

**Alberhill Specific Plan Amendment #1
89-2**

prepared
for

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September 10, 1991

Alberhill

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RESOLUTION NO. 91-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, CERTIFYING THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT AND APPROVING AMENDMENT NUMBER 1 TO SPECIFIC PLAN 89-2 AND MAKING CERTAIN FINDINGS WITH RESPECT THERETO

WHEREAS, an application has been filed with the City of Lake Elsinore by Brighton Homes to amend the Alberhill Specific Plan 89-2 to redesignate the land uses within a portion of the Alberhill Ranch Specific Plan area, consisting of approximately 997 acres of land bounded generally by Interstate 15 to the north, Terra Cotta Road/Nichols Road to the south, Pacific Clay Company to the east, and Robb Road/Lake Street to the west;

WHEREAS, the Planning Commission has reviewed Amendment Number 1 to Specific Plan 89-2, considered evidence presented by the applicant, Community Development Department, and other interested parties at a public hearing held with respect to this application on June 5, 1991, and June 19, 1991, and adopted Resolution 91-2 recommending that the City Council adopt Amendment Number 1 to the Alberhill Specific Plan 89-2; and

WHEREAS, the Addendum to the Environmental Impact Report for the Alberhill Specific Plan 89-2 has been prepared in accordance with the requirements of California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, and City Council has considered the information contained therein and in the other documents referred to therein, and the Planning Commission has considered the previously certified Environmental Impact Report 89-2, the Addendum to EIR 89-2, the proposed Brighton Specific Plan Amendment Number 1, prior to making a decision to recommend that the City Council approve the proposed Amendment to Specific Plan 89-2.

SECTION 1. Upon recommendation of the Planning Commission and based upon the findings adopted hereby with regard to the approval of the project, the City Council hereby finds and determines:

- a. Only minor technical changes and additions are necessary to make EIR 89-2 adequate to address the proposed Specific Plan Amendment #1 since substantial changes have not occurred with respect to the circumstances under which the existing Specific Plan was undertaken, these proposed changes to the Specific Plan will not require any important revisions to FEIR 89-2 and there will be no new significant environmental impacts that were not considered in EIR 89-2;
- b. No mitigation measures or alternatives which were previously not considered in EIR 89-2 would substantially lessen any significant effects on the environment;
- c. The changes to EIR 89-2 set forth in the Addendum there to do not raise important new issues about any significant effects on the environment.
- d. No new information of substantial importance to the proposed Specific Plan project has become available.

SECTION 2. That in accordance with Chapter 17.99.100 of the Zoning Ordinance, the findings by the City of Lake Elsinore for approval of Specific Plans have been made as follows:

1. The location and design of the proposed development shall be

consistent with the Goals and Policies of the City's General Plan and with any other applicable plan or policies adopted by the City, or in the process of being prepared and adopted.

The proposed Specific Plan is consistent with the Goals and Policies of the General Plan, since the proposed project takes in to consideration the uses permitted, surrounding land uses and existing and proposed circulation system. Additionally a concurrent General Plan Amendment is being processed to ensure consistency in land uses and policies is maintained.

2. The proposed location shall allow the development to be well-integrated with or adequately buffered from its surroundings, whichever may be the case.

The proposed location is well integrated and located to its surroundings since, the proposed project will be adjacent to similar residential, commercial, institutional, and open space uses which have already received specific plan approval. Moreover, the proposed project's land use plan proposes to use an 18 hole golf course to buffer the residential uses from the adjacent I-15 freeway.

3. All vehicular traffic generated by the development, either in phased increments or at full build-out, is to be accommodated safely and without causing undue congestion upon adjoining streets.

A traffic study has been completed, which addresses all of the anticipated circulation system improvements necessary to adequately handle the project's expected traffic volumes. There will be no significant congestion during build-out or at completion of the project.

4. The Final Specific Plan shall identify a methodology(s) to allow land uses to be adequately serviced by existing or proposed public facilities and services. In appropriate circumstances, and as provided elsewhere by City Code, the City may require that suitable areas be reserved for schools, parks and pedestrian ways; or public open spaces shall be dedicated or reserved by private covenant for the common use of residents, establishments or operations in the development.

The proposed project provides a phasing schedule for the development of adequate public facilities on an as needed basis tied to the build out of project phases. Additionally, the proposed project will provide sites for the development of parks, open space areas, and schools.

5. The overall design of the Specific Plan will produce an attractive, efficient and stable development.

The proposed Specific Plan contains design guidelines for the long term development of the project such as a phasing schedule of the overall project, logical location of land uses, and necessary circulation improvements to facilitate production of an attractive, efficient and stable development of the project.

6. In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a level of non-significance, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation.

An Addendum Environmental Impact Report to the Alberhill FEIR 89-2 has been prepared to address the minor technical revisions associated with the proposed project. The Alberhill FEIR addressed all the significant impacts and developed mitigation measures reducing impacts to a level of insignificance. A statement of overriding considerations was adopted for impacts not reduced to a level of insignificance.

NOW, THEREFORE, based on the above findings, the City Council does hereby approve Amendment Number 1 to Specific Plan 89-2:

- 1) All errata sheets, typographical errors and other corrections shall be incorporated within thirty (30) days following City Council approval. Twenty (20) copies of the corrected document shall be delivered to the City by the end of the thirty (30) day period. The final document shall note on its cover that it is the Specific Plan as approved by the City Council with all corrections having been incorporated.
- 2) The applicant shall comply with all applicable standards of the water purveyor with respect to the distribution and use of reclaimed water.
- 3) Prior to the issuance of any building permits all City and County Fire Department standards shall be satisfied.
- 4) Prior to final map approval, Applicant shall post performance bonds and labor and material bonds in an amount equal to the engineer's cost estimate for all public improvements shown or conditioned on the tentative tract map if said improvement plans have been approved by the City Engineer or an amount equal to 125% of the engineer's cost estimate if improvement plans have not been approved by the City Engineer.
- 5) Prior to the opening of any model home complex, the applicant shall provide to the City a completed turn key 5 acre park and 10 acre hydroseeded elementary school site in accordance with the approved Development Agreement; Ord. 890.
- 6) Prior to the approval of the first tentative map, applicant shall have entered into a school impact mitigation agreement with the school district. City shall have considered the adequacy of the school facilities or available means of financing school facilities to meet the needs and demand of new development proposed in such tentative map to be approved by the City.
- 7) When submitting tentative or vesting tentative tract maps they shall include information showing the proposed drainage system along with supporting hydrology studies for review and approval by the City Engineer.
- 8) Prior to or concurrent with the submittal of any tentative or vesting tentative tract maps, the applicant shall submit to the City Engineer and Director of Community Development acoustic studies prepared pursuant to City standards showing that the development will be sound attenuated against present and projected noise levels to meet the City's interior noise standards. The final acoustical analysis shall calculate the impact exposure levels and specify mitigation measures necessary to bring the project into conformance with City noise standards and policies in effect at the time of project review. The final acoustical analysis shall be prepared by an expert in the field of acoustics.
- 9) Concurrent with the submission of the first tentative or vesting tentative map, the applicant shall submit, for review and approval by the Director of Community Development and City Engineer and subsequent approval by the Planning Commission,

a circulation phasing plan for the entire project, providing the phasing of the street improvements and the appropriate supporting traffic studies. The traffic studies shall address the cumulative impacts of recent nearby development as well as the project's impacts on the overall circulation system.

- 10) Concurrent with the review of all tentative maps, the City of Lake Elsinore Community Services Director shall review and ensure that all required trails and bike ways approved within the Brighton Specific Plan are adequately reflected on the tentative maps prior to approval.
- 11) Developer shall incorporate all applicable design guidelines described in the specific plan and any other guidelines subsequently approved into the design of all individual tentative maps submitted.
- 12) Developer shall comply with all applicable EIR mitigation measures as identified in the Alberhill FEIR 89-2 and Addendum EIR, (see Exhibit 1).
- 13) Concurrent with the submittal of the first tentative map, a phasing plan for removal of all mining operations and stock pile operations shall be submitted, for review and approval by the Community Development Director. Mining may continue within the Alberhill Specific Plan area for a period not to exceed four (4) years from the date of Specific Plan approval in accordance with the City of Lake Elsinore mining regulations.
- 14) Developer shall participate in the City of Lake Elsinore City wide Landscaping and Street Lighting District pursuant to Resolution No. 88-27 or similar lighting and maintenance district if approved by City Council.
- 15) All landscaped slopes adjacent to public right of way, over 5 feet in vertical height, not a part of and not adjacent to Lake Street, Nichols Road, Collector A, Collector B, or other collectors within the project, shall be maintained by a homeowners association or property owner.
- 16) Prior to the submittal of any application for Design Review, the applicant shall submit to the Director of Community Development, and receive approval from the Planning Commission, Precise Architectural Design Guidelines (Architecture and Landscaping) for the Brighton Specific Plan Area. These Design Guidelines shall create a central architectural theme for the area and describe how this theme will be carried out in terms of landscaping, architecture, entry monuments, walls and other hardscape features. The Design Guidelines shall apply to all development. The Design Guidelines shall be consistent with the general guidelines discussed in the specific plan. The applicant shall incorporate these design guidelines into the CC&R's for the project.
- 17) Prior to the issuance of any final map, a master landscape and streetscape plan, including medians, shall be reviewed and approved by the Planning Commission. The following landscape and streetscape design considerations shall be incorporated into the plans:
 - * Screening parking areas by berms or landscaping
 - * Establish a theme palette for the Lake street, Nichols Road, "A" and "B" Streets.
 - * Public transit stops shall be considered in order to establish appropriate location points.
 - * Drought-resistant vegetation shall be used in landscaping whenever possible to reduce the demand for irrigation

water.

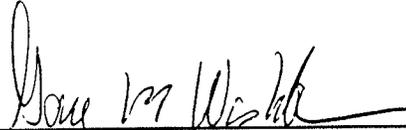
- * Identification of responsibility for the maintenance of all landscaping improvements within the public right of way.
 - * All street intersections shall be designed to meet traffic safety standards pertaining to line of sight setback of walls, trees, and other landscape features to the satisfaction of the City Engineer.
 - * Ownership and identification of responsibility for the maintenance of all open space within the project including natural areas and slopes.
- 18) The applicant shall reserve a minimum of 5% of the total units developed for low and moderate income housing units, as defined by the County of Riverside median income levels in effect at the time the units are required, in accordance with the timing specified in the approved development agreement. The low and moderate income units shall be developed in any multi-family residential project developed in the high density multi-family districts that exceeds 24 dwelling units per acre.
- 19) Prior to the issuance of any building permits for residential or commercial land uses the applicant shall submit to the Planning Commission for review and approval a Master Sign Program for all on-site signs, which shall include but not be limited to commercial identification signs, on-site residential and commercial directional signs, and project area convenience signs. The sign program shall provide text and exhibits in a bound format containing all relevant sign criteria including but not limited to Sign construction material, colors, height, letter style,
- 20) Prior to the submittal of applications for any commercial design review, the applicant shall submit a Transportation Management Plan (TMP) to the Director of Community Development for review and approval by the Planning Commission. The plan shall address the following measures, taking into consideration the nature, type and use of the commercial development being proposed;
- a. Establishment of flex-time schedules for employees and/or shifting work schedules to avoid peak hour traffic
 - b. Use of employee car or vanpools
 - c. Establishment of preferential and free parking for car and vanpoolers
 - d. Establishment of ridesharing programs
 - e. Provision of subsidies for transit passes
 - f. Creation of locker room facilities for employees
 - g. Attain a goal of a 25% reduction in on-site trips
- 21) All habitat resources planned for removal, preservation, creation, or enhancement are subject to the review and permit issuance of the U.S Army Corps of Engineers pursuant to section 404 of the Clean Water Act, U.S. Fish and Wildlife Service and sections 1601-1603 of the State Department of Fish and Game. Copies of all permits (404 and 1603) and conditions attached to the permits shall be submitted to the Director of Community Development review prior to the removal of any habitat.
- 22) Prior to the issuance of any building permit for any residential unit exceeding 2,235, the applicant shall construct and complete according to approved plans, an 18 hole golf course. The golf course shall become operational and open for public use within 180 days of the completion of construction, unless an extension is granted by the City Council.

- 23) The developer shall have on file with the City at all times a golf course routing plan. No tentative or vesting tract map shall be submitted or subsequently approved that is in conflict or inconsistent with the golf course routing plan on file with the City unless accompanied by a new golf course routing plan that shows there is no conflict with the proposed tentative or vesting tract map.
- 24) Developer shall comply with the City's approved landscaping standards in effect at the time of approval of this Specific Plan with respect to the landscaping in medians, parkways, expanded parkways and adjacent slopes to be maintained by the City or Landscaping Maintenance District. Landscaping and irrigation plans shall be approved by the Public Works Manager and City's Landscape Architect.
- 25) Concurrent with the submission of the first tentative map, the applicant shall submit a phasing plan for the entire project that shows the location and order in which the residential units are to be constructed, along with the phasing of the infrastructure including the streets, schools and parks necessary to support the residential development being constructed. Phasing of the Suburban Village districts may be combined or done separately.
- 26) The minimum lot size for single family detached residential unit shall be 6,000 square feet with the exception that 800 S.F.D. lots may be less than 6,000 square feet and the further exception that 400 lots of the 800 lots may be less than 5,000 square feet. No S.F.D. lot shall be less than 4,200 square feet.
- 27) All structures shall be designed to incorporate all state and local water conservation regulations, subject to the approval of the Director of Community Development.
- 28) No residential development shall front onto collector streets.
- 29) Roadway standards for Lake Elsinore relating to the minimum local street radii, maximum cul-de-sac length, maximum grade and minimum sidewalk width must be followed.
- 30) Until such time that Applicant begins construction of the golf course and clubhouse, Applicant shall be limited to a total of 2,235 residential dwelling units. Of the 2,235 residential dwelling units allowed for a "non-golf course" project, 240 may be multi-family residential units. Of the remaining 1,995 single-family lots, 248 lots may be less than 6,000 square feet, but shall not be less than 4,500 square feet. All other single-family residential lots shall be a minimum of 6,000 square feet in size. If the Applicant, his successors or assigns has not provided the notice specified in Section 30.4.2 of the Development Agreement within five (5) years of the issuance of the first building permit, or by the issuance of the 700th building permit, whichever is sooner, then at the discretion of the Planning Commission, the Specific Plan may be amended to reflect a revised development option and submitted and processed as a Specific Plan Amendment. Following commencement of construction of the public golf course, Applicant shall have the right to construct up to 500 additional lots of a size consistent with this Specific Plan and Condition No. 26.
31. The golf course/clubhouse shall be approximately 15,000 to 20,000 square feet in size and shall contain a pro shop, snack shop, banquet facilities with full kitchen, meeting rooms, men's locker room, women's locker room, administrative offices and golf cart storage and maintenance area. The clubhouse architecture and landscaping shall be subject to design review.

32. All improvement plans and tracts shall be digitized. At Certificate of Occupancy applicant shall submit tapes and/or discs which are compatible with city's ARC Info/Gis or developer to pay \$1,000 per sheet for city digitizing.

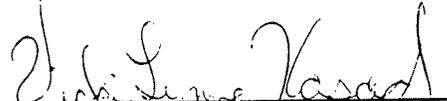
PASSED, APPROVED AND ADOPTED this 27th day of August 1991, by the following roll call vote:

AYES:	COUNCILMEMBERS:	BUCK, DOMINGUEZ, STARKEY, WINKLER, WASHBURN
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE
ABSTAIN:	COUNCILMEMBERS:	NONE



Gary Washburn, Mayor
City of Lake Elsinore

ATTEST:



Vicki Lynne Kasad, City Clerk
City of Lake Elsinore

(SEAL)

APPROVED AS TO FORM AND LEGALITY:

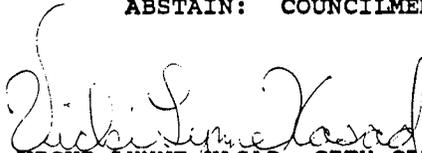


John R. Harper, City Attorney
City of Lake Elsinore

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS:
CITY OF LAKE ELSINORE)

I, Vicki Lynne Kasad, City Clerk of the City of Lake Elsinore,
DO HEREBY CERTIFY that the foregoing Resolution duly adopted by the
City Council of the City of Lake Elsinore at a regular meeting of
said Council on the 27th day of August, 1991, and that it was so
adopted by the following vote:

AYES: COUNCILMEMBERS: BUCK, DOMINGUEZ, STARKEY,
WINKLER, WASHBURN
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: NONE

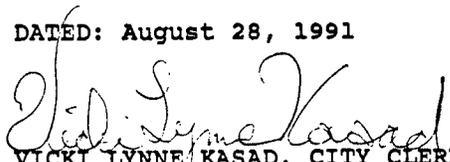

VICKI LYNNE KASAD, CITY CLERK
CITY OF LAKE ELSINORE

(SEAL)

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS:
CITY OF LAKE ELSINORE)

I, Vicki Lynne Kasad, City Clerk of the City of Lake Elsinore,
DO HEREBY CERTIFY that the above and foregoing is a full, true and
correct copy of Resolution No. 91-68 of said Council, and that the
same has not been amended or repealed.

DATED: August 28, 1991


VICKI LYNNE KASAD, CITY CLERK
CITY OF LAKE ELSINORE

(SEAL)

ORDINANCE NO. 923

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING AMENDMENT NUMBER 1 TO THE BRIGHTON/ALBERHILL DEVELOPMENT AGREEMENT, ADDING SECTION 30

WHEREAS, an application has been filed with the City of Lake Elsinore by Brighton Homes to amend the Brighton/Alberhill Development Agreement relating to the Alberhill Specific Plan area consisting of approximately 997 acres of land bounded generally by Interstate 15 to the north, Terra Cotta Road/Nichols Road to the south, Pacific Clay Company to the east, and Robb Road/Lake Street to the west;

WHEREAS public notice of said applications has been given, and the Planning Commission has considered evidence presented by the applicant, Community Development Department and other interested parties at a public hearing held with respect to this application on June 5, 1991, and June 19, 1991 and recommended approval.

WHEREAS, the City Council held a public hearing on August 27, 1991.

NOW THEREFORE, THE CITY COUNCIL DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council has considered the previously certified Environmental Impact Report 89-2, the Addendum to EIR 89-2, the proposed Brighton/Alberhill Development Agreement Amendment prior to making a decision to approve the proposed Amendment to the Development Agreement. The City Council finds and determines that EIR 89-2 and the Addendum thereto are adequate under CEQA to analyze the environmental effects of the Development Agreement, based upon the following findings and determinations:

- a. Only minor technical changes and additions are necessary to make the FEIR 89-2 adequate to address the proposed Development Agreement Amendment, since substantial changes have not occurred with respect to the circumstances under which the existing Development Agreement was undertaken, and there will be no new significant environmental impacts that were not considered in the FEIR;
- b. No mitigation measures or alternatives which were previously not considered in the FEIR 89-2 would substantially lessen any significant effects on the environment;
- c. The changes to EIR 89-2 set forth in the Addendum thereto do not raise important new issues about any significant effects on the environment.
- d. No new information of substantial importance to the proposed Development Agreement has become available.

SECTION 2. That in accordance with State Planning and Zoning law and the City of Lake Elsinore the following findings for the approval of Development Agreement have been made as follows:

1. The proposed Development Agreement Amendment is consistent with the City of Lake Elsinore General Plan.

The proposed Development Agreement Amendment is consistent with the General Plan. The proposed amendment does not propose any addition, deletion or modification which will

deviate from the Goals and/or Policies of the General Plan.

- 2. The proposed Development Agreement is consistent with any applicable specific plan, zoning policies and regulations.

The proposed Development Agreement is consistent with the proposed Alberhill/Brighton Specific Plan Amendment. The purpose of the Development Agreement Amendment is to implement the provisions of the revised Alberhill/Brighton Specific Plan.

NOW, THEREFORE, based on the above findings, the City Council does hereby approve Amendment Number 1 to the Brighton/Alberhill Development Agreement adding Section 30 attached hereto and made a part hereof.

Except as so expressly amended by this amendment (Exhibit 1), all of the terms, conditions and provisions of the agreement are hereby ratified and confirmed, and shall remain in full force and effect.

This Ordinance shall take effect thirty (30) days after the date of its passage. The City Clerk shall certify as to adoption of this Ordinance and cause this Ordinance to be published and posted in the manner required by law.

INTRODUCED AND APPROVED UPON FIRST READING this 27th of August, 1991, upon the following roll call vote:

AYES: COUNCILMEMBERS: BUCK, DOMINGUEZ, STARKEY, WINKLER, WASHBURN

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ABSTAIN: COUNCILMEMBERS: NONE

PASSED, APPROVED AND ADOPTED UPON SECOND READING this 10th day of September, 1991, upon the following roll call vote:

AYES: COUNCILMEMBERS: BUCK, DOMINGUEZ, STARKEY, WINKLER, WASHBURN

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ABSTAIN: COUNCILMEMBERS: NONE

Gary M. Washburn

Gary Washburn, Mayor
City of Lake Elsinore

ATTEST:
Vicki Lynne Kasad

Vicki Lynne Kasad, City Clerk
City of Lake Elsinore

(SEAL)

APPROVED AS TO FORM AND LEGALITY:
John R. Harper

John R. Harper, City Attorney
City of Lake Elsinore

1. Section 30 is added to the Agreement, as follows:

"30. Adoption of Alberhill Specific Plan Amendment No. 1.

30.1 Permitted Uses of Property. Notwithstanding Section 8 and any and all other provisions of the Agreement specifying the nature, intensity and location of allowable land uses on the Property, the permitted uses of the Property, the density and intensity of use, the maximum height, bulk and size of the proposed buildings on the property, the design standards for such construction, and provisions for reservation and dedication of land for public purposes and golf course and related recreational uses, are all as set forth in Alberhill Specific Plan Amendment No. 1 and are incorporated herein by this reference. They are the uses of the Property covered by this Agreement which are specifically permitted by this Agreement and the City is bound to permit those uses on the Property. Exhibit "D" attached hereto and incorporated herein by this reference shows the intended land uses contemplated by Alberhill Specific Plan Amendment No. 1 and secured by this Agreement.

30.2 "Existing Development Approvals". The definition of the term "Existing Development Approvals," as set forth in Section 2.10 of the Agreement, shall be deemed to include, in addition to the development approvals described in such Section 2.10, the approval of General Plan Amendment No. 91-____ and Alberhill Specific Plan Amendment No. 1.

30.3 "Project". The definition of the term "Project," as set forth in Section 2.13 of the Agreement, shall be deemed to include the land use plan encompassed by the approval of the General Plan Amendment No. 91- 1 and Alberhill Specific Plan Amendment No. 1.

30.4 Timing of Golf Course Construction. The provisions of this Section 30.4 shall supersede and take precedence over those portions of Section 9.5 and any and all other provisions of the Agreement that are inconsistent with this Section 30.4.

30.4.1 The Developer shall pay the Development Agreement fee in accordance with paragraph 9.5(1)(a) of the Agreement, and a park fee of One Thousand Six Hundred Dollars (\$1,600.00) per dwelling unit for the development of a total of 18.73 acres of park land for the project, in connection with the issuance of each residential building permit, until such time that Developer transmits to the City the written notice specified in paragraph 30.4.2; provided, however, that under no circumstances shall the Developer be required to pay such park fees in connection with the issuance of more than One Thousand One Hundred (1,100) residential building permits. City shall deposit all of the Development Agreement fees in excess of that which would otherwise have been collected for the "golf course project" in accordance with paragraph 9.5(1)(b) of the Agreement, and the park fees collected pursuant to this Paragraph 30.4, in a separate account.

30.4.2 At such time that Developer definitely determines to construct the golf course as part of the project, Developer shall transmit written notice of such determination to the City. Said notice shall be in a form acceptable to the City, and shall contain a detailed design and construction schedule, including milestone dates consistent with those specified in paragraph 30.4.3, to allow the City to monitor the progress of the work. Following approval of such notice, Developer shall diligently pursue the design and construction of the golf course. Upon receipt and approval of the notice described herein, the City shall promptly rebate to the Developer all funds held on deposit pursuant to Paragraph

30.4.1. From and after the date of such notice, Developer shall pay the Development Agreement fees on all residential building permits for the project in accordance with paragraph 9.5(1) (b) of the Agreement, and shall have no obligation to pay any park fees pursuant to paragraph 3.3 of the Agreement.

30.4.3 Developer shall complete the construction of the first nine (9) holes of the golf course within three (3) years of the date of the notice described in Paragraph 30.4.2, and complete the construction of the final nine (9) holes of, and the clubhouse for, the golf course within five (5) years of the date of such notice, all in accordance with the schedule provided in paragraph 30.4.2. In the event that the City determines on the basis of substantial evidence that the Developer is not diligently pursuing the design and construction of the golf course as set forth herein, then the City may transmit written notice to the Developer of such determination. Such notice shall reinstitute the fee and deposit provisions of paragraph 30.4.1 above, and Developer shall repay the City the amount of any Development Agreement fees and park fees previously rebated to the Developer pursuant to paragraph 30.4.3, plus any Development Agreement fees and any park fees pursuant to paragraph 30.4.1 on any building permits issued after the City rebated the fees to the Developer pursuant to paragraph 30.4.2. The City shall have the discretion to withhold approval of any subdivision if the Developer does not comply with the provisions of this paragraph 30.4.3, regarding repayment of rebated fees, within thirty (30) days of the date of any written demand therefor from the City.

30.4.4 Upon the City's subsequent determination that the Developer has recommenced diligent pursuit of the design and construction of the golf course, the City shall rebate all such funds in accordance with paragraph 30.4.2 above.

30.5 Consistency Finding. By approving and executing this Amendment, City finds that the provisions of the Agreement, as modified by this Amendment, are consistent with City's General Plan and Alberhill Specific Plan Amendment No. 1, and City further finds and determines that execution of the Agreement, as modified by this Amendment, is in the best interests of the public health, safety and general welfare of City's residents, property owners and taxpayers."

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS:
CITY OF LAKE ELSINORE)

I, Vicki Lynne Kasad, City Clerk of the City of Lake Elsinore,
DO HEREBY CERTIFY that the foregoing Ordinance had its first reading
on September 10, 1991, and had its second reading on September 24,
1991, and was passed by the following vote:

AYES: COUNCILMEMBERS: BUCK, DOMINGUEZ, STARKEY,
WINKLER, WASHBURN
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: NONE

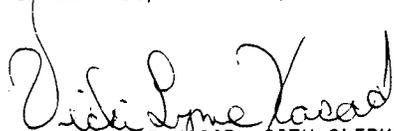

VICKI LYNNE KASAD, CITY CLERK
CITY OF LAKE ELSINORE

(SEAL)

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS:
CITY OF LAKE ELSINORE)

I, Vicki Lynne Kasad, City Clerk of the City of Lake Elsinore,
DO HEREBY CERTIFY that the above and foregoing is a full, true and
correct copy of Ordinance No. 923 of said Council, and that the
same has not been amended or repealed.

DATED: September 11, 1991


VICKI LYNNE KASAD, CITY CLERK
CITY OF LAKE ELSINORE

(SEAL)

I. Executive Summary

A. Summary

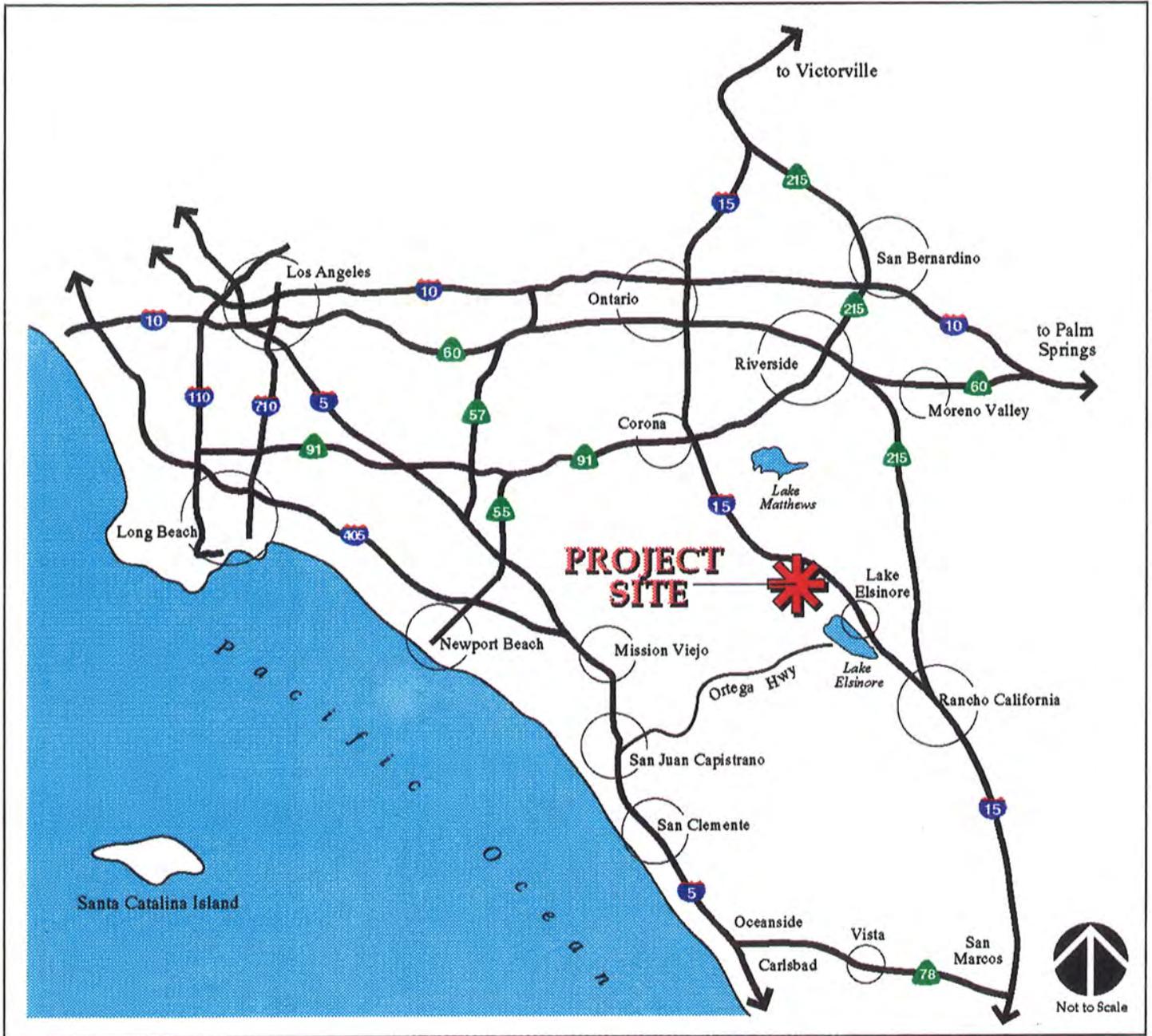
The applicant, Brighton Homes, owns 997 acres of the original 1,853 acres of the Alberhill Ranch Specific Plan property. This 997 acres encompasses the central portion of the Specific Plan property and is bounded by I-15 to the north, Nichols/Coal Road to the southeast and southwest and Lake Street to the west. See **Exhibit 1**, the Regional Map and **Exhibit 2**, Property Boundary/Vicinity Map. This document will be known as the Alberhill Specific Plan Amendment #1 and will amend the Alberhill Ranch Specific Plan 89-2, approved on August 8, 1989*. Specific Plan Amendments are pending for the other portions of the original 1,853 acres of the Alberhill Ranch Specific Plan property purchased by Long Beach Equities and Murdock Development. See **Exhibit 3**, the Ownership Map. It is the intent of this Specific Plan Amendment to develop a maximum of 2,735 residential units, incorporating an 18-hole championship golf course per the Development Agreement. See **Table 1** for a statistical summary of the project's density based upon a gross acreage basis. An Addendum to the Alberhill Ranch Specific Plan Final Environmental Impact Report, SCH 88090517, prepared for the Alberhill Ranch Specific Plan 89-2, is being processed as part of this Amendment, in conformance with CEQA requirements.

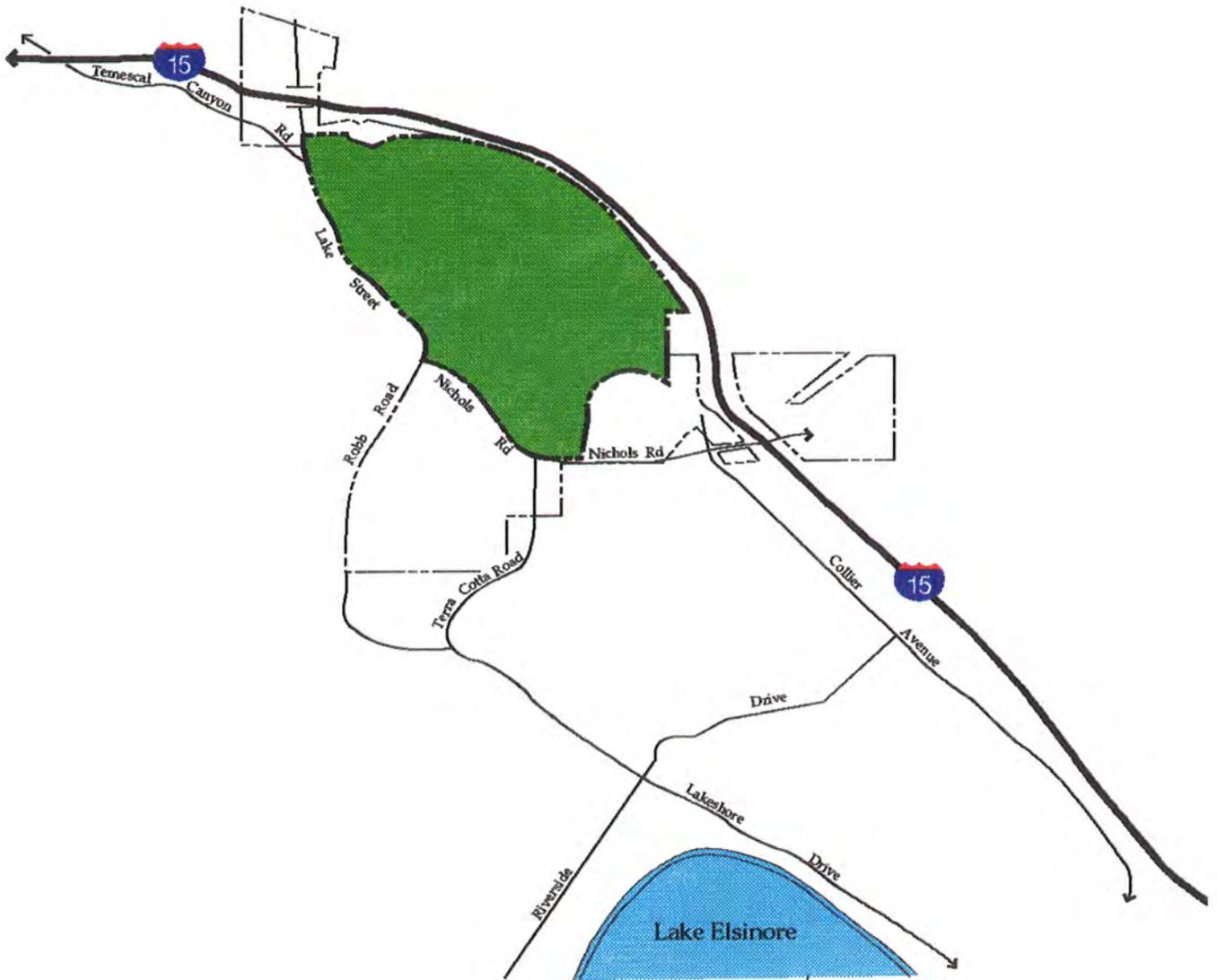
The project site is characterized by rolling terrain, ranging in elevation from 1,200 feet to 1,800 feet. Wildlife and vegetation on site are generally sparse. The majority of the project site has been disturbed by mining activities. These mining operations have occurred over the past 100 years. Some limited mining operations will continue during the course of developing the project, including desilting basin maintenance and overburden removal.

The Alberhill Specific Plan Amendment #1 combines residential, commercial, riparian resource, open space, golf course and recreational uses on 997 acres. The residential portion of the Specific Plan Amendment proposes up to 2,735 dwelling units distributed among three different density categories. The Suburban Village portions of the project encompass approximately 89 acres in three different locations. These mixed use sites will provide shopping opportunities for both the residents of Alberhill and adjacent communities. See **Exhibit 4**, the Conceptual Illustrative, for a graphic depiction of what the project might look like if built today.

For zoning information pertaining to the area, see Zoning Regulations for the Alberhill Specific Plan Amendment #1, submitted to the City of Lake Elsinore concurrently with this document. For a copy of the Development Agreement, Zoning Codes, Traffic Study and other supporting documents, see the Technical Appendix to the Alberhill SPA #1 submitted to the City of Lake Elsinore concurrently with this document.

*Note: This SPA contains all applicable conditions and mitigation measures from both the Alberhill Ranch Specific Plan 89-2 and its accompanying Final Environmental Impact Report SCH No. 88090517 with respect to the 997 acres that are covered by this Specific Plan Amendment. This Specific Plan Amendment thus contains the totality of the Specific Plan regulations governing, and constitutes the only Specific Plan applicable to, these 997 acres of land; as such, this SPA supersedes the Alberhill Ranch Specific Plan 89-2 with respect to these 997 acres.





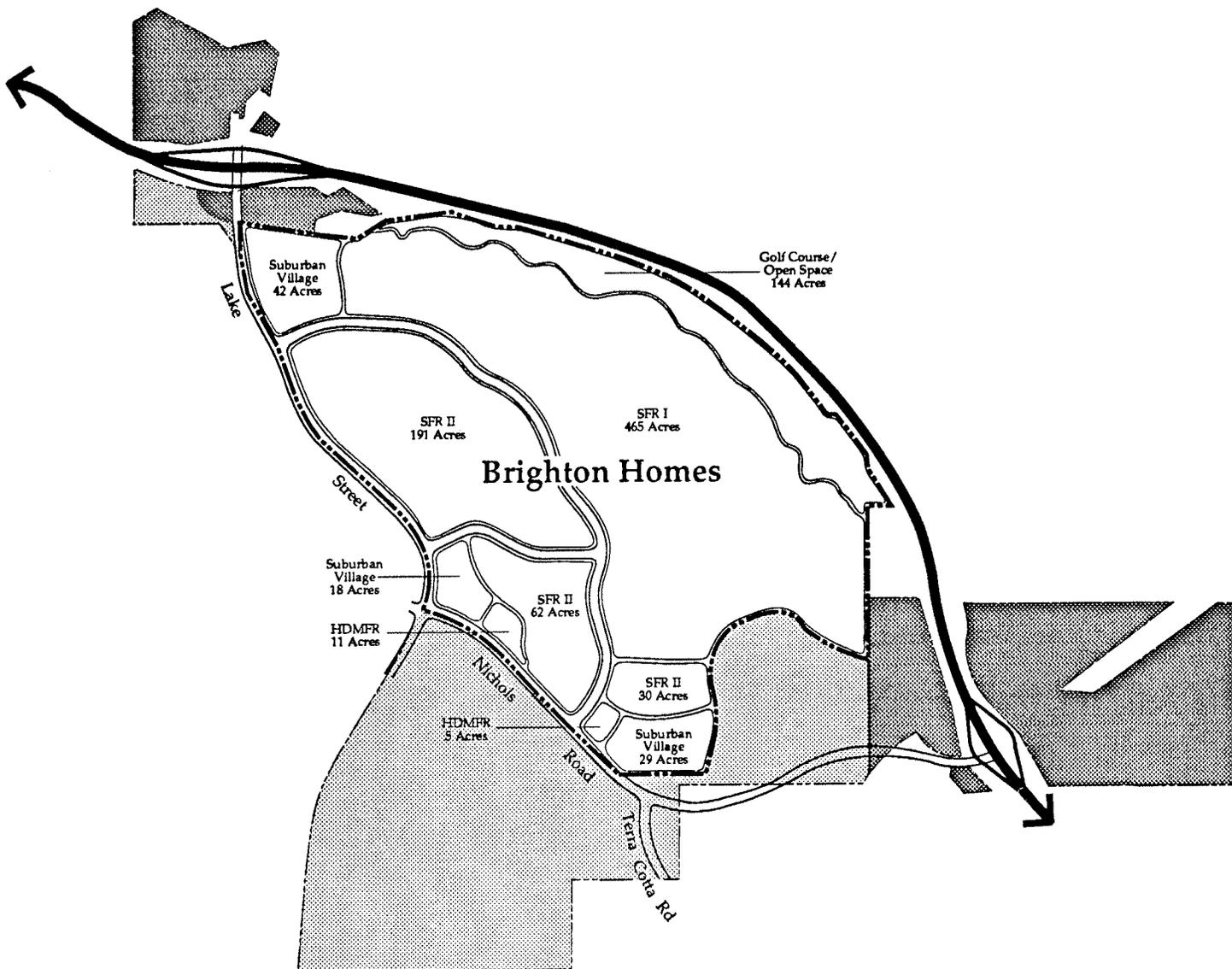
Legend

- Specific Plan Amendment #1
- Alberhill Ranch Specific Plan Area

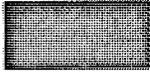
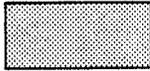
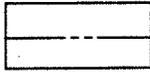
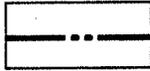


WOODCREST
DEVELOPMENT, INC.

