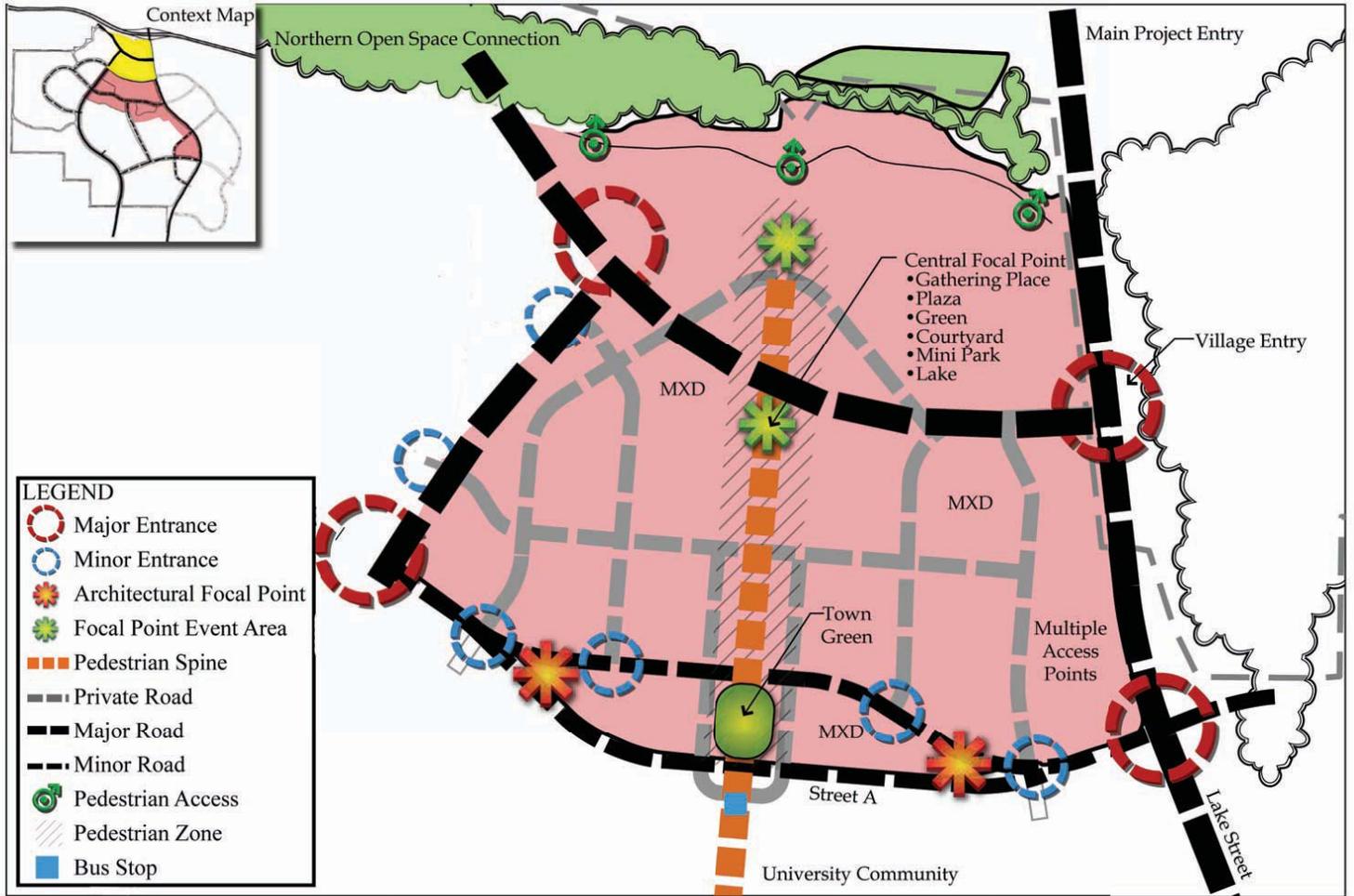


Figure 2-5

**Alberhill Villages
Phased Development Plan**

University Town Center PA 1b Structure Diagram



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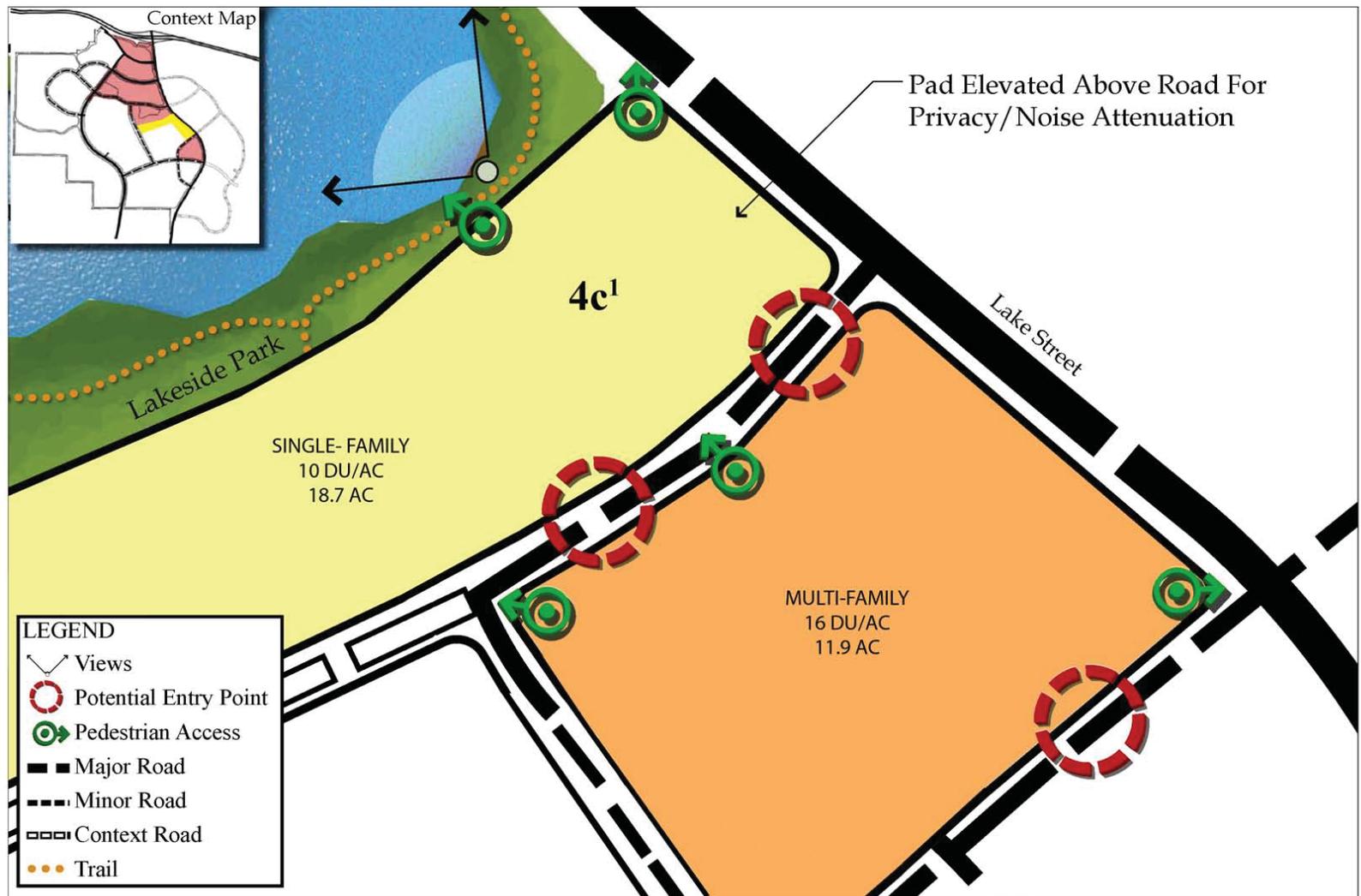


Figure 2-7

**Alberhill Villages
Phased Development Plan**

Lakeside Village Subarea 4c1 Structure Diagram



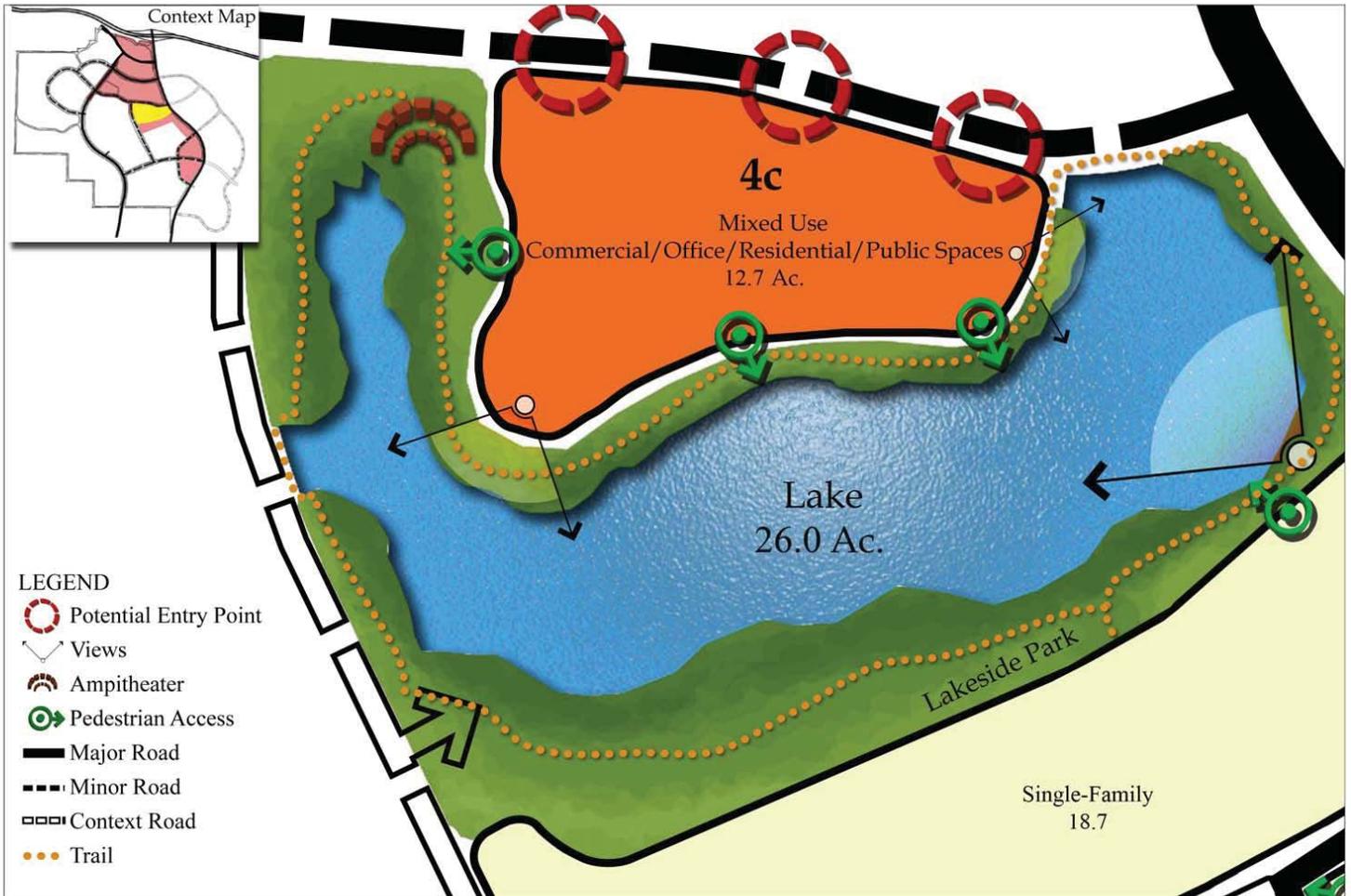
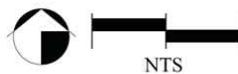


Figure 2-8

**Alberhill Villages
Phased Development Plan**

Lakeside Village Planning Area 4c Structure Diagram



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be visible from the Lake Street passerby, as well as from the surrounding land uses emphasizing defensible open space from a community safety perspective.

