

1.0 ALBERHILL DISTRICT

1.1 Introduction

The Alberhill District is generally bordered to the west, north, and northwest by the Northwest Sphere District. The County of Riverside touches its northern border, while the North Central Sphere District is adjacent to the east. The Business District, Country Club Heights District and Lake View District are all adjacent to the south. The location of the Alberhill District is shown on Figure AH-1.

The Alberhill District is characterized by rolling terrain and vacant lands within the higher elevations located in the north, east and southwest. Much of the topography in the central areas, east and west of Lake Street, has been substantially altered as a result of the Alberhill District's long history of extractive/mining activities.



Entrance to Alberhill District

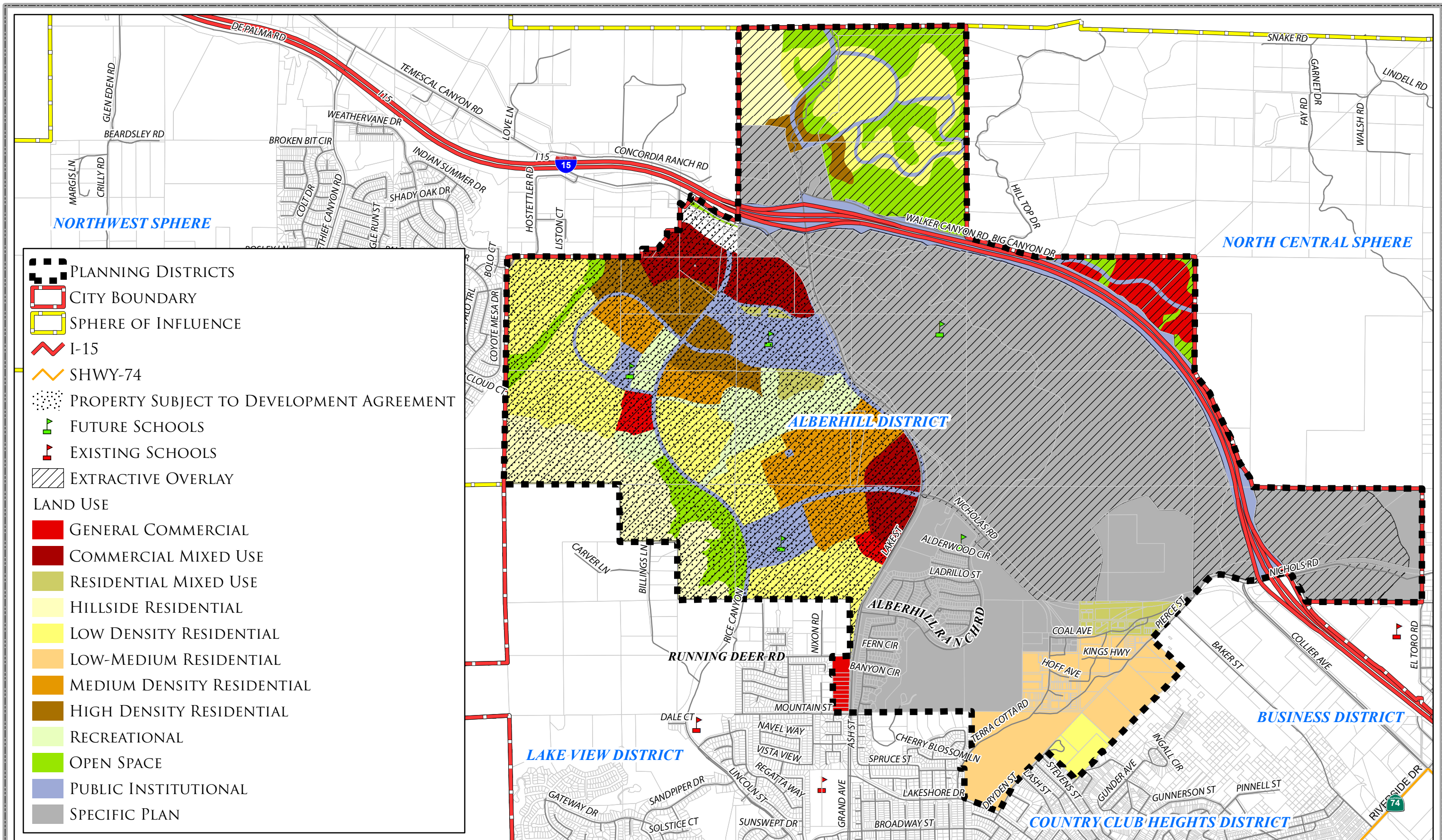
Mining operations in the Alberhill District began roughly the same time that the region's first railroad, the Atchison, Topeka, and Santa Fe Railroad, was completed in the 1880s. A segment of the railroad originally passed through the central portion of the Alberhill District. These events helped shape the growth of the District. Mining operations have continued to exist since the late 19th century and occupy a significant portion of the Alberhill District. Through the years, Pacific Clay Products Company has purchased the local mines and has become the sole operating clay mine in the region.