ALBERHILL
specific plan amendment #1



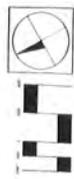
Legend

-  Long Beach Equities, Inc.
-  Murdock Development
-  Alberhill Ranch Specific Plan Area
-  S.P.A. #1 Area





PREPARED FOR
Brighton
 3015 JEFFERSON AVE
 SANTA ANA, CA 92705
 (714) 847-3888
 PREPARED BY
Hooder
 ARCHITECTS



ALBERHILL CONCEPTUAL ILLUSTRATIVE EXHIBIT

(SUBJECT TO FINAL ENGINEERING & DESIGN)

LAKE ELSINORE, CA.

Brighton
 H O M E S
WOODCREST
 DEVELOPMENT, INC.

**Table 1
Statistical Summary**

<u>Category</u>	<u>Land Use</u>	<u>Acres</u>	<u>Max. Allowable Density</u>	<u>Max. Allowable DU's</u>	<u>Sq. Ft.</u>
SFR I and II	Single Family Residential	541	5.0 and 6.0 du/ac	2,400	---
HDMF 30	High Density Multiple Family	16	30.0 du/ac	300	---
Suburban Village	Mixed Use	89	30.0 du/ac	300	2,722,500
GC-OS	Golf Course-Open Space	351			
Total		997	2.7	2,735	2,722,500

* It is recognized that the number of dwelling units shown totals 3,000; however, per the Development Agreement the total units shall not exceed 2,735.

The Alberhill Amendment #1 will provide for a five-acre developed neighborhood park, as well as 41 acres of riparian resource area, a 207-acre golf course and 103 acres of open space. Overall, open space areas constitute approximately 35% of the total project area.

Alberhill will enjoy the benefits of a master-planned community. The infrastructure and other public facilities will be sized to meet the needs of the entire community at full build-out. In addition, specific planning and design elements such as land use compatibility, site design, architecture and landscaping will be consistently applied to insure a varied, yet homogenous, project within Brighton's portion of Alberhill.

The circulation system serving Alberhill is based on the Circulation Element of the City of Lake Elsinore's General Plan. Traffic flows from the project will be served by Coal Road/Terra Cotta Road and Nichols Road, a major highway, with Robb Road and Lake Street improved to major highway standards. Coal Road is being changed to Nichols Road.

Alberhill will fulfill a demonstrated need in this area for additional dwelling units that provide a diversity of housing types from what is currently available. In addition, the fiscal impact analysis for the project indicates that the proposed mix of land uses will contribute to an annual surplus of over one million dollars to the City of Lake Elsinore upon full build-out.

It is the intent of the Alberhill project to be varied in character and to provide complementary land uses. Specifically, the market objectives are as follows.

1. to satisfy anticipated marketing needs and public demand by providing a diversity of housing types and site locations which will be marketable within the developing economic profile of the City of Lake Elsinore
2. to target residential product types and concepts largely to emerging, growing and mature families

3. to include design segments in residential products that respond to forecastable demands in the market area
4. to create a community identity for the Alberhill project through a consistent application of architectural, landscape and recreational facilities standards
5. to attract commercial uses that will be community-oriented to serve community needs
6. to attract commercial, office and retail users that will provide a job market for the citizens of the Alberhill project and the surrounding Lake Elsinore area
7. to provide the facilities for an internal transportation network that will facilitate efficient movement between the different land uses
8. to further enhance the community's recreational opportunities through the inclusion of a golf course amenity dispensed amid residential neighborhoods and along the freeway-facing portion of the site

B. Development Agreement

The following is a summary of the Development Agreement between Brighton-Alberhill Associates and the City of Lake Elsinore on July 20, 1990. A copy of the complete development agreement is included in Section I of the Technical Appendix to this document. The duration of this agreement is 15 calendar years from the effective date.

The Development Agreement was structured so that the applicant was encouraged to deliver a golf course plan in exchange for 500 additional dwelling units. Other provisions include civic and community use of the clubhouse meeting facilities and the golf course shall satisfy any and all deficiencies in required park and recreational lands and/or in lieu fees pursuant to Specific Plan No. 89-2. This plan also provides for an elementary school/park site, which will ultimately be conveyed to the school district, and development fees based on a timing schedule. A riparian resource area is to be left undisturbed by development. This significant wildlife habitat area will be protected from the more intensive uses of the development area by the large open space and golf course areas which will serve as a buffer/transitional zone.

As a part of this agreement, the applicant has paid the sum of \$100,000 to the City for the preparation of a cultural arts study in order to determine the potential for a Cultural and Performing Arts Center in the City, including an enclosed theater and an open-air amphitheater.

II. Introduction

A. Site Location

The Alberhill project is located in western Riverside County, in the northwest portion of the City of Lake Elsinore, as shown on the Regional Map, **Exhibit 1**. The Specific Plan Amendment site consists of approximately 997 acres of land. The site is bounded generally by I-15 to the north, Terra Cotta Road/Nichols Road to the south, Pacific Clay Company to the east and Robb Road/Lake Street to the west. See **Exhibit 2**.

B. Site Description

The site is characterized by rolling terrain, ranging in elevation from approximately 1,800 feet above sea level in the eastern portion of the site to approximately 1,200 feet above sea level in the Walker Canyon/Temescal Creek area in the northern portion of the site. Temescal Creek is a major drainage channel which gathers surface water from the southwestern flanks of Walker Canyon and flows toward the northwest. A minor tributary which flows along the site's western boundary and ultimately into Temescal Creek in the vicinity of the I-15/Lake Street interchange drains the remainder of the site. Vegetation on the site is generally sparse, consisting predominantly of native grasses and chaparral. Areas of relatively dense vegetation, including large eucalyptus and cottonwood trees, are present in Walker Canyon and along the southwest boundary of the site on Lake Street north of Coal Road.

C. Background

A large portion of the site has been disturbed by mining operations over the last 100 years. In the early 1800s, coal and clay were discovered in the Alberhill area. From 1885 until 1900, a lignitic variety of coal was mined in the area by Cheney and Colliers. After 1900, very little coal was mined. From 1890 to 1965, the Alberhill Clay and Coal Company mined clay from deposits located on site. Coal and clay were mined by tunneling and open pit methods. Since 1940, the clay has been mined almost entirely by the open pit method, and many of the old tunnels and "glory holes" have been removed. In 1956, Pacific Clay Products acquired exclusive rights to the Alberhill Clay and Coal Company deposits, and the mining of clay is still in progress today. However, during the past 100 years much of the usable clay has been removed from the site, and the amount of remaining clay reserves is not known. As of June 30, 1988 Pacific Clay Products' lease on a majority of the project site was terminated.

D. Project Overview

The Alberhill Specific Plan Amendment #1 is a mixed land use development on 997 acres. Residential development within the project will consist of housing types ranging from medium density single-family to high density multi-family.

Residential areas will be served by neighborhood-oriented commercial uses. Commercial uses are located at Lake Street and Nichols Road to maximize access to Interstate 15, a major transportation corridor in the region. Open space is an essential element of the project. Over 350 acres of open space, including man-made ponds, are located within the site. Within this open space area the riparian woodland along Temescal Creek will be preserved. This 41-acre area between the bottom of the natural slopes above Walker Canyon and I-15 is to be left undisturbed by development and includes the willow-cottonwood riparian woodland and freshwater marsh and man-made ponds along Temescal Creek. This significant wildlife habitat area will be protected from the more intensive uses of the development area by the large open space and golf course area which will serve as a buffer-transitional zone.

E. Purpose

The purpose of Specific Plan Amendment #1 is to redefine the Alberhill Ranch Specific Plan for the Amendment #1 area and to define the Zoning Regulations for the Alberhill Specific Plan Amendment #1. This Specific Plan Amendment has been prepared in accordance with Section 654530 *et.seq.* of the California State Government Code. The Amendment is accompanied by an Addendum to supplement the Alberhill Ranch Specific Plan Final EIR 89-2 in accordance with the provisions of the California Environmental Quality Act, Sections 21000 *et.seq.* of the Public Resources Code and the CEQA Guidelines promulgated by the State Secretary of Resources.

F. Goals and Objectives

The land use concept for Alberhill is intended to accomplish the following goals.

1. provide sufficient area for both active public, i.e., golf course, and passive recreation in conjunction with open space and greenbelt areas
2. ensure the reclamation and enhancement of areas impacted by prior mining operations for the public's health, safety and welfare
3. minimize the extent of environmental impacts resulting from this project and provide mitigation for adverse effects
4. provide opportunities for regional/subregional commercial development which do not compete with the City's downtown development potential
5. provide a balance of uses which serve the immediate needs of its residents
6. provide attractive neighborhoods with a wide range of housing opportunities
7. provide the public facilities and improvements necessary to accommodate the ultimate build-out of the project and to maintain a quality level of service for its residents

G. Proposed City of Lake Elsinore General Plan Designation

The Alberhill Specific Plan Amendment #1 has been prepared in conformance with the goals of the City of Lake Elsinore's General Plan. This Plan provides a land use designation which accommodates Specific Plans entitled "Specific Plan Area" or "SPA." This General Plan designation is used where Specific Plan zoning must be adopted prior to development. The General Plan also advises that the overall residential density to be permitted in a Specific Plan Area be designated on the General Plan Land Use Map. In order to implement the previously approved Development Agreement--Ordinance 890--between the City of Lake Elsinore and Brighton Homes, a minor Amendment to the General Plan was required. The proposed Amendment was limited to the Specific Plan Area section of the Land Use Element. The Land Use Exhibit which identifies the land use, density and intensity of the existing Alberhill Ranch Specific Plan was supplemented with the proposed Alberhill Specific Plan Amendment #1 Land Use Exhibit, as it applies to Brighton's portion of Alberhill.

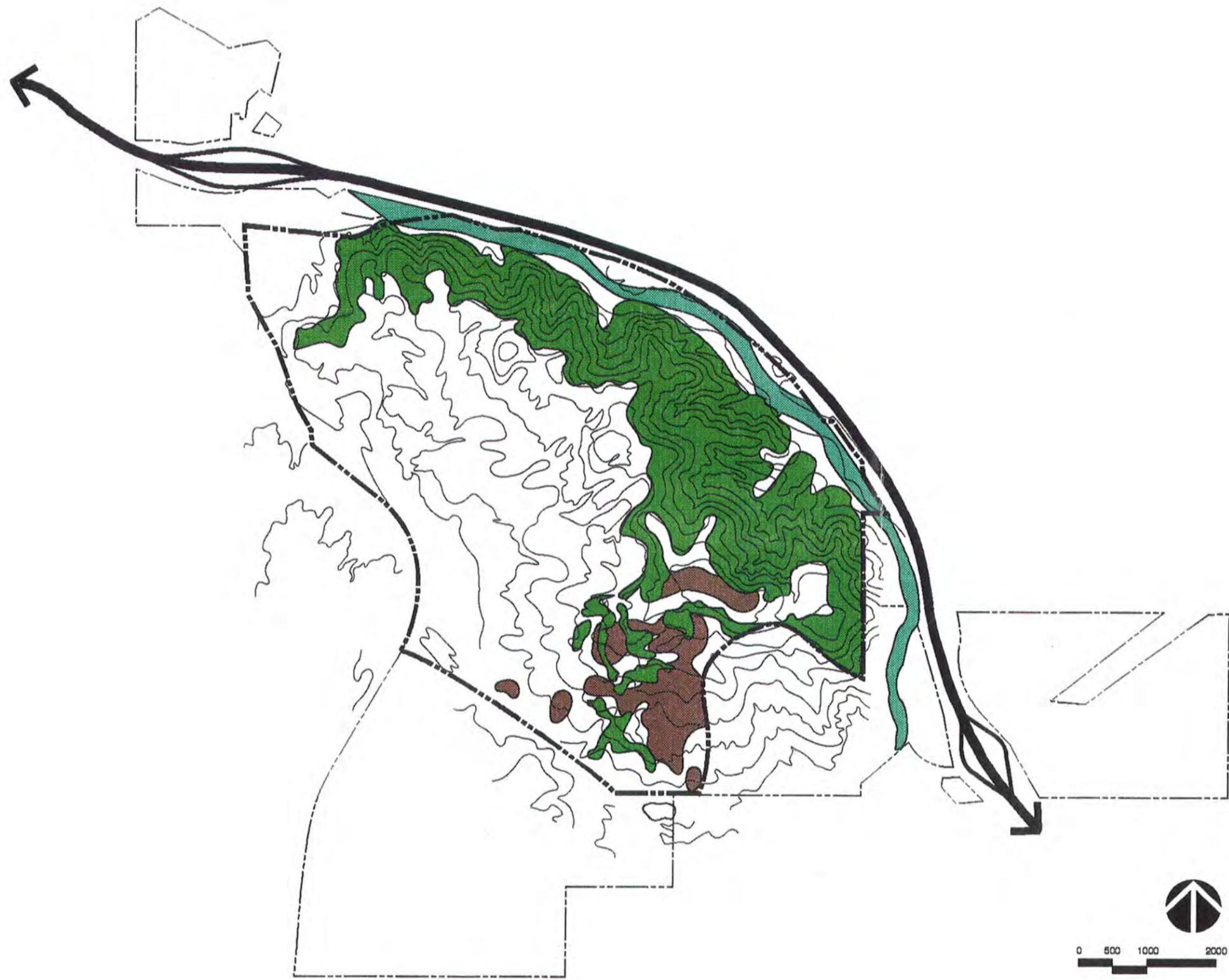
III. Biological Constraints

A. Least Bell's Vireo

Although suitable habitat for the least bell's vireo is present along the southern and northern reaches of Temescal Creek, no least bell's vireos were detected in studies of the site conducted by Stephen J. Myers and Eugene Cardiff in June of 1990 nor in a follow-up study conducted in May of 1991. A copy of these studies is included in Section V of the Technical Appendix to this document as a part of the 404 Application.

B. Stephen's Kangaroo Rat

A Stephens's Kangaroo Rat Habitat Assessment was prepared by LSA Associates in February of 1991. This study determined that the site contains 42 acres of trace abundance habitat occupied by the Stephen's Kangaroo Rat. See **Exhibit 5**, the Physical Constraints Summary.



Legend

-  Slopes >25%
-  Occupied Stephens's Kangaroo Rat Habitat, 42 Acres
-  Riparian/Freshwater Marsh
-  Alberhill Ranch Specific Plan Area
-  S.P.A. #1 Area

IV. Land Use Plan

A. Land Use Concepts

The Land Use Plan for the Alberhill Specific Plan Amendment #1, as shown in **Exhibit 4**, the Conceptual Illustrative, and in **Exhibit 6**, the Land Use Plan and detailed in **Table 2**, is based upon a comprehensive evaluation of the environmental and physical factors described in the preceding sections. By identifying potential opportunities and constraints associated with the development of the site, the following concepts for Alberhill were derived.

1. Site Grading

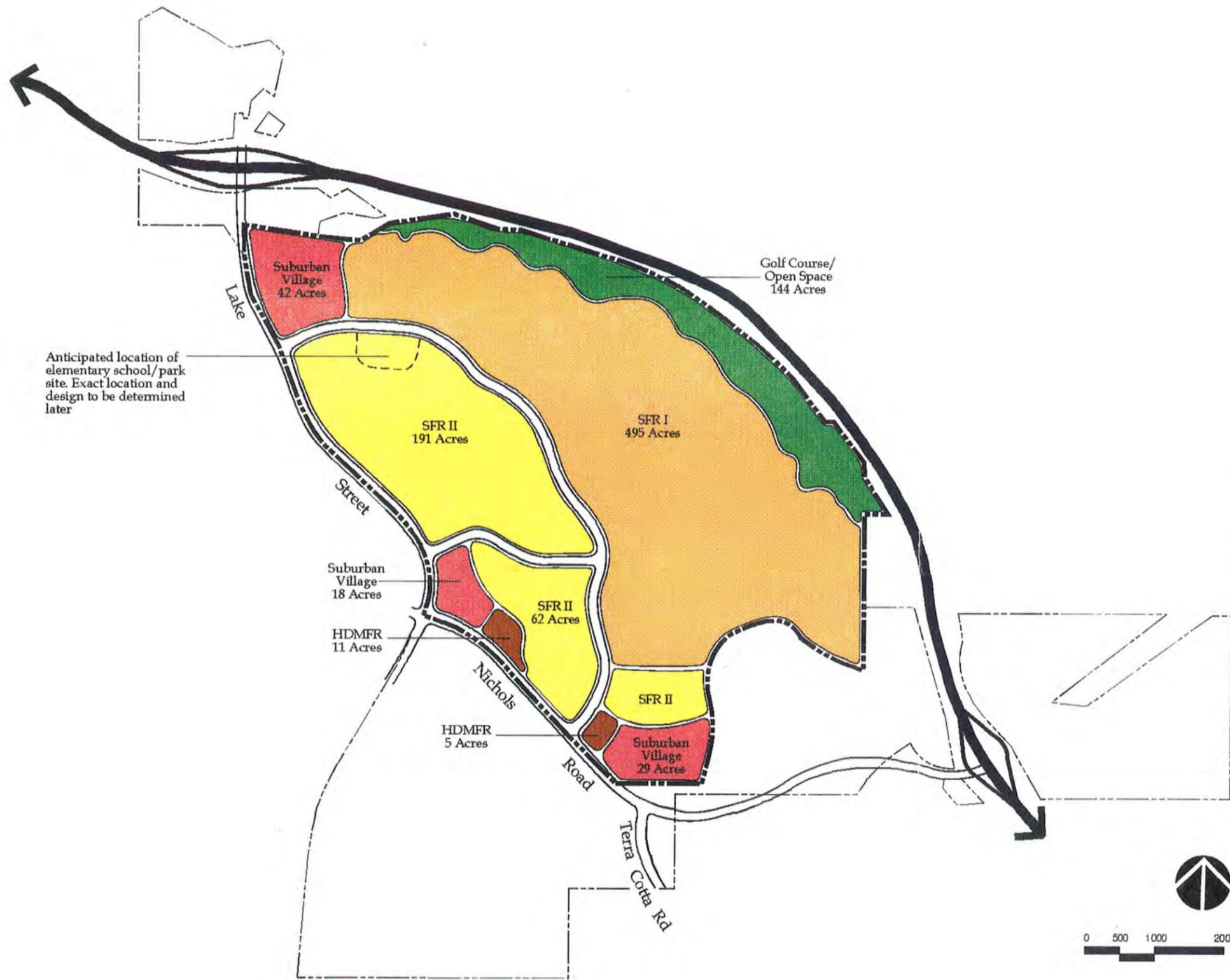
The grading concept for the site is intended to maximize residents' off-site views of the surrounding hillsides. Potential for views of Lake Elsinore to the south also exists. Remedial grading activities will be necessary in the mined-out areas of the site, and this area will be re-contoured in accordance with the guidelines established in the Reclamation Plan as approved by the City Council. Grading will also be needed to stabilize potential landslide areas through fill-buttressing and re-contouring.

Grading of the site will be conducted in a manner which will eliminate/minimize the need for the import or export of dirt. It is anticipated that grading will be performed in accordance with the Phasing Plan. To maximize grading efficiency, in some cases, subject to City review and approval, grading may occur between different phases of the project. In all cases, however, exposed slopes, when applicable, shall be controlled by planting vegetation and by constructing properly-engineered drainage systems in accordance with City standards.

2. Residential Uses

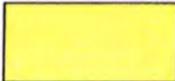
A variety of housing types and densities will be accommodated within the project to provide housing opportunities for as many segments of the population as possible. Overall, the project will be Medium Density, in keeping with the residential character of development immediately adjacent to the project site and consistent with the General Plan concept of providing lower densities at the perimeter of the City.

Within hillside areas and areas adjoining significant open space, both large lot and cluster development concepts will be applied to maximize the open space and create a transition between natural and developed areas.



Anticipated location of elementary school/park site. Exact location and design to be determined later

Legend

-  Single Family Residential I District (SFR I) (5 du/acre maximum density)
5,000 Sq. Ft. Min. Lot Size
-  Single Family Residential II District (SFR II) (6 du/acre maximum density)
4,200 Sq. Ft. Min. Lot Size
-  High Density Multiple Family Residential District (HDMFR) (30 du/acre maximum density)
-  Suburban Village (Mixed Residential, Commercial and Related Uses)
-  Golf Course/Open Space
-  Alberhill Ranch Specific Plan Area
-  S.P.A. #1 Area

Notes:

In accordance with the Brighton Alberhill Development Agreement, up to 2,735 dwelling units and up to 2,722,500 square feet of neighborhood and community commercial uses may be developed within the Brighton Alberhill Development.

School, public facilities uses are permitted uses within the SFR I, SFR II, HDMF 30 and Suburban Village districts.

Golf course, park and open space uses are permitted uses within the SFR I and SFR II districts, and park and open space uses are permitted uses within the HDMF 30 and Suburban Village districts.

Table 2
Statistical Abstract - Land Use

<u>Category</u>	<u>Land Use</u>	<u>Acres</u>	<u>Max. Allowable Density</u>	<u>Max. Allowable D.U.</u>
SFR I and II	Single Family Residential	541	5.0 and 6.0	2,400
HDMF 30	High Density Multiple Family	16	30.0	300
Suburban Village	Mixed Use	89	30.0	300
GC-OS	Golf Course-Open Space	351		
Total		997	2.7 overall	2,735*

* It is recognized that the number of dwelling units shown totals 3,000; however, per the Development Agreement the total units shall not exceed 2,735.

3. Commercial Uses

A combination of neighborhood-oriented and community-oriented commercial uses are contemplated within the project. Commercial sites are located at the major intersection of Lake Street and Nichols Road to provide convenient access to the residents in the Alberhill Specific Plan Amendment #1 area and at the freeway interchange, where a mix of high density residential, retail commercial and office uses will be accommodated.

4. Public Facilities

Adequate public facilities will be provided for the residents of Alberhill Specific Plan Amendment #1. A combination park and elementary school site is provided in the center of residential areas to minimize distances between school, home and recreational areas. The elementary school is located away from major thoroughfares to minimize potential conflicts between motorists and pedestrians.

5. Circulation

The circulation system serving the Alberhill Specific Plan Amendment #1 is designed to utilize existing roadways and to improve facilities in keeping with the street classifications of the City of Lake Elsinore General Plan Circulation Element. On and off-site street improvements will be implemented upon a fair-share impact and phased to mitigate adequately traffic demands. Internal circulation systems are designed to follow the natural topography as much as possible, while providing efficient and convenient access within the project with minimum roadway length. Landscaped medians and parkways will be provided to enhance the streetscape and define the hierarchy of roadways.

B. Residential Uses

Three categories of residential land use are provided within the Alberhill Specific Plan Amendment #1. Maximum densities range from 6.0 dwelling units per acre in the SFR I District to 30.0 dwelling units per acre in the HDMF 30 District.

1. Single Family Residential Districts

This district is intended for conventional, single-family development and is broken into two categories: SFR I and SFR II. A total of 488 acres exist within this zone.

a. SFR I Single Family Residential I District

Permitted uses within the SFR I District include single-family, detached residences developed at a density of up to 5.0 dwelling units per acre with 5,000 square feet minimum lots, as well as school, public facilities uses and golf course/park/open space uses. Other opportunities for lots with a minimum lot size of 6,000 square feet also exist within this district.

b. SFR II Single Family I Residential District

Permitted uses within the SFR I District include single-family, detached residences developed at a density of up to 6.0 dwelling units per acre with 4,200 square feet minimum lots, as well as school, public facilities uses and golf course/park/open space uses. Other opportunities for lots with a minimum lot size of 5,000 square feet also exist within this district.

2. HDMF 30 High Density Multiple Family Residential District

The HDMF 30 District is intended to allow multi-family apartment and condominium projects in transitional areas between commercial uses and medium density residential projects. A total of 16 gross acres has been delineated along major streets in close proximity to commercial sites in keeping with City standards. The maximum density shall be 30 dwelling units per acre in accordance with the Development Agreement.

3. Residential Density and Population

Within the project area, a variety of residential densities and housing types are proposed. A total of 2,735 dwelling units may be provided in the project area which encompasses 997 acres. The overall residential density on a gross acreage basis is therefore 2.7 dwelling units per acre. This density is compatible with similar Specific Plan areas designated in the City's General Plan, such as Ramsgate at 2.5 dwelling units per acre, North Peak at 2.4 dwelling units per acres and Tuscany Hills at 2.05 dwelling units per acre.

Based on current baseline projections, the Southern California Association of Governments projected a total population in the Lake Elsinore area of 34,000 in 16,000 dwelling units as of January 1984. This projection indicates a factor of 2.13 persons per dwelling unit. Population projections established by the City

of Lake Elsinore indicate a factor of 3.64 persons per dwelling unit for single-family, 3.1 for duplex/medium-low density and 1.8 for apartments/condos. Utilizing these factors, the anticipated population range generated by Alberhill at build-out is projected in **Table 3**.

**Table 3
Build-out Population Projections**

<u>Category</u>	<u>Land Use</u>	<u>Max. Allowable Dwelling Units</u>	<u>Population Range</u>
SFR I and II	Single Family Residential	2,400	5,785 - 7,686
HDMF 30	High Density Multiple Family	300	1,626 - 1,080
Total		2,735*	**7,411 - ***8,766

* It is recognized that the number of dwelling units shown totals 3,000; however, per the Development Agreement the total units shall not exceed 2,735.

** This projection was derived based on statistics from the State Department of Finance, Population Research Unit, May 1990.

*** This projection was derived from the City of Lake Elsinore Resolution No. 85-34, adopted in May of 1985.

C. Suburban Village Mixed Use District

The Suburban Village is a mixed-use designation which allows for neighborhood and community commercial opportunities within the Alberhill Specific Plan Amendment #1 and serving different types of consumers. Permitted uses within the Suburban Village District include multiple family, attached, residential structures, townhouses, condominiums and apartments developed at a density of up to 30.0 dwelling units per acre. Within this district, 2,722,500 square feet of neighborhood and community commercial uses including, but not limited to, general retail, office/professional, eating and personal services establishments, hotels and entertainment centers and park and open space uses will also be permitted. Public educational uses will also be permitted; however, they will not include commercial opportunities within the same property.

D. Schools

The Alberhill Specific Plan Amendment #1 provides for one elementary school site. This school site accounts for approximately 23 acres of the project area with a portion of the site designated as park area. The site has been provided in accordance with the Lake Elsinore Unified School District and will be made available for its purchase, in accordance with State regulations, at the time when it is needed.

The elementary school site in Alberhill has been incorporated into a joint-use concept with one neighborhood park. The elementary school-park site has been integrated into the residential portions of the project. The site has been located away from major thoroughfares and is in close proximity to residential developments in order to reduce vehicular trips. Both pedestrian and bicycle access separate from vehicular traffic is provided between residential areas and the school site.

The Alberhill Ranch Specific Plan includes zoning for a junior high school. That zoning in the southwestern portion of the site, between "A" and "B" Streets is currently designated as Suburban Village. The Suburban Village zoning allows for schools so long as there is no commercial use within that property. There has been some discussion with the School District that the junior high school site will be located elsewhere and should this occur, the property will be developed in accordance with the Suburban Village District.

E. Parks and Open Space Plan

A major element of the Alberhill Specific Plan Amendment #1 is the open space and recreational amenities offered. The Alberhill Specific Plan Amendment #1 proposes to devote nearly 35% of the total Specific Plan Amendment #1 acreage to parks, a golf course and open space. City of Lake Elsinore Resolution No. 85-34 states that five acres of park land must be dedicated for every 1,000 residents. Based on a projected population of 8,766 for the project area, a total of 43.8 acres of parkland would be required. One five-acre park site is shown in conjunction with an elementary school site. The remaining 38.8 acres required is satisfied per the Development Agreement between the City of Lake Elsinore and Brighton-Alberhill Associates due to the provision of an 18-hole golf course as an amenity to the City. Per the Development Agreement, the applicant shall also receive partial park credit for the adjacent 30-acre park located on the south side of Nichols Road.

The 30-acre community park site has been delineated in the vicinity of Nichols Road and Terra Cotta/Coal Roads. This park site provides access to the residents of Alberhill Ranch and is in close proximity to the Terra Cotta area. Approximately 10-15 acres of this site will be "usable" for active participation recreational uses. It is anticipated that the remainder of the 30-acre site will remain in its natural condition. Some trails and picnic areas will be provided in this area. The site will be graded to sensitively blend with the existing topography.

The Alberhill Specific Plan Amendment #1 provides for approximately 302 acres of park and golf course-open space. In addition, the multi-family areas will also be required to provide recreational facilities. All park dedication will comply with Resolution No. 85-34. The types of recreational facilities to be provided on a fair share basis in the Alberhill Specific Plan Amendment #1 are described below.

1. Neighborhood Park

The Alberhill Specific Plan Amendment #1 provides for a five-acre neighborhood park. This neighborhood park will be a joint use with the elementary school site. The park site can be easily accessed by all residents

of Alberhill. Types of facilities proposed for the neighborhood park may include a sports field, tot lot, lawn area, rest rooms and parking facilities.

2 Golf Course-Open Space

Thirty-five percent of the project area has been designated as permanent golf course-open space.

The riparian woodland along Temescal Creek will also be preserved, maintaining a significant wildlife habitat on the site. This habitat area will be protected from development encroachment by the golf course, which separates it from the development area.

In open space areas adjacent to development, fuel modification zones will be established utilizing fire retardant and fire-resistant plant materials. Landscaping and revegetation plans will be reviewed with the County Fire Department to ensure fire protection in areas prone to grassland and range fires. Generally, fuel modification zones will extend 95 feet from the dwelling unit into open space areas where development is downslope and 125 feet in an upslope condition, per the Homeowner's Guide to Fire and Watershed Safety at the Chaparral/Urban Interface, published by the County of Los Angeles Board of Supervisors.. Developed recreational facilities are not proposed within natural open space areas.

F. Community Element Maintenance Plan

The successful operation of maintaining community elements is important in providing for a quality Specific Plan Amendment project. It is anticipated that the responsibility for the maintenance of community elements will lie with the City and/or with a City-sponsored assessment district.

1. Golf Course

The golf course area will be under private ownership and maintenance will be the owner's responsibility. A landscape maintenance program will be developed by the private owner.

2. Open Space and Parks

All open space and park areas which are not directly associated with a particular residential category will be dedicated to the City or to a City-sponsored assessment district for ownership and maintenance. This plan is based on the premise that ownership by the City will, with the most certainty, permit the community/public open space areas to remain in their natural, undisturbed condition in perpetuity. By having ownership and control of the open space areas, the City can ensure that those areas will be available for the use and enjoyment not only of Alberhill residents, but also of all City residents.

3. Expanded Parkway

All expanded parkways and medians that are within designated right-of-ways will be dedicated to the City for ownership and maintenance. Expanded parkways will also include landscaped slopes adjacent to urban arterials, major highways and collector streets that are landscaped in a manner consistent with the parkways to provide continuity and the appearance of a larger parkway. These slopes are those adjacent to Lake Street, Nichols Road, Collector A, Collector B and other unloaded collectors. Maintenance responsibility of these adjacent slopes will also lie with the City or a City-formed Landscape Maintenance District. Appropriate easements for the LMD will be dedicated to the City.

4. Pedestrian Trails

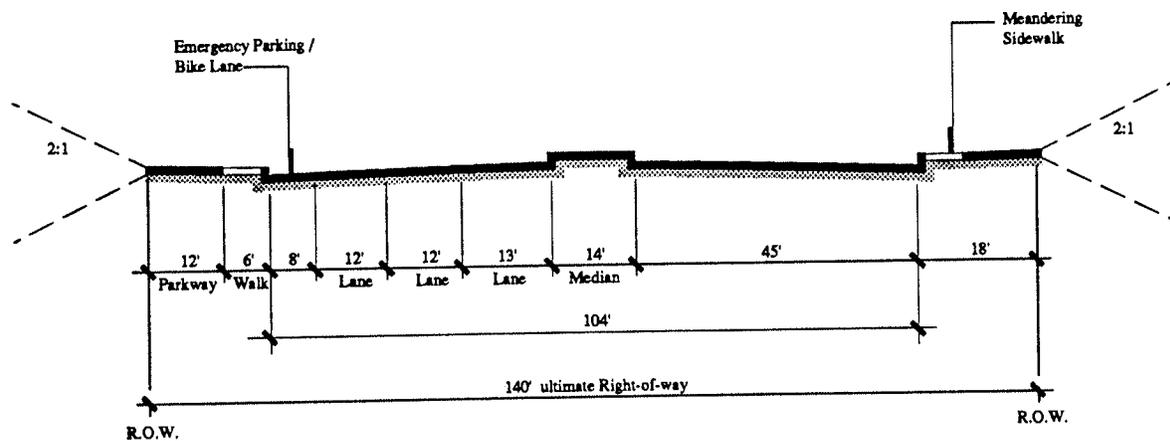
It is anticipated that maintenance for pedestrian trails will be the City's responsibility, as they will be dedicated for public use.

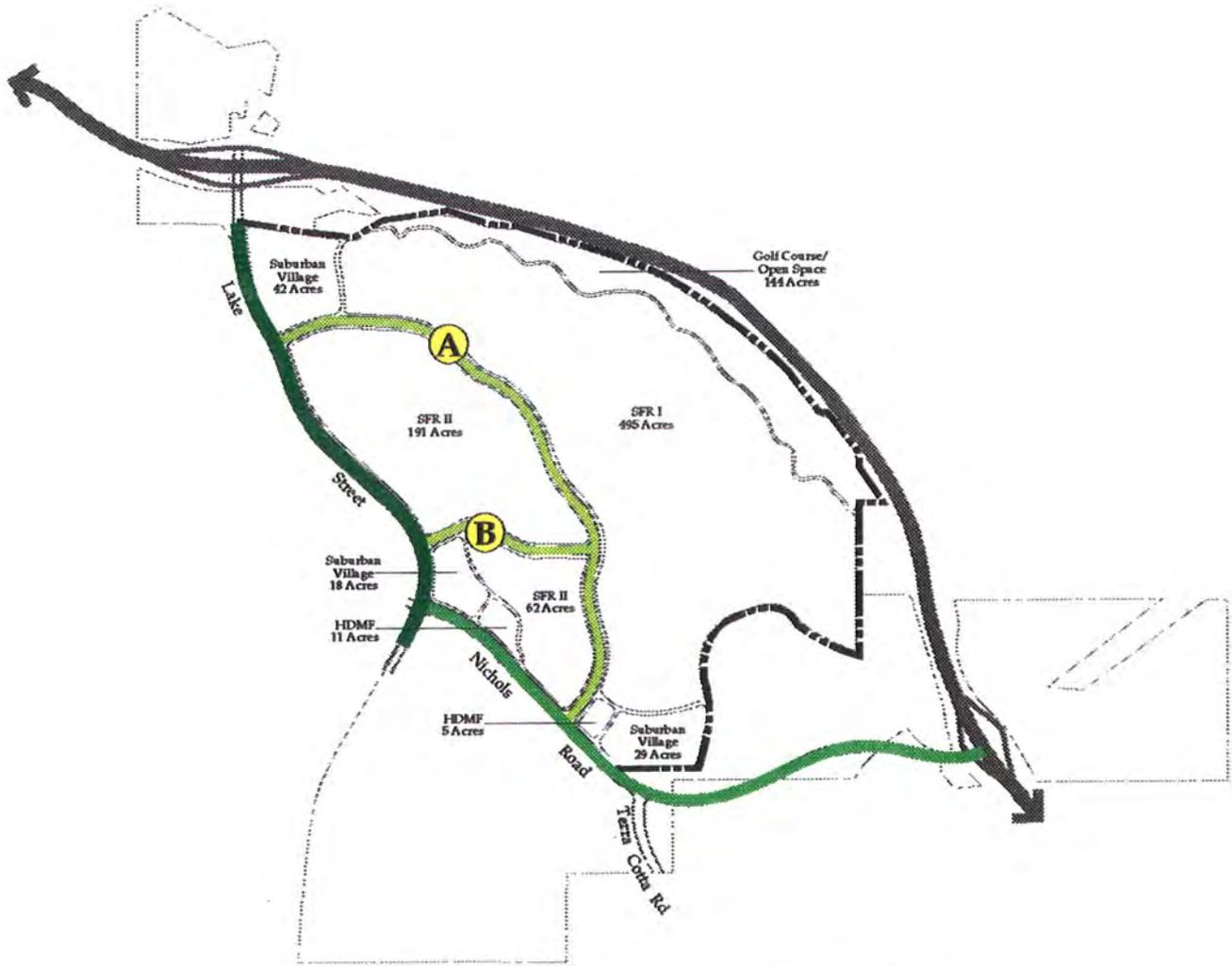
V. Circulation

The circulation system serving the Alberhill Specific Plan Amendment #1, as illustrated in Exhibit 7, Circulation Plan, will utilize the existing street network in the area, with improvements to accommodate projected increased traffic. Mitigation and improvement of these circulation improvements is based upon demand and allocated on a fair-share impact by the corresponding property/development. The major streets serving the project area are discussed below. See Exhibit 8, which depicts all street sections, following page 20. Refer also to Section II of the Technical Appendix for the Alberhill Ranch Traffic Study prepared by Robert Kahn, John Kain & Associates, Inc. This study is an analysis of a realistic mixed-use development of the site and makes recommendations for warrants and turning lanes. The study also substantiates the proposed street sections to accommodate the anticipated development.

A. Urban Arterial

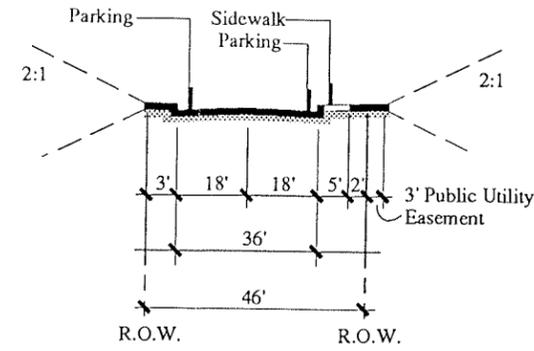
Lake Street is classified as a 140-foot urban arterial with a 106-foot pavement section, including the 14-foot median. Lake Street consists of an 18-foot parkway with a six-foot meandering walk, an eight-foot bike/emergency lane, two 12-foot travel lanes and a 13-foot travel lane adjacent to a 14-foot raised median which allows for a single left-turn pocket. Traffic signals will ultimately be warranted at the intersections of "A" and "B" Streets with Lake Street to be improved on a fair share benefit impact basis.