Alberhill Town Center

The initial development occurring within the Alberhill Town Center area will consist of commercial uses along an east/west theme road (refer to Figure 2-9, Planning Area 5a Structure Diagram). The commercial uses are likely to have a community-oriented emphasis that can serve the adjacent residential neighborhoods and passing Lake Elsinore community traffic. A total of 150 residential units are also planned for this area as part of Phase I. An additional 429,500 square feet of retail and 163,000 square feet of office are also planned. Since this area is identified as a future intensification area in the AVSP, it is intended that the development occurring within this area will allow for additional residential units, commercial, and office space pursuant to a subsequent PDP.

Open Space Connections

There will be two open space connections to the Multiple Species Habitat Conservation Plan (MSHCP) areas surrounding the AVSP constructed as part of Phase 1. These two links are referred to as the University Town Center (UTC) Connection, and the Lakeside Park Connection (Refer to Figure 2-10 Phase I Open Space Map).

UTC Connection

The UTC connection runs approximately 2,000 linear feet along the northern boundary of the UTC area and will provide connectivity to Linkage 6 of the MSHCP, which is located off-site to the east. Figure 2-5, University Town Center Open Space Connection, identifies the potential building envelopes for the mixed-use core area assuming 25' setbacks from the Temescal Canyon Wash. Existing wildlife undercrossings located within and along this connection and Linkage 6, which were not identified in the MSHCP, currently allow large meta-population animals to safely bypass under the I-15 (refer to Figure 2-11, Wildlife Crossing). A multi-purpose regional trail system will be provided along this connection, which will generally be located along the outer edge to maximize the effectiveness in moving wildlife through this open space area.

Lakeside Park Connection

The Lake Park Connection is a planned and created open space connection to the MSHCP areas which run through the park and are approximately 3,000 feet long and vary in width from 35 to 50 feet (refer to Figure 2-12 Lake Park Open Space Connection Section). This connection will provide beautiful views of the lake and will be within close proximity to the university and entertainment uses. A multi-purpose trail will run through this connection. Where local roads cross this connection, a soft bottom pipe or box culvert will be installed, which measures approximately four to five feet in height and six to eight feet in width to allow animals to bypass and go under these streets safely (Refer to Figure 2-13 Typical Wildlife Undercrossing).

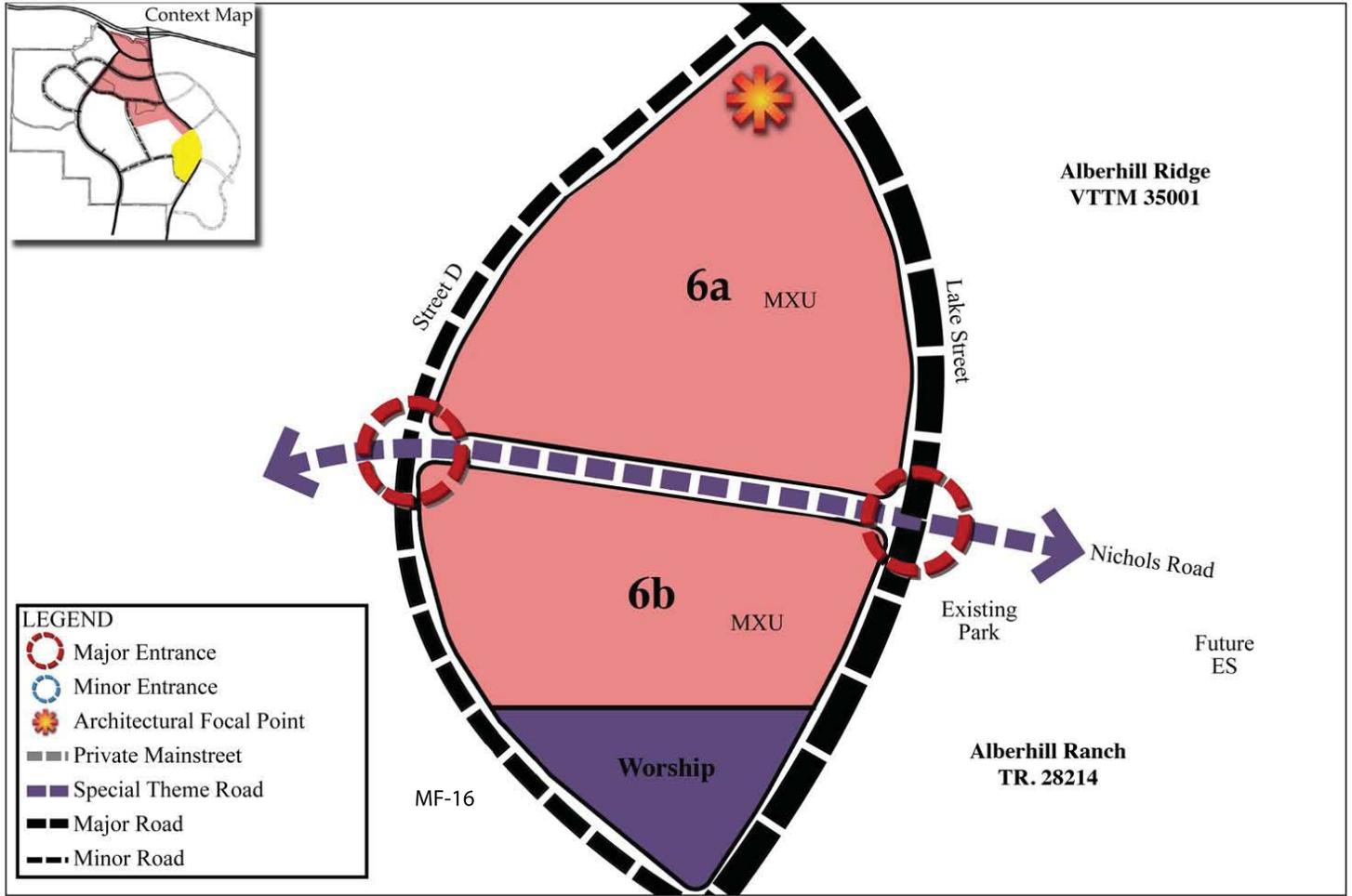


Figure 2-9

**Alberhill Villages
Phased Development Plan**

Alberhill Town Center Planning Area 6a & 6b Structure Diagram



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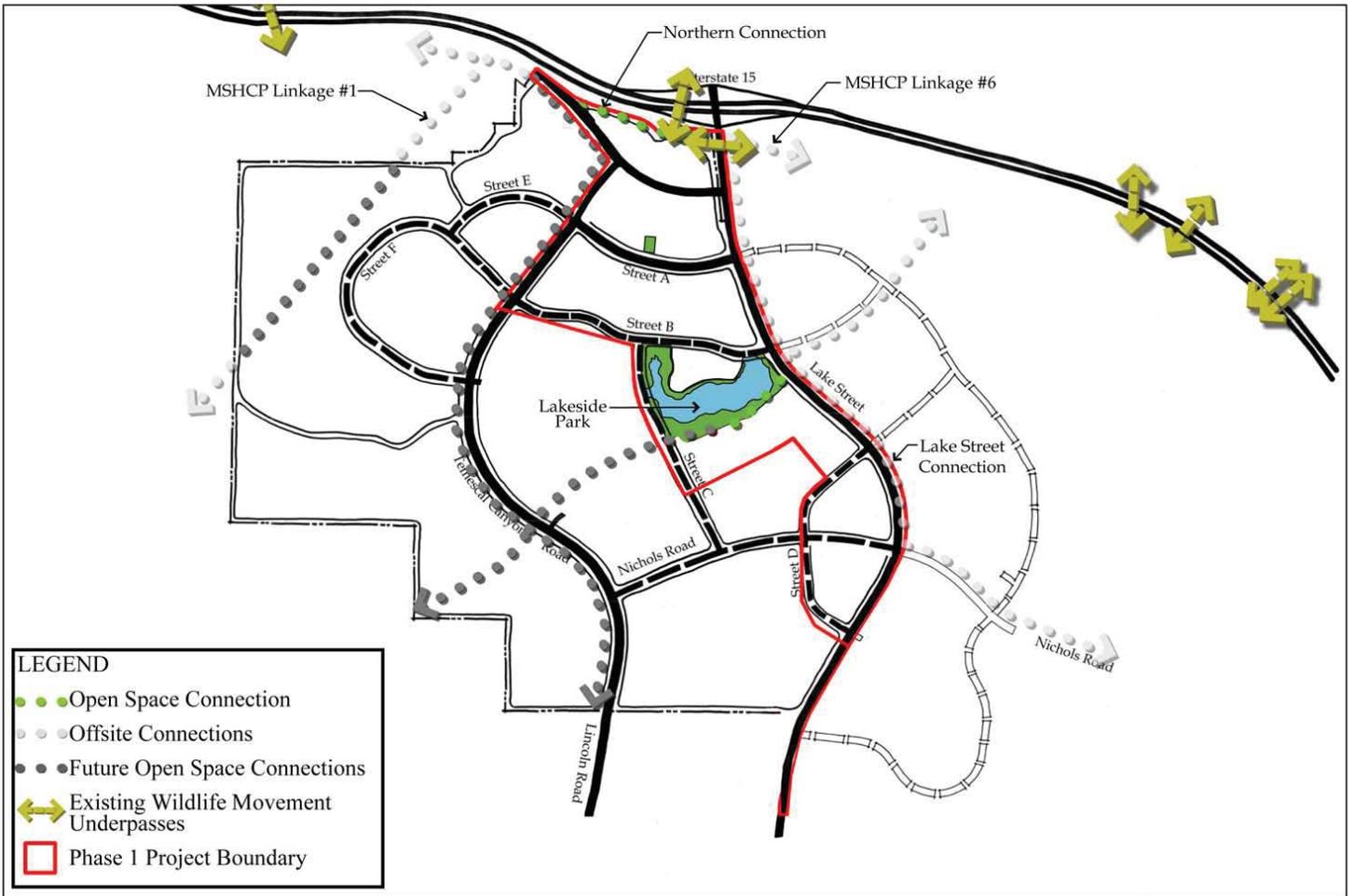
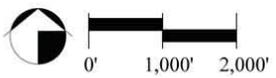