Most of the Alberhill District, including Pacific Clay, is within the City. Specific plans have been approved for the Alberhill District and those plans govern land use designations for these areas. The Alberhill District is planned to transition from a concentrated mining area into a network of residential, commercial, industrial, and mixed-use communities. The main focus will be a coordinated and balanced set of communities with supporting uses that maintain a high quality of life. The goals and policies contained within the Alberhill District Plan reflect the general intentions of the City adopted specific plans for those areas. Should a discrepancy or conflict exist between the goals and policies of this General Plan and a specific plan, the adopted specific plan shall prevail.

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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
ALBERHILL DISTRICT LAND USE PLAN

FIGURE AH-1

REVISIONS ADOPTED BY THE CITY COUNCIL ON APRIL 23, 2013

BACKSIDE OF FIGURE

1.2 Description

The Alberhill District encompasses nearly 4,240 acres and primarily consists of extractive uses, vacant lands, and emerging construction of residential and commercial uses as well as a community park. The extractive uses are generally located within a half mile from Lake Street, which transects the center of the Alberhill District in a north/south direction. The majority of remaining areas are comprised of vacant lands with the exception of a few small pockets of residential areas and a limited amount of commercial uses adjacent to Interstate 15. Currently, Lake Street and Interstate 15 are the two most significant roadways passing through the Alberhill District.

Surrounding uses primarily include vacant lands, conservation areas, residential communities, and pockets of industrial and commercial activities. The Northwest Sphere District, County of Riverside, and North Central Sphere District to the west, north, and northeast respectively, include vacant lands with limited amounts of residential uses. The Business District to the southeast along Interstate 15 is the City's main commercial and industrial area. The Country Club Heights District and Lake View District to the south include residential communities within close proximity to the lake. The Cleveland National Forest borders the Alberhill District to the southwest.

The Alberhill District contains the 1,374-acre Pacific Clay Products facility, owned by Castle & Cooke. The Pacific Clay Products area was annexed into the City in 2008. The area was subject to a legal settlement agreement in 2004 between Riverside County and Castle & Cooke that removed the property from the MSHCP program. The Pacific Clay Products area includes a pre-annexation development agreement adopted in 2003 between the City and Castle & Cooke. The pre-annexation development agreement became effective upon annexation in 2008. The development agreement provides, in part, that the Pacific Clay Products area is subject to a specific plan prepared by Castle & Cooke and processed through the City.

1.3 Land Use

1.3.1 Unique Attributes

The Alberhill District's most unique attribute is its extractive activities. No other area within the City has the concentration or quality of natural resources as those located within the Alberhill District. Because of the richness and abundance of resources, much of the Alberhill District has been disturbed by mining activities. Once the resources have been fully extracted, the land is typically ready for development. As such, large tracts of land are available for new development.

1.3.2 Planned Land Use

The Alberhill District is at a crossroads and is poised to transition from a region with large quantities of extractive activities to a series of master planned communities that incorporate large areas designated as open space and preservation as well as areas excluded from MSHCP conservation. Significant areas of educational, commercial, and business park activities will also be present. Most of the central and lower lying areas of the Alberhill District contain extractive uses. These areas will



Extractive Activities

include the largest share of residential, commercial, and institutional uses with additional housing located to the southwest. Vacant lands occur in higher elevations and in the rolling terrain located in the north, east and southwest areas of the Alberhill District. These areas will include existing lower density housing, open space, and conserved lands. Lake Street, which transects the center of the Alberhill District, provides access to Interstate 15, and will continue to be the primary north-south corridor located adjacent to or within close proximity to most of the commercial and institutional uses. The Lake Street and Temescal Canyon Road/Interstate 15 intersections are strategically important economic focal points for the Alberhill area.