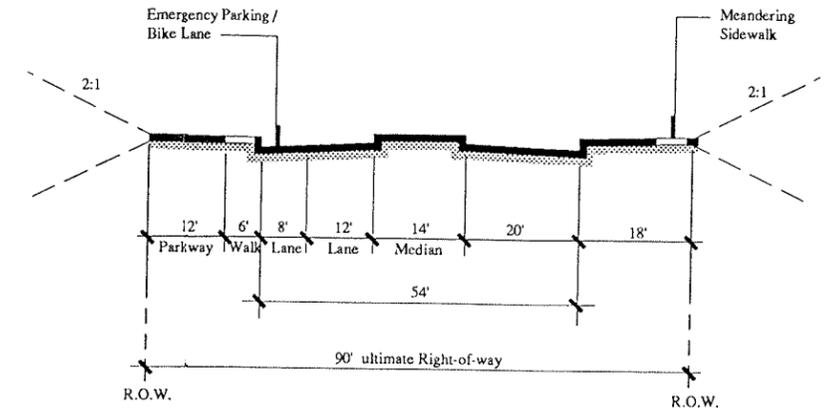


Legend

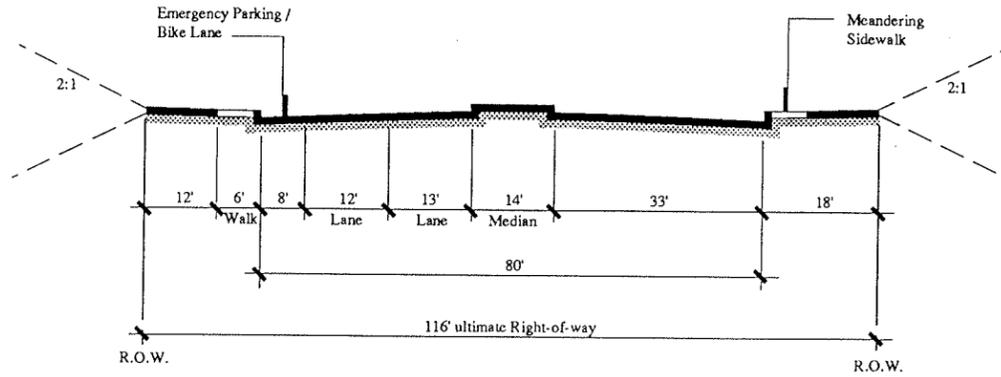
-  Freeway
-  Urban Arterial - 140' R.O.W.
-  Major Highway - 116' R.O.W.
-  Collector Streets - 90' R.O.W.
-  Alberhill Ranch Specific Plan Area
-  S.P.A. #1 Area



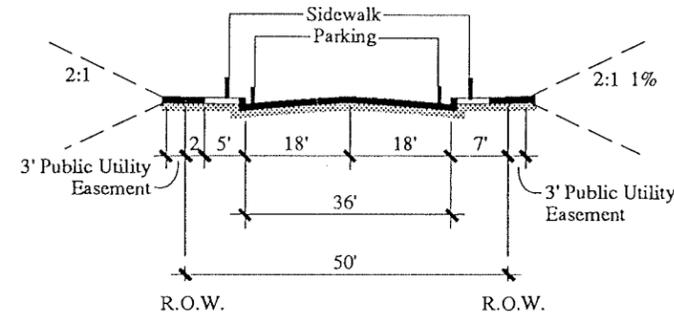
Single-loaded Street



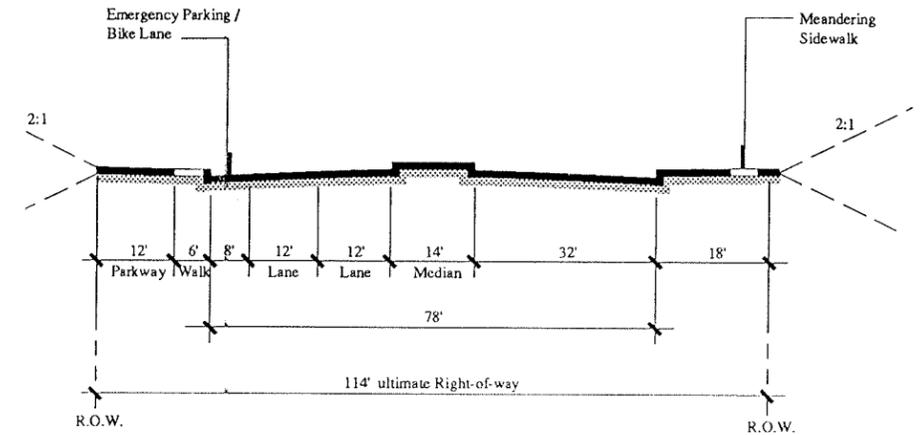
Collector Street 'A'



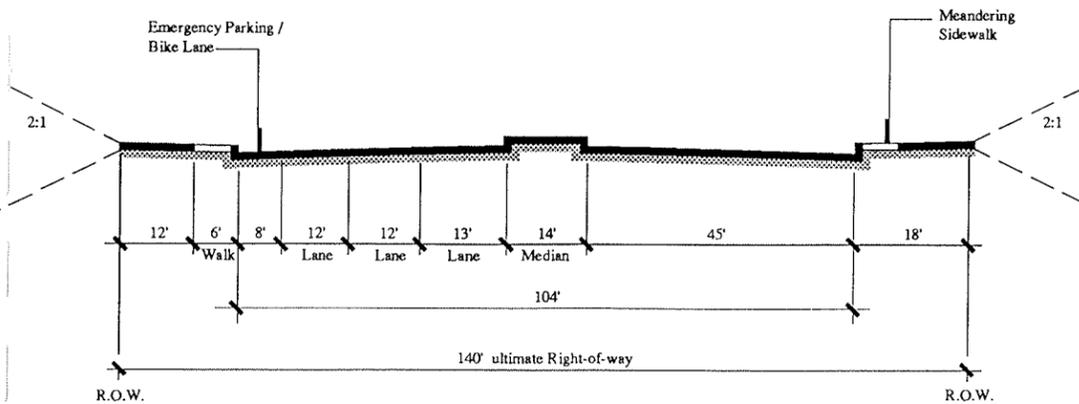
Major Highway



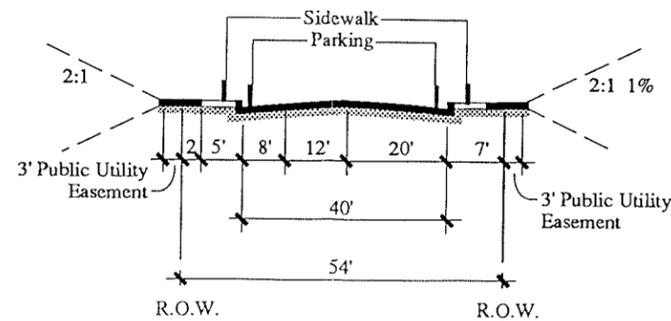
Restricted Local Residential



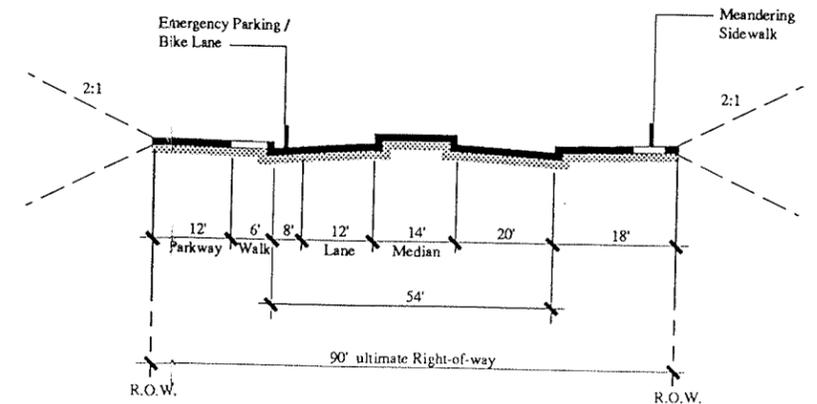
Collector Street 'A' Modified



Urban Arterial



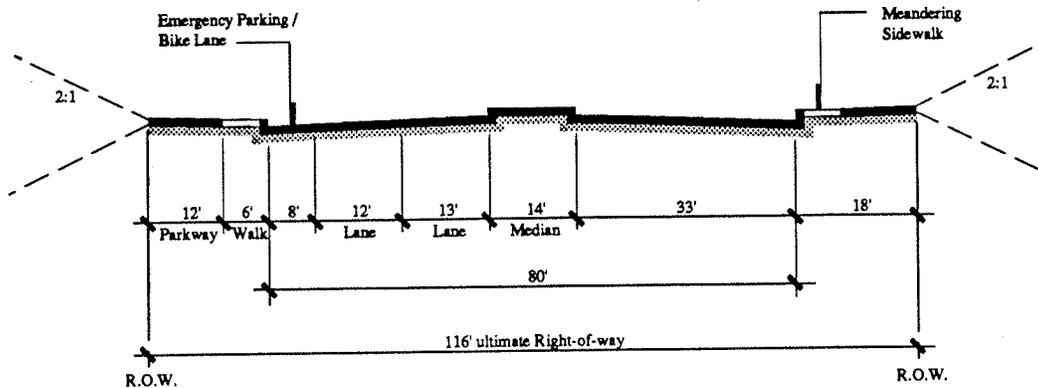
Local Residential



Collector Street 'B'

B. Major Highway

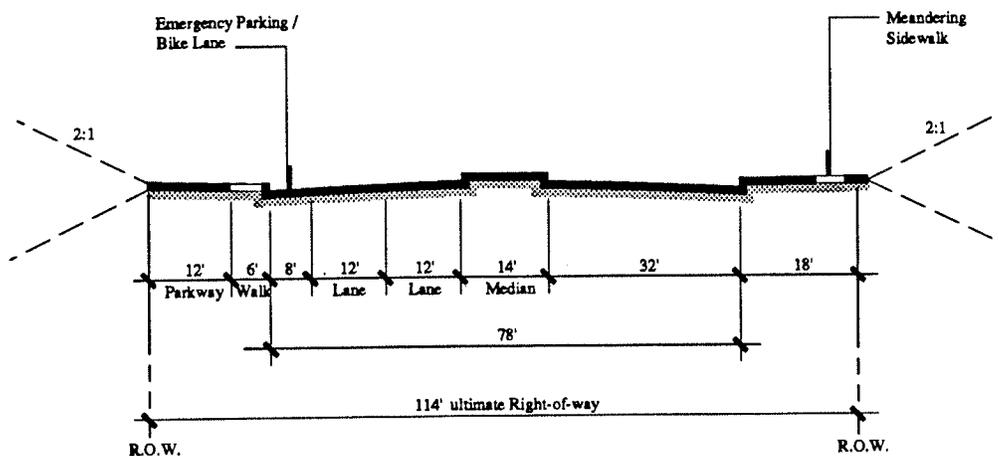
In conformance with the Circulation Element of the City of Lake Elsinore General Plan, Nichols Road is classified as a 116-foot major highway with an 80-foot pavement section, including a 14-foot median. Nichols Road consists of an 18-foot parkway with a six-foot meandering walk, an eight-foot bike/emergency lane and 12 and 13-foot travel lanes with a 14-foot raised median which allows for a single left-turn pocket. Traffic signals will ultimately be warranted at the intersections of "A" Street and Terra Cotta Road, with Nichols Road to be improved on a fair share benefit impact basis.



C. Collector Streets

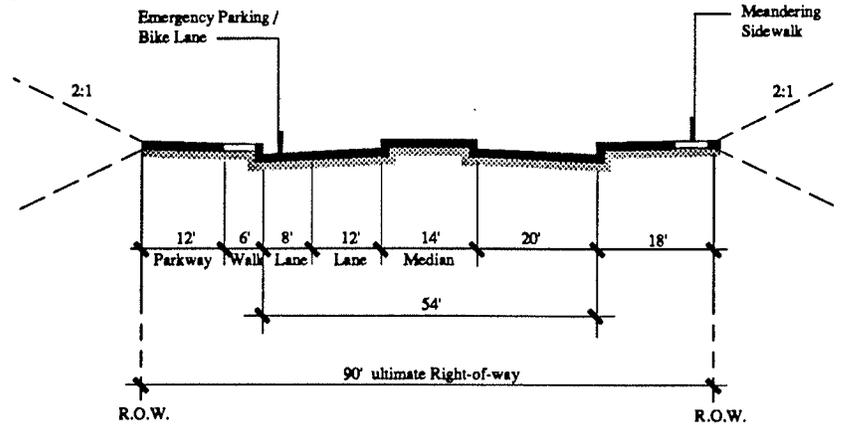
1. Street "A" modified

In conformance with the Circulation Element of the City of Lake Elsinore General Plan, Collector Street "A" modified is classified as a 114-foot collector street with a 78-foot pavement section. Collector Street "A" modified consists of an 18-foot parkway with a six-foot meandering walk, an eight-foot bike/emergency lane and two 12-foot travel lanes adjacent to a 14-foot raised median which allows for a single left-turn pocket.



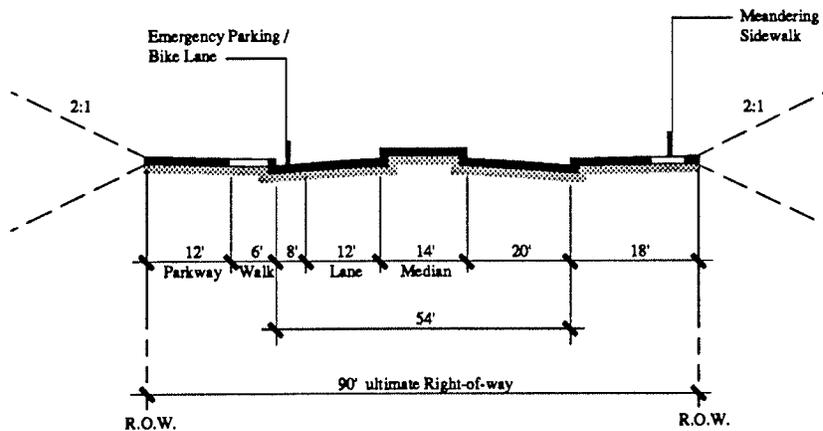
2 Street 'A'

Collector Street "A" is classified as a 90-foot collector with a 54-foot pavement section. Collector Street "A" consists of an 18-foot parkway with a six-foot meandering walk, an eight-foot bike/emergency lane and one travel lane adjacent to a 14-foot raised median which allows for a single left-turn pocket.



3. Street 'B'

Collector Street "B" is classified as a 90-foot collector with a 54-foot pavement section. Collector Street "B" consists of an 18-foot parkway with a six-foot meandering walk, an eight-foot bike/emergency lane and one travel lane adjacent to a 14-foot raised median which allows for a single left-turn pocket.

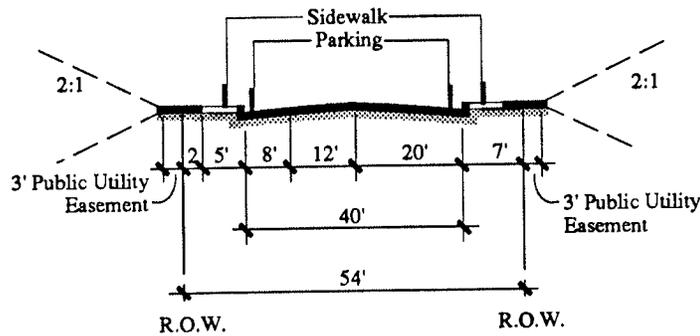


D. Local Streets

Vehicular access within individual planning areas will be provided by local streets which will extend from the collector streets in the central portion of the project. Access from local streets to streets larger than collectors will be limited in order to reduce points of conflict on the roadways carrying higher traffic volumes and speeds.

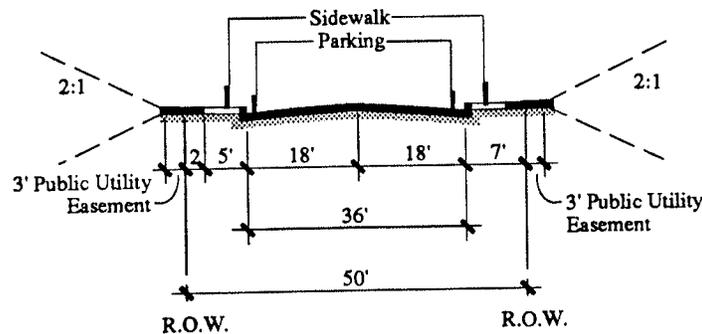
1. Local Residential Streets

Local residential streets shall consist of a 54-foot right-of-way with a 40-foot pavement section. These streets will be utilized in standard residential developments.



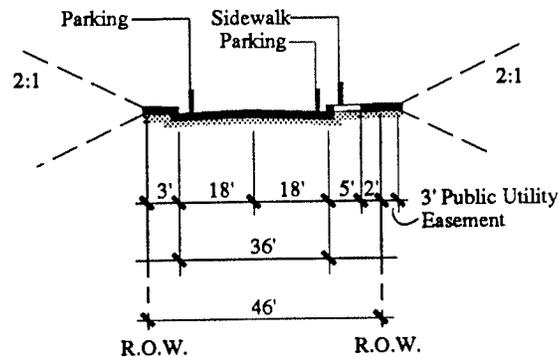
2. Restricted Residential Streets

Restricted residential streets shall consist of a 50-foot right-of-way with a 36-foot pavement section. These streets will be utilized with culs-de-sac less than 1,000 feet in length or where a loop road condition exists within a local residential street.



3. Single-loaded Cul-de-sacs

Single-loaded cul-de-sacs shall consist of a 46-foot right-of-way with a 36-foot pavement section. These streets will be utilized where units front only one side of the street.



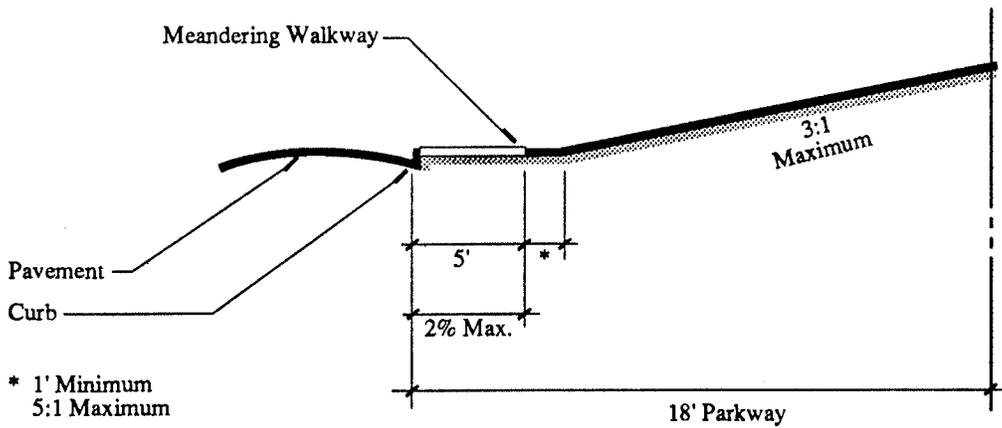
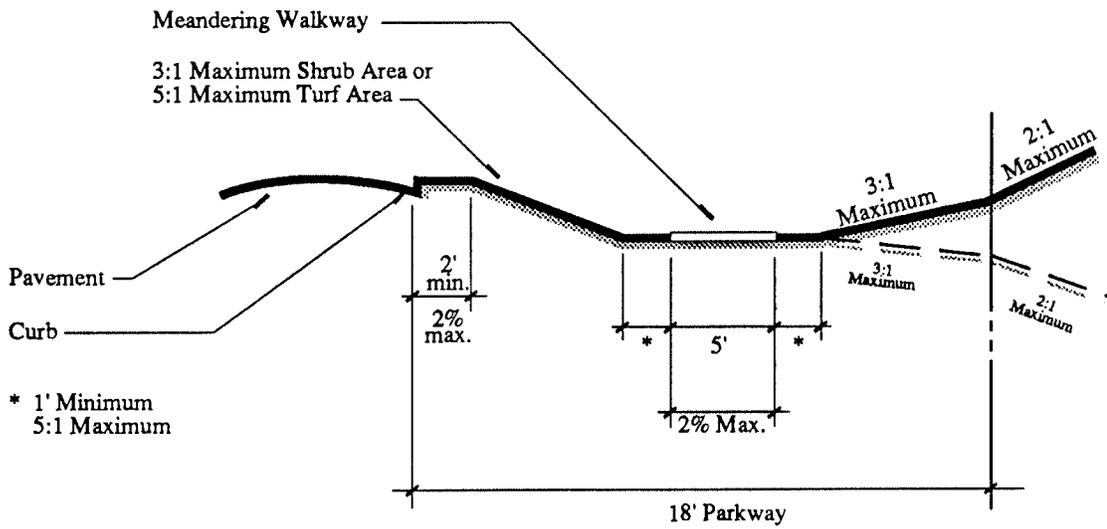
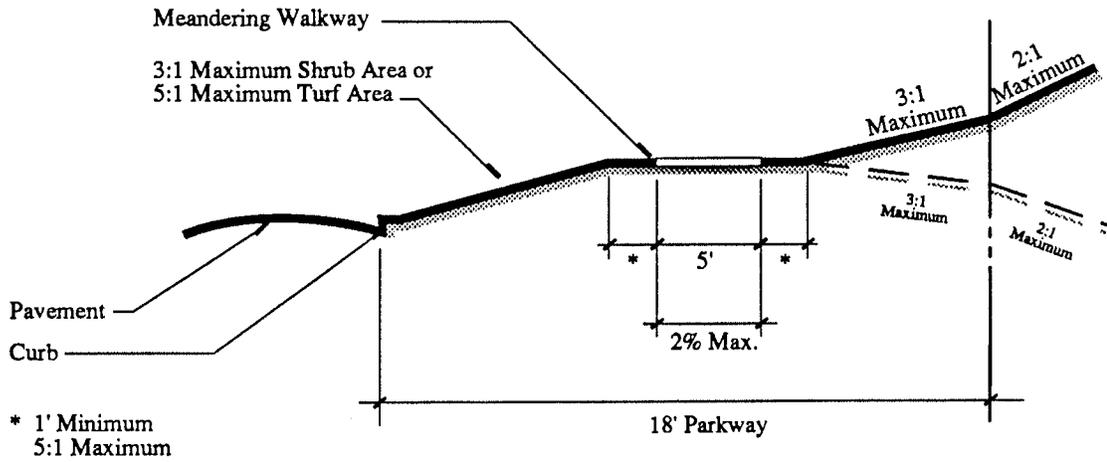
E. Parkway Sections

Since the parkway sections are among the most commonly viewed landscape areas, planted areas with 3:1 maximum slopes with shrub planting, and 5:1 maximum slopes with turf planting, will be utilized throughout the project. Within the parkway sections the meandering walk will vary in size from five to six feet depending on the street section. See Exhibit 9.

F. Design Standards

The following are design standards for submittal and approval of vesting tentative tract maps, tentative tract maps and tentative parcel maps.

1. Local streets shall have a minimum radius of 350 feet and a 25 mph design speed. Curb face shall be six inches. Collectors, highways and arterials shall have design speeds and minimum radii in accordance with City standards. Curb face at parkway shall be eight inches. Curb face at median shall be six inches.
2. Culs-de-sac shall not exceed 1,000 feet in length in order to facilitate emergency access.
3. Long, straight, roadway stretches shall be avoided in order to discourage excessive speeds and thereby reduce safety hazards.
4. Adjacent intersections along the same street but on opposite sides shall be offset a minimum of 150 feet centerline-to-centerline on Collector and Local Streets.
5. Street grades shall not exceed 15%. Steep grades do not pose major problems, but they do increase braking distances, vehicle delay and the likelihood of accidents.
6. Private driveways shall not exceed a 15% gradient and shall not exceed 150 feet in length, measured from the public street right-of-way.



7. Streets shall intersect at as near to a right angle as possible and at not more than a 15° skew.
8. Street intersections shall be designed to provide minimum sight distance as required by the City Engineer.
9. Landscape plantings and signs shall be limited in height within the vicinity of project roadways to assure good visibility.
10. At least two different ingress-egress routes shall be included, except as noted in the cul-de-sac discussion.
11. Bridges, except golf course bridges, shall have a minimum load limit of 40,000 pounds, 20 tons, and shall be no narrower than the driving portion of the road serving each end. Major ingress-egress roads in subdivisions shall have a minimum load limit of 80,000 pounds, 40 tons.
12. To facilitate fire location and avoid delays in response, all roads, streets and buildings shall be designated by name or street number signs clearly visible from the main travelled roadway.
13. Access roads and/or driveways for commercial development shall be located at least 100 feet apart and at least 100 feet from the nearest intersection.
14. Driveways to Suburban Village Districts shall be curb-return type with a minimum radius of 35 feet.
15. Driveways in Suburban Village Districts shall be at least 30 feet wide for a minimum distance of 30 feet, so that an entering vehicle will not interfere with an exiting vehicle. Narrower driveways lead to conflict between entering and exiting vehicles, causing one to stop and wait for the other.
16. In the Suburban Village District, the first parking stall perpendicular to a driveway or the first aisle juncture shall be at least 40 feet back from the curb. The reason for this condition is to provide a queuing area off of the street so that if a vehicle is parking in or backing out of the stall nearest the street, there will be room for at least one vehicle to queue while waiting for another vehicle to park or back out. Without this provision, vehicles will queue into the street.
17. To provide for sufficient site access and yet minimize the number of required access locations, joint site access with adjacent sites shall be encouraged in the planning of site development.
18. Traffic aisles which interconnect parcels are desirable; however, the aisles within the Suburban Village zone shall have sufficient turns so that "through

street" effects do not exist. Long stretches of straight travelway invite higher speeds. The maximum length of straight travelways shall not exceed 500 feet when possible.

19. Circulation within parking areas shall allow for the relatively free flow of vehicular traffic with no constrictions.
20. The aisles shall be placed in such a way that it is easy to reach any destination within a property after entering any driveway.
21. The applicant may, at his/her discretion, defer the approval of the architectural schematics to Design Review, in which case the architectural schematics need not be submitted with the application for vesting tentative tract maps. In such cases the Planning Commission shall add a condition to the vesting tentative tract map that, if approved, the architectural schematics shall be submitted prior to Design Review.

G. Bicycle Lanes

The County Plan of Bicycle Routes identifies a Class II Bike Lane along Lake Street. This bike lane continues west along Temescal Canyon Road. A Class II facility provides for a separate bike lane within the road right-of-way. A Class II bike lane is designated through the project site in keeping with the County's designation. In addition, a Class II lane is provided east along Nichols Road to the Lake Street bicycle trail and extends east of I-15 to provide bicycle access for Alberhill to the new Temescal Canyon High School.

VI. Utilities

In order to adequately service the proposed development of the Alberhill Specific Plan Amendment #1, the infrastructure improvements described below will be required. The project proponent is financially responsible for only those facilities and/or improvements necessary for water and wastewater requirements to serve the demands of this Specific Plan Amendment. Water and/or wastewater facilities in excess of those required to serve those demands are subject to credits and/or reimbursement agreements, executed with the Elsinore Valley Municipal Water District.

A. Water Service

1. Service Demand

Elsinore Valley Municipal Water District provides standards for water service in the Lake Elsinore area. The average daily demand by water use is shown in **Table 4** below.

Table 4
Water Usage by Land Use - EVMWD

<u>Use</u>	<u>Average Daily Demand</u>
Single-family or Duplex	500 gal./unit; 2,500 gal./acre
Multi-family Low-rise	400 gal./unit; 4,000 gal./acre
Multi-family High-rise	300 gal./unit
Commercial/Industrial Mix	100 gal./1,000 square feet
Commercial/Residential Mix	120 gal./1,000 square feet
Schools/Parks	4,000 gal/acre;60 gal/student

MDD = ADD x 2: Maximum daily water demand is two times the average daily demand.

For calculating storage requirements, EVMWD uses Maximum Daily Demand plus fire flow for four hours duration. For this analysis, fire flow was assumed to be an average of 3,500 gallons per minute. The total water service demand for the project is summarized in **Table 5** on the following page.

Table 5
Estimated Water Demand

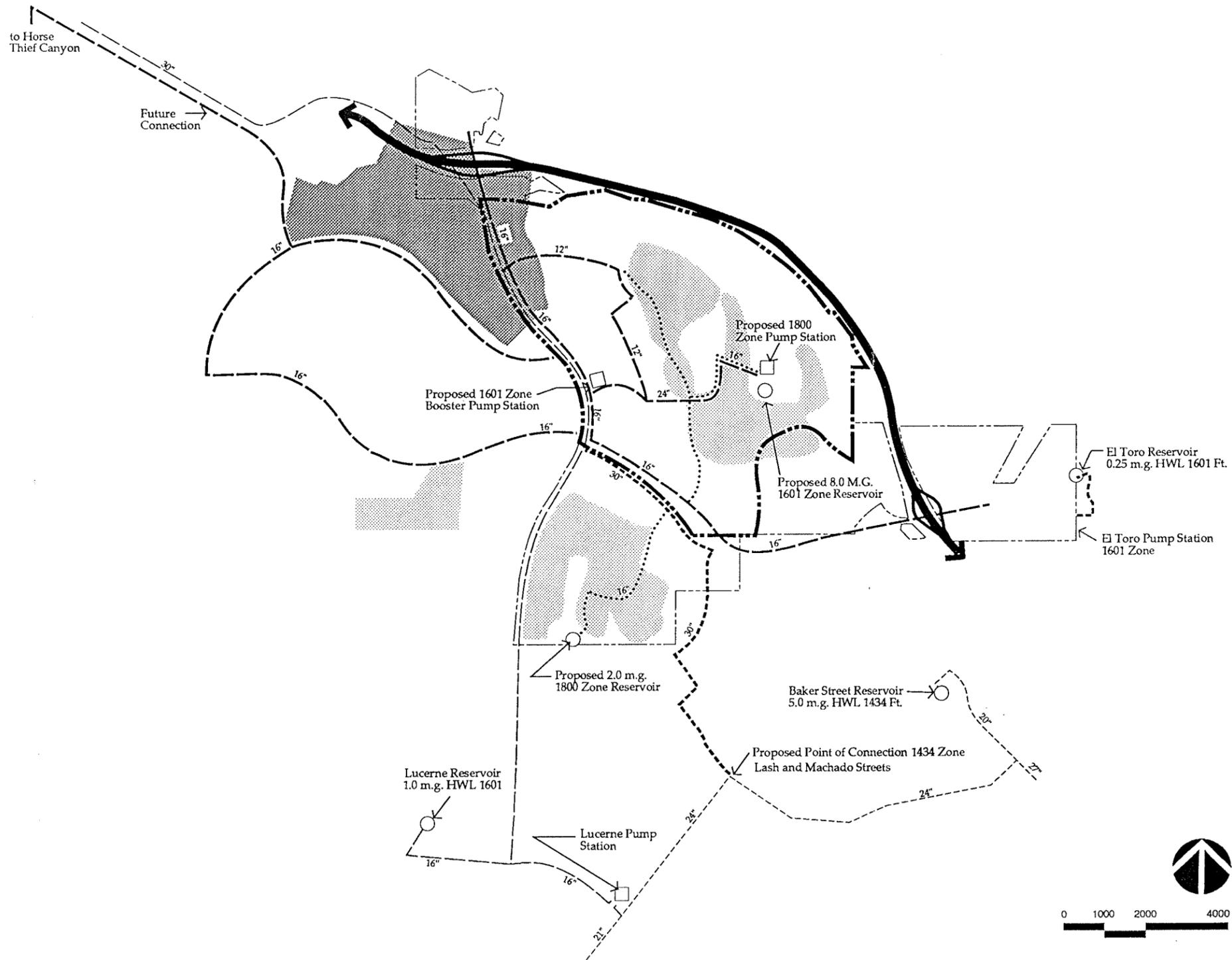
<u>Category</u>	<u>Max. Allowable Dwelling Units¹</u>	<u>Estimated Population²</u>	<u>ADD³ MGD⁵</u>	<u>MDD⁴ MGD⁵</u>
SFR I and II	2,400	6,504	1.051	2.102
HDMF 30	300	813	0.284	0.568
Suburban Village	300	813	1.462	2.924
GC-OS	---	---	---	---
Total	2,735*	7,411	2.797	5.594

Notes

- ¹ The number of dwelling units for the Specific Plan Amendment #1 Area was estimated by using a density factor of 2.7 du/ac as calculated in the Alberhill Specific Plan Amendment #1.
 - ² Estimated population assumes 2.71 persons per dwelling unit.
 - ³ Average Daily Demand is based on EVMWD criteria.
 - ⁴ Maximum Daily Demand is ADD x 2.
 - ⁵ Million Gallons per Day
- * It is recognized that the total number of dwelling units do not equal the total; however, per the Development Agreement the total units shall not exceed 2,735.
- The 150 acres located in the I-15 right-of-way are not included in the total project acreage.
 - The estimated reservoir storage for Alberhill is the MDD plus the fire flow for four hours duration [6.476 + (4 hours) (3,500 GPM) (60 min./hr.) = 7,316 MGD].

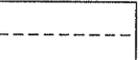
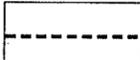
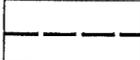
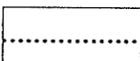
2 Proposed Facilities

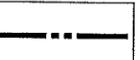
Exhibit 10, Water Distribution System, illustrates the proposed water distribution system for the project area. The majority of the project area could be serviced by the 1601 pressure zone. However, areas to the east of the site would have to be served by the 1800 pressure zone system. At this time, there are no facilities to serve the 1800 pressure zone system. To provide service to this area, the regional pump station, pump discharge/distribution lines and storage reservoirs would have to be constructed on an adjacent property with the appropriate elevation and conditional upon development of homes coincident with the 1800 pressure zone.



Legend

-  Service Zone 1434
-  Service Zone 1601
-  Service Zone 1800

- | Existing Lines | Proposed Lines |
|---|--|
|  |  |
|  |  |
| |  |

-  Alberhill Specific Plan Area
-  S.P.A. #1 Area

B. Sewer Service

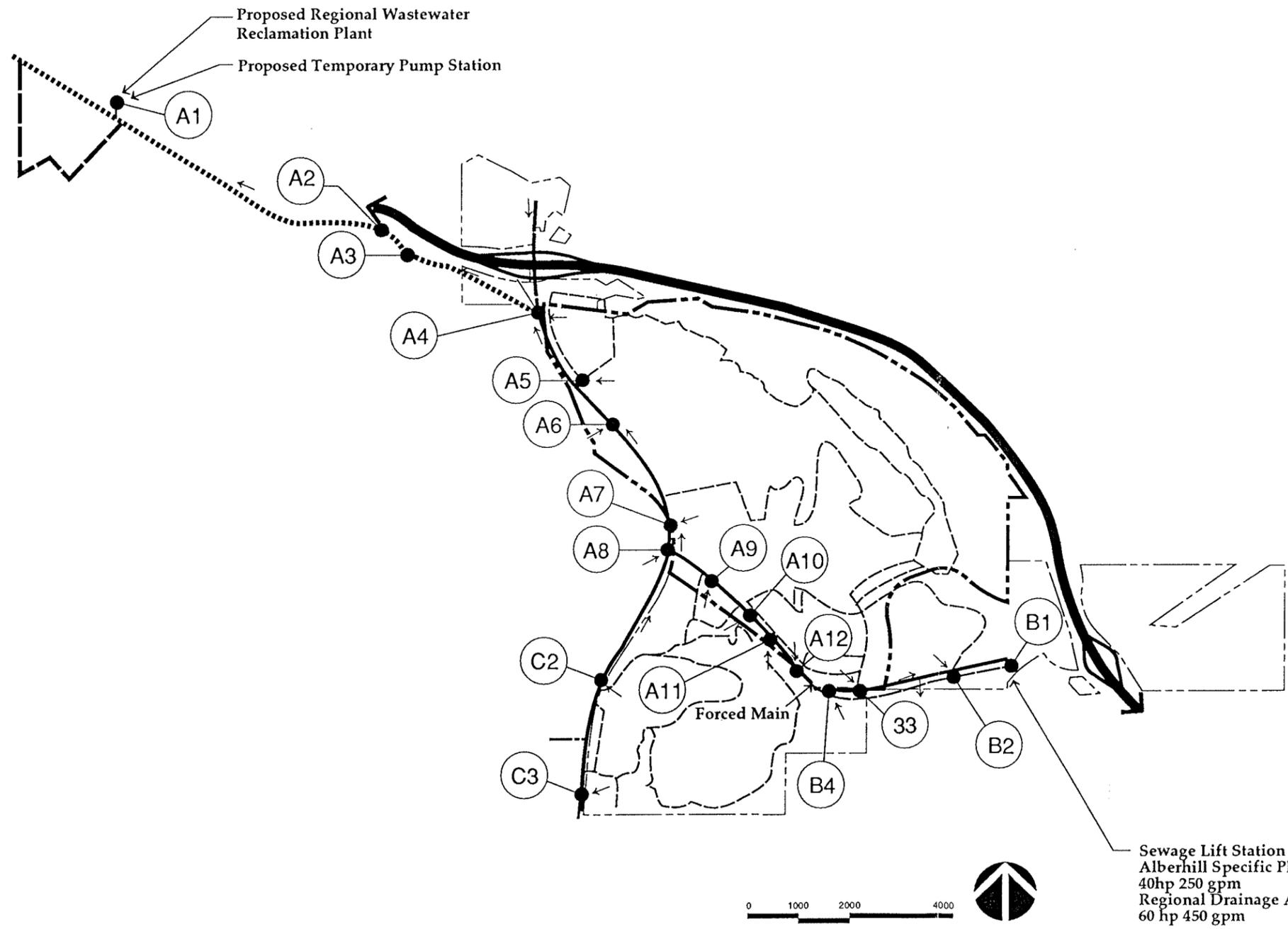
1. Service Demand

Due to escalating land development along the I-15 corridor between the City of Corona and the City of Lake Elsinore, especially in the southeastern Temescal Valley, the Elsinore Valley Municipal Water District has identified a need for appropriate wastewater treatment capacity to accommodate development for those projects which have already been approved, as well as those which appear reasonably foreseeable within the southeastern Temescal Valley. A projected immediate need for a capacity of 1.5 million gallons per day has been identified for the entire Alberhill Ranch Specific Plan area. See **Table 6**, Estimated Sewage Generation. The project described below is the proposed means whereby both the immediate and the near-term needs can be met.

2. Proposed Facilities

A regional wastewater reclamation facility and related sourcewater conveyance and effluent discharge facility will be constructed on a 52+ acre site along Temescal Wash in the unincorporated area of Riverside County, northwest of the point at which Temescal Canyon Road crosses beneath the I-15 Freeway at the southeast end of Temescal Canyon. This tertiary designed facility will consist of a two-phased, 3 million gallons per day maximum capacity. The first phase, 1.5 mgd, of the Alberhill Regional Wastewater Reclamation Facility will accommodate the service area of both the Alberhill Specific Plan Amendment #1 and the remaining areas of the Alberhill Ranch Specific Plan. The sourcewater conveyance facilities will extend from the project site from Lake Street along Temescal Canyon Road in a northwesterly direction to the Treatment Plant. Precise vertical and horizontal alignment locations are subject to future engineering studies. See **Exhibit 11**, Master Sewer Plan.