Figure 2-10

**Alberhill Villages
Phased Development Plan**

Phase 1 Open Space Map



TEMESCAL CREEK BRIDGE AND CONSTRAINT LINKAGE #6 CONCEPTUAL



Figure 2-11

Wildlife Crossing

Alberhill Villages
Phased Development Plan



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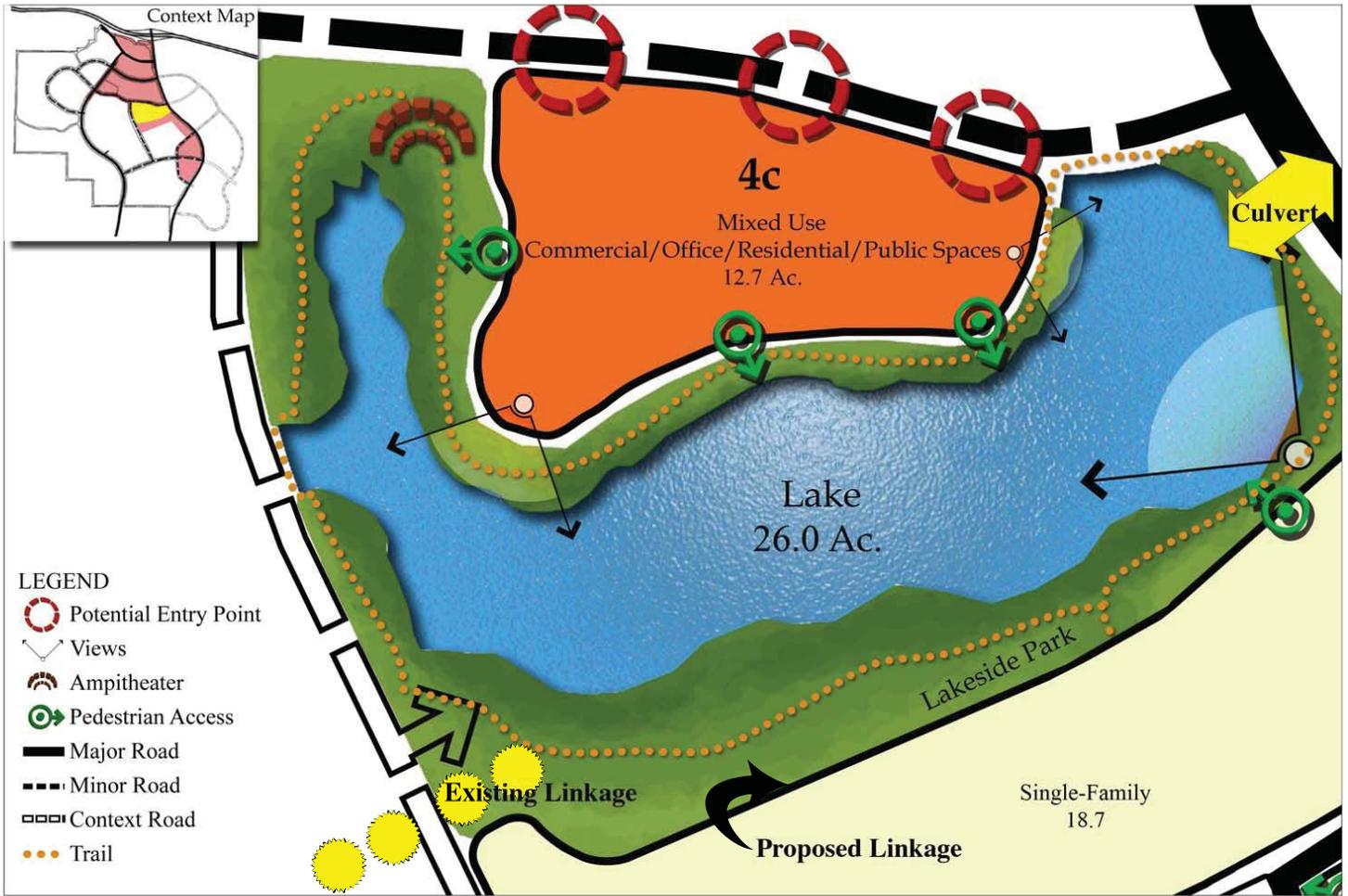


Figure 2-12

2.2 CIRCULATION

The following is a list of roads that will be constructed as part of Phase I. They include a new realigned Lake Street, a new realigned portion of Temescal Canyon Road which runs thru the University Town Center area, a new Lincoln Street extending from Temescal Canyon Road, a portion of Nichols Road, Street A which bisects the campus and the UTC area, Street B which runs south of the campus, and portions of Street C and D (Refer to Figure 2-14 Circulation Plan).

Lake Street

Lake Street, which will serve as the northern gateway to the City of Lake Elsinore, will be realigned and widened. Monumentation will be placed at key location(s) to identify one of the City's key entries. Lake Street's cross section will vary from 6 to 8 lanes, the 8 lanes occurring near the I-15 freeway interchange. Bike lanes will be provided on both sides of the street. The exact configuration of turn lanes and median will be based on further traffic studies at the Tier Three Design Review Stage of development (Refer to Figure 2.16).

Temescal Canyon Road

Temescal Canyon Road will be realigned to bisect the University Town Center and connect to Lake Street. Temescal Canyon Road section will ultimately consist of 6 lanes, transitioning to 4 lanes as it moves to the south to new Lincoln Street, but will be built to 2 lanes in Phase I. Bike lanes will be provided on both sides of the road, as well as an 8 foot minimum multi-purpose path along its western edge. As with all divided roads, Temescal Canyon Road will incorporate a "depressed" or concave median with "broken" curbs in order to collect and cleanse road runoff (Refer to Figure 2-15).

Nichols Road

Nichols Road will be extended from Lake Street to the intersection of Street D as a 2 lane road. Ultimately, Nichols Road will be a 4 lane divided theme road with wide medians that links Lake Street and Lincoln Street. This road will have bike lanes and non-adjacent sidewalks along each of its sides in order to provide a safe and enjoyable experience for the residents. There are two distinct cross sections for Nichols Road. The section that bisects Alberhill Town Center which employs unique left turn pockets and a wide median, and the section that extends westerly between Lakeside and Ridgeview Villages (Refer to Figure 2-17).

Street A

Street A is one of the main east-west connections located in the northern portion of the University Town Center. This road will have bike lanes and an "urban edge" consisting of a 12 foot minimum wide walk with tree wells along the street's sides. There are three distinct sections: a traditional divided 4 lane road, a "main street" section with buildings, parking on both sides, and the "town square" section (Refer to Figure 2-18).

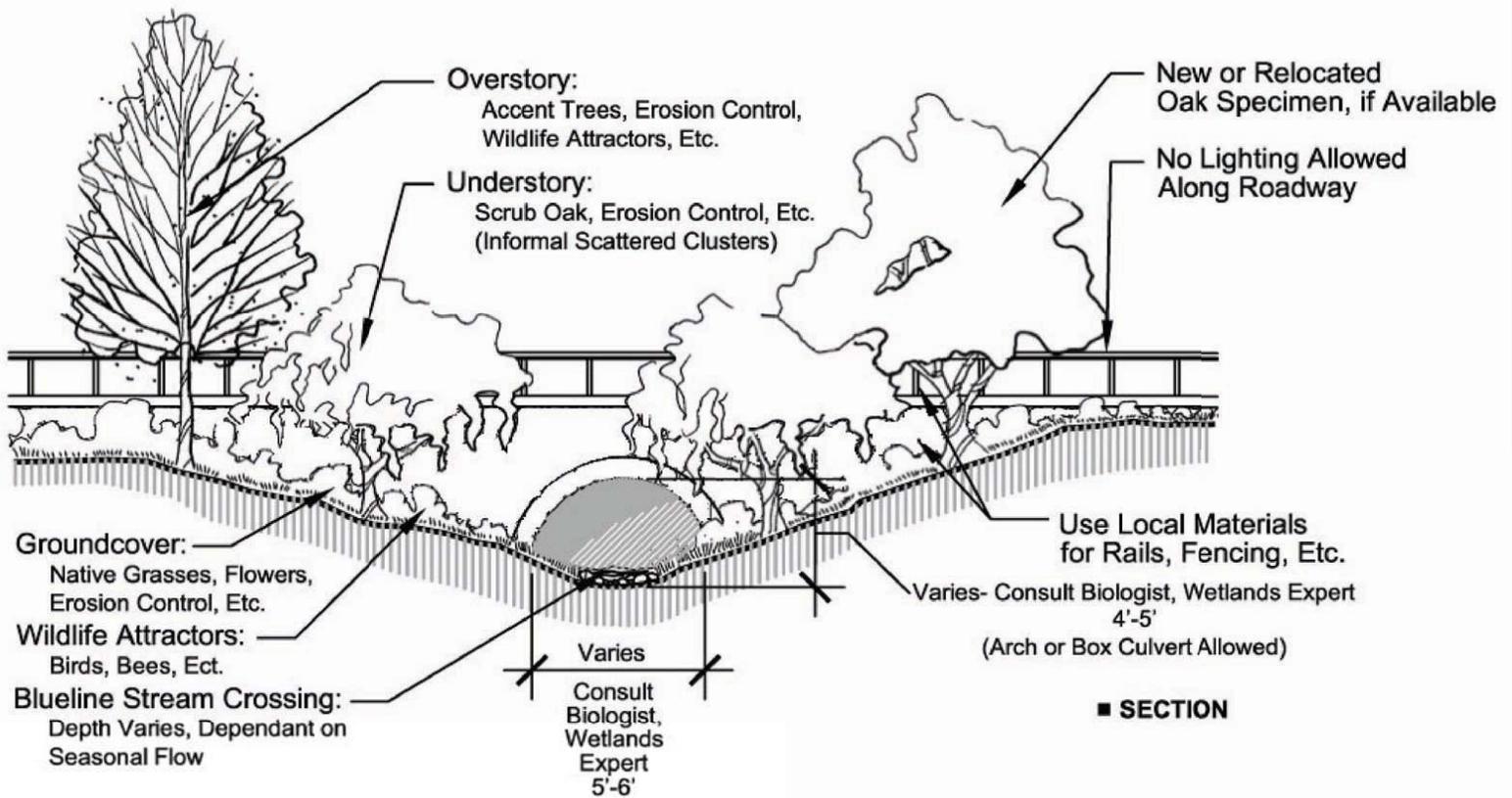


Figure 2-13

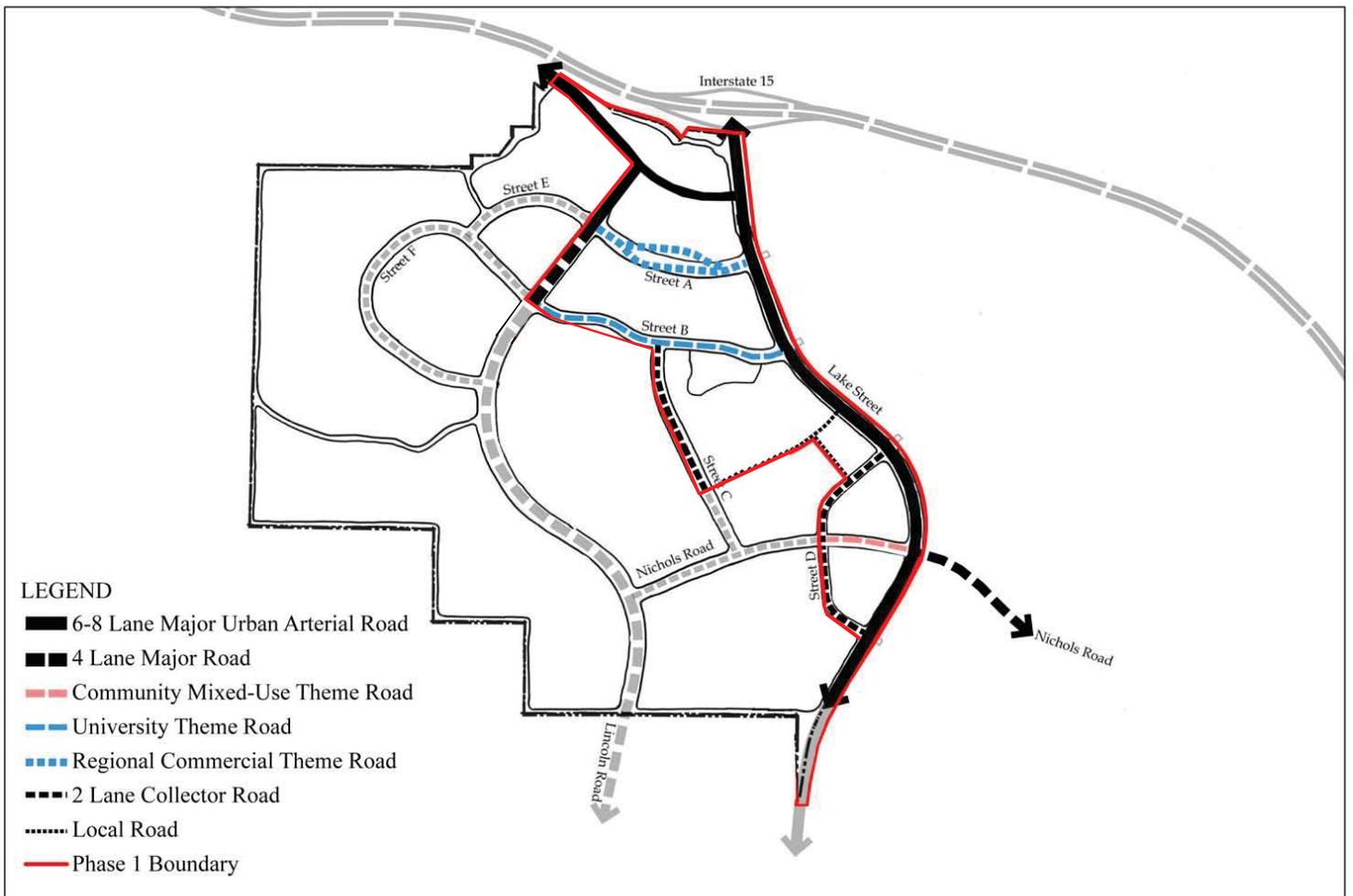
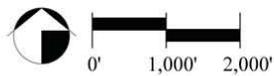