The primary land use is residential, with high density, hillside, low density, low-medium density, medium density and residential mixed use totaling over 1,300 acres or thirty-one percent (31.86%) of the entire Alberhill District. Almost half of the District (43.83%) is covered by City-approved specific plans. Table AH-T1 below summarizes the distribution of land use designations within the Alberhill District. Chapter Two (2), Section A of the General Plan defines each land use designation in terms of the allowable uses, density and intensity standards. Figure AH-1 illustrates the distribution and location of the land use designations.

Table AH-T1. Distribution of Land Uses – Alberhill District

General Plan Land Use Designation	No. of Acres	Percentage of Total Land Area
Commercial Mixed Use	172.5	4.06%
General Commercial	103.1	2.43%
Hillside Residential	216.9	5.11%
Low Density Residential	546.2	12.85%
Low-Medium Residential	216.0	5.09
Medium Density Residential	197.2	4.64%
High Density Residential	122.4	2.88%
Residential Mixed Use	54.5	1.29%
Public/Institutional	422.7	9.95%
Open Space	336.7	7.92%
Specific Plan	1,862.9	43.83%
Total	4,251	100.0%

Revisions Adopted by the City Council on April 23, 2013

1.3.3 Overall District Goal and Policies

Goal 1 The primary goal of the Alberhill District is to support and maintain a healthy transition from extractive/mining activities to a network of residential communities with a balanced mix of residential, commercial, light industrial, business professional, and institutional/public uses that provide a sense of place and high quality of life.

Policies

AH1.1 Continue to encourage proper reclamation and enhancement of areas impacted by extractive/mining activities for the public's health, safety and welfare.

AH1.2 Consider the preservation of vacant lands in areas with high elevations in the north, east and southwest in order to provide an adequate amount of conserved lands, open space and wetland areas.

AH1.3 Encourage proper land use compatibility between mining activities and surrounding uses.

AH1.4 Impose conditions, as necessary, on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties and the environment.

AH1.5 Encourage new non-mining land uses adjacent to existing mining operations to provide an adequate buffer with a buffer distance from mining operations based on an evaluation of: noise, aesthetics, drainage, operating conditions and operating hours, biological resources, topography, lighting, traffic and air quality.

AH1.6 Periodically revise and update the City's surface mining reclamation ordinance to ensure the most recent SMARA developments are reflected in the City's code.

Implementation Program As part of project review and the CEQA process, the City shall evaluate and impose conditions as necessary that address land use compatibility and balance, preservation of wetlands and suitable open space, and appropriate buffers and distance between mining operations and new non-mining land uses.

Agency/Department Engineering and Community Development Departments

1.3.4 Extractive Activities/Reclamation

Existing extractive activities within the Alberhill District include coal and clay mining and are generally located within a half mile from Lake Street. Additional extractive activities outside of the Alberhill District are located in the North Central Sphere District to east. The Alberhill District has the largest share of extractive activities in the City.

Pacific Clay Products Company (Pacific Clay) has become the largest mining company in the region and is planning to reclaim some of the existing mining activities within the Alberhill District for the development of new housing and supporting uses in approximately ten (10) years. Pacific Clay is also planning to expand mining activities in the neighboring districts to the east and southeast within approximately three (3) years, followed by new development and supporting uses.

1.4 Urban Design

The Alberhill District consists primarily of extractive activities with a few residential and commercial uses. Although the area does not provide current visual urban design examples that embody a strong sense of place desired in residential communities, the City-adopted specific plans provide examples of high quality design standards. The primarily residential district to the south, the Lake View District, provides good examples of design standards at densities similar to those permitted in the specific plans that govern development in the Alberhill District. Sustainable design standards that incorporate open space/preservation areas will be critical in achieving a high quality of life.

1.4.1 Goals and Policies

Goal 2 Create a strong urban design that would support the Alberhill District as a distinct community.