A separate preliminary design manual and an Environmental Impact Report have been prepared for the Alberhill Regional Wastewater Reclamation Facility. The Elsinore Valley Municipal Water District, acting in the capacity of lead agency, previously certified the Final EIR SCH No. 90020247.



Legend

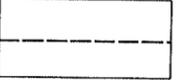
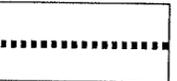
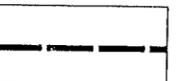
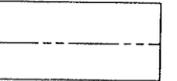
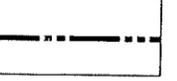
-  Gravity Sewer and Manhole
-  Manhole No.
-  Sewer Force Main
-  Drainage Sub-areas
-  Off-site Master Plan Sewer
-  Drainage Flow
-  Alberhill Ranch Specific Plan Area
-  S.P.A. #1 Area

Table 6
Estimated Sewage Generation

<u>Category</u>	<u>Acres</u>	<u>Max. Allowable</u>		<u>ADF³</u>
		<u>Dwelling Units¹</u>	<u>Est. Population²</u>	
SFR I and II	541	2,400	6,504	0.5337
HDMF 30	16	300	750	0.1500
Suburban Village	89	300	750	0
GC-OS	351	--	0	0
Total	997	2,735*	6,837	0.6837

Notes

- ¹ The number of dwelling units for the Alberhill Specific Plan Amendment #1 was determined by using a density factor of 2.7 du/ac, as calculated in the Alberhill Specific Plan Amendment #1.
- ² Estimated population assumes 2.50 persons per dwelling unit--EVMWD.
- ³ Average Daily Flow is based on EVMWD criteria.
- * It is recognized that the total number of dwelling units do not equal the total; however, per the Development Agreement the total units shall not exceed 2,735.

- The 150 acres located in the I-15 right-of-way are not included in the total project acreage.
- The peak daily flow is the average daily flow multiplied by the peaking factor. The peaking factor is 1.79 based on EVMWD data. $1.84 (Qa) 0.92 PFD = 0.89 \times 1.79 = 1.59 \text{ MGD}$.

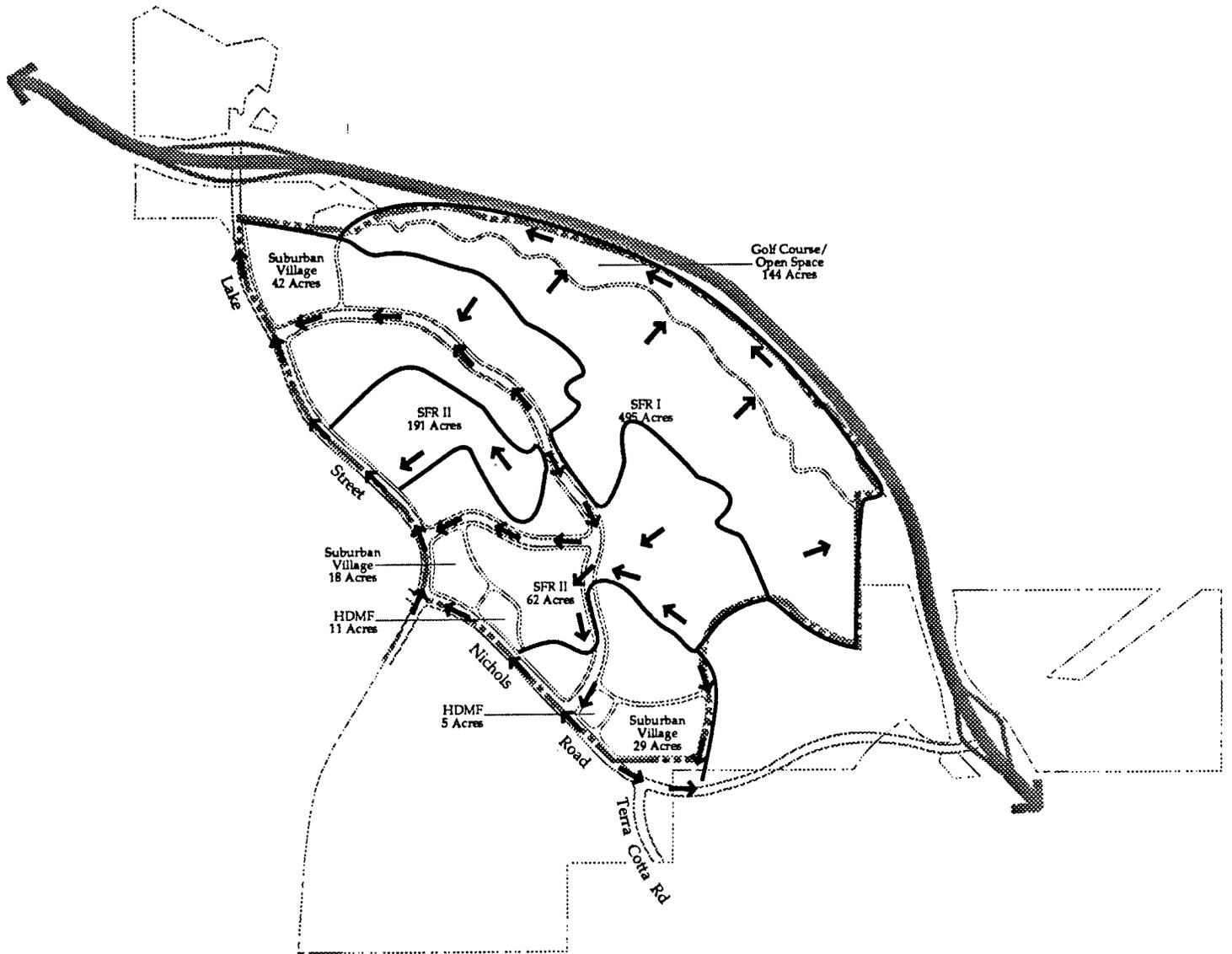
C. Drainage Facilities

The Alberhill Specific Plan Amendment #1 site consists of rolling terrain. The majority of development is proposed on the southwesterly-facing slopes below the major ridgeline in the center of the project site and on the north- and east-facing slopes south of Coal Road. The site generally drains to the northwest, ultimately flowing into Temescal Creek. The proposed drainage system utilizes natural drainage channels to the greatest extent possible, although improvements will be necessary to accommodate expected flows from new development.

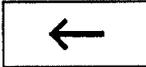
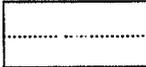
In designing the storm drain system, the runoff anticipated to be generated by the proposed densities within Alberhill have been taken into consideration. However, specific drainage systems will be designed as each planning area develops. Drainage systems will comply with adopted City standards and the Master Plan of Storm Drains. The proposed drainage facilities are delineated in **Exhibit 12, Drainage Facilities**.

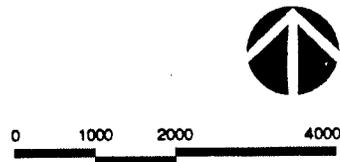
D. Other Utilities

The extension of electrical, gas, telephone and cable television lines will be designed as each portion of the project develops. Specific easements for these facilities will be determined during the subdivision stage of development.



Legend

-  R.C.P. Storm Drain
-  Drainage Flow
-  Alberhill Ranch Specific Plan Area



According to Southern California Edison Company representatives, a 12 KV underground line would be necessary to provide electrical service to the project site. The applicant will be responsible for the cost of extending adequate power to the project site.

The Southern California Gas Company indicates that the existing lines on Lake Street and Robb Road are available for local service needs. The cost of extending gas service to the project area must be borne by the applicant.

The General Telephone Company has advised that the existing facilities in the area are not adequate to service the project site, and new lines and a telephone hut are necessary. GTE will design and pay for these lines, except for 200 feet of line next to each tract boundary. These costs will be the developer's responsibility.

King Videocable Company provides cable television services to the area. King Videocable will pay for the installation of the line, utilizing SCE trenches throughout the project area.

VII. Public Facilities

A. Police Protection

The Riverside County Sheriff's Department will provide protection to the project area from the existing sub-station located at 177 South Langstaff Street in Lake Elsinore.

B. Fire Protection

The County Fire Department assumes a standard of one sub-station per 2,000 dwelling units of a service area. A sub-station will be located within the Horsethief Canyon Specific Plan area, which is approximately 1.5 miles west of this project. Fire protection for Alberhill may be provided from this location as well.

C. Schools

School sites have been provided in accordance with the Lake Elsinore Unified School District's criteria for sizing facilities. Estimated student generation from the project is summarized in **Table 7** below.

Table 7
Student Generation by Land Use

<u>Category</u>	<u>Land Use</u>	<u>Max. Allowable DU's</u>	<u>Student Generation*</u>
SFR I and II	Single Family Residential	2,400	1879
HDMF 30	High Density Multiple Family	300	235
Suburban Village	Mixed Use	300	235
Total		2,735**	2,142***

* 0.783 students/du per Lake Elsinore Unified School District criteria, December 1989

** It is recognized that the total number of dwelling units do not equal the total; however, per the Development Agreement the total units shall not exceed 2,735.

*** It is recognized that the student generation figures do not equal the total. The total is based on a maximum dwelling unit count of 2,735, hence the student generation number of 2,142.

Lake Elsinore Unified School District requires a 10-acre site for an elementary school. Maximum enrollment for school facilities is 600 students. An elementary school site has been designated within the project site in conjunction with a park site. This site is 23 acres in size. It is expected that several acres of the site will be used for school district buildings and parking facilities. The remainder of the 23-

acre site will be used for playgrounds, ballfields and miscellaneous open space and recreational activities. To provide a maintenance cost savings to the school district, if they so agree the 23-acre site, exclusive of school district buildings and parking facilities, will be dedicated to the City of Lake Elsinore for maintenance. The site will accommodate the facilities anticipated by the district.

D. Parks

Based on a projected population of 8,766, a total of 43.8 acres of parkland is required. Pursuant to the Brighton-Alberhill Development Agreement, one five-acre park site is provided in conjunction with an elementary school site. The remaining 38.8 acres required is satisfied per the Development Agreement between the City of Lake Elsinore and Brighton-Alberhill Associates by the provision of an 18-hole golf course as an amenity to the City. In addition to receiving a fair-share park credit for the adjacent 30-acre Regional Park, located southeasterly of Lake Street and Nichols Road on Murdock Development property, pursuant to the Brighton-Alberhill Development Agreement all park requirements are deemed satisfied with the inclusion of one, five-acre park site in conjunction with an elementary school site and the inclusion of an 18-hole golf course. The golf course will be privately owned and operated, but open to the public.

VIII. Design Guidelines

A. General Guidelines, Purpose and Theme

In the planning of Alberhill, careful thought has been given to the integration of structural and aesthetic elements of a balanced, active community. To ensure that this carefully considered plan is implemented in a manner that will bring Alberhill a sense of its own character and ambiance, a central theme has been devised. It is intended that this theme be expressed in coordination with the project setting, which serves as the basis around which key elements of the community can be developed.

The intent in conceiving a theme for Alberhill is to establish an environment that responds to the setting of the outlying Lake Elsinore area. Alberhill should thus reflect or draw upon a theme which allows for a harmonious blend of modern and traditional architecture along with the historical landscape elements of Southern California.

This theme can be reflected in the architecture, the landscaping, the entry treatments and the signage of the project. Specific project-wide design goals and objectives are as follows.

Objective

1. The development and design of the Alberhill Specific Plan Amendment #1 shall emphasize its role as a City-wide visual and functional element linked to the City.

Implementing Action

The Alberhill Specific Plan Amendment #1 shall have a visually distinguishable character while being compatible with adjacent projects.

- a. Continuity of streetscape elements and an overall landscape palette shall be used to visually unify the development and to differentiate it in character from adjacent residential projects.
- b. A distinguishable change in architectural character between the Alberhill Specific Plan Amendment #1 and adjacent projects shall be provided.
- c. Formally arranged trees shall be used within parkways of major streets at approaches to the residential areas for visual emphasis along these areas.
- d. Buildings shall be arranged so as to permit vistas from major streets into park and open space areas located within the development.

- e. Several theme identification features shall be developed within the project at key intersection along Lake Street and Nichols Road. These features shall be consistent in design and may include, singularly or in combination, elements such as theme landscaping or walls and landscaping.
- f. A basic landscape tree palette shall be used for all development along major streets. The landscaping shall be formal in character by means of the massing or grouping of trees, especially at major transitions where a formal character could be used to visually emphasize these transitions.
- g. For non-residential uses, buildings and parking areas shall be grouped on the same site in a manner that will allow visual penetration into the site and will minimize a continuous and monotonous building setback from the street.
- h. For high density residential uses, buildings, open space areas and parking areas will be grouped by means of other site planning techniques to avoid the monotony of continuous rows of buildings and walls along the street.
- i. When applicable, parkway tree elements shall be extended into the project's open space areas and parking areas.
- j. A consistent design for street furniture, unique to the Alberhill Specific Plan Amendment #1, shall be utilized within the adjacent street parkways and medians.

Objective

- 2. The Alberhill Specific Plan Amendment #1 shall contain elements that are thematically distinguishable from adjacent residential communities.

Implementing Action

District edges and entry points shall be designed so as to visually distinguish residential districts.

- a. A variety of housing types, pad/lot configurations, grading techniques and site design shall be encouraged.
- b. Innovative architectural and landscaping site design shall be encouraged.

Implementing Action

A strong but compatible visual distinction and character change between the Alberhill Specific Plan Amendment #1 area and adjacent residential projects shall be created in the following ways.

- c. A street landscape palette which creates a transition of plant materials from adjacent projects into the Alberhill Specific Plan Amendment #1 area shall be provided.
- d. Through grading, the residential edge along Lake Street and Nichols Road shall be elevated where practical and feasible. This measure shall thereby provide substantial landscape area along major streets to carry the distinguishable landscape theme throughout the project.

Objective

- 3. Vehicular, bicycle and pedestrian access from the residential areas shall be provided to allow for convenient access to district support activities (i.e., shopping, schools, parks) located within the project area.

Implementing Action

Planning of the Alberhill Specific Plan Amendment #1 and adjacent projects shall be coordinated to insure that provisions are made for appropriate vehicular, bicycle and pedestrian linkages.

- a. Vehicular access points from the residential districts shall be located so as to facilitate convenient access between residential areas and shopping opportunities consistent with minimizing traffic flow impacts on the arterial system.
- b. At-grade bicycle lanes shall be located so as to provide safe crossings and convenient accessibility.

B. Landscaping Guidelines

1. Goals and Objectives

- a. to reduce the emphasis on vehicular impact by careful placement of roads and parking lots and by screening these from view
- b. to emphasize pedestrian and bicycle access and circulation, especially between and around roads and buildings
- c. to accommodate walkways with treatments such as arcades, trellises, courts and canopies, accented with street furnishings and pedestrian-scale lighting
- d. to repeat certain details, with variation, to tie buildings together

2. Entry Statements

- a. **Concept**
In designing the land use plan for Alberhill, it was intended that a sense of arrival be created and that the overall theme of the project be

established. The major entry roads to the community--Lake Street at "A" Street and Nichols Road at "A" Street respectively--will have monumentation signifying primary entries into the project. Secondary entries would establish the sense of arrival on a more specific locational basis. In order to provide greater ease of circulation while reinforcing the overall streetscape concept, standardized project signage is also to be used. As described in the following section, these entries will serve as logical statement points for the community's overall theme. The entries, along with the overall landscape concept, are shown in **Exhibit 13**.

b. **Primary Entries**

Entry into the actual project areas is signified by the primary entries. The primary entries shall provide the focal community identity elements. Relations to pedestrian scale and provisions for plaza spaces designed in concert with building entrances are also important site planning considerations.

The primary entries will be located at the intersections of Lake Street and "A" Street and Nichols Road and "A" Street, as shown in **Exhibit 14**. These entries will carry the major theme statements as the community arrivals, with the formal planting of specimen, theme trees against a theme wall backdrop. A foreground of medium understory trees will be combined with flowering shrubs, turf and monument signage to complete the treatment. **Exhibit 14** shows typical detail for the primary entries.

c. **Secondary Entries**

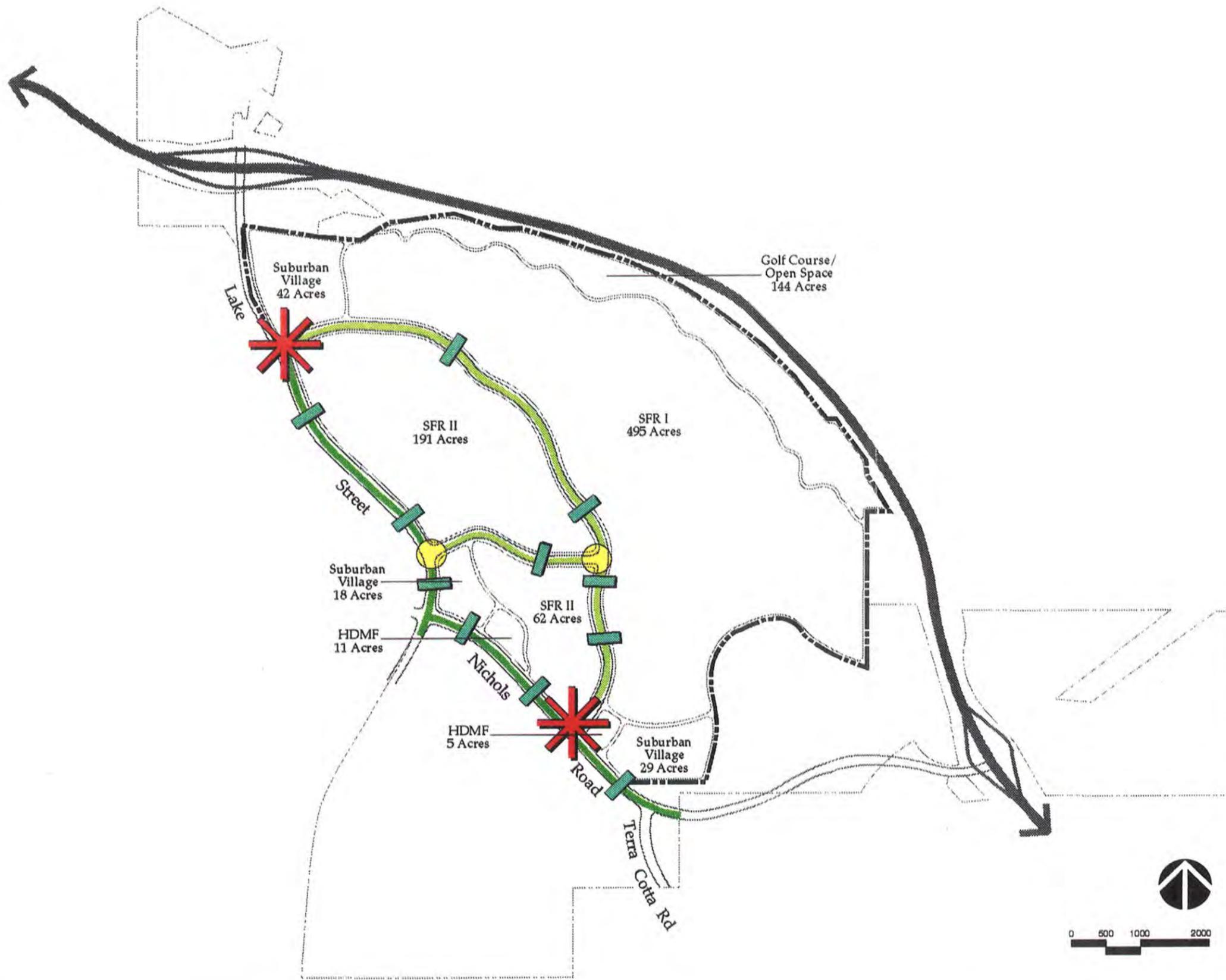
Secondary entries will be located at the remaining collector streets, urban arterials and major highway intersections, as shown in **Exhibit 15**. The concept for these entries utilizes a formal arrangement of specimen trees as a backdrop. Project signage with flowering shrubs for accent color and turf mounding complete the treatment.

d. **Neighborhood Directories**

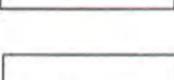
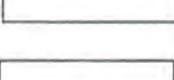
Neighborhood directories as shown in **Exhibit 16** are to be located in the parkways and medians of urban arterial, major highway and collector streets at project area entries. These directories will be consistent throughout Alberhill Specific Plan Amendment #1 and will strengthen the community theme while providing greater ease and clarity of accessibility.

e. **Line-of-sight Setbacks**

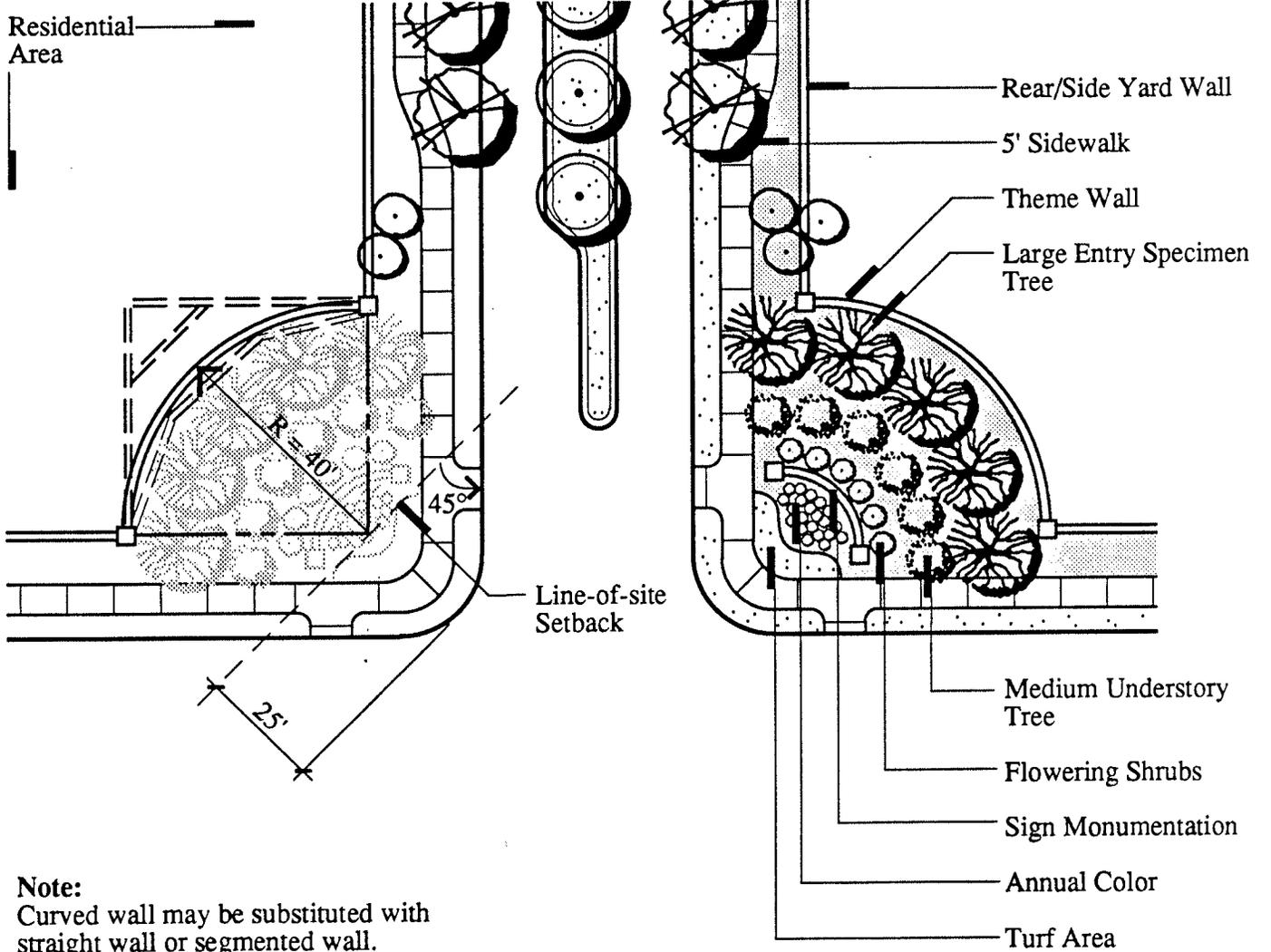
In order to prevent "blind intersections," line-of-sight setbacks shall be required at each street corner. As shown in **Exhibits 17 and 18**, walks, structures and plant material over 30 inches tall shall be prohibited from a triangular area measured 15 feet back from the curb at all corners where a



Legend

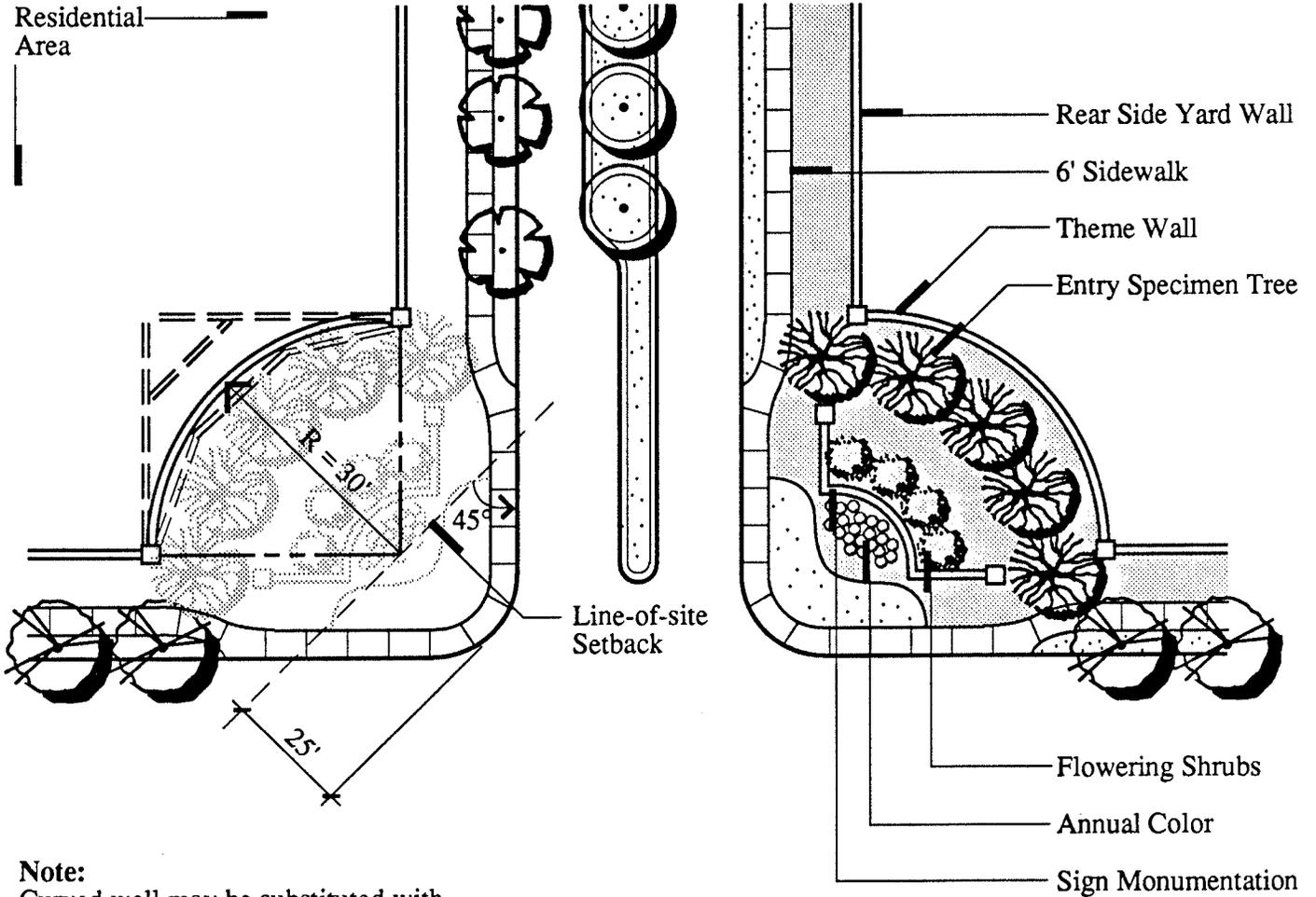
-  Primary Entry
-  Secondary Entry
-  Directory Location
-  Formal Urban Arterial and Major Highway Landscape Treatment
-  Semi-formal Collector Street Landscape Treatment
-  Alberhill Ranch Specific Plan Area
-  S.P.A. #1 Area

Residential Area

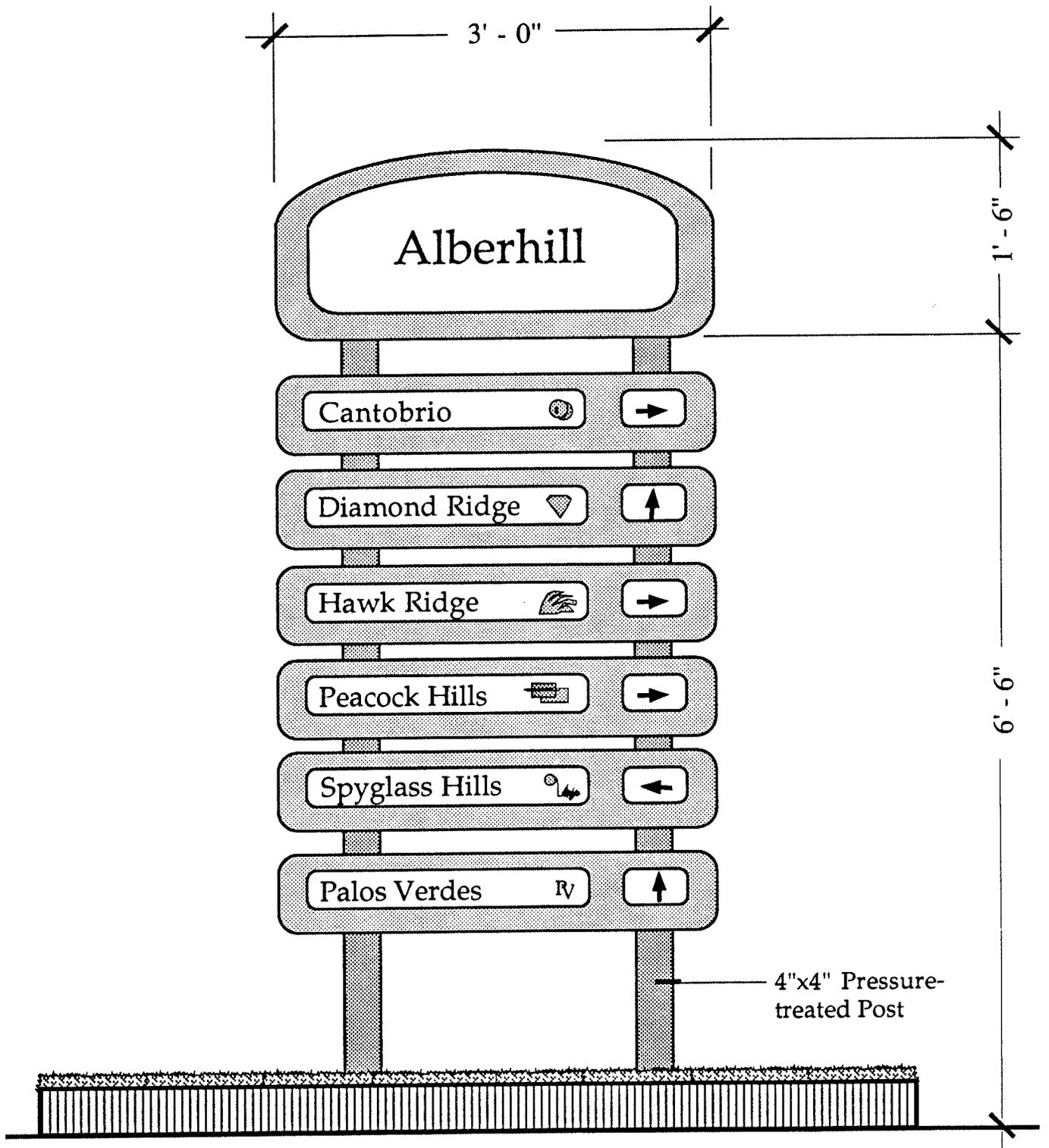


Note:
Curved wall may be substituted with straight wall or segmented wall.

Residential Area

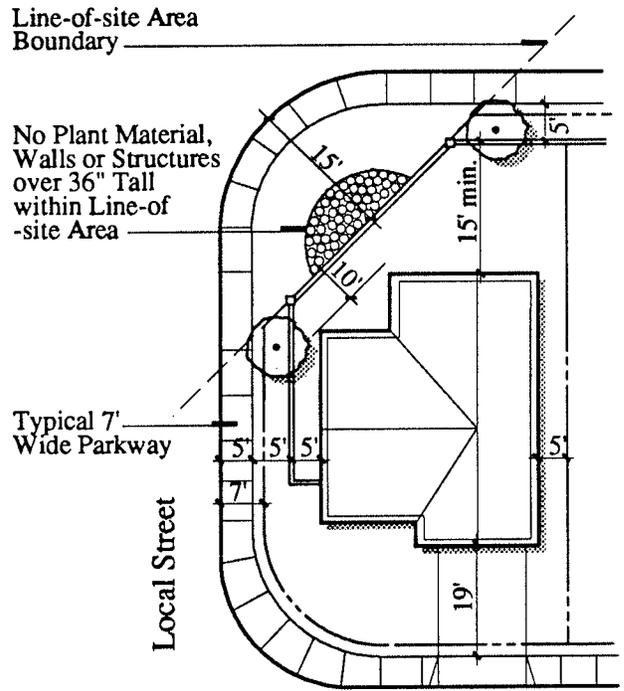
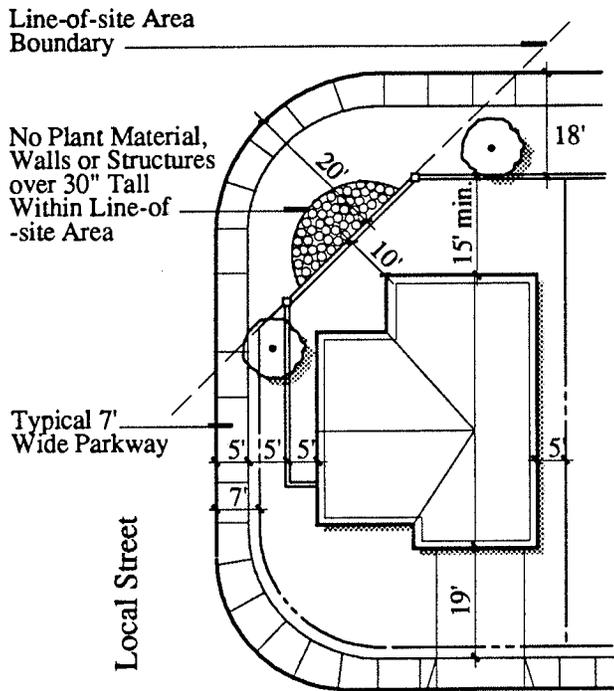


Note:
Curved wall may be substituted with straight wall or segmented wall.



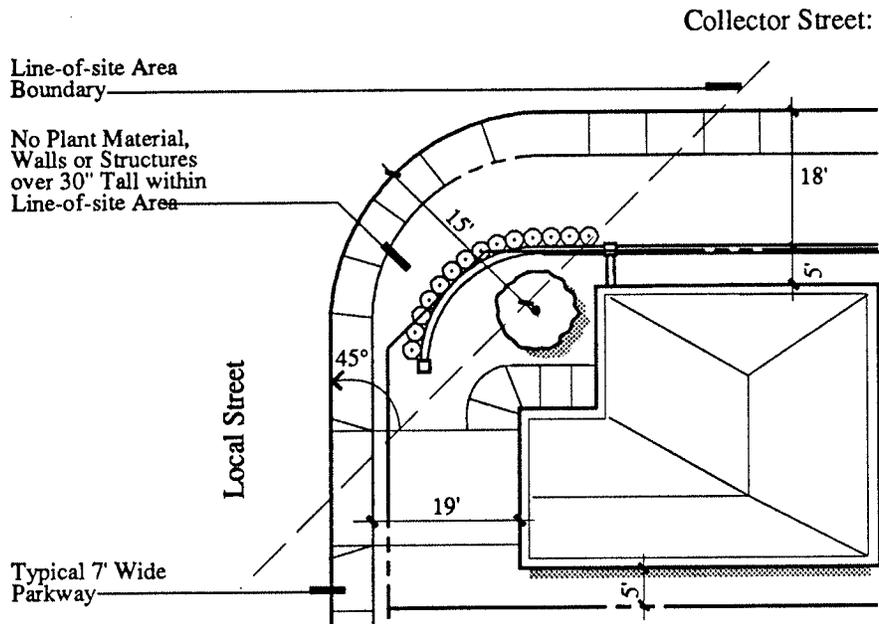
Collector Street

Local Street

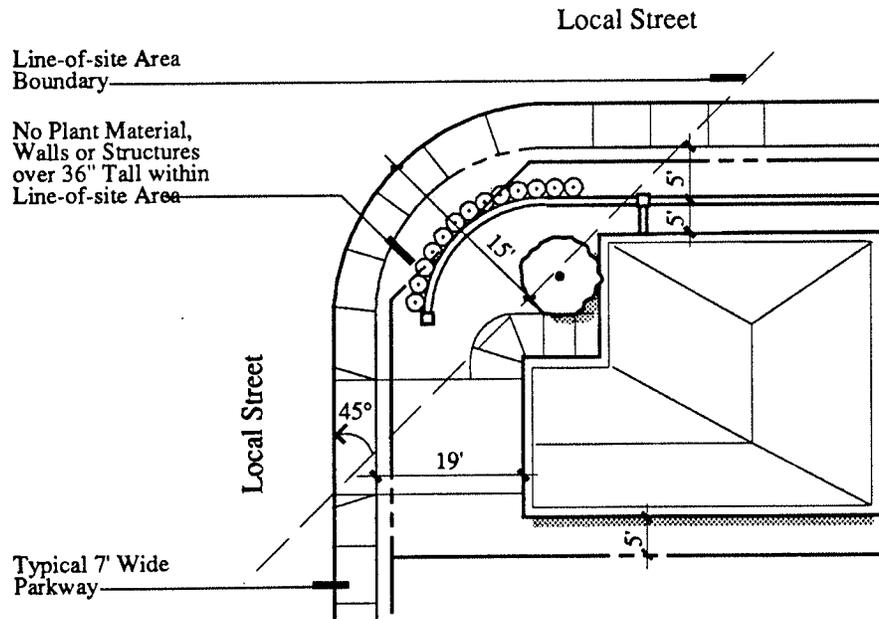


**Collector Street Site Line/
Rear Yard Setbacks**

**Local Street Site Line/
Rear Yard Setbacks**



**Collector Street Interior Site Line/
Side Yard Setbacks**



**Local Street Interior Site Line/
Side Yard Setbacks**

local street is one or both of the streets at the intersection, 15 feet where a collector street is one or both of the streets at the intersection. At intersections of urban arterials, major highways or collector streets, this dimension shall increase to 25 feet, as shown in **Exhibits 17 and 18**.

3. Streetscapes

a. Concept

A definitive street hierarchy has been established in order to present a clear distinction between the relative level of streets and to emphasize certain key aspects of each corridor in Alberhill. This recommended hierarchy is depicted in general format terms in the Overall Landscape Concept, **Exhibit 13**. This hierarchy will, in part, be established by the street landscaping, which has been chosen to reflect the project's overall theme. Careful consideration of the relationship between street and plant material characteristics such as size, form, texture and color will help establish a character that will reinforce this theme. Since the parkways and medians are among the most commonly viewed landscaped areas, turf will be used predominantly in the medians and parkways, in addition to trees and shrubs.