Figure 2-14

Circulation Plan

**Alberhill Villages
Phased Development Plan**



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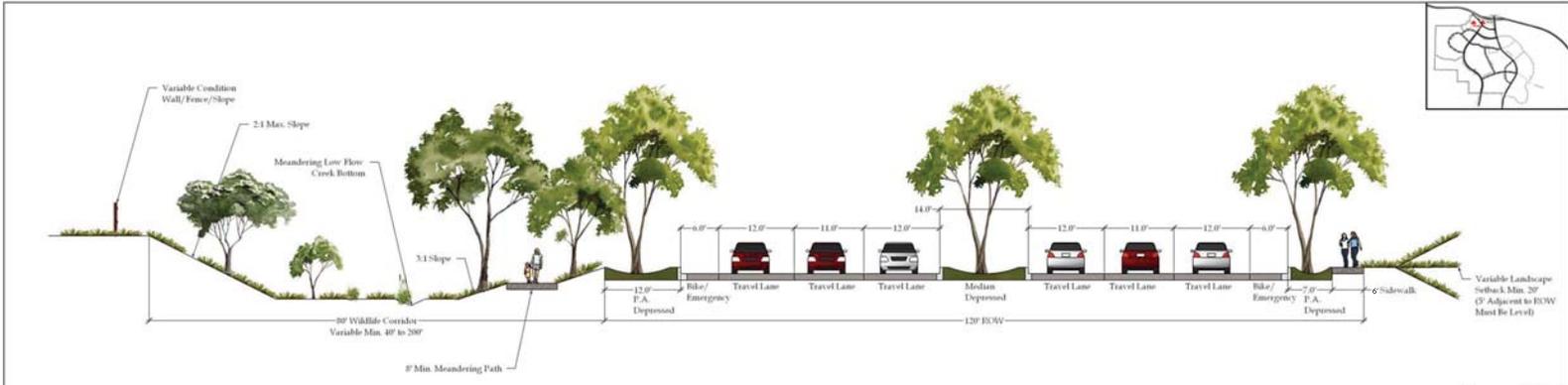


Figure 2-15.1
Temescal Canyon Road 6 Lane



Figure 2-15.2
Lincoln Street 4 Lane

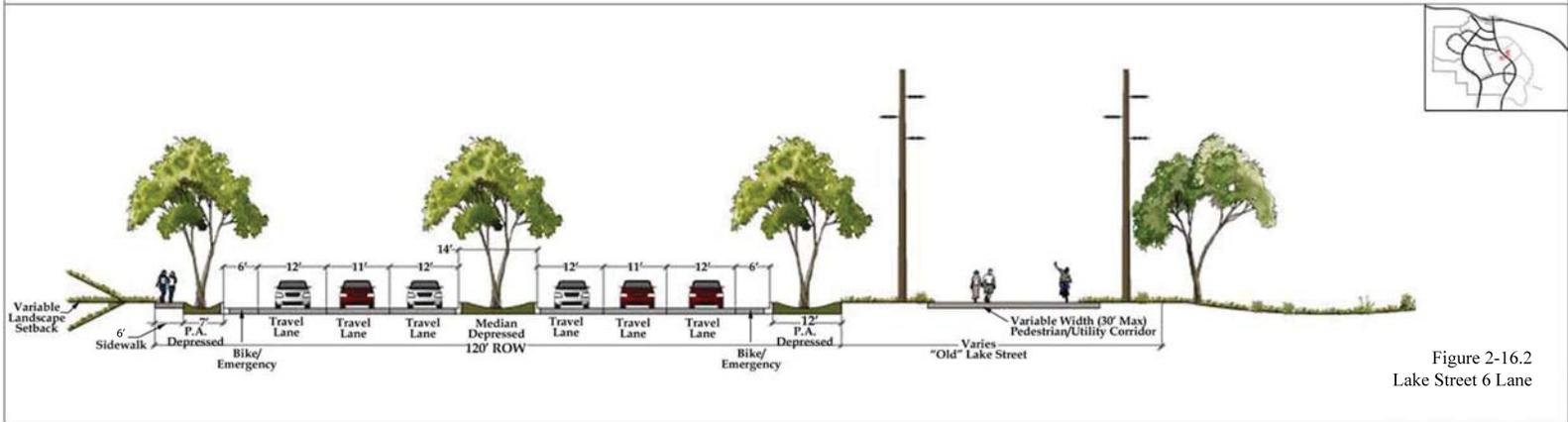
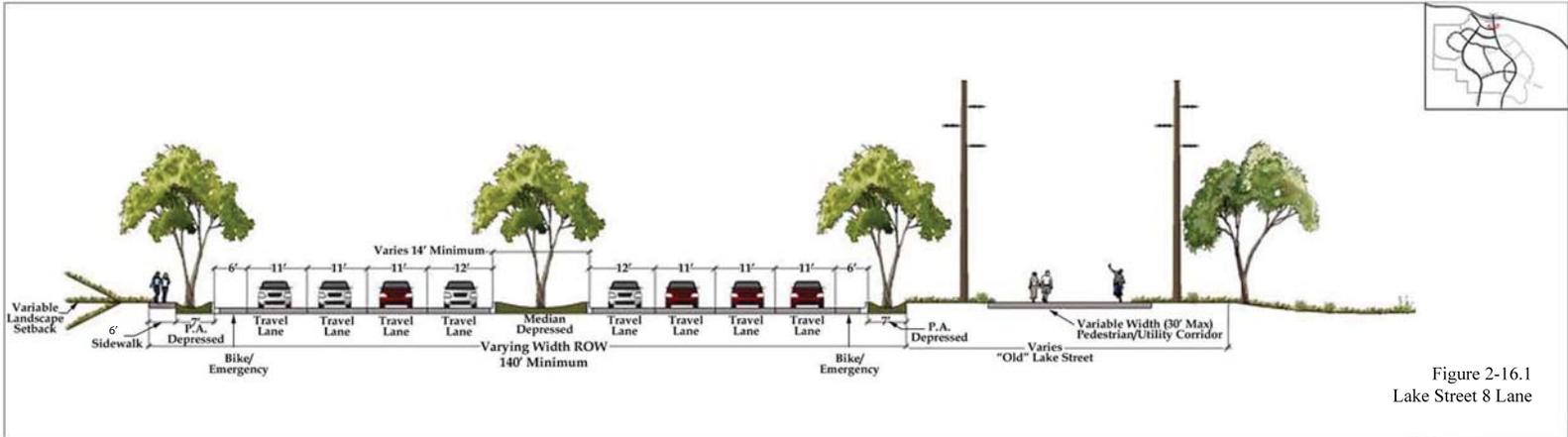


Figure 2-16

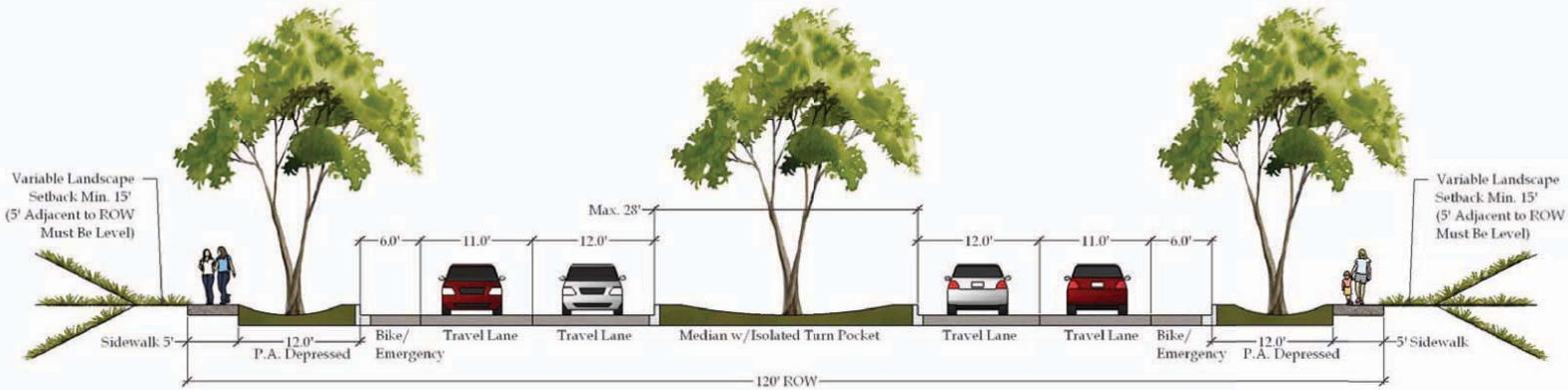
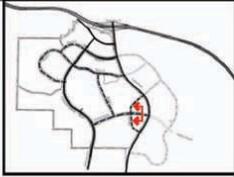