Policies

- AH 2.1 Through the project and CEQA processes create strong connections to Lake Street between neighborhoods and community supporting uses.
- AH 2.2 In areas outside approved specific plans, the City should strive to establish design standards that are consistent with the Alberhill District's adopted specific plans in order to ensure a standard design motif for new developments.
- AH 2.3 Consider the establishment and construction of a series of pedestrian routes as part of the City's trail system from residential areas to Lake Street's commercial and institutional uses and to the open space and MSHCP areas to the north, west, and southeast areas of the Alberhill District.
- AH 2.4 Support the placement of community identification signs along the commercial/institutional uses and intersections along Lake Street and I-15.
- AH 2.5 Encourage the use of distinctive trees along Lake Street identified in the City's Street Tree Program.

Implementation Program The City shall utilize the development review process to assess pedestrian routes and their connectivity to community centers, and the use of community identifiers in design motifs, signage, and street trees.

Agency/Department Engineering and Community Development Departments

1.5 Historic Preservation

The Alberhill District has a long history in the mining industry which began in the 1880's, the same time the region's first railroad, the Atchison, Topeka, and Santa Fe Railroad, was completed. The mining industry began with John D. Huff's founding of the Southern California Coal and Clay Company in the 1880's. Huff's company later became a part of a newly established community, Terra Cotta, within the Alberhill District, which was later considered to be one of area's most important suburban towns. The mines at Terra Cotta operated until the 1940's until Pacific Clay Products Company acquired them. Pacific Clay subsequently purchased the Alberhill Coal and Clay Mine and became the sole operating clay mine in the region.

"The Alberhill District has a long history in the mining industry, which began in the 1880's."

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The railroad along with various mining opportunities greatly increased immigration to the lake area in general. The Atchison, Topeka, and Santa Fe Railroad passed through the central areas of the Alberhill District in a northwest/southeast direction. Portions of Lake Street and Coal Road within the Alberhill District are generally aligned with a section of the railroad that has since been removed.

Historic ranching and homesteading sites are located to the northern and eastern areas of the Alberhill District within proximity of the railroad line. The Alberhill School, a locally recognized historic resource, is located along Lake Street and served the area from its inception in 1912 until it was abandoned in 1964.

1.5.1 Goals and Policies

Goal 3 Preserve and enhance the cultural and historical resources of the Alberhill District.

Policies

- AH 3.1 Support the relocation and restoration of the Alberhill School as a 20,000 square foot community center promoting education awareness of the District's cultural heritage including mining, homesteading, the railroad, and the Terra Cotta town.
- AH 3.2 Support educational awareness programs that inform residents and visitors of the District's cultural heritage.
- AH 3.3 Encourage the use of signs within recreational areas along Lake Street depicting the Alberhill District's historical and cultural significance.

Implementation Program The City shall support programs for the preservation, educational awareness, enhancement or maintenance of key historic or cultural sites in the Alberhill District.

Agency/Department Community Development Department

1.6 Transportation/ Circulation

The Alberhill District's circulation network consists of two major roadways, Interstate 15 and Lake Street, and a series of residential and dirt roads. Interstate 15 generally borders the Alberhill District along its northern and eastern boundaries with access points from Lake Street in the north and Nichols Road in the east thereby providing convenient access to other areas of the City along the interstate further south. Lake Street transects the center of the Alberhill District in a north/south direction and



Lake Street (2007)

will continue to be the main roadway connecting new developments within the area to Interstate 15 to the north and other districts further south. Traveling in a southerly direction, Lake Street turns into Grand Avenue within the primarily residential Lake View District to the south where it intersects with Lakeshore Drive, the major roadway along the northeastern side of the lake that provides access to the Historic Downtown District.

Existing residential roadways serve a single-family neighborhood located to the west of Lake Street at the southern end of the Alberhill District. A series of dirt roads, including Nichols Road, are located to the east of Lake Street and provide access to some of the Alberhill District's extractive activities. Nichols Road is planned to be the main east/west roadway transecting the Alberhill District.

As the Alberhill District transitions from an area with extractive activities into a series of residential neighborhoods, the existing circulation system will have to be improved to adequately serve new demands. The Circulation Element in Chapter 2.0, Section 2.4 of the General Plan identifies standardized roadways as well as the addition of alternative transportation routes such as bikeways. The Circulation Element's Truck Route Map follows portions of Lake Street within the Alberhill District. The following table, AH-T2 reflects the Circulation Element's Roadway Plan and Bikeway Plan for the Alberhill District.