Meandering walks are included as a part of the parkway landscaping. They may range horizontally from the curb to the right-of-way boundary. The vertical meandering of walks will be allowed only insofar as the gradient between the walk and the curb or right-of-way does not exceed 5:1 for turf areas and 3:1 for other planted areas. See **Exhibit 19**.

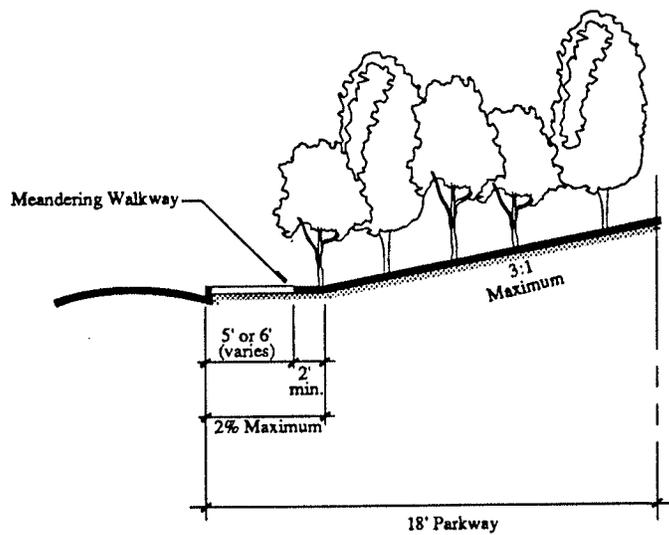
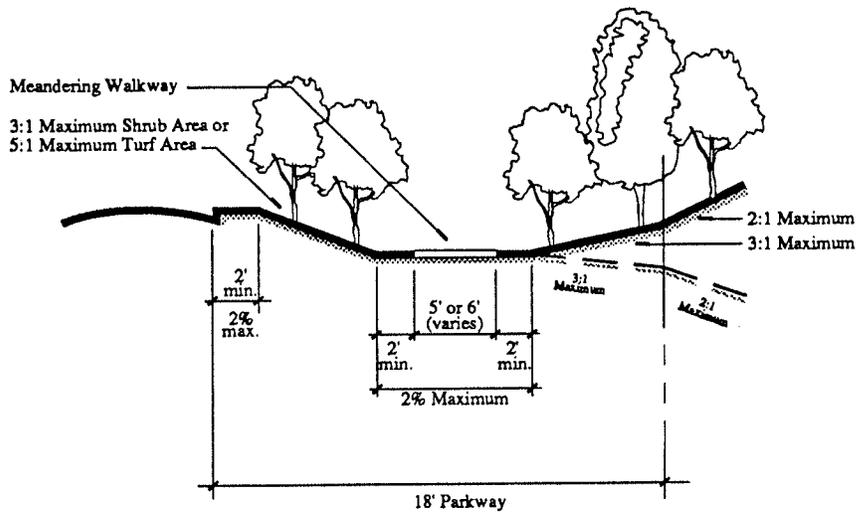
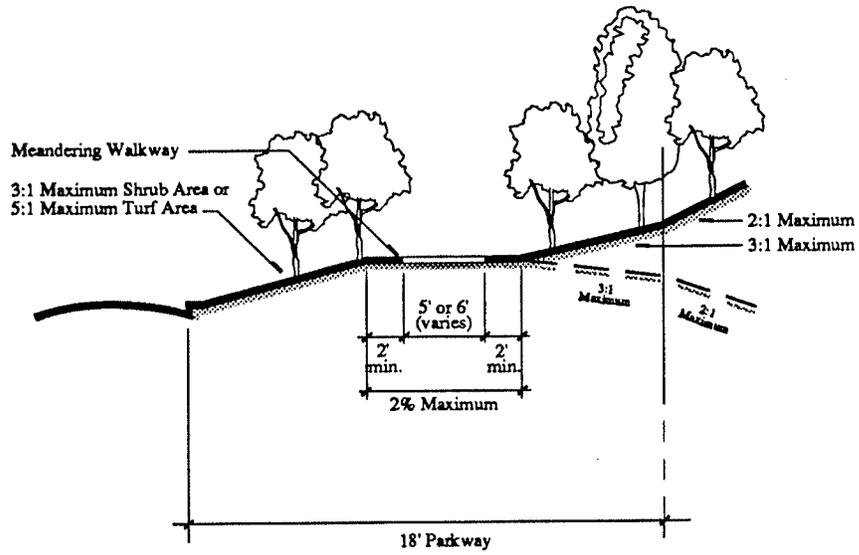
b. Street Tree Planting Standards

Standards for street tree planting on urban arterial, major highway and collector streets are as follows.

- i. 5-gallon minimum container size
- ii. one tree per 30 lineal feet of parkway on each side and median
- iii. All trees shall be provided with root barriers when planted five feet or less from curbs, sidewalks or walls.
- iv. All trees shall be provided with irrigation from an automatic system.

c. Urban Arterial--Lake Street--and Major Highway--Nichols Road

Lake Street and Nichols Road will function as entry roads into the community. The landscape concept will, therefore, be formal in order to



reinforce these streets' status as the "main boulevards." Medium, evergreen, canopy trees will be planted in the 14-foot median, and deciduous and evergreen trees will be planted in the parkways. **Exhibit 20** shows the urban arterial and major highway landscape detail.

d. **Landscape Concept**

The landscape concept for urban arterials within the Alberhill Specific Plan Amendment #1 will be less formal than that of the major highway and pedestrian-oriented. Groupings of canopy and conical, shade trees will be spaced in accordance with "b" above within the parkways and medians and will provide a canopy over the sidewalks, creating a pleasant pedestrian environment. The use of different species of trees in each street will also uniquely identify various streets within the project. Landscape details for collector streets are shown in **Exhibits 21 and 22**.

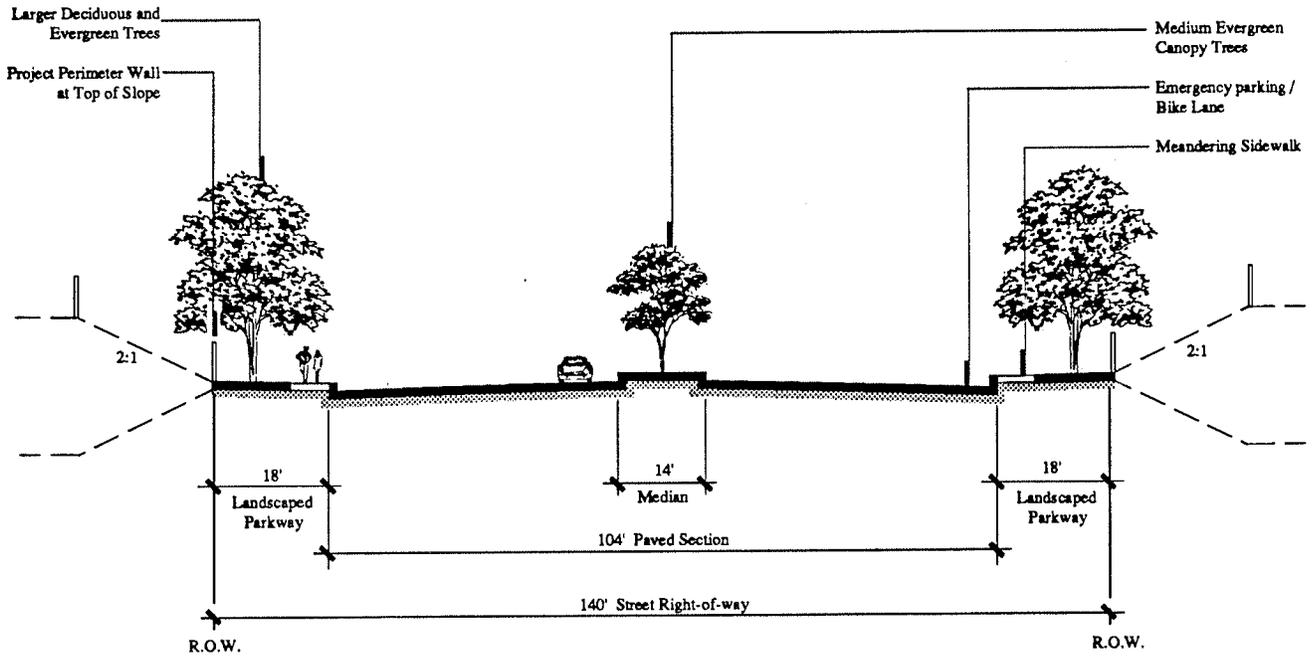
e. **Local Residential, Restricted Residential and Single-loaded Streets**

Street tree planting along local streets will consist of one street tree per lot and two per corner lot, when not accompanied by neighborhood entry treatment, at a minimum 15-gallon size. These will be planted a minimum of five feet from the back of sidewalk within the private lot. Street trees will provide neighborhood unity and street identity and will also enhance the neighborhood character. See **Exhibit 23**. Where residential rear yards abut local streets, rear yard fences and walls shall be set back a minimum of five feet from the back of sidewalk to provide landscaping and street tree planting, as shown in **Exhibits 17 and 18**. Three feet of this five-foot setback may be graded at a maximum slope of 2:1.

4. Standards and Requirements for Commercial and Office Developments

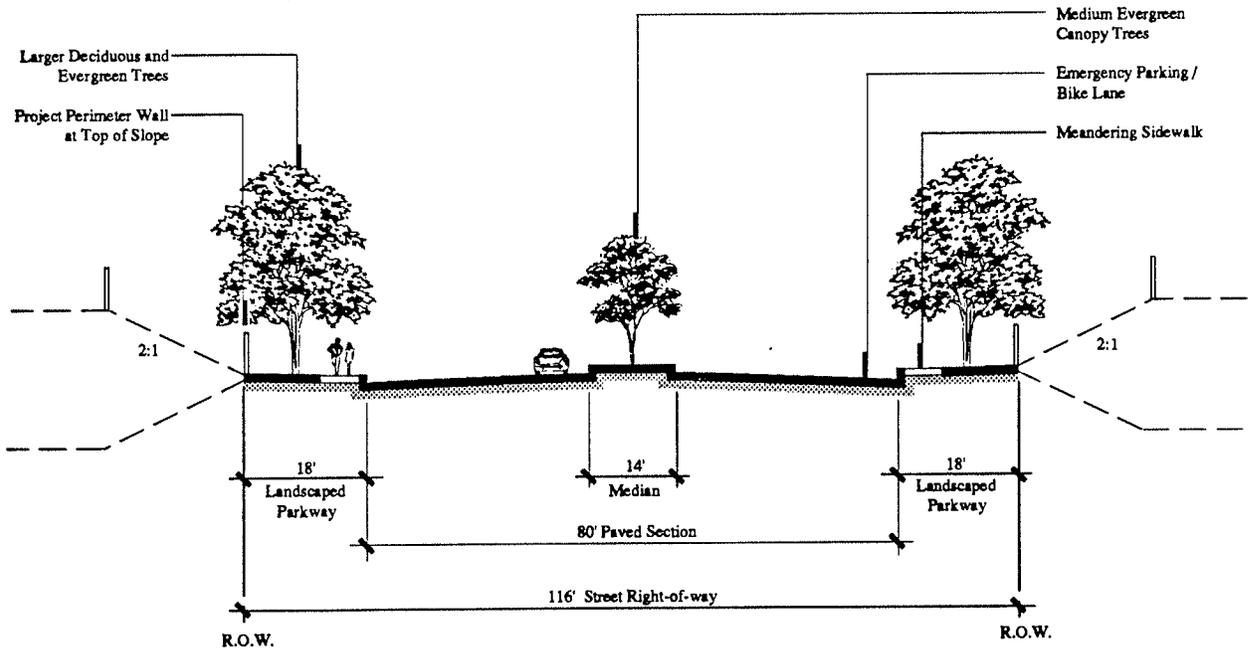
Prior to the issuance of any building permits, detailed landscape and irrigation plans shall be reviewed and approved by the City's design review process as discussed in Chapter 17.82 of the City's Zoning Ordinance in place at the time this document was adopted. Whenever one of the following standards or regulations conflicts with a standard or regulation per City code, the following standards shall apply.

- a. A minimum of 10% of the overall site area shall be landscaped with trees, shrubs and ground covers. Off-site public rights-of-way, provided that they are contiguous with site landscaping, shall be counted as part of the overall required landscape area.
- b. A permanent, automatic irrigation system shall be installed for all landscaped areas, as well as for any off-site, public rights-of-way required for these developments. Irrigation circuits are to be separated



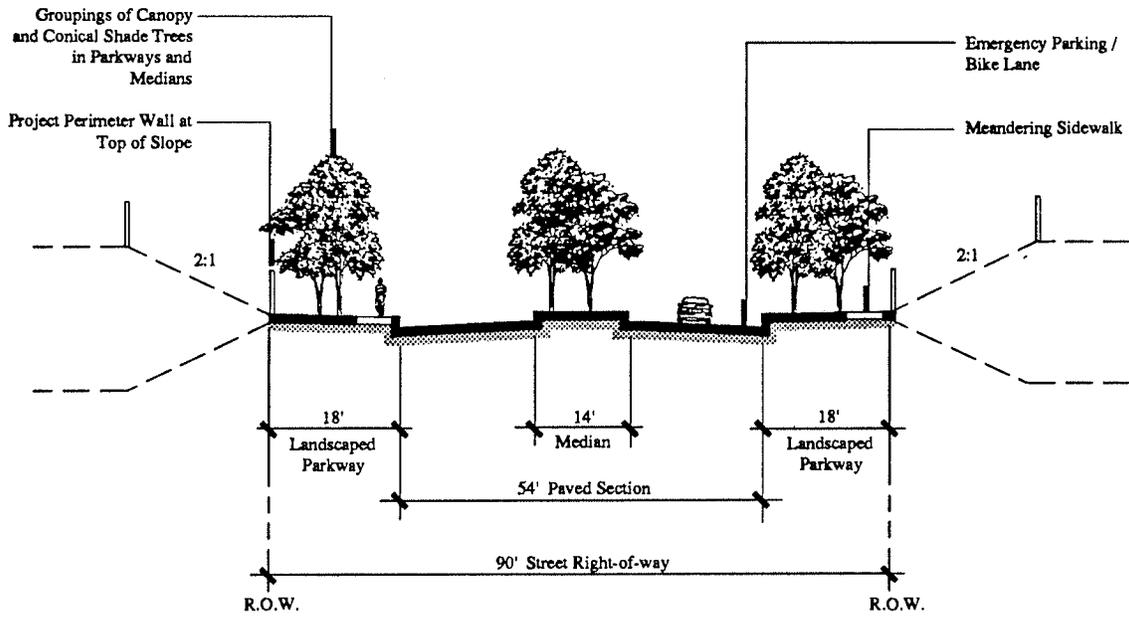
Lake Street

(Urban Arterial)

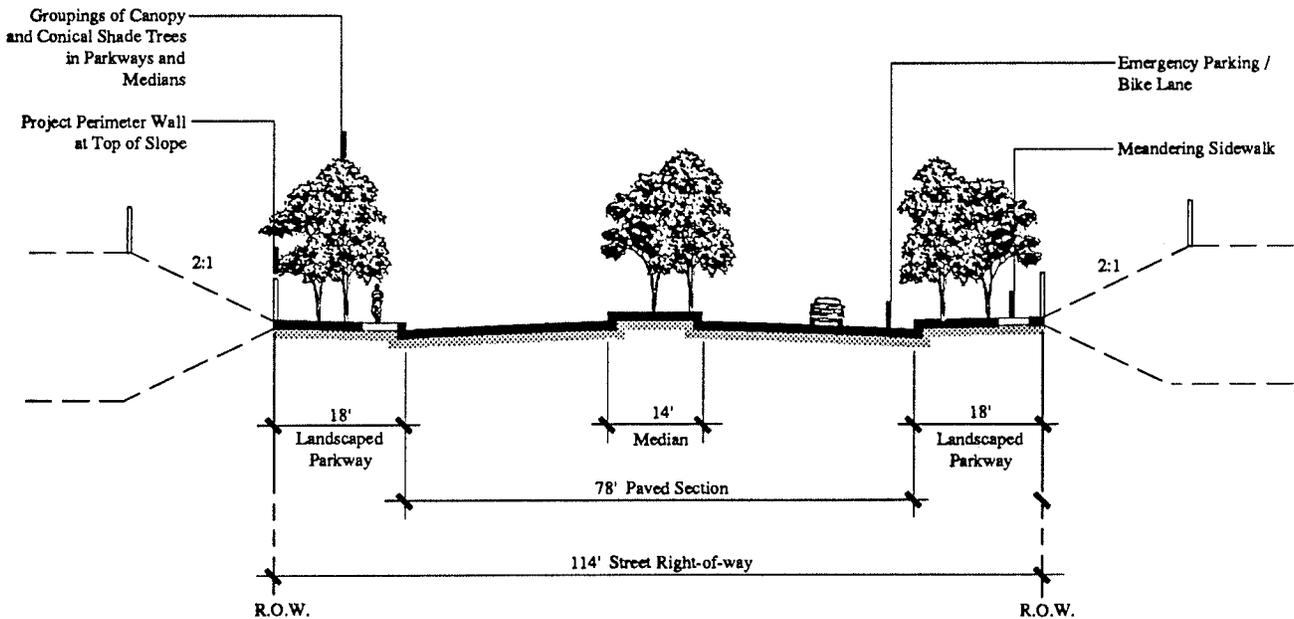


Nichols Road

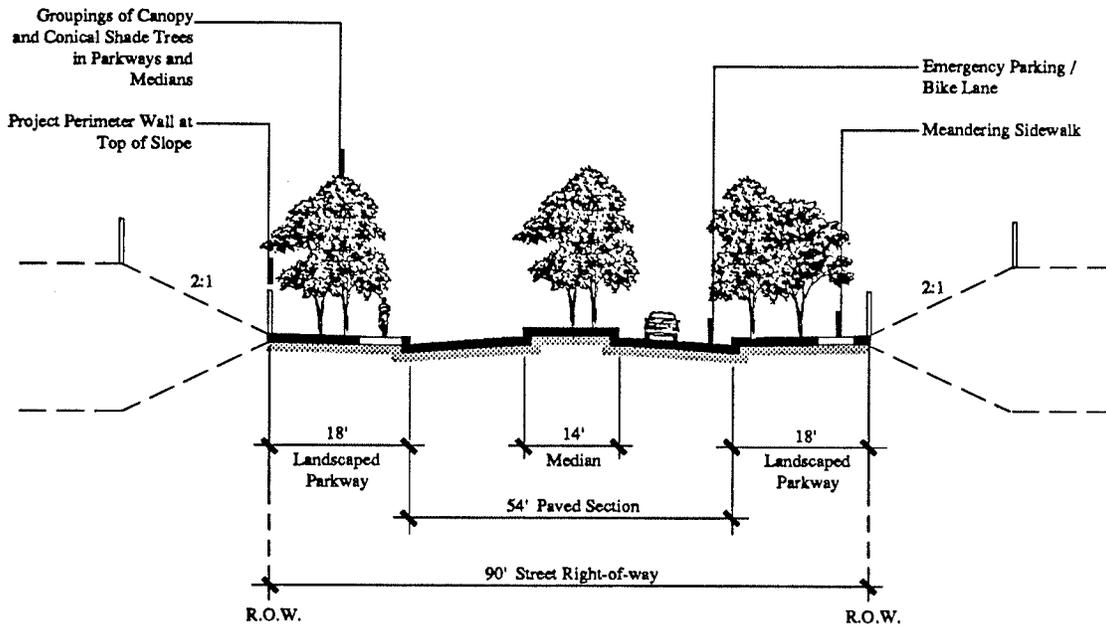
(Major Highway)



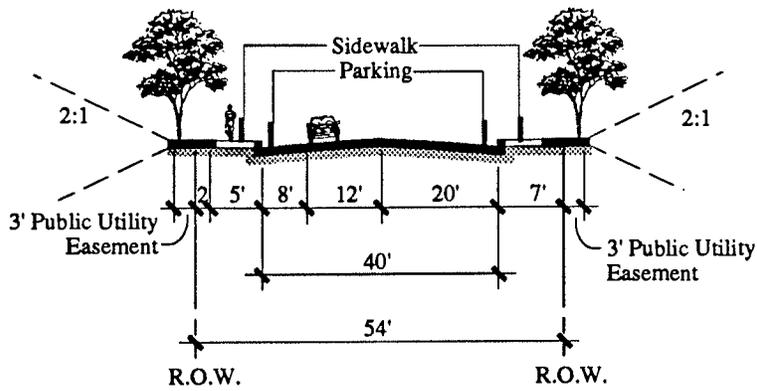
Collector Street 'A'
(One lane each way)



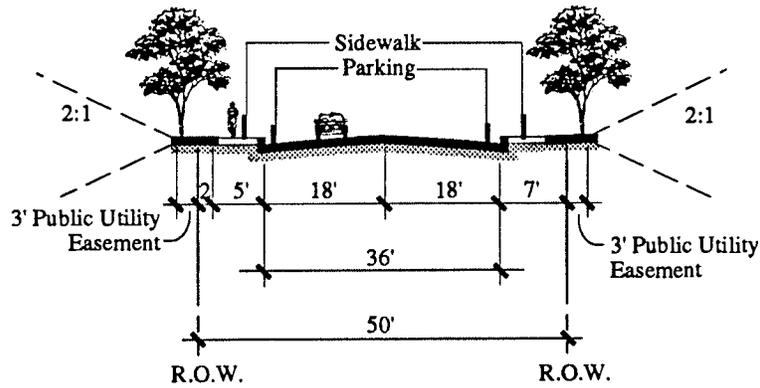
Collector Street 'A' Modified
(At Entries from Nichols Road and Lake Street)



Collector Street 'B'
 (from Lake Street to Collector Street "A")

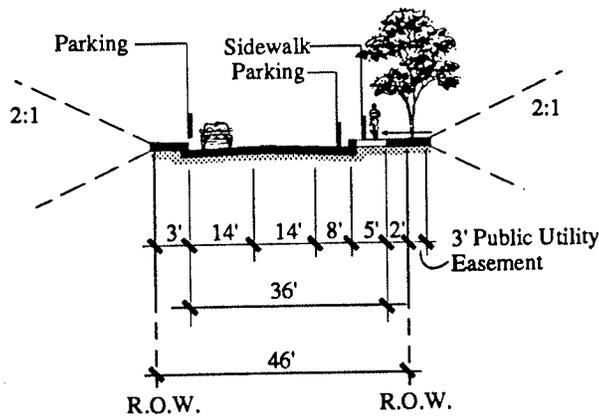


Local Residential



Restricted Local Residential

(Loop Streets and Cul-de-sacs under 1,000' in length)



Single-loaded Street

by turf and shrub areas, sunny and shady areas and top, middle and toe of slopes. This will help prevent the over- and under-watering of plant material and allow for water conservation. Temporary irrigation systems may be used at the applicant's discretion for temporary landscaping on any undeveloped areas of the project.

- c. Low plantings of ground cover, turf or annual color shall be used in combination with the foreground. When turf is used with other plantings, it shall be separated with a mow strip of concrete, redwood header or other substantial material.
- d. All landscaping shall be maintained in a manner which allows it to improve and mature over the years. Any landscape materials that die due to natural or unnatural causes shall be replaced within 30 days.
- e. Trees shall be double-staked and maintained until the tree materials are strong enough to withstand the normal area winds. Annual color plantings shall be replaced immediately upon decline.
- f. Required landscaping shall be maintained in a neat, clean and healthy condition. This includes pruning, mowing lawns, weeding, removing litter, fertilizing, replacing plant material where necessary and regular watering of all plant material.

5. Plant Palette

Plants for the Alberhill Specific Plan Amendment #1 environment shall be selected for stress-durability, drought-tolerance, adaptability to soil type, suitability for the climate, longevity, speed of growth and regeneration from damage. Plantings should also reflect the theme of the project. **Table 8**, the Plant Palette, includes plants that are suitable for the Lake Elsinore region and may be used throughout Alberhill. This plant palette is not intended to be comprehensive, but rather is presented as a guide for developers, builders and landscape architects within Alberhill. Final plant materials are not limited to the list below and will be selected during the preparation of working drawings for review by the Community Services and Community Development Departments for each individual project.

**Table 8
Plant Palette**

Trees

<i>Acacia melanoxylon</i>	Blackwood Acacia
<i>Albizia julibrissin</i>	Albizia--Silk Tree
<i>Arbutus unedo</i>	Strawberry Tree
<i>Ceratonia siliqua</i>	Carob
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Cercis occidentalis</i>	Western RedBud
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Eucalyptus spp.</i>	Eucalyptus
<i>Fraxinus velutina</i>	Arizona Ash
<i>Fraxinus x. 'Modesto'</i>	Modesto Ash
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Melia azedarach</i>	Texas Umbrella Tree
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus pinea</i>	Italian Stone Pine
<i>Pinus torreyana</i>	Torrey Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Pittosporum phillyraeoides</i>	Willow Pittosporum
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus spp.</i>	Oak
<i>Schinus molle</i>	California Pepper Tree
<i>Ulmus parvifolia</i>	Chinese Elm
<i>Washingtonia robusta</i>	Mexican Fan Palm

Shrubs

<i>Abelia grandiflora 'Edward Goucher'</i>	Edward Goucher Abelia
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Baccharis pilularis</i>	Coyote Brush
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster
<i>Cotoneaster lacteus</i>	Parney's Cotoneaster
<i>Cotoneaster lowfast</i>	Lowfast Cotoneaster
<i>Euonymus fortunei</i>	NCN
<i>Genista hispanica</i>	Spanish Broom
<i>Heteromeles arbutifolia</i>	Christmas Berry
<i>Ligustrum japonicum</i>	Japanese Privet
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Myrtus communis</i>	True Myrtle
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Nerium oleander</i>	Oleander
<i>Photinia fraseri</i>	Photinia
<i>Pittosporum tobira 'Wheeler's Dwarf'</i>	Mock Orange
<i>Rhaphiolepis indica</i>	India Hawthorne
<i>Rhamnus californica</i>	Coffeeberry
<i>Rosa Banksiae</i>	Lady Banks's Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Veronica spp.</i>	Speedwell
<i>Xylosma congestum</i>	Xylosma

Table 8 (cont.)**Ground Covers and Vines**

<i>Ajuga reptans</i>	Carpet Bugle
<i>Ampelopsis brevipedunculata</i>	Blueberry Climber
<i>Bougainvillea spp.</i>	Bougainvillea
<i>Cerastium tomentosum</i>	Snow-in-Summer
<i>Festuca ovina glauca</i>	Blue Fescue
<i>Gazania spp.</i>	Gazania
<i>Lobularia maritima</i>	Sweet Alyssum
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Oenothera missourensis</i>	Evening Primrose
<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Trachelospermum Jasminoides</i>	Star Jasmine
<i>Vinca major</i>	Periwinkle

6. Slope Planting

Due to the hillside nature of the Alberhill Specific Plan Amendment #1 site, it is anticipated that there will be a substantial amount of planting on manufactured slopes. Plant materials chosen for these slopes must be fire-resistant as well as low-maintenance in that they require little or no pruning or fertilization. They must also require little water, so as to conserve water and reduce water costs. Plant species suggested from the list above are generally low-maintenance, fire-resistance and drought-tolerant. Other species may be proposed and included in the landscape working drawings and would be subject to City approval.

a. Planting Concept

The landscaped slopes adjacent to natural areas should emulate the plant forms and growth patterns of the native vegetation. These areas should be predominantly planted with native material. Slopes which are among developed areas may be planted with more ornamental species, but should retain the low, mounding, unpruned character of the theme. Trees should be placed strategically on slopes so that views are not blocked, but rather are framed. This may be accomplished by planting at property line corners as well as toward the lower portions of the slope.

b. Slope Planting Standards

The goals of the following standards are to provide slope erosion control in a timely manner, as well as a long-living, easily-maintainable and aesthetically-pleasing slope landscape.

- i. All manufactured slopes five feet or more in height are to be hydroseeded and irrigated by an automatic, overhead, spray system. Slopes under five feet in vertical height require no landscaping or irrigation.
- ii. All manufactured slopes 10 feet or greater in height are to be hydroseeded or planted with hand-planted ground cover,

- irrigated by an automatic, overhead spray system and further planted with the following material: one shrub per every 75 square feet of slope area, 25% of which must be five gallon size and the remainder of which must be one gallon size containers and one tree per every 1,000 square feet of slope area, 25% of which must be 15-gallon size and the remainder of which must be five gallon size containers.
- iii. The goal of these design guidelines is to provide immediate, 100% erosion control with hydroseeded material or hand-planted ground cover coverage within one year of planting and 85% woody coverage of hand-planted material within four years of planting. Long-living plant species such as oaks should comprise at least 35% of the material planted.

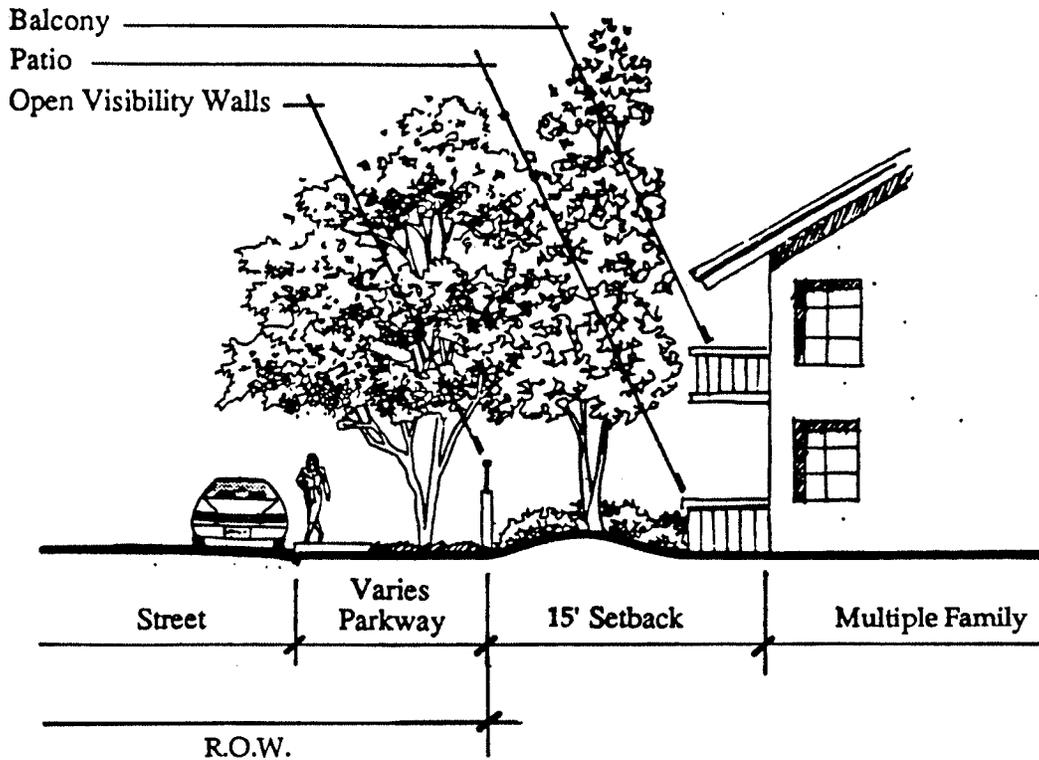
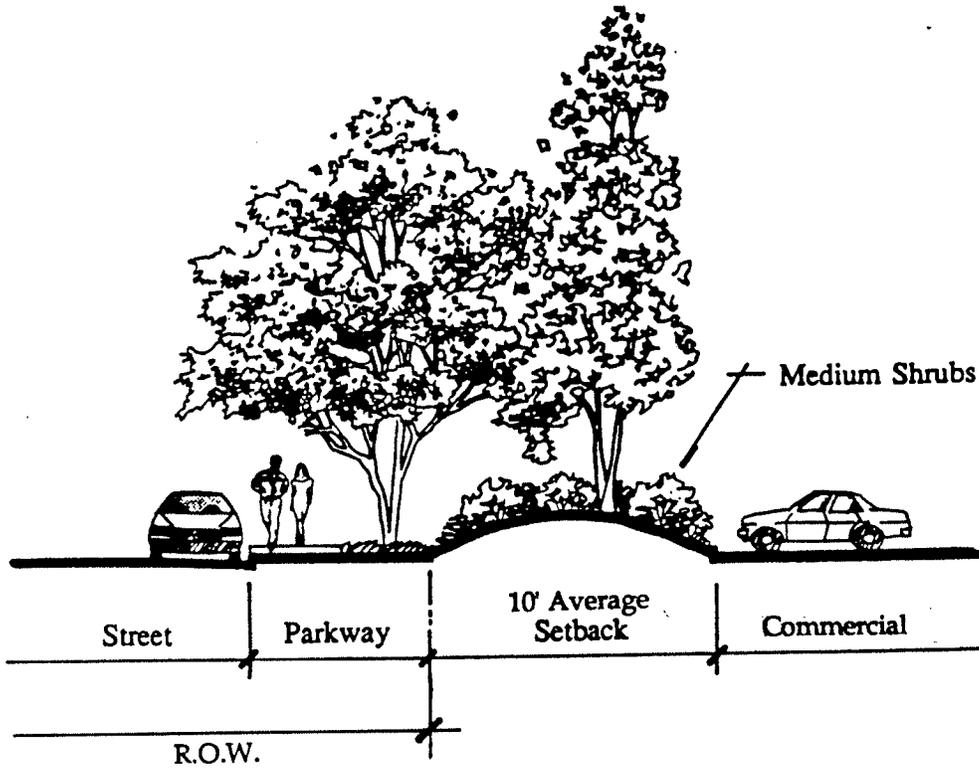
7. Landscape Buffers

a. Streets Adjacent to Multi-Family Complexes

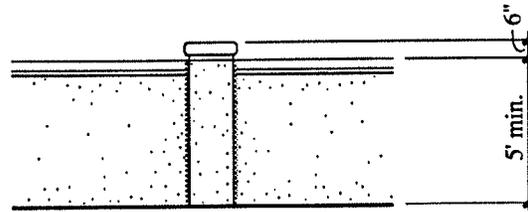
The landscaping of the rights-of-way adjacent to multi-family areas will be an extension of the specified streetscape. A typical detail of this interface is shown in **Exhibit 24**. Buildings should be set back a minimum of 15 feet from the right-of-way, and balconies may encroach five feet into this setback. The walls at the complex perimeter, however, are to be at least partially transparent to allow a greater sense of openness. **Exhibit 25** shows a combination wrought iron-masonry alternative for this wall/fence treatment. Along the street right-of-way, multi-family structures should vary in setback, spacing between buildings, orientation and architectural facade to minimize the effect of monotonous facades along the street. Parking areas should be located internally to the project wherever possible, as opposed to adjacent to exterior streets. The landscaping within the multi-family site is envisioned to be in keeping with the plant materials used along adjacent streets, with theme or accent plant materials concentrated at entries or within the recreation areas of the development.

i. Front Perimeter and Major Entries

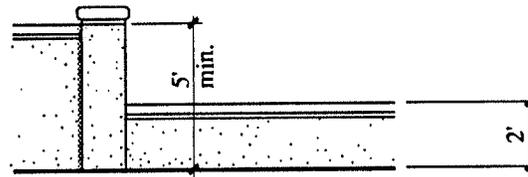
- (a) Where any parking area or driveway abuts a street, there shall be a minimum landscape setback of 10 feet in width from the public right-of-way, which shall be fully landscaped and irrigated, unless a greater setback is required by any other provision herein.
- (b) Within the front perimeter there shall be a 30-inch high screen adjacent to all parking areas which may consist of landscape, berms, walls or any



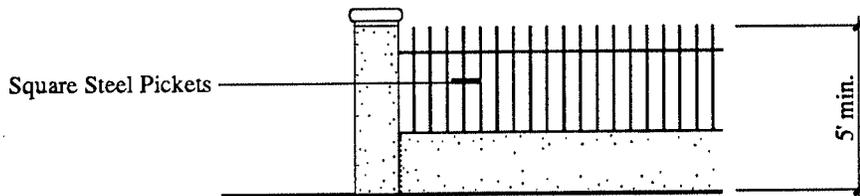
Type A
Masonry Wall



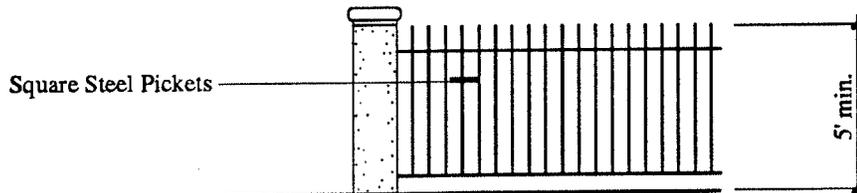
Type B
Open Masonry Wall



Type C
Open Masonry Wall
with Wrought Iron



Type D
Wrought Iron Fence



combination that can satisfactorily screen the parking area within three years. If the screen is predominantly provided by using plant material, all shrubs shall be five gallon minimum size. This screening requirement can be met by formal or informal groupings of plant material, walls and berming. The front perimeter is defined as the landscaped area contiguous with the public rights-of-way and bounded by an extension of the major building faces behind.

- (c) One tree per 30 lineal feet of frontage on any public street shall be installed within the frontage area in addition to the required street tree planting within the right-of-way and shall consist of, at minimum, 15-gallon trees. No more than 70% of the trees shall be deciduous.

ii. Rear and Side Yard Perimeters

- (a) Rear and side yard perimeters are defined as all other areas not including building store fronts, parking and front perimeter and major entries. These areas shall provide for a continuous five foot landscape strip adjacent to property lines and shall be planted with one tree per 50 lineal feet of property line. These trees shall be, at minimum, 15-gallon size.
- (b) A continuous landscape buffer, a minimum of 20 feet in depth, shall be maintained adjacent to all interior property lines which abut single-family residential uses. Up to five feet of this buffer may be on slopes of 2:1. In addition, a solid block wall a minimum of six feet in height shall be constructed within this buffer to separate the multi-family uses from the adjacent single-family residential uses. At minimum this buffer shall contain one 15-gallon, non-deciduous, umbrella-form tree for each 30 lineal feet of boundary length. No structure or use, including parking, drive aisles or trash enclosures, except this five foot high wall, shall encroach within this area.

b. Suburban Village Mixed Use

The parking lots and buildings within commercial/office/business park sites in the Suburban Village districts shall be set back from the right-of-way to provide a more interesting streetscape and to allow for the screening of parking lots without the use of walls and/or berms. The landscaped setback, as shown in **Exhibit 24**, is a

backdrop to the adjacent street parkway, allowing for the installation of the setback landscaping by the particular applicant either concurrent with or subsequent to the installation of the streetscape without having to match trees, shrubs, etc.

i. Streetside Perimeter and Major Entries

- (a) Where any parking area or driveway abuts a street, there shall be a minimum landscape setback of 10 feet in width from the public right-of-way, which shall be fully landscaped and irrigated, unless a greater setback is required by any other provision herein.
- (b) Within the streetside perimeter there shall be a 30-inch high screen adjacent to all parking areas which may consist of landscape, berms, walls or any combination that can satisfactorily screen the parking area within three years. If the screen is predominantly provided by using plant material, all shrubs shall be five gallon minimum size. This screening requirement can be met by formal or informal groupings of plant material, walls and berming. The streetside perimeter is defined as the landscaped area contiguous with the public rights-of-way and bounded by an extension of the major building faces behind.
- (c) One tree per 30 lineal feet of frontage on any public street shall be installed within the frontage area in addition to the required street tree planting within the right-of-way and shall consist of, at minimum, 15-gallon trees. No more than 70% of the trees shall be deciduous.

ii. Non-streetside Perimeters

- (a) Non-streetside perimeters are defined as all non-streetside perimeters that do not abut a residential use. These areas shall provide for a continuous five foot landscape strip adjacent to property lines and shall be planted with one tree per 50 lineal feet of property line. These trees shall be, at minimum, 15-gallon size.
- (b) A continuous landscape buffer, a minimum of 20 feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses. See **Exhibit 26**. Up to five feet of this buffer may be on slopes of 2:1. In addition, a solid block wall a minimum of six feet in height shall be

constructed within this buffer to separate the commercial uses from the adjacent single-family residential uses. At minimum this buffer shall contain one 15-gallon, non-deciduous, umbrella-form tree for each 30 lineal feet of boundary length. No structure or use, including parking, drive aisles or trash enclosures, except this six foot high wall, shall encroach within this area.