Figure 2-17

Alberhill Villages
Phased Development Plan

Nichols Road Section Eastern Portion Only



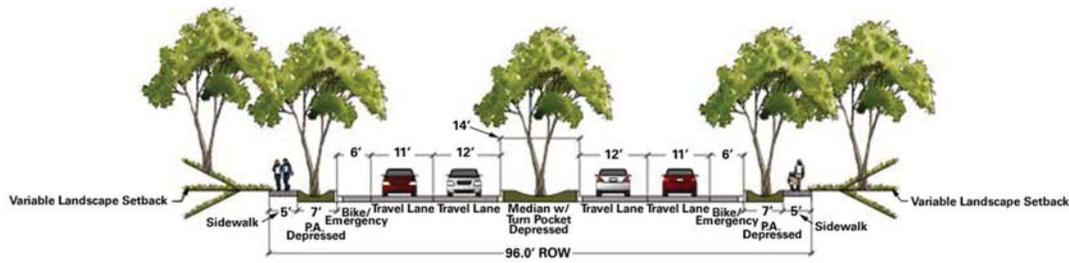


Figure 2-18.1
Street A Condition 1

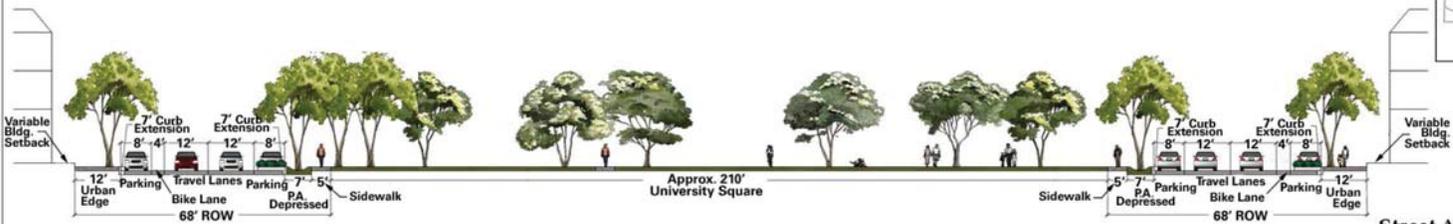


Figure 2-18.2
Street A Condition 2

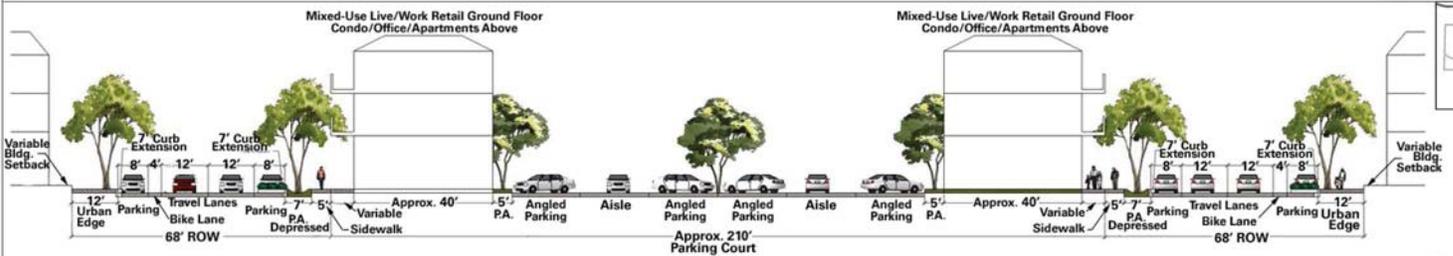


Figure 2-18.3
Street A Condition 3

Figure 2-18

Street A Sections

Street B

Street B, a two lane divided road employing extra wide travel lanes, is the other important east-west link in the northern portion of the project. This road will have bike lanes and non-adjacent sidewalk along its northern side and an “urban edge” consisting of a 12 foot minimum wide walk with tree wells along its southern side (Refer to Figure 2-19).

Street C

Street C, a two lane road with curb extensions, is the north-south connector for the Lakeside and Ridgeview Villages. Phase I will build only a short northern portion of this road (Refer to Figure 2-20).

Street D

Street D forms the western boundaries of the Alberhill Town Center. It is a two lane divided road with parking on both sides. Only the northern portion of this road will be built in Phase I (Refer to Figure 2-21).

Local Streets

Local streets are two lane divided roads with parking on both sides and 5 foot minimum sidewalks. Phase 1 will consist of local cul-de-sac roads 50’ ROW and local through roads 54’ ROW (Refer to Figure 2-22).

2.3 PUBLIC SERVICES AND UTILITIES

Water

Water service will be provided by the Elsinore Valley Municipal Water District (EVMWD). The project lies within the 1434 and 1601 pressure zones. The majority of the project area, including the University Town Center, will be served from the existing 8.0 million gallon (MG) 1434 zone tank located offsite on Lake Street. The portion of Phase I by Nichols Road and Lake Street will be served from EVMWD’s existing 1601 zone tanks located within Tract 28214, Alberhill Ranch. As a result, no new tanks are expected to be needed in order to provide water service to Phase I.

Sewer

Sewer service in the Project area is also provided by the EVMWD. There are currently no sanitary sewer lines located on-site. Master Planned facilities have been added by EVMWD in their 2008 Master Wastewater Plan. There is an existing 24" SARI line - Temescal Valley Regional Interceptor Reach 5 that is within the Alberhill Service Area of EVMWD.

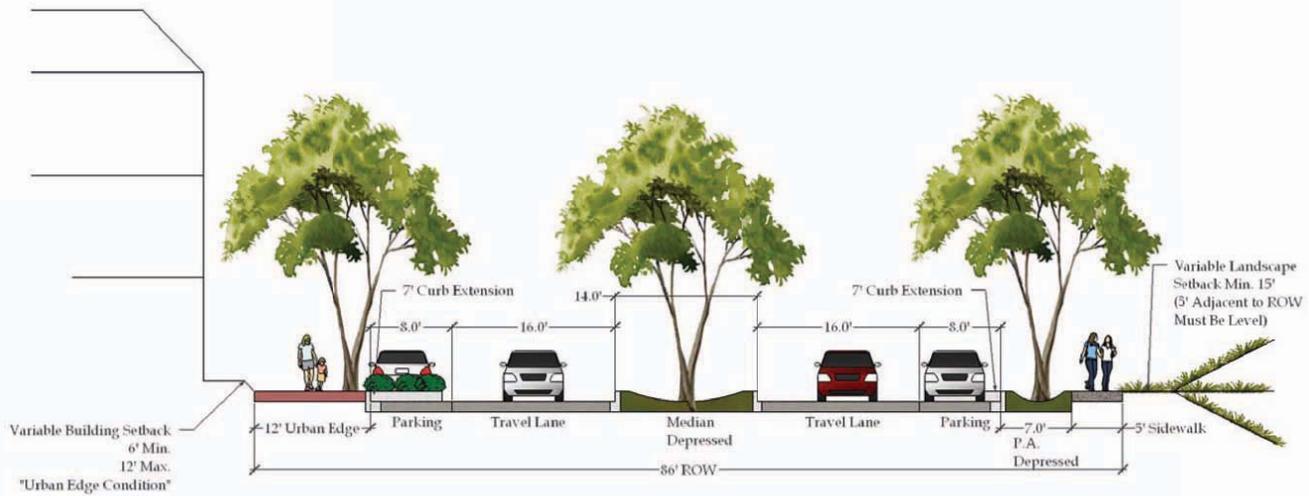
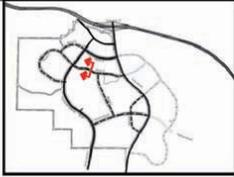


Figure 2-19

Street B Section

Alberhill Villages
Phased Development Plan



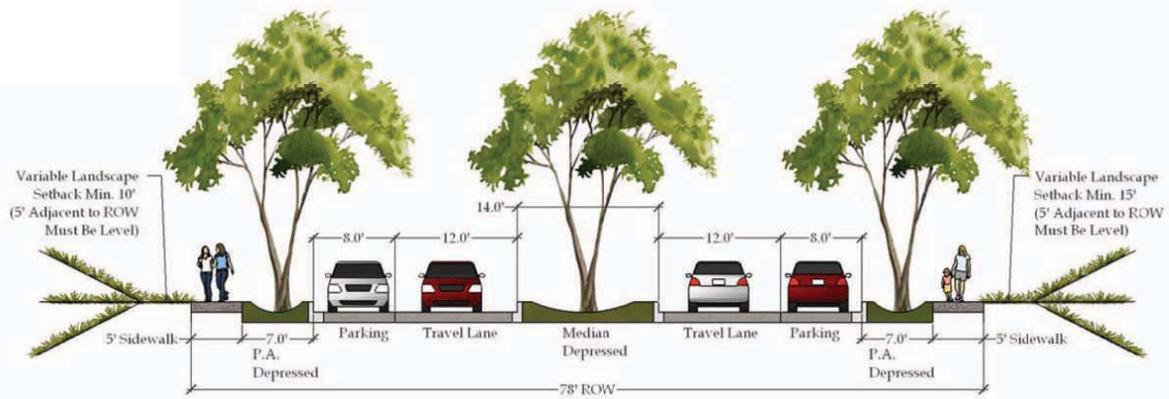
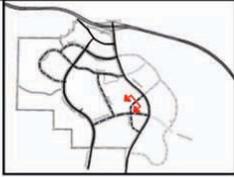


Figure 2-21

Alberhill Villages
Phased Development Plan

Street D Section Northern Portion Only



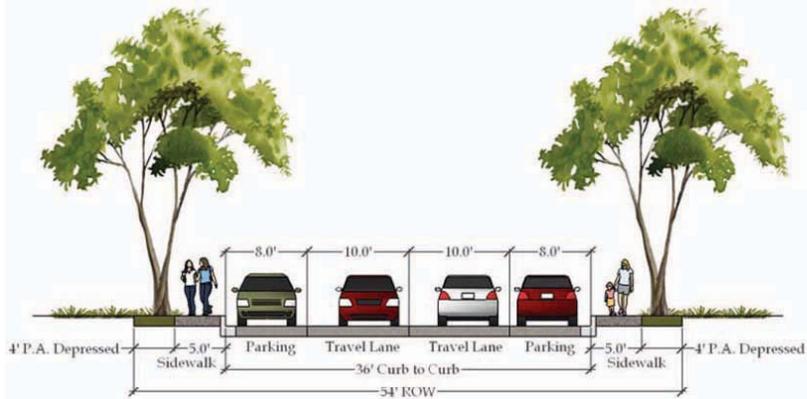


Figure 2-22.1
Local Through Road 54' ROW

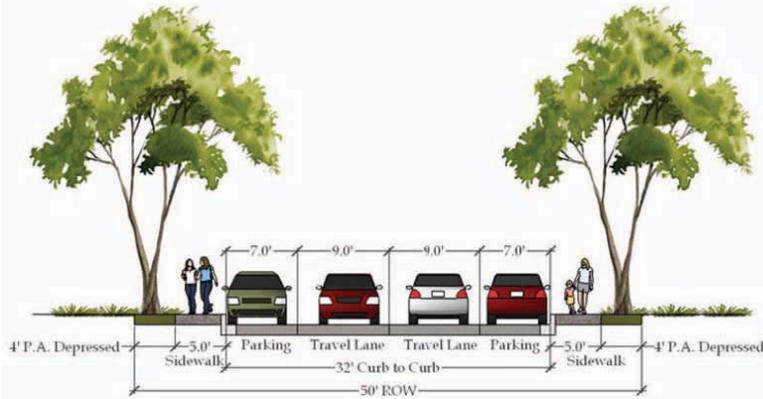


Figure 2-22.2
Local Cul - de-Sac Road 50' ROW

Figure 2-22
Local Street Sections

Drainage

A storm drain system utilizing above- and below-ground facilities will be used to convey storm flows through the project into Temescal Wash Channel. The wash will be revitalized, channelized, and re-landscaped in conjunction with the City Temescal Creek Road Bridge Realignment Project. The proposed lake will also be used to retain portions of clarified and treated storm flows. This system will be designed in conjunction with water quality management facilities as required by the Regional Water Quality Control Board and the City.

Police Protection

The Phase I land use plan will generate an approximate population of 3,192 residents (1,388 units x 2.30 residents per unit). This number indicates that 3 officers will be required to serve Phase I to maintain the current staffing level of one 1 sworn officer per 1,000 population. If a police substation is needed to serve the surrounding communities, it will be located either within the University Town Center or east of Lake Street in the Alberhill Ridge development or as directed by the City. The timing of its construction will be jointly agreed upon by the land owner and police department.