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Table AH-T2. Roadway Plan and Bikeway Plan – Alberhill District

Roadway Name	From	To	Roadway Classification	Bikeway Classification
Nichols Road	Lake Street	Collier Avenue	Major	Class II
Nichols Road	Lincoln Street (N.)	Lincoln Street (S.)	Secondary	
Nichols Road	Lincoln Street (S.)	Lake Street	Major	Class II
Lincoln Street	Nichols Road	Lake View District	Secondary	Multi-Purpose
Lincoln Street	Nichols Road	Temescal Canyon Road	Major	
Lake Street	Walker Canyon Road	Road “A”	Augmented Urban Arterial	Class II (south of I-15)
Lake Street	Road “A”	Lake View District	Urban Arterial	Class II (south of I-15)
Walker Canyon Road	Lake Street	East of Lake Street	Collector	
Alberhill Ranch Road	Nichols Road	Lake Street	Collector	
Alberhill Ranch Road	Lake Street	Lincoln Street (S.)	Secondary	
Temescal Canyon Road	Northwest Sphere District	Lake Street	Urban Arterial	Class II
Terra Cotta Road	Nichols Road	Lakeshore Drive	Secondary	

1.6.1 Goals and Policies

Goal 4 Support a multi-modal transportation system with connections to new development, Interstate 15, recreational and open space areas, and districts to the south that serve the needs of residents.

Policies

- AH 4.1 The interchange at Lake Street and I-15 shall be improved to meet the future traffic demand and satisfy the minimum level of service required by the City.
- AH 4.2 Through the project and CEQA processes identify and require improvements to Lake Street and Nichols Road as the most significant roadways within the Alberhill District for transit, landscaping, pedestrian travel, and bikeways.

AH 4.3 Through the project and CEQA processes require the construction or expansion of roadways serving new developments located east and west of Lake Street.

AH 4.4 Lake Street shall be constructed in accordance with Urban Arterial standards.

AH 4.5 Encourage the use of traffic-calming measures within commercial and institutional developments along Lake Street when recommended by traffic studies.

Implementation Program The City shall assess development projects and impose conditions for safe connectivity between residential areas and services.

Agency/Department Engineering and Community Development Departments

1.7 Parks and Recreation

As the Alberhill District transitions into a series of neighborhoods with supporting uses, it will be vital to create and maintain adequate recreation and open space opportunities to promote quality of life within the Alberhill District. Recreational facilities are designated along or within close proximity to Lake Street and Nichols Road. A 20-acre park which includes a 15,000 square foot City recreation center, several soccer fields, play areas, basketball courts, a tot lot, and a 5,500 square foot Boys & Girls Club is located along Lake Street within the Alberhill District. The design of the Boys & Girls Club was intended to resemble the nearby historic Alberhill School, built and designed by a local mining company. The design of the Boys & Girls Club provides a connection to the Alberhill District's historical significance.

There are also several existing parks/recreational facilities within approximately one mile of the Alberhill District. In the Lake View District to the south there are four (4) parks, Summerlake Park, Oak Tree Park, Machado Park, and McVicker Canyon Park. The Lake Elsinore Campground/Recreational Area and boat launching facility are both located adjacent to the lake's northern boundary and are within a short drive from the Alberhill District.

1.7.1 Goals and Policies

Goal 5 Encourage a wide variety of open space and recreational opportunities that are integrated within adopted master planned communities and future developments.

Policies

AH 5.1 Encourage the creation of an extensive system of open space and preservation lands throughout the Alberhill District to ensure a healthy balance between development and the natural environment.

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AH 5.2 Support joint-use of recreational facilities with the Lake Elsinore Union School District

AH 5.3 Pedestrian and hiking trails shall be considered between neighborhoods and surrounding open space and MSHCP preservation areas.

Implementation Program As part of the project review, CEQA and MSHCP processes the City shall assess open space and recreational opportunities in order to achieve a healthy balance of land uses within the District.

Agency/Department Parks & Recreation and Community Development Departments