8. Parking

Parking structures are highly encouraged where they have been suitably designed to integrate with the site and other buildings. Where surface parking lots are used, they shall be designed as described herein. Parking lots shall be screened from view from adjacent streets and highways by landscaping and berms. They shall not be graded into large pads, but dispersed into more convenient clusters fitting natural grade as much as possible. Where large expanses of landscaping within parking areas occur, pedestrian access is to be provided as shown below and on the following page. Specific requirements for surface parking are as follows.

- a. At least one tree per 10 parking stalls shall be provided. All trees installed to meet this requirement shall be, at minimum, 24-inch box size for end islands and 15-gallon size between end areas. Trees may be placed in regular formalized groupings or irregularly placed, providing the overall density of one tree per 10 parking stalls is achieved. Combinations of deciduous or evergreen trees can be used providing no more than 70% of the trees are deciduous.
- b. All landscape planter beds in interior parking areas shall be a minimum of five feet in width and bordered by a concrete curb a minimum of six inches and a maximum of eight inches in height, adjacent to the parking surface.
- c. No tree planting is required within rear and side yard parking areas that are not visible from the front perimeter, from parking areas or from other streets, unless said parking area abuts a residentially-zoned use. Shrub planting adjacent to the rear of buildings shall be required where building and service access requirements permit. If visible from the freeway, tree planting shall be provided.

To minimize traffic congestion and noise problems generated by vehicles servicing commercial/office uses, there will be separate roadway systems for the commercial/office and residential areas. In addition to the internal loop road, signage, architectural style, local entry statements and distinctive landscaping are planned as unifying elements that tie the entire commercial/office area together. Plant material shall be selected from the plant palette provided in this section as **Table 8**.

9. Screening

The use of property line fencing for screening purposes is discouraged and will be evaluated under the design review process only in cases in which it is demonstrated by the owner as necessary for complete security of the premises.

Whenever possible, screening shall be accomplished by contoured grading or dense, evergreen shrub massing or by a combination of these two techniques, but screening must follow the general design theme and characteristics of a "campus setting."

All loading or storage areas within the rear and side yards shall be continuously screened with walls, fencing, landscaping or a combination thereof. Shrub materials utilized exclusively for screening purposes shall be, at minimum, five gallon size. Trees used for screening purposes shall be, at minimum, 15-gallon size.

C. Site Planning Guidelines

1. Concept

Hillside areas are predominant on the Alberhill site. Many of these hillside areas are in excess of 25% slope. The land use provides for concentration of the more intensive development along the natural valley corridors proposed for Lake Street and Nichols Road. The proposed residential densities progressively decrease as elevation increases.

2. Criteria for Single-family Detached Residences

Alberhill has been carefully designed to complement existing topography adjacent to hillside, golf course and riparian open spaces. These areas are high-quality, well-designed environments with high appeal to homeowners.

The following are guidelines for all single-family developments.

- a. Curving street layouts shall be encouraged to enhance the streetscape. Long runs of straight local streets should be avoided.
- b. The use of geometric "grid" layouts will be avoided.
- c. Variable setback dimensions from the street will be utilized to create a more interesting streetscape.
- d. Wherever possible, structures should be sited to take full advantage of natural and man-made amenities, breezes, sun and wind orientation and views. Shading through the appropriate use of landscaping should be utilized to protect structures from solar heat gain during the summer months. Buildings may be oriented to facilitate the application of solar heating systems.
- e. Smaller building units may be clustered into interesting groupings to allow greater flexibility in site layout.

- f. A variety of lot configurations and sizes,(i.e., narrow lots, wide and shallow lots, Z-lots, may be utilized to accommodate various product types and to create project interest.
- g. The orientation of garages and entries should be varied to create unit individuality.
- h. Views to open space areas and project amenities will be created by utilizing curving roads and orienting street sight lines.
- i. All common boundaries between single-family lots should maintain visual continuity. Designs should emphasize the idea of a cohesive community and therefore, abrupt transitions should be avoided.
- j. Articulation of the streetscape theme will be encouraged through the use of the following techniques.
 - i. variations in unit footprint, massing, roof forms and architectural detail
 - ii. variation in orientation of garages and entries to create unit individuality
- k. Hillside grading design should provide for contour grading of terraced slopes up hillsides wherever possible. Terracing of hillsides will minimize slope bank heights and therefore permit as many lots as possible to have panoramic views.

3. **Criteria for Multi-family Attached Residences**

The multi-family residential dwellings for the Alberhill community are intended as an alternative living environment to detached or attached housing styles. Multi-family residences will exhibit the same high quality in construction and design as other housing types. Buildings shall be composed of a series of simple, yet varied, plans to assure compatibility and variety in overall building form. The following are guidelines for multi-family developments.

- a. Individual buildings should be turned and oriented in a variety of ways to avoid the monotony of garage door corridors. Buildings shall be articulated in a configuration that adds interest, allows for quality, private, outdoor areas and reduces the length of street and utility runs.
- b. Open parking and carports should be clustered in parking courts where possible and along internal private drives to enhance security. Pedestrian and automobile circulation shall be clearly defined. Special paving at parking court entries and landscape nodes between parking stalls are encouraged to soften the streetscape.
- c. Trash collection stations for multi-family complexes should be located in convenient, inconspicuous and serviceable areas. Preferred locations are at the end run of a parking bay or the mid-point of a parking area. The trash area should be enclosed and softened with landscaping, trellis work or other screening technique.

- d. In multi-family housing, it is important to provide each unit with its own entry and identity. This can be accomplished by offsetting and staggering the separate units, which will also add variety to the streetscape.

D. Architectural Guidelines

1. Concept and Theme

The guidelines and standards contained in this portion of the Specific Plan Amendment set forth the conceptual architectural character and design theme of each type of land use within the Alberhill Specific Plan Amendment #1 community. Development within all areas of Amendment #1 should comply with the following guidelines.

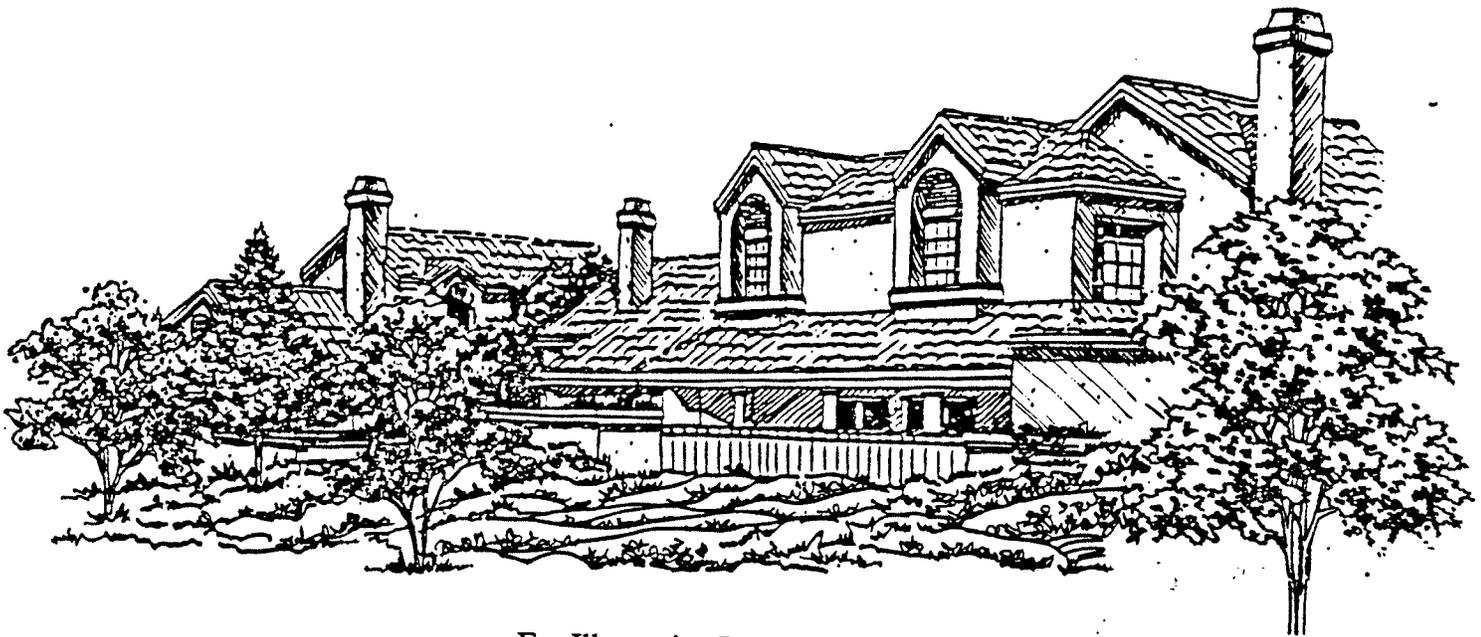
It is the intent of these guidelines to comply with the City of Lake Elsinore zoning regulations, as well as to provide a flexible framework within which to design this project. The major objective is to encourage good architectural design, while also permitting the builder or applicant the flexibility to design a residential neighborhood, commercial center or public facility with its own unique identity and design integrity. The architectural theme for the Alberhill community will have a distinctive identity, expressing a thoughtful integration of building structures and the natural environment. The theme will be based on a distinctive Southern California vernacular, having its roots in the Mediterranean style and evolving over time, being shaped by the cultural and climatic influences of the region.

2. Residential Architecture

Each district and/or neighborhood in the project shall have a distinctive architectural product type and/or style associated with it, while maintaining the theme of the community. This will ensure that each residential development within Alberhill will have a strong, coherent image and will result in an aesthetically-pleasing community.

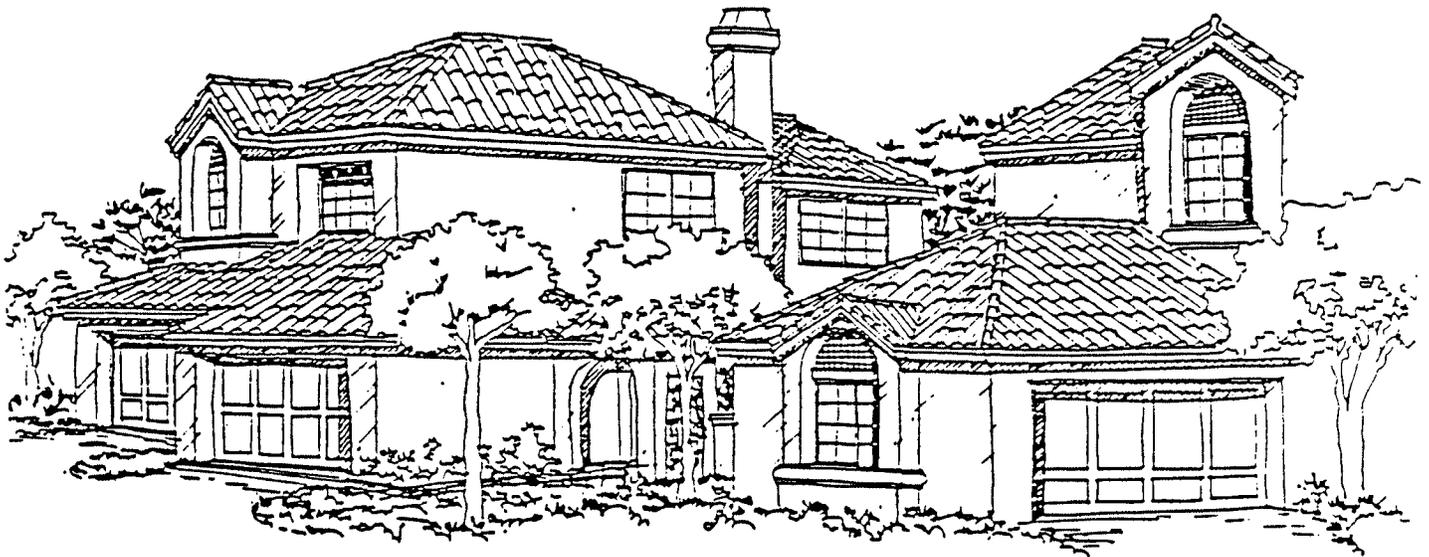
a. Building Massing and Scale

The architectural image of Alberhill will be primarily perceived from public spaces such as streets, open spaces and parks. Therefore, building massing, scale and roof forms, as the primary design components, require careful articulation in their architectural expression to these public spaces. The articulation of wall planes and the use of projections and recesses to provide shadow and depth are required, while the use of simple, bold forms and the combining of one- and two-story forms conveying a sense of human scale are encouraged. The use of large expanses of vertical or horizontal flat wall planes is inappropriate in Alberhill.



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- b. **Building Heights and Setbacks**
Identity is a major goal for the residential units of Alberhill. The design of front elevations for attached housing should express the building as a cluster of individual homes, rather than as one, single building. Consideration should be given to the articulation of rear elevations viewed from public spaces by providing variation in plan and/or roof forms. To avoid a monotonous street scene in both single-family and multi-family neighborhoods, repetitive floor plans shall be alternatively reversed, and their roof expressions shall be varied. Single-family, detached residences should maintain low plate lines and profiles at street fronts and boundary edges. Two-story residences at internal street fronts should provide second-story setbacks to create a human scale at pedestrian walks. To soften the architectural edge at area boundaries, building heights shall maintain a low profile through a combination of one- and two-story elements and varied floor setbacks at the second story. To lower the apparent height, second-story rooms may be tucked into roof planes, and roofs may be clipped at the sides and corners of the buildings.



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c. Roof Pitches and Materials

Simple pitched gable, hip or shed roof forms with slopes from 4:12 to 7:12 shall be the predominant roof elements in Alberhill. All pitched roof materials shall be clay or concrete tile, terne metal or copper as approved by the City to ensure a continuity of textures and colors. Asphalt shingles, three-dimensional random tab may be used. Roof projections and overhangs are encouraged as a response to energy and climate concerns. Low maintenance details which limit the amount of exposed wood are encouraged. The following elements are appropriate and encouraged.

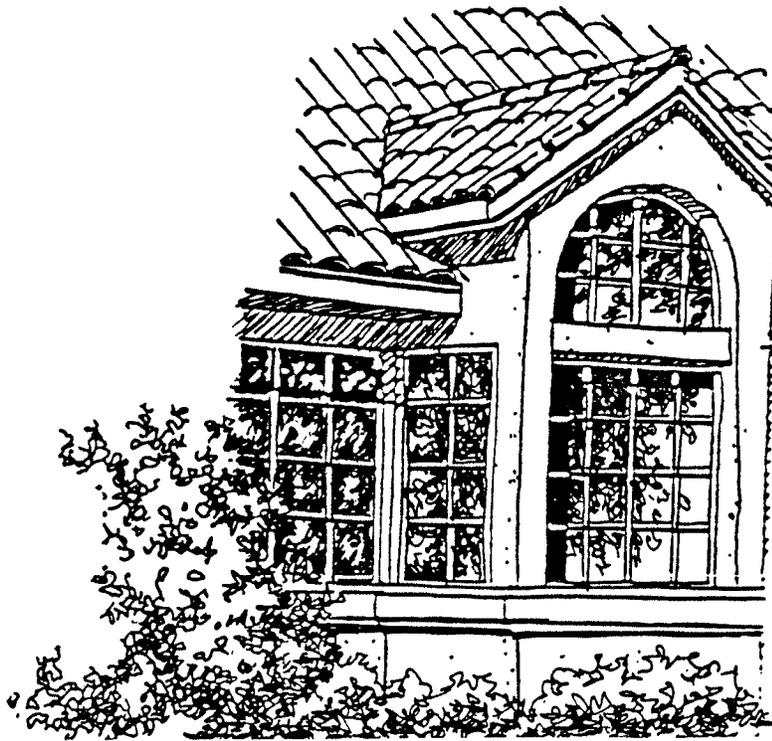
- simple pitched gable, hip or shed roof forms
- cornice banding for detail
- combining one- and two-story elements
- creating jogs in ridge line
- varying plate and ridge heights

d. Materials and Colors

Exterior building materials shall be of natural materials which are compatible with and reflect the elements of the surrounding natural environment. These materials include wood, masonry, adobe, concrete and plaster or stucco. Exposed wood should have a minimum dimension of two inches and be protected from excessive moisture and sun exposure. Exposed wood sheathing shall be limited to the underside of a roof or to a patio deck. Exterior plaster or stucco will have a smooth, sand or other light finish texture. Complementary accent materials and colors are encouraged. Wood trim shall be stained with semi-transparent stain or painted as accents. The crisp, clean and simple use of tile, brick, stone, masonry or pre-cast concrete is permitted for design accents and trim. Color is intended as a primary theme element, reflecting the nuances of the indigenous elements of the natural environment. The values should generally be light, with darker or lighter accents encouraged to highlight the character of the structure, particularly with respect to balcony rails, awnings, inlaid tile bands and cornice bands. All accents must relate to the architectural form and character of the building. Prohibited materials include vinyl, aluminum or masonite siding, rustic materials used as primary wall surfaces and dark, earthtone colors.

e. Windows and Doors

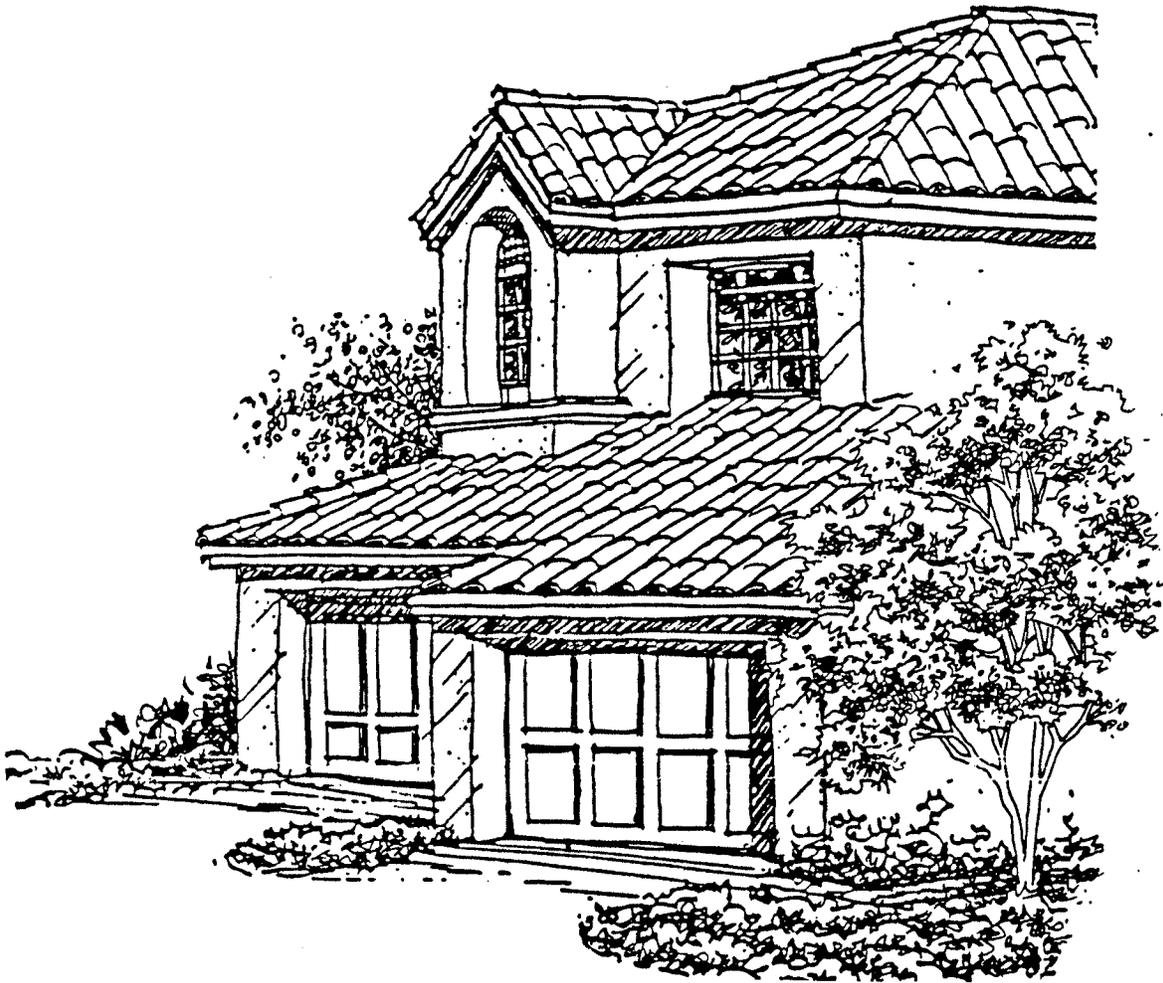
Recessed door, window and wall openings are characteristic elements of the intended architectural style of Alberhill and convey the appearance of thick, protective, exterior walls. Fully-recessed openings are encouraged, although plaster projections and projecting windows may be used to add articulation to wall surfaces. Accent trim of tile and divided window lights are both appropriate and encouraged, while rectangular and arched openings are permitted. Canvas awnings, wood lattices and mill-finish window or door frames should be used in a limited and discretionary manner. Gold window or door frames, reflective glass and metal awnings are inappropriate.



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f. Garage Doors

Garages are a major visual element in single-family, attached and detached housing. Ornamentation is encouraged as it relates to the architecture and provides visual variety along the streetscape. Design treatments include color accents and architectural features such as pediments, moldings, small roofs, overhangs and projections to recess the garage door. Automatic door openers shall not be required except as made necessary by minimal setbacks. Staggered setbacks to adjacent doors in multi-family areas are encouraged, while recesses a minimum of 12 inches from adjacent walls are encouraged. Corrugated metal doors are inappropriate and prohibited; however, roll-up metal doors are permissible.

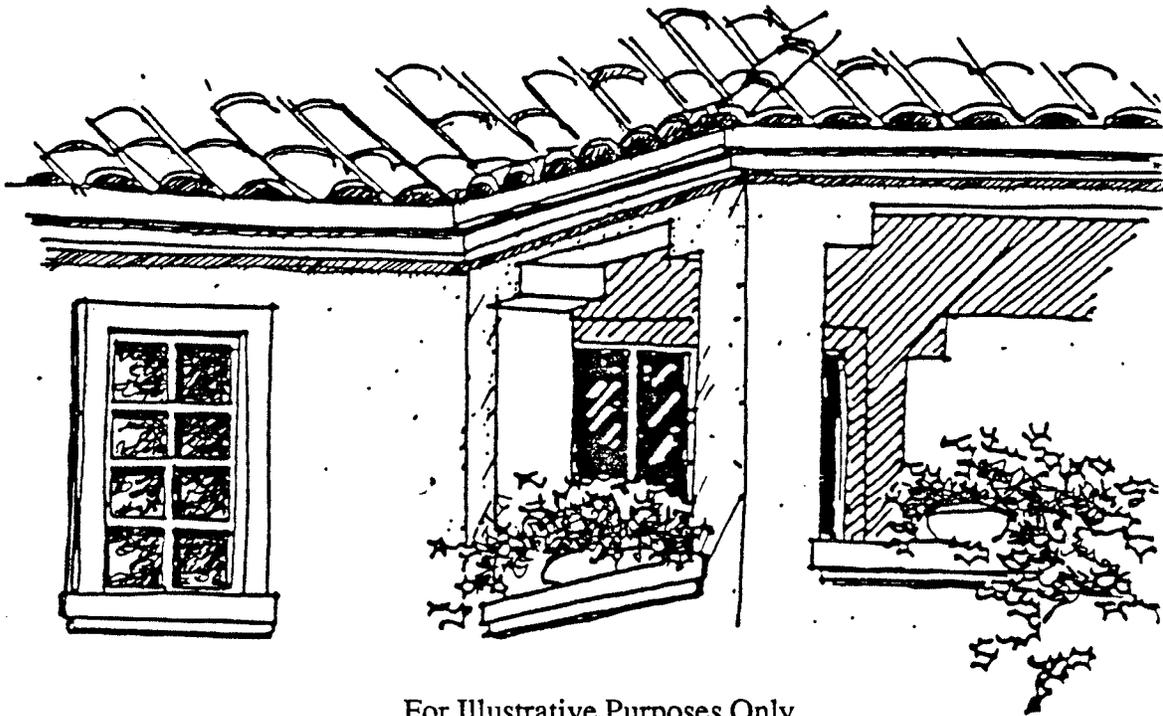


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g. Architectural Forms and Details

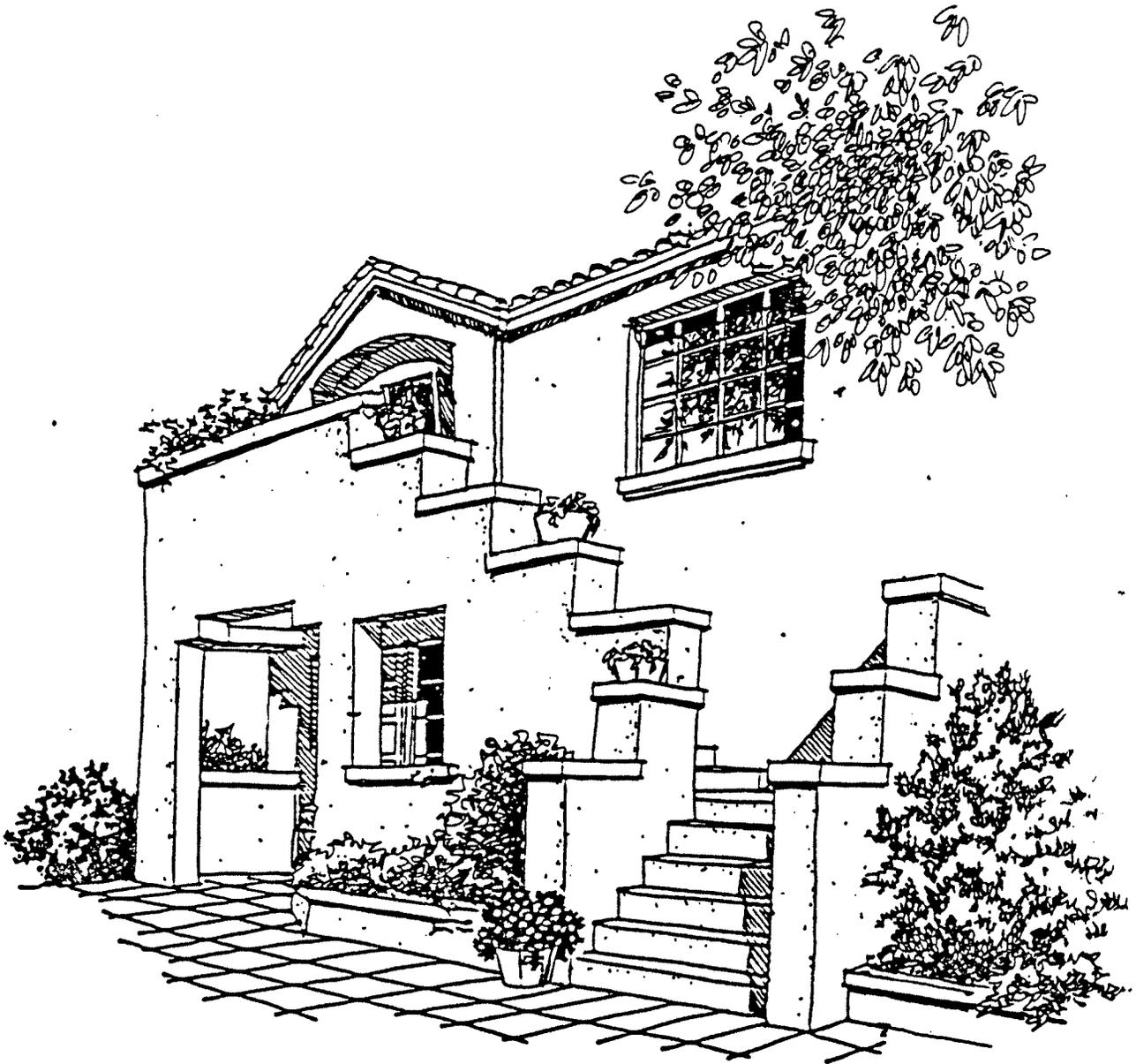
i. Balconies

The use of balconies and porches is encouraged. Balconies should be incorporated into the building form to articulate and break up large wall masses. The shade-producing qualities of balconies and porches are an important element of the intended style of Alberhill. Simple, clean, bold projections, balconies which articulate wall surfaces and the use of ceramic tile accent trim are encouraged. Painted wood trim and wood or wrought iron balustrades are permitted.



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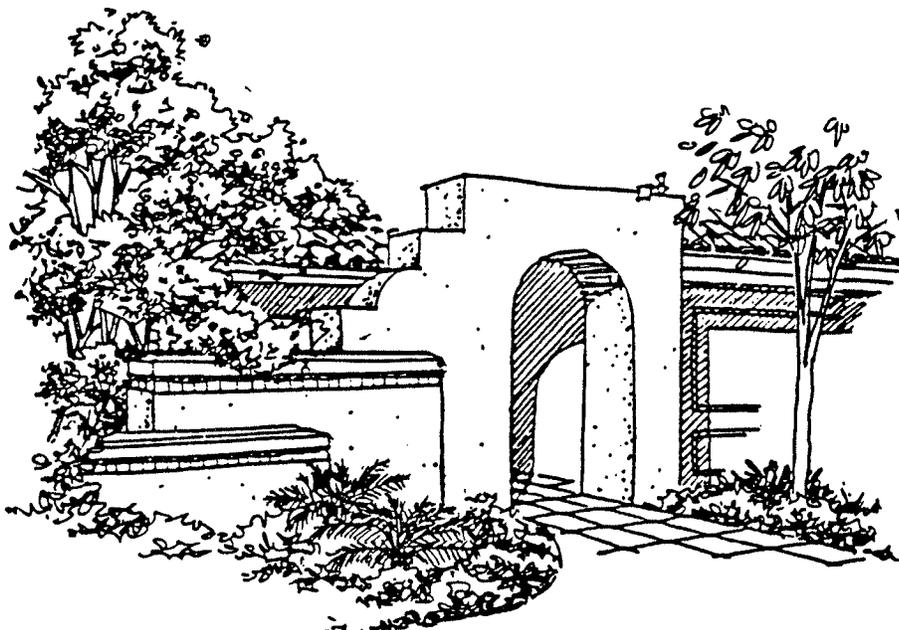
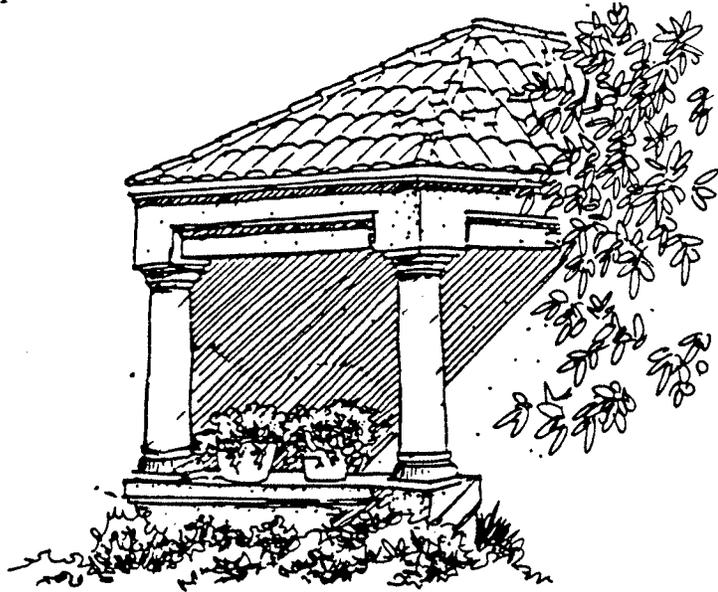
- ii. **Exterior Stairs**
Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of a building. Stairways shall have a wall the same texture and material as the adjacent building, with a railing height that steps with the stairs. The use of accent trim cap or banding of tile and brick is encouraged, as is the design and location of stairways to complement the building form. Pre-fabricated, metal stairs should be used in a limited and discretionary manner.



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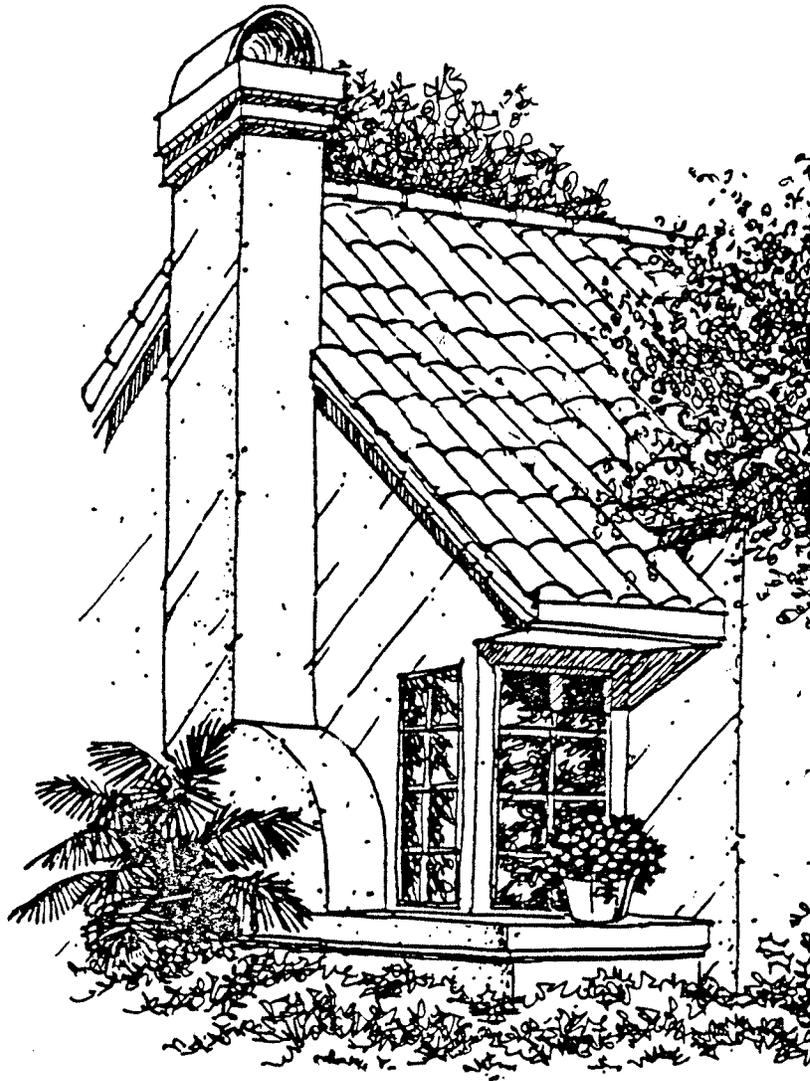
iii. Columns and Archways

Columns incorporated as a structural or aesthetic design element shall convey a solid, durable image as expressing through bold forms. Columns may be used as freestanding forms or as supports for porch roofs and balconies. Bases incorporated at the bottom of columns, square or cylindrical columns of plaster or pre-cast concrete, tile accent bands on plaster columns, capital and column bands and freestanding plaster archways at entrance gates are encouraged. Exposed pipe columns, applied rustic veneers on columns and thin posts, such as 4" x 4" wood or metal pipe columns, are inappropriate.



iv. Chimneys

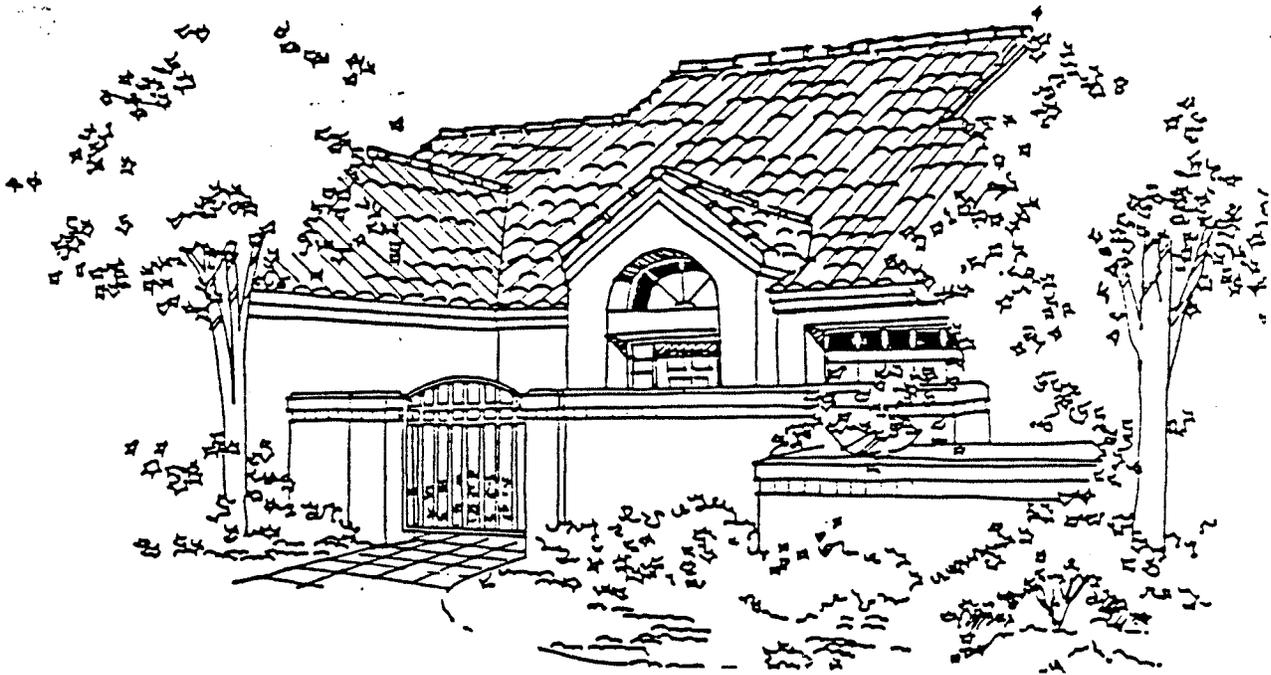
As an architectural form, chimneys shall be simple in design, complementing the material and texture of the building in order to ensure consistency of character and style. Chimney caps should repeat the fascia cornice band treatment and integrate the trim colors. The use of tile caps, brick or tile banding and chimneys which boldly project from wall surfaces are encouraged. Design features which add articulation to walls and decorative metal caps that match trim colors are permitted. Exposed flues, rustic material veneers and extravagant metal fireplace caps are inappropriate and prohibited.