Fire Protection

If a fire station is needed to serve the surrounding communities, it will be located either within the University Town Center or east of Lake Street in the Alberhill Ridge development or as directed by the City. The timing of its construction will be jointly agreed upon by the land owner and fire district.

Schools

The project will be served by the Lake Elsinore Unified School District. According to current student generation rates, Phase I will produce approximately 850 elementary school students, and 6,000 college students. Required school development fees will be collected prior to the issuance of building permits for all new development, which will mitigate impacts to school facilities. The timing of the construction of the first school will be jointly established by the Lake Elsinore Unified School District and the land owner.

Parks

The Phase 1 park plan provides a total of 46.2 acres of public parks. Phase 1 parks include: a 15.5 acre regional park, a 26 acre recreational lake, a 0.7 acre town green, and four (4) one acre private pocket parks. Final determination of park dedication and turn-key will be made at subdivision map level in accordance to the Quimby Act. The 26 acre recreational lake at the heart of the Phase 1 park plan will provide the public opportunities for light water recreation. A 15.5 acre lakeside park will border the recreational lake and include scenic public walkways and bikeways along the lake and opportunities to hold community events such as concerts in the park. The 15.5 acre regional park will also serve as a wildlife corridor to allow connections of local wildlife. In addition to the regional park, a 0.7 acre town green will be developed as part of

Phase 1 and will serve the public as a great location to hold community events. Finally, four (4) private pocket parks in Phase 1 will be built and maintained by the HOA and may include amenities such as private pools, basketball courts, tennis courts, and other private sport programming and amenities.

Trails

Phase 1 includes multiple public trails that will lead to approximately 8,000 linear feet (4 acres) of open space connections for the entire Alberhill Villages development. The public trails preserve and restore open space as well as provide opportunities for physical activity to improve fitness and mental health.

Solid Waste

Waste disposal will be coordinated with CR&R Disposal, Inc.

Electrical and Natural Gas

Southern California Edison (SCE) and the Southern California Gas Company (The Gas Company) will likely serve Phase I from the existing 115KV power lines and 6" high pressure gas line located in Lake Street.

2.4 GRADING

All grading within Phase I will be consistent with the approved reclamation plan for the area. The regional University Town Center area will be graded relatively flat. The University Village will be slightly elevated above Lake Street, at grade with Street B and Lincoln Street, and approximately 10 feet above the town green in the mixed-use area to the north. The northern edge of Subarea 4b1 will be elevated above the Lakeside Park offering privacy and views for the residential uses. The southern edge will be slightly below grade of the local road, the eastern edge will be slightly above Lake Street, and the western edge will be graded slightly above a greenbelt which will lead to the park. Subarea 4b2 will be graded to be slightly elevated above adjoining roadways. In order to maintain an easily walkable environment, major roads will not exceed a gradient of 5 or 6 percent except at the southern end of Lincoln Street which will be approximately 10 percent due to the previous excavation of materials.

3

DESIGN GUIDELINES

3.1 PURPOSE AND INTENT

This Design Guideline section provides the framework to illustrate and define common design objectives for a unified, harmonious setting within Phase I of the Alberhill Villages Specific Plan area. The design guidelines aim to provide an attractive, coordinated physical environment with an emphasis on enhancing the non-automotive pedestrian and bicycle experience through the use of human-scale details and higher density mixed use centers. Human-scale details may be achieved through sensitive treatment of building massing, entry design, human comfort and safety, and exterior treatments. The landscape architecture design will further enhance the pedestrian environment through the adequate and strategic placement of walkways, common areas, meeting places, kiosks, fountains, small parks, and trails. In addition, planting features, shade trees and shading devices, paving materials, outdoor furniture, and lighting fixtures will contribute to the pedestrian comfort and experience of the site.

3.2 RESIDENTIAL DESIGN CRITERIA

Phase I will contain a variety of housing types within the University Village, the University Town Center, Lakeside Village, and Alberhill Town Center. The following standards shall apply to residential development within Phase I:

3.2-1 Multi-Family

Siting

Dwelling units should be designed and sited, where possible, to take advantage of views and create interest and varying vistas as a person moves along the street. Building orientations and setbacks should be varied, if possible, to create changing vistas and to interrupt the impact of lengthy building facades. For buildings adjacent to streets, the face of buildings is encouraged to be oriented parallel to streets, but for variety, alternate orientations should also be considered. Where grade differentials exist between the street and the buildings, steps, porches, stoops, or landings from the street to the building entry or entries is encouraged. Where grade differentials exceed 5 feet this requirement is no longer in effect.

Architecture

Building form, mass, and elevations should be articulated to create interesting roof lines, shadow patterns, and architectural detailing. Blank unarticulated walls should be avoided. Entries shall be oriented towards the internal streets wherever possible. Residential developments should be

unique, but share fundamental architectural characteristics consistent with the overall community theme.

Parking

Parking between buildings and the street should be avoided to the extent possible. Parking adjacent to streets shall be screened. To the extent feasible, garages and covered parking structures shall not be located along the street edge.

Refuse Areas

Trash enclosures are to be designed to compliment the architectural style of the residential buildings. Trash enclosures shall be covered and placed in a location convenient to the dwelling unit(s) they are intended to serve. Dumpsters should be located where they are least visible to the public and must allow for adequate ingress and egress by collection vehicles.

Screening

Mechanical equipment, single story parking structures, and refuse collection areas shall be screened from public view to the extent possible.

Common Areas

A common area (private outdoor space) of sufficient size and shape to be practical and generally acceptable for its intended facilities should be provided within multi-family residential projects and located as to be conveniently accessible from any portion of the project. Common areas may be composed of sitting areas, play equipment, shade structures, plazas, gazebos, pavilions, gardens, or pool areas. These areas should be centrally located and be predominant visual features within the project. Good supervision visibility for parents is especially important in regards to the location of children's play areas. The location of common areas should provide adequate separation for the facility from conflicting uses such as busy streets, parking, drive aisles, or impacting uses on adjacent properties.

Fencing

When sound walls are not required where the yard area of a unit adjoins common open space, views, and vistas, fencing should be designed to use materials which are open (wrought-iron, etc.), offer substantial life, less weathering, and permit the occupant to view and enjoy the common area.

Landscaping

Common areas shall be landscaped to provide for shade, a sense of enclosure (when building walls and seat walls are not available to provide a sense of enclosure), and interest (such as color, texture, and scent). All common landscaping shall be maintained in good condition and adequately irrigated for as long as the use of the property continues and is controlled by a homeowners association or other similar facilities district for maintenance. Use of native vegetation and drought tolerant landscaping is encouraged.

3-2.1 Single-Family Development

Architecture

Emphasis is on quality material design and construction in order to promote well crafted residences within the various neighborhoods. The house footprint and the roof form should work together to provide variety and interest when viewed from the street and across parks and open space. These guidelines allow for diversity in design and should produce a climate of individuality, while insuring the architectural integrity of the community as a whole.

Phase I's residential parcels are design to promote "street scenes" that are aesthetically pleasing in character and reflect the feeling of a neighborhood. Varied arrangements on the site result in more interesting street scenes. More pleasing arrangements are achieved with a variety of articulated plans which break the rectangular box into interesting three-dimensional shapes.

Imaginative plan geometry, as well a complimentary roof forms are desired and increase the sense of individuality while creating an interesting streetscape.

Priority should be given to those sides of the house which are visible from streets, parks, and open spaces. The most articulated elevations should be those which are in public view. However, it should be assumed that the houses will be seen from all angles and that there will be a continuity of materials and details on all elevations.

Exterior Materials

Materials should be used with restraint in regard to both color and diversity of material types. The intent is to create a continuity of materials throughout the neighborhood. The number of primary materials on the exterior will be limited to three (3), not including roof shingles and wood trim.

Garages

The placement and design of garages and driveways have the greatest effect on the overall street scene. To the extent possible, garages are to be de-emphasized, highlighting instead the landscaping and the pedestrian environment.

Streetscape

The landscape treatment for each neighborhood of Phase I should have its own theme and individual character, but yet be consistent with other neighborhoods to maintain an overall view of continuity throughout the community. The following paragraphs describe various design features which are recommended to establish a visual uniformity and landscape hierarchy throughout the development.

Through a comprehensive program of right-of-way landscaping, a sense of continuity can be fostered within the community. Landscape details can reinforce the desired community image in each of the neighborhoods. Key intersections will be accepted, view corridors should be enhanced, and selected areas should be screened to decrease their visual impact.

Entry points are intended to set the initial character of the development through the placement and selection of monuments, signage, textured pavements and landscaping. Alternating layers of plant heights and color should be utilized for visual interest and uniform gateways. Each entrance should have a similar image to establish community.

3.3 MIXED-USE DESIGN CRITERIA

The following guidelines are focused towards the initial commercial development that is expected to occur within the mixed-use areas of Phase I. Commercial development is expected to be constructed in a manner which will allow for additional stories to be added in the future accommodating offices and/or residential units or to be rebuilt and replaced by other mixed-uses.

Siting

Projects should present a clean and attractive streetscape while satisfying the functional needs of the owner or tenant. The focus of the project should not be on such unattractive entities as storage yards, loading areas, or mechanical equipment, but should instead be on those items that are inherently attractive or can be visually enhanced such as landscaping, entrances, and major tenant structures. Buildings should be located to the front of the site and service areas to the rear. Where the work areas remain visible to a public right-of-way they should be screened using walls, gates, landscaping, or combinations thereof.

Architecture

Building walls located on property lines adjacent to other development, interior streets or public right-of-way shall be architecturally treated or landscaped to create visual interest. “Blank” walls are prohibited. A variety of building design and form is encouraged; however, consideration should be given to patterns of neighboring development so that no project interferes with the privacy, quiet, view, or function of its residential neighbors unless the residential neighborhood is part of the commercial core where nighttime activity is encouraged. Buildings shall employ treatments such as the staggering of planes along exterior walls to create pockets of light and shadow, to interrupt the mass and provide relief from monotonous, uninterrupted expanses of lengthy walls. Other features, such as the use of curved corners and varying roof lines should also be considered as a means to dramatically change the appearance and add vitality.

Entrances

The treatment of major building entrances is an important aspect of strengthening tenant identity and thereby helping to assure the continued viability of the project. The project design shall incorporate special architectural and landscape enhancement features at entry areas to serve to focus the attention of visitors. Such features shall include measures to separate and ease pedestrian access from parking areas and to separate the entries from the more intense service areas and can include patios, terraces, fountains, covered trellises, and the like.

Plazas

Plazas are encouraged within the mixed-use areas. A plaza functions as the open space focal point of the commercial area and accommodates passive use by shoppers and employees. The plaza also serves as a place for informal gatherings and should be designed to facilitate social interaction within the community. A plaza could be located along the front façade of storefronts,

restaurants, cafes, or other eateries. The suggested minimum surface area for a plaza should be no less than 400 square feet. A minimum of 6 feet for uninterrupted pedestrian flow should be maintained when a plaza is constructed in front of a storefront, restaurant, café, or other eatery.

Walkability

Buildings should be designed to promote walkability and enhance pedestrian activity. Pedestrian connections from the street and/or other buildings or groupings of buildings should be provided to the building entrances of major tenants. Shaded sidewalks are encouraged. Awnings, arcades, pergolas and canopy trees are permitted along the building façade to encourage walkability.

Parking

Developments shall be oriented so that the majority of off-street parking areas are located to the rear or side of the buildings or above or below grade. Parking areas should be screened utilizing berms, shrubs, and other decorative treatments of sufficient size and height to meet this requirement. Surface parking lots must provide landscaping for at least five percent (5%) of the interior area. At least one fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces.

Loading Areas

Loading areas are not permitted between the front of the building and the interior streets. Views into service areas from street rights-of-way are prohibited. Loading areas must be located toward the rear of all buildings. Loading areas on the sides of buildings may be permitted if adequately screened.

Refuse Areas

Trash enclosures shall be covered, screened, and placed in a location convenient to the business they are intended to serve. Dumpsters should be located where they are least visible to the public and must allow for adequate ingress and egress by collection vehicles.

Screening

Rooftop equipment shall be screened from view through the use of architectural elements that are compatible with the materials and theme of the rest of the building.

Landscaping

All areas not utilized for structures, parking, or other permitted uses shall be landscaped. Landscaping shall be maintained in good condition and adequately irrigated for as long as the use of the property continues.

3.4 INSTITUTIONAL DESIGN CRITERIA

The strength and cohesiveness of the University environment will be achieved through the implementation of a clear site planning and landscape architecture design concept that connects with the University Town Center. The campus arrangement will focus on two axial landscaped pedestrian corridors. The north-south and east-west corridors will be formal in design to define a ceremonial view corridor that relates to the overall development of Phase I and becomes an

identifiable image viewed from the project entry to Interstate 15 and from other locations throughout the project.

Landscape elements will reinforce the organizational and environmental qualities of the University. Planting will reflect the level of formality appropriate for various areas of the University. Human scale elements will be evident in landscape architecture design. Planting features, steps, seating areas, and paving materials will help to define a more intimate scale for the pedestrian-oriented University.

The University buildings will reinforce the design intent of the site planning and landscape architecture. Buildings shall be sited to define pedestrian corridors, appropriate views, and significant exterior spaces. Buildings and building corners at key sites on the University, such as those terminating visual axes and at major entrances, shall have a strong identity and express their symbolic role to the University.

Visibility

Locate the University campus with high visibility from major roads. Provide a strong visual and physical link to Lakeside Park, Lake, and amphitheater. The campus has two “front doors” – the park and lake entrance to the south and the commercial mixed-use/street to the north. Utilize the grade changes across the campus site to help increase its visibility and identity throughout the community.

Layout

Develop a pedestrian-oriented campus plan that is easy for the visitor, student, and faculty to negotiate. Minimize the use of motorized vehicles to the extent possible. Use buildings to create spaces, plazas, and quadrangles. Provide an environment that is “comfortable” for students. Utilize grade changes to create a variety of outdoor spaces and take advantage of the east – west solar orientation of the site. The campus should be seen as a transitional land use that links the southern residential community and the northern commercial, mixed use, medical office uses. Utilize the couplet road network to activate the northern edge of the campus with pedestrian friendly streets.

Community Integration

Integrate the campus into the surrounding community without unduly jeopardizing the safety of the students and faculty. Create a “centrally located and highly visible campus village” that would help activate the overall community. Share off-site recreational facilities with the community where possible under CC&Rs. Encourage and provide areas for facilities, such as a performing arts center and/or chapel that would be shared with the community. By locating these facilities on the eastern side of the University Village, and providing automobile access separate from the campus’ loop road, the central campus can function separately and safely. . Integrate the campus with the mixed uses around the Town Green by providing easy and highly visible pedestrian access to the campus, potential bus stop on Street A, and the Town Center. Providing a wide central “Pedestrian Spine” that links the Town Center, Town Green, University, and Lakeside Park together is key to this integration.

3.5 OPEN SPACE DESIGN CRITERIA

Trails

Plantings adjacent to pedestrian circulation will be selected to enhance the human scale and provide for a shaded, comfortable walk. Trails shall be located along the outer edge of all corridors in order to maximize the connection's effectiveness in moving wildlife. Rest or vista spots are encouraged to be located along trails and may include benches, an overhead, trash receptacles, trees and shrubs, and/or educational signage. Lighting shall be of a low, bollard, shielded type.

Wildlife Crossings

Where local roads cross connections, wildlife crossings should consist of culverts with a soft bottom and four to five feet in height. Native landscaping should be located close to the ends of the opening providing cover and safety of the animals. Adjacent lighting shall be screened from the wildlife crossings.

3.6 LIGHTING CONCEPTS

Adequate internal and external lighting shall be provided within the residential and mixed-use areas for security purposes. The lighting shall be energy efficient, stationary, downcast, and deflected away from residential units, adjacent properties and public rights-of-way, and be of intensity compatible with the District and neighboring uses. The use of low pressure sodium lighting, low bollards, and light shields shall be encouraged.

Amber colored lighting, as opposed to white or blue light, is more conducive to the movement of wildlife and should therefore be utilized adjacent to open space connections. Street lighting adjacent to Linkage 6, located northeast of the College Core Mixed-Use area, should be kept to a minimum, shielded for dark sky (full cut off) and connector protection, amber in color (wavelength 580nm or more), and limited to 10 to 15 feet high. Walk or path lighting adjacent to open space connections should be kept low to the ground, such as in bollards measuring 4 feet high or lower with full cut-off. Lighting should not be visible from the wildlife culvert crossings.

3.7 SIGNAGE CONCEPTS

Signs for residential developments within Phase I shall comply with Section 17.94.160 of the City of Lake Elsinore Zoning Ordinance, Signs in residential zones. Signs for commercial and office uses shall comply with Section 17.94.170 of the City of Lake Elsinore Zoning Ordinance, Signs in commercial districts. All sign lighting shall comply with dark sky lighting criteria.

3.8 SUSTAINABLE CONCEPTS

Utilizing the following features or implementing similar sustainable concepts that meet the intent of the tools listed below is strongly encouraged where financially feasible given market conditions.

Solar Orientation

Utilize passive solar orientation, where economically feasible in tract development, to allow buildings to take full advantage of the sun's natural heat. By facing the long side of a building to the south and the short sides to the east and west, the building will capture solar heat in the winter and block solar gain in the summer.

Water Conservation

Utilize outdoor and indoor low flow fixtures and devices. Encourage the use of greywater, captured rainwater, and reclaimed water for toilet flushing and irrigation where compatible with existing health department and water district regulations.

Drainage

Encourage techniques which allow for natural water cleansing and infiltration including the use of permeable paving, swales, wetland vegetation, bio-filters, and rain gardens where suitable HOA and City maintenance costs allow.

Energy

Where the competitive market place allows encourage the following: use of renewable resources through the incorporation of solar hot water heaters, photo voltaics, and other systems that rely on renewable energy sources. Increase energy efficiency through the use of daylighting (i.e. skylights, clerestory windows), insulation, high efficiency appliances and lighting; light colored exterior finishes, and shading features such as architectural elements, plant material, and green vegetated roofs.

4

DEVELOPMENT REGULATIONS

4.1 ZONING REQUIREMENTS

The mixed use development regulations are divided into three categories: regional, community, and institutional. These development regulations are intended to guide development within the University Town Center (regional), Lakeside Village mixed use, Alberhill Town Center (community), and University Village (institutional) areas of Phase I, respectively. The R-1 regulations will be applied to the 18.7 acre single-family parcel in Planning Area 4c, and the R-2 regulations will be applied to the 11.9 acre multi-family parcel in Planning Area 1a and 4c. The MXU regulations will be applied to the University Town Center in Planning Area 1b, Lakeside Village in Planning Area 4c, and the Alberhill Town Center in Planning Area 6a and 6b. Table 4-1 summarizes the zoning requirements for these areas.

4.2 PARKING REQUIREMENTS

The following guidelines are intended to ensure that parking requirements are consistent with current trends and more closely reflect actual need at the time that development proposals come forward.

4.2.1 Number of Parking Spaces Required

Single Family Residential

A two car garage is required. Tandem parking is permitted. There shall be one visitor parking space per unit. Driveways, adjacent streets, or alleys may be utilized to provide the visitor space. Age restricted housing may reduce the parking requirement pursuant to a project specific parking study, which may be based on the recommendations of a current Urban Land Institute (ULI) parking study or a licensed professional traffic consultant's study. Homes within a five-minute walk of all of the following: transit stop, shopping area, education facility, and recreation may reduce the garage to one space.

Cluster Single-Family

Two parking spaces are required for units with three or more bedrooms. Tandem spaces are permitted. For units with two bedrooms or less, one and one half parking spaces are required. Homes within a five-minute walk of all of the following: transit stop, shopping area, education facility, and recreation may reduce the garage space to one parking space. Garage sizes may be less than 200 square feet per space. One visitor space is required for every five units; however,

this requirement may be reduced pursuant to a project specific parking study, which may be based on the recommendations of a current ULI parking study or a licensed professional traffic consultant's study.

Attached Residential

Two parking spaces are required for units with three or more bedrooms. Tandem spaces are permitted. For one and two bedroom units, one and one half parking spaces are required. For studios, one parking space is required. Garage sizes may be less than 200 square feet per space. One visitor space per eight homes is required; however, this requirement may be reduced pursuant to a project specific parking study, which may be based on the recommendations of a current ULI parking study or a licensed professional traffic consultant's study.

Homes within a five-minute walk of transit stops, shopping, education, daily services, and recreation may reduce or eliminate the required parking spaces pursuant to a project specific parking study, which may be based on the recommendations of a current ULI parking study or a licensed professional traffic consultant's study. The provision of covered and secure bicycle racks may also reduce the parking requirement.

4.2.2 Shared Parking

The recommendations within a current project specific parking study will serve as the basis for determining shared parking requirements within the mixed-use zones or between compatible land uses such as churches/schools. Distance to transit stops, shopping areas, education facilities, daily services, recreation areas, and available, safe, secure bicycle racks will influence the amount of shared parking permitted and the distance from the use to the parking area.

4.2.3 Surface of Parking Areas

In addition to the surfaces permitted by the City of Lake Elsinore, pervious recycled or re-used paving material is permitted, where economically feasible.

4.2.4 Parking Stall Sizes and Aisle Widths

A combination of standard and compact parking spaces is permitted. Aisle widths and stall sizes may vary based on a current project specific parking study which may rely on the recommendations of a current ULI parking study or a licensed professional traffic consultant's study.

4.3 MINING REGULATIONS

All existing mining operations are within the existing M3 zone. Mining areas within Phase I which are not included in the initial stages of development shall be permitted to continue with mining operations provided that appropriate buffers and precautionary measures are implemented to avoid safety hazards and nuisances to adjacent development. Mining operations shall occur in compliance with the M3 Mineral Resources and Related Manufacturing District. The M3 ordinance is attached in Appendix A for ease of administration with these Development Regulations.

**TABLE 4-1
Phase I Development Regulations**

Zone	MXU ¹			R1 ¹		R2 ¹		R3 ¹
	Regional University Town Center	Community Alberhill Town Center Lakeside Village	Institutional University Village	Detached	Attached	Detached	Attached	Attached
Density					6-12	12-18	12-18	35
Multi Family Lot Size (min SF)	50,000	50,000	50,000	NA	2,250	NA	1,350	1,000
Single Family Lot Size (min SF)	NA	NA	NA	5,000	NA	2400	NA	NA
Multi Family Lot Coverage (max)	100%	100%	100%	NA	60%	NA	70%	80%
Single Family Lot Coverage (max)	NA	NA	NA	55%	NA	70%	NA	NA
Building Setbacks: (min)								
<i>Front</i>	0' or within 10' of property line	0' or within 10' of property line	0' or within 10' of property line	10', 20' for garage door	20', 5' with entry on street	10', 20' for garage door	20', 5' with entry on street	Avg. 15' with entry on street
<i>Interior Side</i>	None required	None required	None Required	0 to 5', Distance between structures must be 10'	5' Distance between structures must be 10'	0 to 5', Distance between structures must be 10'	5', Distance between structures must be 10'	3' Distance between structures must be 10'
<i>Exterior Side</i>	0' or within 10' of property line	0' or within 10' of property line	0' or within 10' of property line	10'	15	10'	15'	15', except where abutting an R1, 20' or R2, 25' residential zone
<i>Rear</i>	None, except where abutting a residential zone, then 25'	None, except where abutting a residential zone, then 25'	None, except where abutting a residential zone, then 25'	10', 5' for garage door on an alley	15	10', 5' for garage door on an alley	15	15', except where abutting a R1 or R2 residential zone, then 25'
Height	100	46	50	30	36	36	36	46
Minimum Dwelling Unit Size	450	450	No Minimum	1,750	1,000	1,500	800	450
FAR	1.5	0.75	0.50					
Parking	See Section 4.2							

¹ Minimum project area for each zone is 5 acres.