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h. Private Walls and Fences

Private walls and fences are encouraged to provide security, privacy and landscape definition in both commercial and residential areas. Fencing between homes should be of concrete block construction or other similar desirable material. Wooden fences are permitted when not visible from public spaces or streets provided they are sealed and painted. Wall treatments viewed from public spaces shall be consistent in treatment with the adjacent buildings. Plant materials, particularly vines and espaliered trees, should be used visually to soften garden walls. Accent trim which repeats the cornice band or the band of tile and adequate planting pockets between walls and walkways is encouraged, as are caps such as cut stone, tile, pre-cast concrete or other masonry material. Semi-transparent walls, such as wrought iron grilles between plaster pilasters, are permitted. Jogging or offsetting of walls and fences is desirable to relieve long, unbroken lines. Long walls and fences may also be interrupted with planting such as shrubs and vines. Permitted wall and fence materials include, but are not limited to, the following: stone veneer, stucco, masonry brick, slump block, split-face block and used brick. Two or more materials may be combined when appropriate. Walls and fences may be left natural or painted. However, plain concrete block walls must be painted or covered with stucco. Unpainted, plain concrete block walls, chain-link, wire, steel and unfinished wooden fences are prohibited.



i. Building Details

i. Mechanical Equipment

All air conditioning/heating equipment, soft water tanks and water meters must be screened from public view. Sound attenuation is encouraged. In multi-family buildings, the use of outdoor mechanical equipment closets designed as an integral part of the structure is encouraged. Roof-mounted cooling and heating units and related duct work are unacceptable on pitched roofs. On flat roofs, heating, ventilation and air conditioning equipment and duct work are prohibited unless screened via parapet walls as high or higher than units and duct work.

ii. Antennae

All antennae are restricted to the attic or interior of the residence.

iii. Carport Structures

Carports shall be of wood or stucco. Carports integrated with patio walls and private fences are encouraged, as are simple forms. Single-family detached homes shall have attached garages.

iv. Accessory Structures

Patio trellises, pergolas and other exterior structures shall be constructed as permitted by governing codes. Trellises and patio covers of bold, clean forms are encouraged.

v. Flashing, Sheet Metal and Vents

All exposed metals, i.e., flashing, sheet metals, vent stacks and pipes, shall be painted to match adjacent building surfaces. Painted metals shall be properly prepared and primed to ensure a durable finish.

vi. Skylights

Skylights are to be designed as an integral part of the roof. Their form, location and color should relate to the building. Skylight glazing should be clear or solar bronze; white glazing is discretionary.

vii. Solar Panels

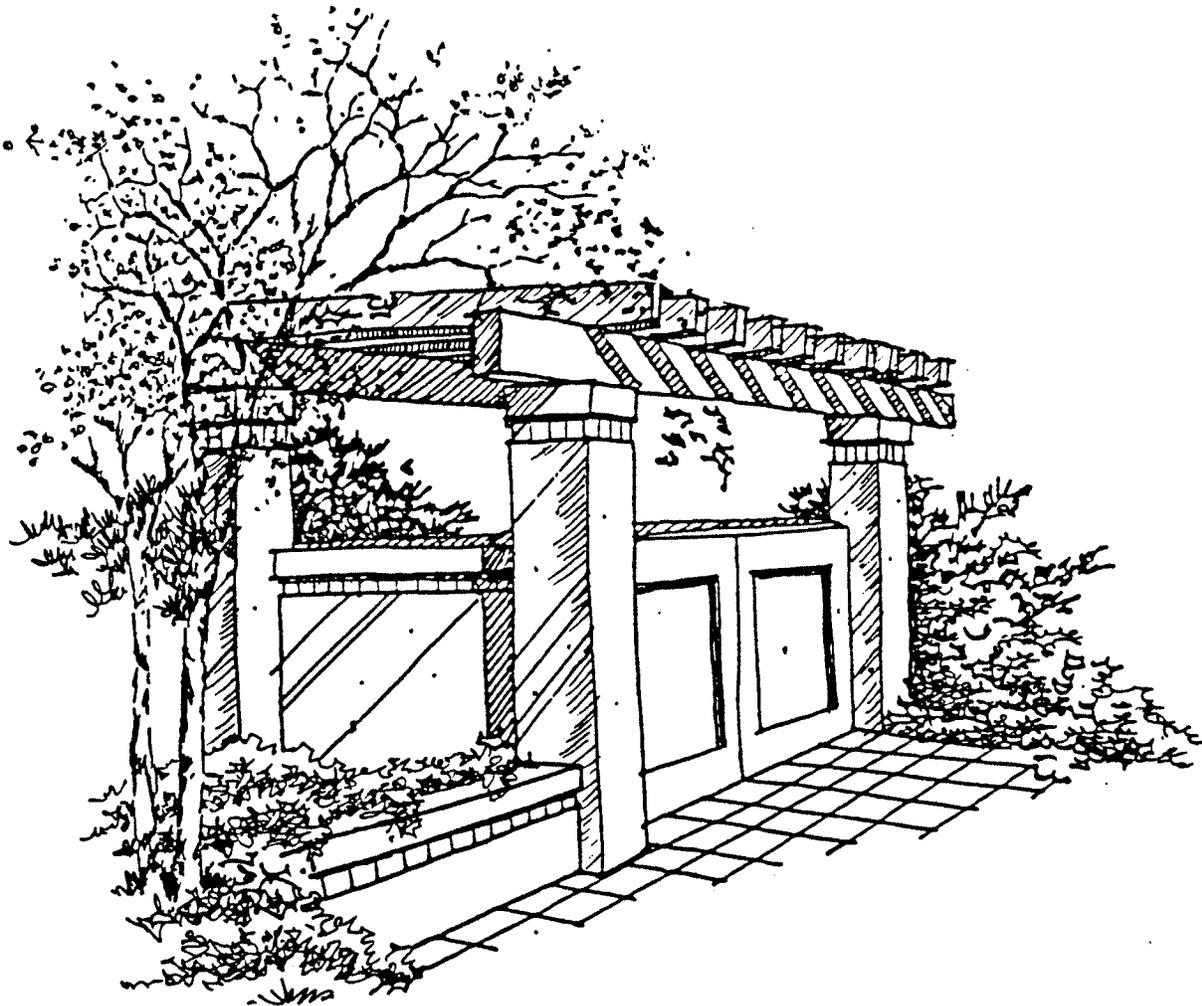
Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Mill-finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

j. Common Space Elements

Attached and multi-family neighborhoods may have common elements for the use of all residents such as trash enclosures, mailboxes and recreational areas. The following pages provide guidelines for the location and design of such elements.

i. Trash Enclosures

Trash bins shall be fully enclosed by a six foot stucco or masonry wall. Doors shall be solid and adequately detailed and finished. Recommended locations for trash bins include inside parking courts, at the end of parking bays and integrated into the end of a garage or carport. The latter location is most preferable. An overhead structure is to be included as part of the trash enclosure and may be used to support vines. Vines attached to the sides and adjacent planting areas are encouraged to soften the appearance of the trash enclosures.



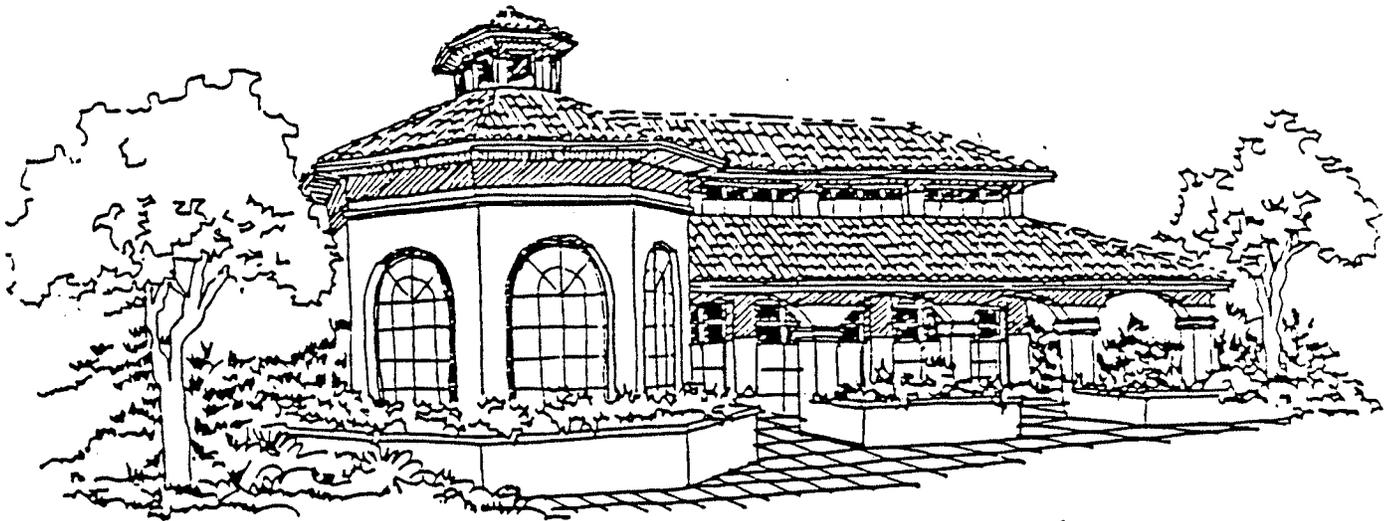
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ii. Mailboxes

Mailboxes in single-family neighborhoods should be placed in accordance with the Postal Service standards. When gang boxes are used they should be in groups no larger than eight, set into a plaster or masonry pilaster and detailed to contribute to the overall community theme.

iii. Support Facilities

Support facilities within residential areas such as recreation buildings, laundry facilities and sales/lease offices shall be consistent in architectural design and form as previously illustrated for the residences. Recreation areas are to be placed in highly visible location such as project entries or adjacent to a model complex. A strong vertical design element incorporated into the recreation building is strongly encouraged.



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3. Suburban Village--Commercial/Office--Design Criteria

a. Retail Uses

Retail structures in Alberhill are intended to complement the residential development in the community. A sense of excitement is encouraged. The design should relate to the historical roots of Southern California as expressed in older business districts from the early twentieth century. Elements of this approach include formal order--base, midsection, cap--symmetry, classical vocabulary--domes, arches, cupolas--towers, the integration of the automobile and a direct relationship to the sidewalk. A contemporary expression within this framework is encouraged. Good pedestrian networks connected to public streets and major theme intersections should be provided. Adequate landscaping to soften building masses and parking areas should also be provided. The typical layout of commercial facilities is shown below.

i. Walls

Appropriate wall appearance may consist of smooth stucco, plaster or masonry; regular, even panels of smooth, stone veneer of a light color ; pre-cast concrete panels, if scored to create a finer scale, with warm-colored aggregate; glass panes inset from the structural frame or glass panes projecting from a structural frame, if designed as framed openings, as a display window. Walls of porcelain enamel, metal panel, wood siding or dark brick are inappropriate.

ii. Accents

Appropriate accents include ceramic tile, terra cotta, stone, bronze, brass, copper, anodized aluminum or wood, if used in limited quantities and of a light color. Accents of dark wood trim, river rock or rustic stone are inappropriate.

iii. Windows

Appropriate windows would include those projecting from a wall; recessed or punched in a wall; glass plane inset from structural frames or glass plane extending from structural frames, if designed as framed openings, as a display window. Windows of reflective, mirrored glass are inappropriate.

iv. Roofs

Appropriate roof types would include a combination of flat and sloped surfaces and exposed roof materials such as clay or concrete tile, slate, copper or painted metal. Wood shake roofs are not permitted. Roofs of asphalt, shingle, three-dimensional random tab may be used.

- v. **Color**
Appropriate colors are light colors; dark colors are inappropriate.

- b. **Office Uses**

Office structures in Alberhill are intended to complement the residential development in the community. A sense of elegance, created by the use of high-quality materials, is encouraged.

The design should relate to the historical roots of Southern California public architecture. Design elements include formal order--base, midsection, cap--symmetry, repetitive details--openings, friezes, decorative elements--classical vocabulary--arches, columns, cornices--and defined outdoor spaces--courtyards and arcades. A contemporary expression within this historical framework of Southern California and the natural environment is encouraged.

Multiple buildings with good pedestrian circulation networks are encouraged. Adequate landscaping to soften building masses and parking areas should also be provided. Suggested and encouraged treatments are as follows.

- i. **Walls**

Appropriate wall appearance may consist of wood, smooth stucco, plaster or masonry; regular, even panels of smooth, stone veneer of a light color; pre-cast concrete panels, if scored to create a finer scale, with warm-colored aggregate; glass panes inset from the structural frame. Glass curtain walls and flush glazing are prohibited. Walls of porcelain enamel, metal panel and dark brick are inappropriate in appearance.

- ii. **Accents**

Appropriate accents include ceramic tile, terra cotta, stone, bronze, brass, copper and anodized aluminum. Accents of dark wood trim, river rock and rustic stone are inappropriate.

- iii. **Windows**

Appropriate windows would include those recessed or punched in a wall and glass planes inset from structural frames. Windows of reflective, mirrored glass are inappropriate.

- iv. **Roofs**
Appropriate roof types would include a combination of flat and sloped surfaces and exposed roof materials such as clay or concrete tile, slate, copper or painted metal. Roof of asphalt, shingle three-dimensional random tab may be used.
- v. **Color**
Appropriate colors are light material colors ; dark colors are inappropriate.

E. Land Use Transitions

In order to create a high-quality, environmentally-sensitive and aesthetically-pleasing community, different types of land use buffers are proposed for Alberhill. These buffers will use existing or man-made conditions to separate and buffer dissimilar land uses and will establish techniques for linking natural and man-made conditions such as residential use and open space.

1. Single-family Residential/Multi-family Residential

This treatment proposes to buffer single-family residential uses--SFR I and SFR II--from multi-family residential uses--HDMF 30--and is depicted in **Exhibit 26**. The transition would utilize an elevation change and vertical trees with a solid wall.

2. Commercial/Residential

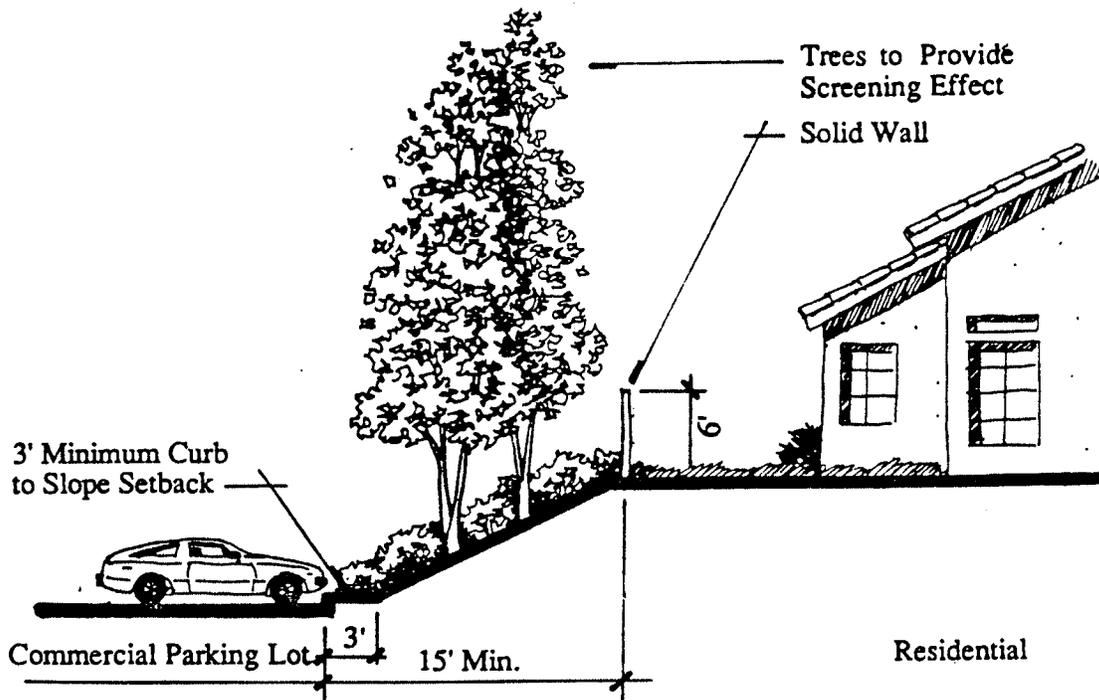
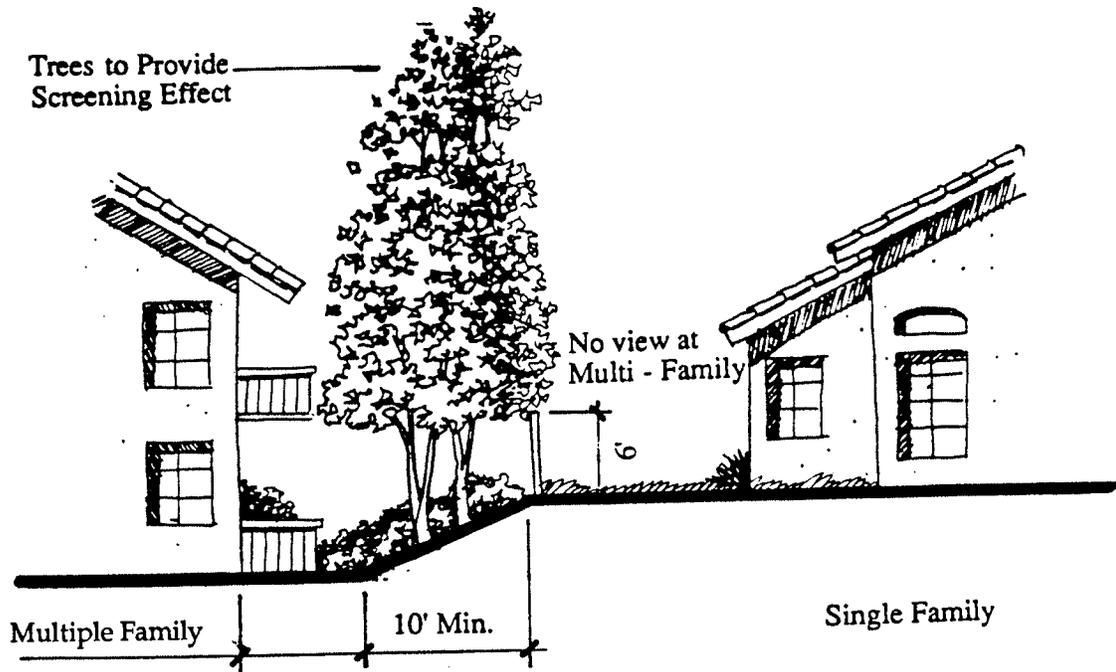
As shown in **Exhibit 26**, the commercial/residential landscape buffer will be used to screen commercial uses from adjacent residential uses. An elevation change, along with vertical trees and a six foot solid wall, will provide screening and result in an attractive transition.

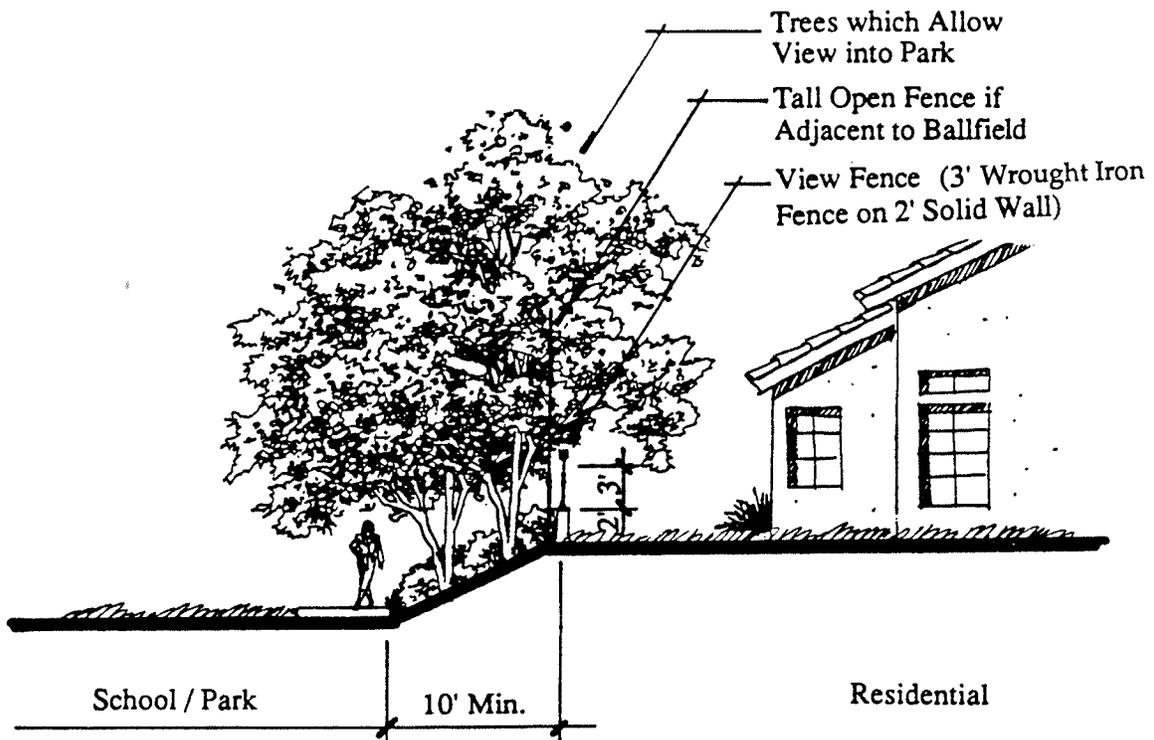
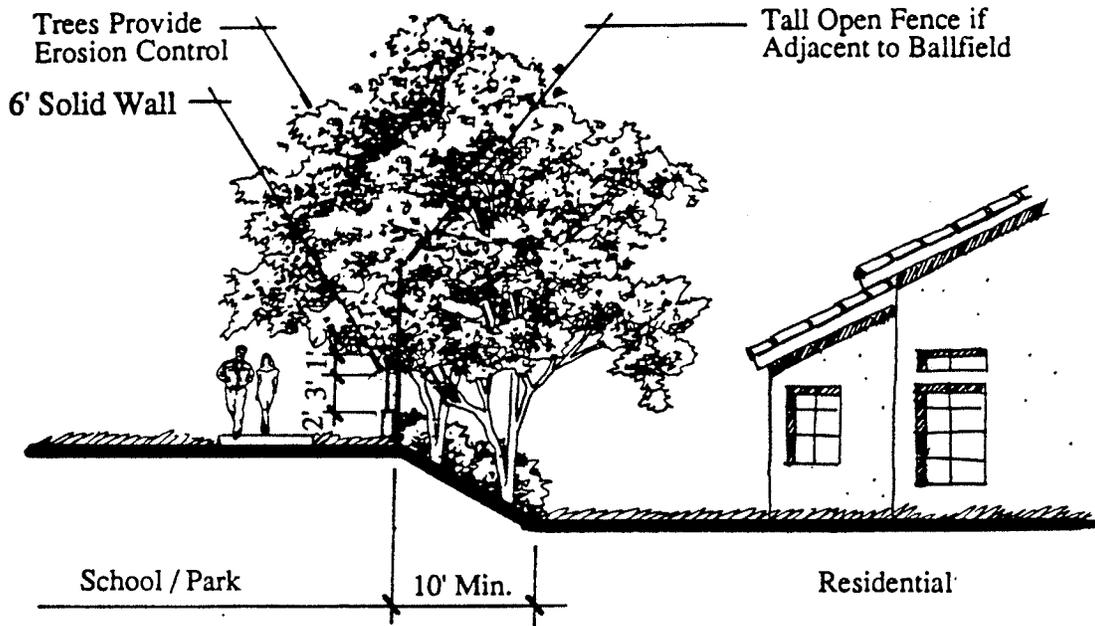
3. Residential/School-Park or Golf Course

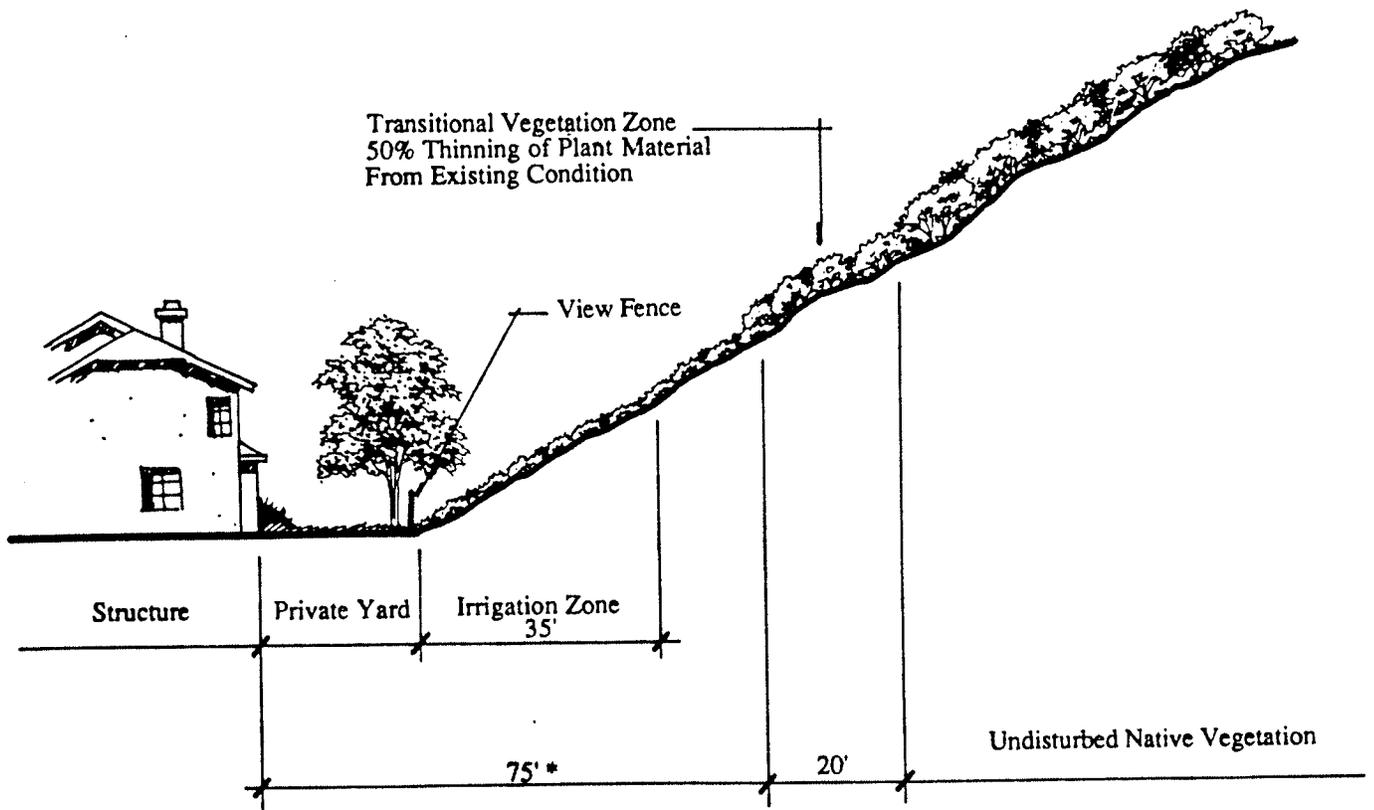
This treatment buffers residential uses from the school-park site. Because of the hillside nature of the site, two different edge conditions are likely to be present at the school-park site or the golf course--an uphill and a downhill condition. The uphill and downhill conditions are shown in **Exhibit 27**. The uphill treatment exists where the residential area is higher than the school-park site or the golf course, while the downhill treatment exists for the reverse condition. Trees, shrub planting and ground cover provide erosion control. A combination stucco and wrought iron wall completes the treatment.

4. Commercial and Residential/Slope Transition

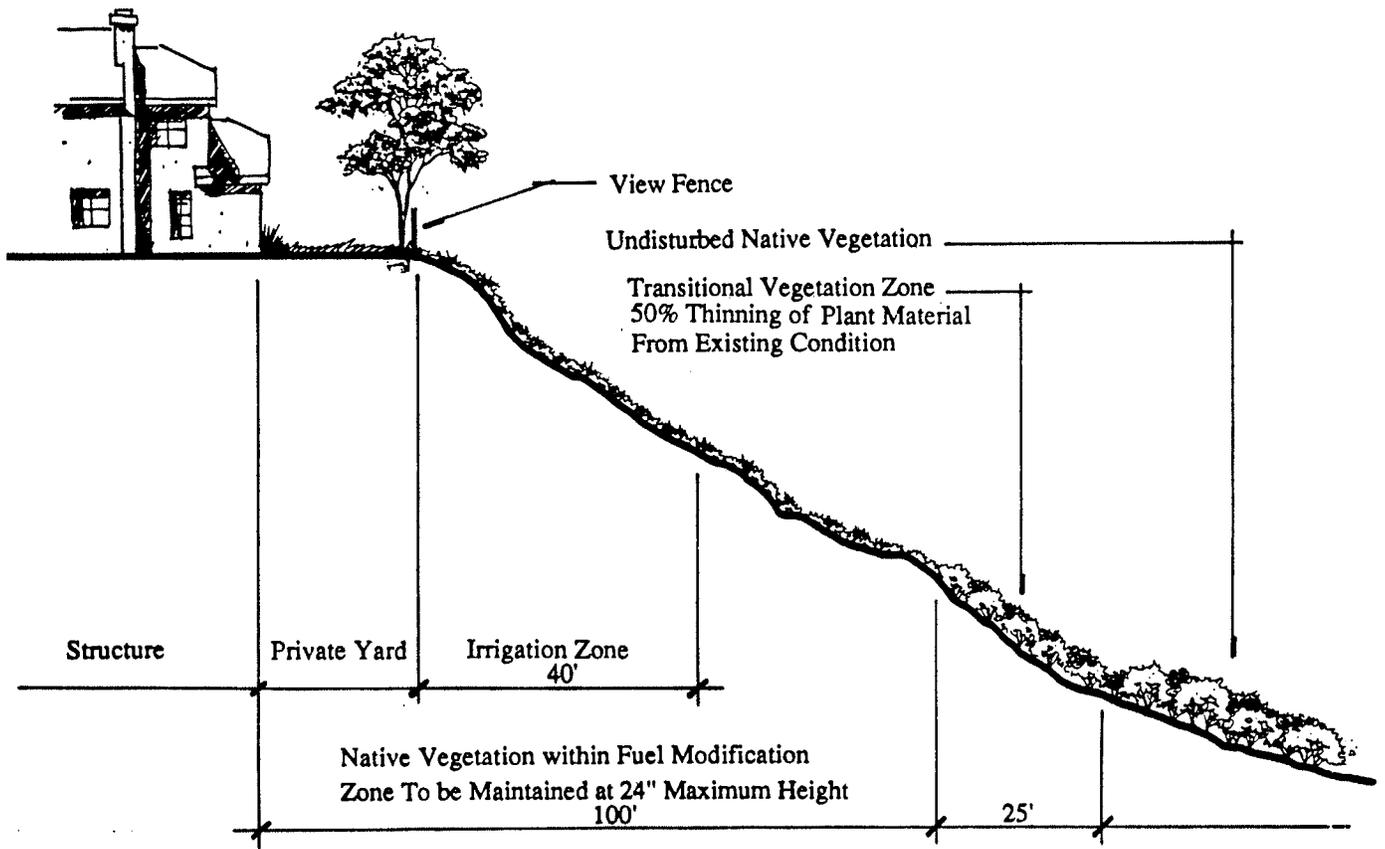
In those areas where residential or commercial development abuts manufactured and/or natural slopes, a commercial and residential/slope transition area, such as those shown in **Exhibits 28 and 29**, is proposed. This treatment will ensure proper revegetated edge conditions, provide for a transition between natural and man-made conditions and reduce fire hazards by creating a fuel modification zone.







* Native Vegetation Within
Fuel Modification Zone
24" Maximum Height



5. Reservoir Site

A four acre reservoir site will be provided in order to service the 1601 zone. Proper screening of the water tank will be accomplished through a combination of existing slopes and planting at the perimeter of the reservoir pad, as shown in **Exhibit 30**.

F. Parks, Open Space, Golf Course, Riparian Resource Area and Trails

Recreation plays an important role in the overall attempt to blend a natural environment.

1. Joint School-Park

A joint school-park site is proposed for the Alberhill community. This park will be developed to the specifications of the Lake Elsinore Unified School District and the City of Lake Elsinore. The park may include tot lots, playgrounds, soccer/football/softball field, volleyball and outdoor wall courts, restrooms and parking facilities. The landscaping theme will be established through the use of tall evergreens, such as eucalyptus.

2. Golf Course

All golf course areas shall be privately owned, but open to the public.

3. Open Space

Open space will primarily serve as a visual and vegetative buffer between the riparian resource area and the golf course and residential areas. Manufactured slopes will be graded in a smooth, natural fashion to reflect and blend with the existing site topography. Planting on these manufactured slopes shall resemble the local oak woodlands through the use of native and other drought-tolerant and fire-resistant plant species.

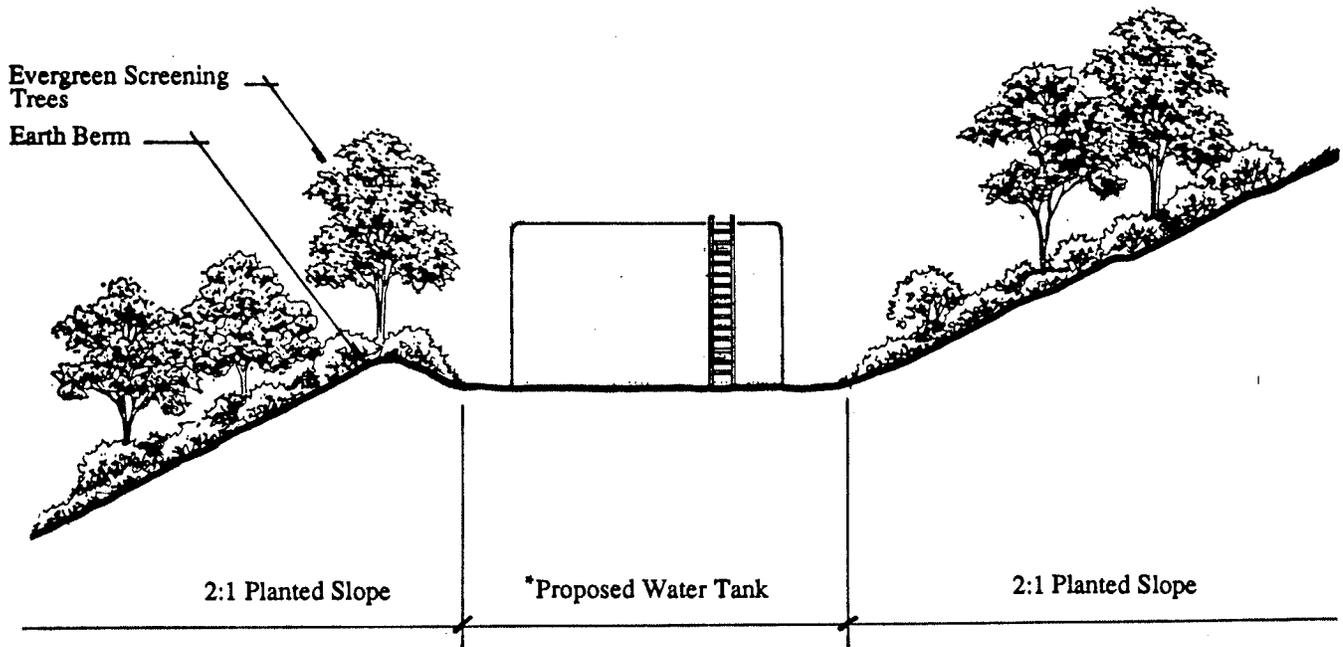
4. Trail System

An extensive pedestrian walkway and bike lane system is proposed for Alberhill. This system will link the residential areas with the school-park site, the commercial areas and the community park. It will also provide a practical recreational amenity that will serve to tie the various residential planning areas together. Section views of the proposed system are shown on the streetscape sections, **Exhibits 20, 21, 22 and 23**.

G. Community Walls and Fencing

Community walls and fences consist of such elements that will face public streets or view corridors or that will be constructed in relation to public facilities or uses.

Community walls and fences serve as a unifying element along street corridors and link community, project and neighborhood arrival and entry features at major intersections throughout the project. The community wall and fencing program is intended to allow flexibility in the use of such elements along major street corridors, while ensuring consistency in the type of materials used.



*Note: Size to be Determined at a Later Date During Final Design Stages.

Within the formal, semi-formal landscape treatment areas adjacent to the major highways and collector streets, Type A and Type C elements may be constructed adjacent to residential uses. Type B elements are appropriate in conjunction with commercial uses. Type B elements are also appropriate along residential collector streets. Within view corridor areas, Type C or D elements are to be used. These areas occur where residential development abuts open space areas, golf course areas and park sites.

The wall and fencing elements are designed to enhance the landscape corridors to view corridors within the project. To ensure maximum flexibility, the City may consider these or other wall, fencing or screening treatments such as berms and increased planting in areas of high visibility during the Site Plan and Subdivision Map Review stage of development.

H. Grading Design

A significant portion of the Alberhill site consists of hillside topography, much of which is slopes greater than 25%. This constitutes a significant, natural feature of the site and should be retained in its natural state as much as possible. Where development is to occur, grading should be done in a way that minimizes the disturbance of the natural topography, blends in with the natural topography and produces an aesthetically-pleasing development. The following design guidelines will ensure that these objectives are met.

1. Utilize varying gradients in manufactured slopes.
2. Utilize curvilinear contour lines.

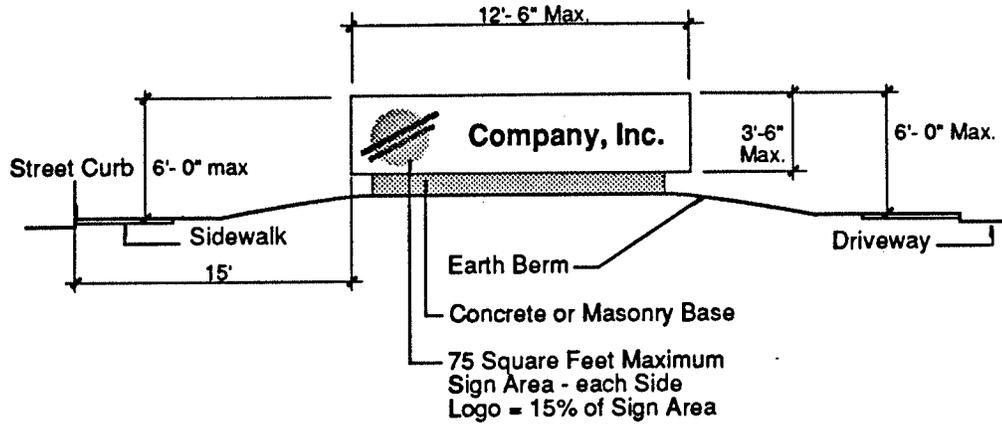
I. Community Signage Program

1. General Signage Program

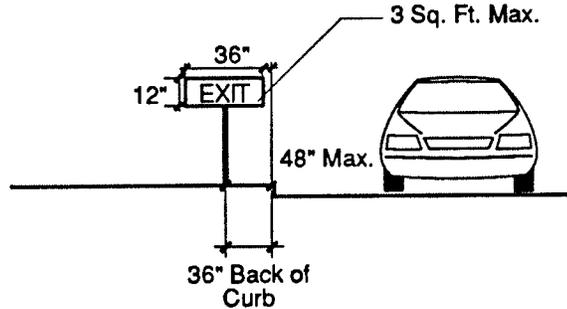
The provisions, standards and requirements of Chapter 17.94, "Signs-Advertising Standards," of the Zoning Ordinance in place at the time this document was adopted shall apply in full to all development within the Alberhill Specific Plan Amendment #1 project. In addition, the following standards and requirements shall apply to all development within the Alberhill Specific Plan Amendment #1 project. Should a conflict arise between the signage provisions, standards and requirements in the Zoning Ordinance in place at the time this document was adopted and those contained herein, the following provisions, standards and requirements shall take precedence. See **Exhibit 31**, Signage Standards.