APPENDIX

**CITY OF LAKE ELSINORE
ZONING CODE**

CHAPTER 17.61

“M-3 MINERAL RESOURCES AND RELATED MANUFACTURING DISTRICT”

SECTIONS:

- Section 17.61.010 Purpose
- Section 17.61.020 Permitted Uses without a Mining or Conditional Use Permit
- Section 17.61.030 Uses Subject to a Surface Mining Permit
- Section 17.61.040 Uses Subject to a Conditional Use Permit
- Section 17.61.050 Accessory Uses
- Section 17.61.060 Minimum Area
- Section 17.61.070 Development Standards
- Section 17.61.080 Special Development and Landscape Improvement Standards
- Section 17.61.090 Pre-Existing Operations
- Section 17.61.100 Signs
- Section 17.61.110 Substantial Compliance and Compatibility of Uses

Section 17.61.010 Purpose. The intent of the “M-3” District is to reserve appropriate locations consistent with the General Plan to accommodate a full range of mineral resource extraction and related manufacturing in order to strengthen the City’s economic base and to increase employment opportunities. Locations for the “M-3” District may have operational characteristics or features that make their location near less intensive uses or highly visible areas of the City inappropriate. However, uses which have nuisance features that cannot be mitigated or which pose a threat to public health or safety shall not be permitted. This Chapter includes appropriate development criteria to assure a quality of appearance of all structures and uses from public rights-of-way in order to encourage the long term viability of the District as well as to attract desirable users. This ordinance also contains the appropriate standards and criteria to ensure public health and safety.

Section 17.61.020 Permitted Uses without a Mining or Conditional Use Permit. Uses permitted in the “M-3” District shall include those businesses listed below which operate in compliance with the purpose, intent and standards of this district, are conducted on a contiguous area of not less than three hundred (300) acres unless otherwise permitted in Section 17.61.030, maintain an exterior environment meeting all State and Federal regulations pertaining to odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, and the storage of hazardous waste. Each business shall be evaluated in terms of its operational characteristics and specific site location.

- A. All permitted uses in the “M-1” District listed in Section 17.56.020.
- B. All permitted uses in the “M-2” District listed in Section 17.60.020.
- C. Agricultural uses of the soils for crops, orchards, grazing and forage.
- D. Electric and gas distribution, transmissions substations, telephone and microwave stations.
- E. Riding and hiking trails, recreation lakes, and camp grounds.
- F. Other permitted uses that the Planning Commission approves in accordance with Section 17.61.110

Section 17.61.030 Uses Subject to a Surface Mining Permit. The following uses are permitted in conformance with the development and performance standards of this Chapter provided that the operator thereof holds a permit to conduct surface mining operations, issued pursuant to the Surface Mining and Reclamation Act of 1975 (“SMARA”), as adopted by Riverside County Ordinance No. 555 and incorporated herein by this reference, which has not been revoked or suspended:

- A. Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum, limestone metallic ores, and similar materials, and the rehabilitation of the resulting excavations.
- B. Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete and or asphalt batch plants.
- C. Ore reduction plants, and specialty plants for processing mineral products; the manufacturing of block, pipe, tile, pottery, bricks, cement, plaster, and asphaltic concrete, and the recycling of broken concrete and asphalt, provided that such plants and manufacturing operations observe a minimum setback of 300 feet from any zone, other than the “M-3”, “M-2, or “M-1” Districts.
- D. Other Surface Mining Permit uses that the Planning Commission approves in accordance with Section 17.61.110.

Section 17.61.040 Uses Subject to a Conditional Use Permit. It is recognized that certain uses while similar in characteristics to Permitted Uses in Section 17.61 020 may have the potential to impact surrounding properties and therefore require additional approval and consideration. The following uses are permitted provided a conditional use permit has been granted pursuant to Chapter 17.74 and shall include the following:

- A. Organic waste composting facilities.
- B. Other uses that the Planning Commission finds by resolution to be consistent with the purpose of this Chapter and having characteristics similar to those uses listed in this Section 17.61 020.
- C. Other Conditional Use Permit uses that the Planning Commission approves in accordance with Section 17.61.110.

Section 17.61.050 Accessory Uses. In addition to pre-existing operations (as defined in Section 17.61.090), the following accessory buildings and uses may be located in the same area in conjunction with the permitted use, provided that they remain clearly incidental and secondary to the primary permitted use, are compatible with the character of the business district in which they are located, and that any building or structure is harmonious with the architectural style of the main building(s). Except for pre-existing operations, no accessory buildings shall be located in a front yard area facing adjacent residential uses.

- A. Retail and wholesale distribution of materials produced on the site, provided that retail distribution sales do not exceed 35 percent of gross revenue generated on the site.
- B. Storage of trucks, excavating vehicles, machinery, or other similar equipment or non-product material used in the operation, where suitable screening of the storage is provided when within 500 feet of a residential use or right of way.
- C. Scales and weighing equipment.

- D. Offices and maintenance shop structures, including use of mobile homes.
- E. Residences and mobile homes for caretakers or watchmen and their families, provided that no more than one residence per 50 acres of mining area may be permitted by the City.

Section 17.61.060 Minimum Area. The minimum area for any new “M-3” District shall not be less than three hundred (300) acres gross. Areas designated in an “M-3” District may fall below the three hundred (300) acre minimum threshold over time, and become non-contiguous, if they remain consistent with the uses permitted in the “M-3” District, and continue to abide by all State (SMARA) and Federal requirements.

Section 17.61.070 Development Standards. The following minimum standards shall apply to all new construction in the “M-3” District:

- A. Minimum Area. Not less than three hundred (300) acres gross.
- B. Minimum Width. Not less than two hundred feet (200’).
- C. Yards. Front, rear, and side, not less than fifty feet (50’) for any use permitted in this Chapter and not less than one hundred and fifty feet (150’) when the use is adjacent to any residential zoned property; provided further, however, that any structure exceeding forty-five feet (45’) in height shall have front, side, and rear yard spaces equal to the height of said structure and not less than fifty feet (50’).
- D. Structure Height. With the exception of pre-existing operations, no habitable building or permanent structure shall exceed forty-five feet (45’) in height, unless a variance is approved by the Planning Commission. In no event, however, shall a habitable building exceed seventy-five feet (75’) in height or shall any other structure exceed one hundred feet (100’) in height.

Section 17.61.080 Special Development and Landscape Improvement Standards. The following special development and landscape improvement standards are designed for mining and related uses which are developed for uses that are remote from urban uses. Premises in the “M-3” District used for any mining and quarry operations, and related manufacturing shall be subject to the following standards:

- A. Noise Suppression. All equipment and premises employed in conjunction with any of the uses permitted in the “M-3” District shall be constructed, operated and maintained in accordance with the requirements of Chapter 17.78 of the City of Lake Elsinore Zoning Code.
- B. Roads and Driveways. Best management practices shall be implemented and all roads and driveways shall be kept wetted while being used or shall be treated with oil, asphaltic concrete or concrete, or other palliative to prevent the emission of dust.
- C. Access Roads. All private access roads leading off any paved public street onto property used for any purpose permitted in this ordinance shall be paved to a minimum width of twenty four feet (24’) with asphaltic concrete or equal, not less than three inches in thickness with adequate compacted base material for not less than the first one hundred feet (100’) of said access road.
- D. Air and Water Pollution. All operations shall be conducted in compliance with the requirements of the South Coast Air Quality Management District and the State Water Quality Control Board.
- E. Slopes of Excavations. No production from an open pit quarry shall be permitted which creates an average slope steeper than one foot (1’) horizontal to one foot (1’) vertical; provided, however, that a steeper slope may be permitted where soil content or material is such that a vertical-cut excavation is safe in the opinion of the Division of Industrial Safety, Department of Industrial

Relations of the State of California.

- F. Distancing and Landscaping. With the exception of pre-existing operations, operations located at anytime within 500 feet of existing residences or adjacent residential zoned property shall comply with the following:
1. For Manufacturing Operations:
 - i. Within the requisite 150 foot setback and 300 feet of the property boundary -- prohibited without issuance of a variance.
 - ii. Between 300 feet and 500 feet of the property boundary shall be screened to a height of at least six feet (6') by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a six-foot (6') high chain link fence, including all necessary gates, except where such a fence would be impractical, as in the bed or flood channel of a wash or watercourse, because of differences in elevation.
 2. For Excavation Operations:
 - i. Within the requisite 150 foot setback of the property boundary – prohibited without issuance of a Conditional Use Permit.
 - ii. Between the requisite 150 foot setback and 500 feet of the property boundary shall be screened to a height of at least six feet (6') by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a six-foot (6') high chain link fence, including all necessary gates, except where such a fence would be impractical, as in the bed or flood channel of a wash or watercourse, because of differences in elevation.
- G. Hours of Operation. Subject to the exceptions expressed herein and except for pre-existing operations, all uses shall confine operations on the property to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday and uses shall not be permitted on legal holidays or Sundays.
1. Subject to issuance of a Conditional Use Permit, those operations that are located between the requisite 150 setback for residential zoned property (Section 17.61.070) and 500 feet from the outer boundary of the property may engage in continuous activities beyond the hours of operation.
 2. Those operations (both excavation or manufacturing operations) that are located more than 500 feet from the outer boundary of the property may engage in continuous activities beyond the hours of operation so long as the activities otherwise comply with the substantive requirements the Lake Elsinore Municipal Code, including the specific standards set forth in this Chapter.
- H. Insurance. Before commencing any mining operations in accordance with this Chapter, including production activities or operations incident thereto, the owner or operator shall provide evidence of liability insurance in an amount of \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate or such other amount as may be reasonably acceptable to the City. Such insurance shall be kept in full force and effect during the period of such operations and shall name the City as an additional insured upon request by the City.
- I. Rehabilitation. All property uses permitted by this Chapter shall be rehabilitated in accordance with the applicable provisions of the Surface Mining and Reclamation Act of 1975 and any mining

reclamation plan that has been approved pursuant to this Chapter, the provisions of Riverside County Ordinance No. 555, or SMARA.

Section 17.61.090 Pre-Existing Operations. For purposes of this Chapter, “pre-existing operations” means (a) any structure existing in an area at the time the area is designated part of the “M-3” District by the City, (b) any operation activity which is occurring in an area at the time the area is designated as part of the “M-3” District by the City, and (c) any operation activity described in Section 17.61.030A which has occurred in any area prior to the time the area is designated as part of the “M-3” District by the City.

Section 17.61.100 Signs. The provisions of Chapter 17.94 shall be used to determine permitted signs in the “M-3” District.

Section 17.61.110 Substantial Compliance and Compatibility of Uses. The Planning Commission may determine whether a project or any project modification is substantially and significantly related to the permitted uses, uses subject to a Surface Mining Permit, uses subject to a Conditional Use Permit, or accessory uses, in the “M-3” District.