- a. **On-site Informational and Directional Signage**
These signs inform, identify and direct vehicular and pedestrian traffic to various on-site destinations. They may be used on community trails or display a destination, direction or location. The

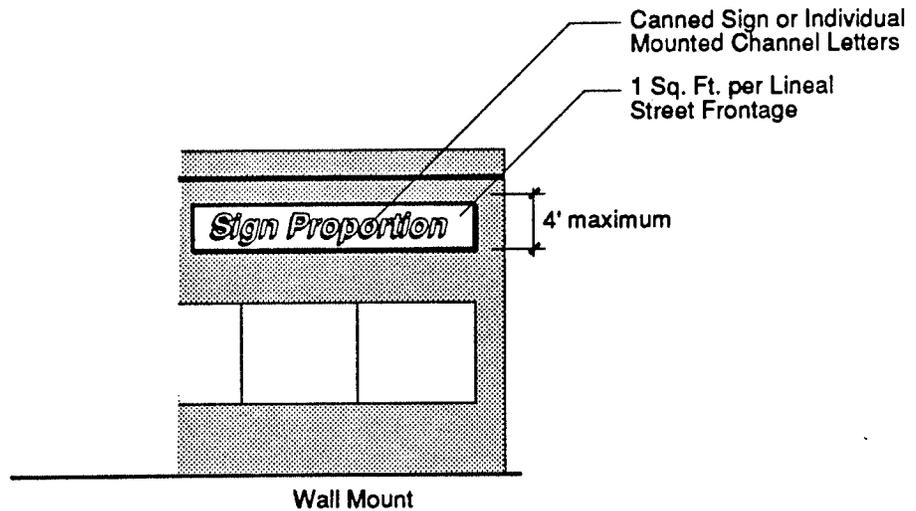
Monument Sign



Directional Sign



Wall Mounted Sign



standards listed below may apply to all Informational and Directional Signs in the Alberhill Specific Plan Amendment #1.

- i. Information on directional signs should be kept to a minimum, i.e., "Visitor Parking" or "Employee Parking".
 - ii. Directional signs should use arrows where appropriate.
 - iii. All directional signs should be the same in terms of type, style, color and material throughout the project area.
 - iv. Directional signs may be externally or internally-illuminated.
 - v. Sign dimensions shall not exceed one foot in by three feet. The total sign area shall not exceed three square feet. If pole-mounted, the combined pole and sign shall not exceed 40 inches.
- b. **Standard Traffic Signage**
All standard traffic signage such as stop signs, traffic control signs, yield signs, etc. shall conform to the international sign system, the California Motor Vehicle Code and the standards of the City of Lake Elsinore.
- c. **General Signage Regulations**
The following general signage regulations shall be implemented in the Alberhill Specific Plan Amendment #1.
- i. No sign shall be permitted that does not directly pertain to an approved business conducted on the premises, except as provided pursuant to Section 17.94.060, "Exemptions," in Chapter 17.94 of the Zoning Ordinance in place at the time this document was adopted.
 - ii. All signs, except those provided for in Section 17.94.160, "Temporary Advertising Devices," in Chapter 17.94 of the Zoning Ordinance in place at the time this document was adopted, shall be permanent in nature and shall be consistent with and reflect the architectural design of the building with which they are associated and shall incorporate unifying features such as materials and colors.
 - iii. All light sources, either internal or external, provided to illuminate signage should be placed or directed away from public streets, highways, sidewalks or adjacent to premises to avoid glare or reflection that may constitute a traffic hazard or nuisance.
 - iv. All signage shall be designed free of exposed bracing, angle-iron, guy wires, cables or similar structural devices.
 - v. The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.

- vi. All signs should be maintained in good repair, including the display surface, which shall be kept neatly painted or posted.

d. Prohibited Signage

The following permanent signs are prohibited in the Alberhill Specific Plan Amendment #1. Temporary use of the following signs may be permitted during special events with a temporary sign permit issued by the Community Development Director.

- i. inflatable signs, balloons, animals or symbols
- ii. rooftop signs
- iii. portable signs
- iv. billboards
- v. signs on trailers or painted on the sides displaying any unlawful act, business or purpose
- vi. rotating, revolving or flashing signs
- vii. signs advertising or displaying any unlawful act, business or purpose
- viii. any strings or pennants, banners or streamers, clusters of flags, strings or twirlers or propellers, flares, advertising statuary, balloons and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
 - (a) national, state, local governmental, institutional or corporate flags, properly displayed
 - (b) holiday decorations, in season, used for an aggregate period of 35 days in any one calendar year

e. Materials/Color Scheme

An effort should be made to achieve consistency between building style and sign design. Signage should generally be compatible with the exterior treatment of the building or location identified. The message a sign conveys is affected by the materials and colors used in combination. Color schemes for signage should relate to other signs, graphics and color schemes in the vicinity to achieve an overall sense of identity.

f. Lighting

The quality of sign lighting should relate to the character that is intended for the area. No sign illumination should cause a glare or illuminate adjacent sites. Signs may be illuminated by continuous and uniform interval lighting or by external lighting sources. Signage that is either internally or externally illuminated shall follow these guidelines.

- i. All external light sources should be adequately shielded to guide or direct the light toward the sign face and prevent glare or illumination of adjacent properties and structures.

- ii. Light fixtures should be well-integrated with the design and color scheme of the sign, using appropriate design, color and lighting hardware.
- iii. Creative uses of internal lighting are encouraged when the color and intensity of the light is well-blended into the sign design.
- iv. Artistic applications of lighting in signs are acceptable for uses conducted after dark, such as restaurants.
- v. All sign light shall comply with any and all applicable requirements and policies of the City of Lake Elsinore.

2 Suburban Village--Commercial/Office--Signage Program

The provisions, standards and requirements of Chapter 17.94, "Signs-Advertising Structures," of the Zoning Ordinance in place at the time this document was adopted shall apply in full, except that for the purposes of all uses and development within the Alberhill Specific Plan Amendment #1 project, the standards as set forth in Section 17.94.180, Chapter 17.94 of the Zoning Ordinance in place at the time this document was adopted, shall be deleted and replaced with the following commercial and industrial signage standards. The following standards shall apply only to office/commercial development within the Suburban Village land uses of the project area.

a. Monument Signage

Monument signs typically display messages at or below eye level and have a direct relationship to pedestrians and vehicles. See **Exhibit 31, Signage Standards**. Monument signs project a feeling of permanency and may be made of a variety of materials that are consistent with the structures they are identifying. These standards apply to all Commercial and Office Monument Signs in the Alberhill Specific Plan Amendment #1.

- i. All monument signs should be set back a minimum of 15 feet from the street curb, a minimum of 10 feet from adjacent lots and five feet from any driveway.
- ii. Monument signs should be limited to identifying the project, building, complex or any single tenant occupying the site.
- iii. Signs should not exceed six feet in height, including base and any earth berms.
- iv. Monument signs should not exceed 75 square feet in area in the Suburban Village district.
- v. All monument signs should have a minimum side dimension of six inches.
- vi. Monument signs should have a masonry or concrete base and shall be compatible with building architecture.
- vii. Monument signs may be double-sided or hinged.

- viii. Two monument signs shall be permitted for each major street frontage of each commercial complex.
- ix. An additional monument sign shall be permitted for commercial complexes with secondary street frontage in excess of 300 lineal feet. Monument sign criteria for additional signs shall be the same as for the initial sign.

b. Wall-mounted Signs

Wall signs may be used where other types of signage are not appropriate or to complement a building design. Wall signs can add visual interest to expanses of wall. Wall signs employing individual letters mounted to the wall are encouraged. Support structures for attaching other wall signs should be made inconspicuous. Wall signs typically require more maintenance than other types of signage, so an effort should be made to keep their appearance attractive. The standards listed below generally apply to Wall-mounted Building Signs in the Alberhill Specific Plan Amendment #1. See **Exhibit 31**, Signage Standards.

- i. Wall-mounted building signs are reserved for office buildings that require special ground floor recognition and individual commercial buildings with only one tenant.
- ii. Wall-mounted building signs should be located only within the limits of the ground floor wall area.
- iii. Wall-mounted building signs should be located two feet below the top of the parapet wall and two feet from the edge of the building.
- iv. The maximum area of a wall-mounted building sign shall not exceed one square foot for each lineal foot of building/tenant frontage, including the logo area which shall be equal to a maximum of 10% of the signage area.
- v. All wall-mounted building signs are encouraged to be horizontal.
- vi. No wall sign should exceed four feet in height.
- vii. No wall sign should be painted on building surface.
- viii. Wall-mounted sign words, letters, figures, symbols or designs should be dimensioned having an edge thickness of three inches minimum, eight inches maximum and height not to exceed 48 inches.
- ix. Wall-mounted signs should be flush-mounted to building surface.
- x. Wall sign quantities will be limited to one per building frontage, including logo.

c. Multi-tenant Building Signs

Fascia signs may be used in addition to other types of signage. When several businesses are located within one building or when a certain theme is established for multi-tenants, the framing, lighting and positioning should be the same. Grouping such signs into a directory is encouraged. These standards generally apply to all Multi-tenant Building Signs.

- i. No sign should exceed one square foot per lineal foot of building frontage and a maximum height of 48 inches.
 - ii. All multi-tenant signs should be similar in design, having the same height, shape and color as its neighbor.
 - iii. All multi-tenant signs should be mounted at the same height and should be in close proximity to the entry of the tenant's space.
 - iv. Multi-tenant signs should be mounted flush with the building wall.
 - v. Multi-tenant sign quantities will be limited to one per building frontage.
- d. **Projecting Signs**
Projecting signs should be used when there is limited visibility or to add architectural interest to a building. The support structure for such signage should complement the architectural style of the building. These standards generally apply to all Projecting Signs.
- i. Projecting signs should only be used in areas of limited visibility and not in conjunction with wall signs.
 - ii. Sign dimensions and configurations shall be submitted to the Community Development Director for approval.
 - iii. Any projecting sign should use materials complementary to the building architecture.
 - iv. Projecting Sign quantities will be limited to one per building frontage.
- e. **Pole-mounted Signs**
Pole-mounted signs shall be permitted within those commercial zones adjacent to the freeway. Said signs may only be located adjacent to the freeway, either where visibility may be obscured by vegetation such as trees or where long-distance visibility is needed to enable motorists time to safely exit the freeway. The following standards apply to all Pole-mounted Signs in the Alberhill Specific Plan Amendment #1.
- i. Pole-mounted signs shall be limited to identifying the project, building, complex or any single tenant occupying the site.
 - ii. Signs shall not exceed 25 feet in height.
 - iii. Signs shall not exceed 100 square feet in area.
 - iv. Pole-mounted signs may be double-sided.
 - v. Pole-mounted sign quantities shall be limited to one per office/commercial complex.
- f. **Window Signs**
One window sign shall be permitted for each occupancy or use, not to exceed nine square feet.

3. Golf Course Signage Program

Due to the need for informational, directional and identification signage for the golf course area, the following standards have been developed for signage related to golf course uses.

a. Monument Signage

As one of the major features of the community, the golf course and clubhouse should be clearly and attractively identified. The entry point into the clubhouse from the public street should be identified with monument signage in order to create an easily recognizable landmark. The detailing and materials of this sign should reflect those used elsewhere in the community and should have a strong relationship to the colors and textures used in the architecture of the clubhouse and attendant buildings. The following standards shall apply to golf course monument signage in the Alberhill Specific Plan Amendment #1 area.

- i. All monument signs should be set back a minimum of 15 feet from the street curb, a minimum of 10 feet from adjacent lots and five feet from any driveway.
- ii. Monument signs should be limited to identifying the golf course occupying the site.
- iii. Monument signs may be either freestanding or a section of a masonry project perimeter wall.
- iv. Freestanding monument signs should not exceed six feet in height, including base and earth berms.
- v. Freestanding monument signs should not exceed 100 square feet in area.
- vi. Freestanding monument signs should have a minimum side dimension of 16 inches.
- vii. Monument signs should be compatible with building architecture and of a masonry material such as brick, stone, stucco or concrete. Metals and plastics may be used for lettering and logos only.
- viii. Monument signs may be double-sided.
- ix. Where a monument sign is a section of a masonry perimeter wall, the sign background area shall not exceed 75 square feet. No vertical dimension of this background shall exceed six feet and no horizontal dimension shall exceed 12 feet, six inches.
- x. Two monument signs, a maximum of one on each corner, shall be permitted at each major golf course entry which intersects with a public street. A major entry is defined as the primary vehicular access to a clubhouse or driving range.
- xi. Monument signs may be illuminated by an external light source or by silhouette lighting behind raised letters.

b. **Building Signs**

In addition to entry monument signage, identification may be applied to golf course buildings in the form of signage. These signs will serve to establish a sense of arrival at the clubhouse and identify some of the various facilities, i.e, the snack bar, pro shop and driving range. The support structure and sign design should complement the architectural style of the building as well as of the entry monumentation. These standards shall apply to all building signs within the golf course area.

- i. No sign should exceed one square foot per lineal foot of building/use frontage. The maximum height shall be 36 inches.
- ii. Signs with raised letters and indirect or silhouette lighting are encouraged.
- iii. Buildings signs should be mounted on the building wall near the main building entry.
- iv. One building sign per clubhouse or main building shall be permitted.
- v. Internally-illuminated and roof-mounted signs are prohibited.
- vi. One optional monument sign, in accordance with the standards outlined in section a above, is permitted on the main building grounds near the building entry in lieu, but not in addition to, the permitted building sign for said frontage.

c. **Other Signage**

Directory signs and directional signage in parking lots, on fairways and on driving ranges are permitted in accordance with the provisions outlined in this section and the diagrams in **Exhibit 31**.

- i. Directory signs should be located near main entries for vehicles and/or pedestrians, near building entries.
- ii. Directory signs shall not exceed eight square feet and may be internally-illuminated.
- iii. Projecting signs, pole-mounted signs and window signs are prohibited in the golf course area.

4. HDMF 30 Complex Signage Program

In order to provide for the directional, identification and marketing needs of the multi-family development, the following standards have been prepared for signage related to the HDMF 30 land use.

a. **Monument Signage**

The entry point into the multi-family complexes from the public street should be identified with monument signage in order to create

an easily recognizable landmark. The detailing and materials of this sign should reflect those used elsewhere in the community and should have a strong relationship to the colors and textures used in the architecture of the dwelling units and perimeter fencing. The following standards shall apply to multi-family monument signage in the Alberhill Specific Plan Amendment #1 area.

- i. All monument signs should be set back a minimum of 15 feet from the street curb, a minimum of 10 feet from adjacent lots and five feet from any driveway.
- ii. Monument signs should be limited to identifying the multi-family complex occupying the site.
- iii. Monument signs may be either freestanding or a section of a masonry project perimeter wall.
- iv. Freestanding monument signs should not exceed six feet in height, including base and earth berms.
- v. Freestanding monument signs should not exceed 75 square feet in area.
- vi. Freestanding monument signs should have a minimum side dimension of 16 inches.
- vii. Monument signs should be compatible with building architecture and of a masonry material such as brick, stone, stucco or concrete. Metals and plastics may be used for lettering and logos only.
- viii. Monument signs may be double-sided.
- ix. Where a monument sign is a section of a masonry perimeter wall, the sign background area shall not exceed 75 square feet. No vertical dimension of this background shall exceed six feet and no horizontal dimension shall exceed 12 feet, six inches.
- x. Two monument signs, a maximum of one on each corner, shall be permitted at each major entry which intersects with a public street. A major entry is defined as the primary vehicular access from the largest public right-of-way.
- xi. Monument signs may be illuminated by an external light source or by silhouette lighting behind raised letters. Internally-illuminated signs are prohibited for multi-family complex monument signage.

b. **Other Signage**

Directory signs, as well as directional signage in common driveway and parking lot areas, are permitted in accordance with the provisions of this section and the diagrams in **Exhibit 31**.

- i. Directory signs should be located near main entries for vehicles and/or pedestrians, near building entries.
- ii. Directory signs may not exceed eight square feet and may be internally-illuminated.

- iii. Projecting signs, pole-mounted signs, building signs, banners and window signs are prohibited in the multi-family land use areas.

c. Temporary Signage

Some temporary signage shall be permitted in the HDMF 30 areas, according to the following standards.

- i. Temporary signs shall be located outside of public rights-of-way.
- ii. Temporary signs shall not exceed 50 square feet or a single dimension of eight feet.
- iii. Temporary signs on posts, poles or other supports shall not exceed a total height of 12 feet.
- iv. One temporary sign per major street frontage shall be permitted.
- v. Temporary signs shall be constructed of a durable material such as painted wood, with colors and detailing which reflect the architectural style of the complex.
- vi. In addition to temporary signs, one pennant per 60 lineal feet of major street frontage shall be permitted outside the public rights-of-way.
- vii. Pennants shall be limited to 24 square feet on poles a maximum of 30 feet tall.
- viii. Pennants shall be of no more than three colors.
- ix. Words and letters are prohibited on pennants. Logos, however, are permitted.
- x. Pennant poles must remain in a vertical position. Tattered or damaged pennants must be replaced.
- xi. Temporary signs and pennants on poles are permitted for a period no longer than 30 days from the occupancy of 85% of the units in the complex.

IX. Implementation

Several processes and procedures must be accomplished in order to implement the development proposals contained within this Specific Plan Amendment. It must be established that Specific Plan Amendment #1 is consistent with all State and local requirements before it may be approved by the City Council. Following its approval, several steps must be completed at the regional and State levels before actual development may commence. These steps and procedures are described in detail below.

A. Consistency

1. State Planning and Zoning Law

Section 65450 of the Government Code of the State of California known as the State Planning and Zoning Act gives authority for the preparation of Specific Plans and Specific Plan Amendments. Section 65450 states that the "planning agency may, or if so directed by the legislative body, shall prepare Specific Plans based on the General Plan and drafts of such regulations, programs and legislation as may in its judgement be required for the systematic execution of the General Plan, and the Planning Agency may recommend such plans and measures to the legislative body for adoption." Articles 8 through 10 of Chapter 3 of this law define the Scope, Procedures for Adoption and Administration of Specific Plans and Regulations. This Specific Plan Amendment has been prepared in accordance with these provisions of the State Planning and Zoning Act.

2. California Environmental Quality Act

On August 8, 1989, the City Council of the City of Lake Elsinore adopted Ordinance No. 862 adopting the Alberhill Ranch Specific Plan and certifying Final Environmental Impact Report No. 89-2--SCH No. 88090517--for that 1,853-acre property. In taking that action, the City satisfied provisions of the California Environmental Quality Act, establishing a basis for subsequent discretionary actions upon the project area. Those actions included, but may not have been limited to, the pre-zoning of the project area which was officially annexed into the City of Lake Elsinore as of May 15, 1990, the adoption of Amendments to the City's General Plan Land Use Element and Zoning Code and the adoption of a Development Agreement--Ordinance No. 890--between Brighton Homes and the City concerning the subsequent development of that portion of the Alberhill Ranch Specific Plan area under the ownership of Brighton Homes.

In order to effectuate the development of that portion of the project area at this time, a number of technical amendments to the Alberhill Ranch Specific Plan have been proposed. These amendments govern approximately 997 acres of the Alberhill Ranch Specific Plan area and include, but are not

limited to, modifications to the adopted Land Use Plan, Circulation Plan, Zoning Standards and Design Guidelines.

The City of Lake Elsinore, acting in the capacity of Lead Agency, has undertaken the environmental analysis of those proposed amendments to the Alberhill Ranch Specific Plan for the purpose of identifying those minor technical changes to the Final Environmental Impact Report No. 89-2 which may be required to describe accurately the environmental effects resulting from those actions. The Addendum to the FEIR, prepared pursuant to CEQA, will provide an environmental basis for both the adoption of subsequent tentative tract/parcel maps, vesting tentative tract maps and other discretionary actions in accordance therewith. It will also identify those physical changes which may occur to the Alberhill Ranch Specific Plan area resulting from the proposed amendment to that plan.

In recognition of the above and in accordance with CEQA, the authorization to prepare an addendum to a previously certified environmental impact report was based upon the following:

- * None of the conditions described in Section 15162 of the State CEQA Guidelines calling for preparation of a subsequent EIR have occurred;
- * Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA; and
- * The changes to the EIR made by the Addendum do not raise important new issues about the significant effects on the environment.

3. City of Lake Elsinore General Plan

Section 65300 requires cities to adopt a comprehensive, long-term General Plan for the physical development of the City and any land outside its boundaries which, in the Planning Agency's judgement, bears relation to its planning. The City of Lake Elsinore adopted its General Plan in December of 1990. Concurrently with this Specific Plan Amendment, an amendment to the land use element of the City's General Plan was processed in order to render the Specific Plan Amendment consistent with the General Plan.

An analysis of the consistency of this Specific Plan Amendment #1 with the General Plan goals is provided in **Table 9**.

4. City Council Policies

In the process of updating the General Plan, the City Council identified several land use policies that would help guide the review of General Plan Amendments and Re-zoning applications. An analysis of the consistency of this Specific Plan Amendment #1 with these policies is provided in **Table 10**.

B. Procedures

1. Specific Plan Amendment

a. Processing

This Specific Plan Amendment shall be processed in accordance with the provisions of Chapter 17.99, (SPD) Specific Plan District, of the City of Lake Elsinore Zoning Code. This chapter provides for the processing of Non-conditional Specific Plans, which allows for the approval of the Specific Plan Amendment document and zoning on the project site concurrently. As part of the process, the City Council establishes the development intensity for land uses within the project. Prior to submitting a final Specific Plan Amendment, a draft Specific Plan Amendment shall be reviewed by staff. Before recommending approval of the final Specific Plan Amendment, the Planning Commission and the City Council shall find that the proposed development conforms to the following criteria.

- i. The location and design of the proposed development shall be consistent with the goal and policies of the City's General Plan and with any other applicable plan or policies adopted by the City or in the process of being prepared and adopted.
- ii. The proposed location shall allow the development to be well-integrated with or adequately buffered from its surroundings.
- iii. All vehicular traffic generated by the development, either in phased increments or at full build-out, is to be accommodated safely and without causing undue congestion on adjoining streets.
- iv. The final Specific Plan Amendment shall identify a methodology or methodologies by which to allow land uses to be adequately serviced by existing or proposed public facilities and services. In appropriate circumstances and as provided elsewhere by City Code, the City may require that suitable areas be reserved for schools, parks and pedestrian ways, or public open spaces shall be dedicated or reserved by private covenant for the common use of residents, establishments or operations in the development.
- v. The overall design of the Specific Plan Amendment will produce an attractive, efficient and stable development.
- vi. In accordance with the requirements of CEQA, impacts have been reduced to a level of non-significance, or, in the case where impacts remain, a statement of overriding considerations shall be adopted to justify the merits of project implementation.

b. Future Development Proposals

The following are administrative standards that apply to the implementation of future development applications, i.e., plot plans, tract maps, parcel maps, Specific Plan Amendments, etc., for the Alberhill Specific Plan Amendment #1 project.

- i. Subsequent Specific Plan Amendments may be submitted to increase and decrease the land use categories, densities and/or intensities of the commercial and multi-family districts.
- ii. Future tentative or parcel maps and site plan review packages must be in substantial conformance with the standards and guidelines of the Alberhill Specific Plan Amendment #1.
- iii. Final subdivision or parcel maps shall be in substantial conformance with the approved tentative or parcel map, as well as with the approved site plan package.
- iv. Building Permits for dwelling units shall be issued when a final subdivision map has been recorded. Permits may be issued for model units prior to the final map recordation, subject to the requirements of the City.
- v. Mitigation measures for environmental impacts shall be reviewed during the tentative map/site plan review stage. The tentative map shall be conditioned as necessary to mitigate any remaining impacts at the construction stages.
- vi. Subject to the administrative approval of the Community Development Director, minor building setback variances may occur for up to 20% of the required side setback in either the SFR I or II District, provided the front setback is greater than 15 feet. Minor height variances, subject to the administrative approval of the Community Development Director, may occur for up to 25% of the required height standards, excluding appurtenances such as chimneys and vents.

Approval of the final Specific Plan Amendment #1/Addendum EIR for the project shall be accomplished by ordinance

C. Summary

In summary, the following actions must be taken by the City of Lake Elsinore City Council in order to initiate the implementation of the Alberhill Specific Plan Amendment #1.

1. Consider the addendum to FEIR 89-2 and find that FEIR 89-2, as modified by the addendum, accurately and adequately analyzes the environmental impacts of the project.

2. Consider GPA 91-1, revising the Land Use Element of the City of Lake Elsinore General Plan to modify the land uses and intensities allowable within the Alberhill Specific Plan area.
3. Consider the Alberhill Specific Plan Amendment #1 as a Non-conditional (SP) Specific Plan to revise the land uses and intensities within the Alberhill Specific Plan area consistent with GPA 91-1.
4. Consider Amendment #1 to the Development Agreement between the City of Lake Elsinore and Brighton-Alberhill Associates for Alberhill Ranch Development to incorporate the changed land uses and intensities authorized by the Alberhill Specific Plan Amendment #1.
5. Consider approval of the Zoning Regulations for the Alberhill Specific Plan Amendment #1.

Table 9 Consistency with General Plan Goals

Land Use Element

Goal 1.0

To achieve the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses

- | | |
|---------------|---|
| Objective 1.1 | Encourage the development and maintenance of a broad range of housing types for all income groups and age categories. |
| Policy 1.1.1 | The City shall encourage planned residential and/or planned unit developments, through the use of Specific Plans and zoning, that promote innovative site design, preserve natural features and provide open space, recreational facilities and other amenities and facilities. |
| Consistency | The Alberhill Specific Plan Amendment #1 is designed to cluster housing in an appropriate density structure while providing for a municipal golf course and commercial land uses, as well as upgraded public infrastructure. |
| Policy 1.1.2 | The City shall utilize a density bonus concept to encourage redevelopment and rehabilitation and the provision of affordable housing. |
| Consistency | The Alberhill SPA #1 provides multi-family housing both for sale and for rent in a percentage consistent with the Riverside County low and moderate affordable housing standards. |
| Policy 1.1.3 | The City shall evaluate land use compatibility, noise, traffic and other environmental hazards when making residential and land use decisions. |
| Consistency | All land use decisions are supported by an Environmental Impact Report. |
| Policy 1.1.4 | The City shall establish a wide range of infill development incentives and designate appropriate areas within the City to apply to such incentives. |
| Consistency | Because this property is in an annexation area, the infill issues that would normally accompany a plan within an urban area are not appropriate here. |
| Objective 1.2 | Encourage the development of commercial land uses and the revitalization of existing commercial uses that strengthen the City's economic base and offer a range of enterprises that serve the needs of residents and visitors. |
| Policy 1.2.1 | The City shall evaluate the need for day-to-day shopping, which includes convenience goods, food and personal services, when residential land use decisions are made. |
| Consistency | Both regional and community shopping opportunities exist as a function of this project. |

- Policy 1.2.2 The City shall encourage the location of new neighborhood commercial uses in consolidated centers served by major traffic ways.
- Consistency The two major areas of commercial land use are located adjacent to major arterials and urban arterials, i.e., Lake Street and Nichols Road.
- Policy 1.2.3 The City shall allow specialty commercial, high activity land uses within specific areas along the lake perimeters.
- Consistency NA
- Policy 1.2.4 The City shall encourage revitalization of the central business district.
- Consistency NA
- Objective 1.3 Encourage industrial land uses to diversify Lake Elsinore's economic base.
- Policy 1.3.1 The City shall encourage the location and development of industrial, manufacturing and office uses along the I-15 corridor.
- Consistency Professional office uses will be encouraged in the Suburban Village land use district. Industrial and manufacturing uses will be precluded.
- Policy 1.3.2 The City shall establish business park development standards that provide for a compatible mix of office, light industrial/assembly, research and development and service use.
- Consistency NA
- Policy 1.3.3 The City shall utilize those tools available to public agencies to assist the private sector in the development of projects which will increase employment opportunities within the City.
- Consistency NA
- Objective 1.4 Provide for open space and recreational land uses to meet the needs of the community.
- Policy 1.4.1 The City shall require the dedication of open space and parkland and encourage private open space and other recreational amenities within proposed development.
- Consistency A joint five-acre neighborhood park is proposed within the development and will ultimately be dedicated to the City.
- Policy 1.4.2 The City shall require private parkland and private open space areas to be operated and maintained by the land owner, a homeowners' association or other private entity.
- Consistency The proposed golf course will be owned, operated and maintained by a private party. In-tract slopes greater than 20 feet in height will be maintained by a Homeowners' Association or other private entity.

- Objective 1.5 Provide for institutional land uses to meet the social, economic, cultural, spiritual and educational needs of the residents.
- Policy 1.5.1 The City shall provide zoning provisions allowing institutional land uses including publicly-owned facilities and schools, churches, synagogues, hospitals and medical centers.
- Consistency These institutional land uses will be permitted in all districts of the project except the Golf Course Open Space area.
- Objective 1.6 Encourage a jobs-to-housing balance of one job for every 1.3 households by the year 2010.
- Policy 1.6.1 The City shall periodically review and update the land use plan to strive to achieve and maintain the desired balance between employment and housing opportunities.
- Consistency NA

Goal 2.0

To maintain the City's role as a year-round resort destination

- Objective 1.7 Provide for new development around the lake that offers increased recreational activities for residents and tourists.
- Policy 1.7.1 The City shall participate in the implementation of the Lake Elsinore Management Project.
- Consistency NA
- Policy 1.7.2 The City shall utilize the specific plan concept around the lake to guide and encourage recreational uses including golf courses, parks, marinas, trails and beaches.
- Consistency The project implementation includes an 18-hole championship golf course.
- Objective 1.8 Ensure that new development provides open space, parkland and amenities that contribute to a high quality of life for residents and tourists.
- Policy 1.8.1 The City shall require that specific plans include design guidelines for architecture, landscape architecture, site planning and streetscapes.
- Consistency The Alberhill Specific Plan Amendment #1 includes sections which satisfy all of the above requirements.
- Policy 1.8.2 The City shall evaluate the provision of public access to the lake and open space areas when making land use decisions.
- Consistency The neighborhood park and the golf course will be open to the public.

Goal 3.0

To achieve a physical environment in which the development of the land respects the City's environment

- Objective 1.9 Ensure the consideration of environmental and physiographic features in the planning process.
- Policy 1.9.1 The City shall use the specific plan as a tool to examine and plan closely for environmental features.
- Consistency Environmental impact have previously been addressed within the Alberhill Ranch Specific Plan FEIR.
- Policy 1.9.2 The City shall establish hillside grading standards that naturalize the effects of grading, require the preservation of unique natural features and encourage a broad range of hillside architectural and site planning solutions.
- Consistency NA
- Policy 1.9.3 The City shall consider public views of the lake as a standard development evaluation criteria.
- Consistency Where views to the lake exist, design standards to maintain those views have been provided.
- Policy 1.9.4 The City shall utilize the information provided by the computerized Geographic Information System in reviewing and preparing plans for new development.
- Consistency NA
- Objective 1.10 Require physical and visual buffers between land uses characterized by differing functions and density to ensure land use compatibility.
- Policy 1.10.1 The City shall require parcels developed for commercial or industrial use to incorporate buffers which minimize the impacts of noise, light, visibility of activity and vehicular traffic on residential uses.
- Consistency Adequate performance standards have been provided in conformance with this policy.
- Policy 1.10.2 The City shall require that on-site lighting be located so that only the intended area is illuminated, off-site glare is minimized and safety is provided.
- Consistency Project development will conform to the intent of this policy.
- Goal 4.0**
To provide infrastructure and services to support existing and future land uses.
- Objective 1.11 Ensure that impacts on infrastructure from new development do not exceed the City's ability to provide essential facilities and services, and plan for the correction of existing infrastructure and service deficiencies.
- Policy 1.11.1 The City shall develop five-year capital improvement programs for the improvement of existing public facilities and development of new facilities.
- Consistency NA

- Policy 1.11.2 The City shall establish benefit assessment districts where appropriate for installation and maintenance of sewer, water and flood control facilities and road improvements.
- Consistency Public financing mechanisms will be available to the project proponent.
- Policy 1.11.3 The City shall continue to require that development proposals be fully responsible for meeting public facilities and services requirements.
- Consistency The project will be subject to meet all public facility and service demands.

Open Space/Conservation Element

Goal 1.0

To identify, protect and conserve natural resources.

- Objective 1.1 Preserve important biological habitats, and protect plant and animal species of concern.
- Policy 1.1.1 The City shall require development proposals to identify significant biological resources, and provide mitigation measures to impacts including adequate buffering, selective preservation, the provision of replacement habitat, the use of sensitive site planning techniques and other appropriate measures.
- Consistency Significant wildlife habitat, plants and animals will either be protected or impacts will be mitigated under this Amendment.
- Policy 1.1.2 The City shall preserve and enhance significant biological resources in areas within the public domain.
- Consistency NA
- Policy 1.1.3 The City shall coordinate with other agencies to adopt and implement a Santa Ana River Habitat Conservation Plan as a planning and policy guide for projects that would affect the endangered Least Bell's Vireo and its habitat.
- Consistency Pursuant to a 1603 Agreement with the California Department of Fish and Game and a 404 Permit from the Army Corps of Engineers, a mitigation plan will be implemented to preserve habitat along Temescal Creek. To date, no Least Bell's Vireos have been identified in the project area.
- Policy 1.1.4 The City shall coordinate with other agencies to adopt and implement a Habitat Conservation Plan for the Stephens's Kangaroo Rat.
- Consistency The City is a participant with the Riverside County Habitat Conservation Agency, an entity implementing Section 10(a) of the Endangered Species Act to address incidental "take" of Stephens's Kangaroo Rat occupied habitat.
- Objective 1.2 Increase and preserve natural and planted vegetation on public and private lands.

- Policy 1.2.1 The City shall retain and improve the quality of existing landscaping in parkways, parks, civic facilities, rights-of-way and other public open areas.
- Consistency Landscaped parkways and medians designed for major streets will be dedicated to the City.
- Policy 1.2.2 The City shall encourage developers to incorporate mature trees and other significant vegetation which may exist on a site into the landscape design for new developments.
- Consistency Natrual open space will be maintained in Walker Canyon. Other landscape features will be included as part of the overall landscape design for this amendment.
- Objective 1.3 Develop a program to conserve and recycle paper, glass and aluminum.
- Policy 1.3.1 The City shall develop a program to explore the opportunity and feasibility of implementing a City-wide program to recycle household paper, glass and aluminum.
- Consistency NA
- Objective 1.4 Promote water conservation, and ensure that the quality of water resources is not degraded as a result of the urbanization of the City.
- Policy 1.4.1 The City shall require new developments to incorporate water conservation measures into project design.
- Consistency This policy will be complied with through the planting of drought-tolerant planting material throughout the project.
- Policy 1.4.2 The City shall implement the use of reclaimed water for irrigation of parks, golf courses, publicly landscaped areas and other feasible applications when reclaimed water becomes available from the EVMWD.
- Consistency* Reclaimed water will be implemented in appropriate areas such as medians, parkways and golf course greens.
- Policy 1.4.3 The City shall require adequate erosion control and water runoff measures of development projects that may otherwise impact water resources adversely.
- Consistency The project's Master Plan for Storm Drains and grading plans will be reviewed an approved by the City for policy consistency.
- Policy 1.4.4 The City shall regulate and manage lands adjacent to or affecting the lake and other waterways as stipulated by the Regional Water Resources Control Board.
- Consistency NA
- Policy 1.4.5 The City shall properly manage the use of limited groundwater to supplement the water supply required for present and future needs within the Study Area.
- Consistency NA

- Policy 1.4.6 The City shall coordinate with the water districts to preserve appropriate floodplain and aquifer recharge areas to provide a long-term groundwater supply.
- Consistency NA
- Objective 1.5 Promote the conservation of scarce energy resources, and reduce the community's reliance on traditional energy resources.
- Policy 1.5.1 The City shall encourage the incorporation of energy conservation features in the design of all new construction.
- Consistency Basic shopping needs will be available within the project to reduce transportation impacts. Opportunities to utilize solar energy and reclaimed water will also exist in the project.

Goal 2.0

To achieve and maintain state and national ambient air quality standards

- Objective 2.1 Promote land use patterns that reduce daily automotive trips and reduce trip distances for work, shopping, school and recreation.
- Policy 2.1.1 The City shall locate new neighborhood commercial facilities close to the residential areas served to increase pedestrian and bikeway travel.
- Consistency The incorporation of the Suburban Village Mixed Use District, a school, a championship golf course and residential land uses will promote land use patterns in compliance with this policy.
- Policy 2.1.2 The City shall encourage office, industrial and commercial development to improve the jobs-to-housing balance in the region and reduce the length of home-to-work trips by local residents.
- Consistency The Suburban Village land use district provides for office and commercial development in proximity to the residential land use districts within the Specific Plan Amendment area.
- Policy 2.1.3 The City shall encourage the financing and construction of park-and-ride facilities.
- Consistency NA
- Objective 2.2 Reduce air pollutant emissions.
- Policy 2.2.1 The City shall cooperate with and facilitate the efforts of the California Air Resources Board, the South Coast Air Quality Management District, Southern California Association of Governments and the County of Riverside to establish and implement regional air quality control measures.
- Consistency NA

Policy 2.2.2 The City shall carefully consider the location of manufacturing and extraction facilities with potential air pollution impacts as part of the development review process.

Consistency NA

Goal 3.0

To prevent the loss of significant historical and cultural resources

Objective 3.1 Identify and promote the preservation and conservation of paleontological and archaeological sites.

Policy 3.1.1 The City shall require sites proposed for future development to be evaluated through a literature search or survey by certified archaeologists and/or paleontologists in accordance with CEQA.

Consistency The required studies have been performed on the project site, and no significant paleontological or archaeological sites were found on the project site.

Policy 3.1.2 The City shall establish a method by which either the preservation of identified archaeological sites or the professional retrieval of artifacts occur prior to development of the site.

Consistency NA

Objective 3.2 Assure the recognition of the City's heritage through preservation of the City's significant historical sites and structures.

Policy 3.2.1 The City shall consider acquisition and preservation of historic buildings for public facility uses.

Consistency NA

Policy 3.2.2 The City shall support the reuse of significant architectural and historical residences.

Consistency NA

Goal 4.0

To identify and preserve open space areas for public safety, recreation, scenic quality and preservation of natural resources

Objective 4.1 Preserve quality public views of the lake and ridgelines.

Policy 4.1.1 The City shall identify significant viewsheds associated with proposed projects that may be preserved through appropriate grading, site design and building techniques.

Consistency Lake and surrounding ridgeline views will be preserved in the development of this project.

Policy 4.1.2 The City shall pursue the dedication of open space in hillside development proposals that offer view opportunities from transportation corridors and surrounding development.

- Consistency NA
- Policy 4.1.3 The City shall seek from new development the incorporation of views from roadways and other public spaces to provide residents and tourists with scenic vistas to the water, marinas and lakeshore activities.
- Consistency NA
- Objective 4.2 Promote the establishment of permanent open space areas and the preservation of significant physiographic features.
- Policy 4.2.1 The City shall encourage the preservation of watercourses, steep canyons, major ridgelines and rock outcroppings.
- Consistency The preservation of Walker Canyon as a natural open space area, providing a scenic corridor along I-15 between Lake Street and Nichols Road will conform with this policy.
- Policy 4.2.2 The City shall work with County, State and Federal agencies to acquire significant habitat areas for permanent open space, including riparian areas along the San Jacinto River and Temescal Wash.
- Consistency NA
- Policy 4.2.3 The City shall ensure that passive and active open space uses are incorporated into the development of specific plan areas.
- Consistency This proposal provides for a five-acres neighborhood park and an 18-hole championship golf course, both of which will be open to the public.
- Policy 4.2.4 The City shall establish a plan for a trail network to public open space areas intended for active or passive use.
- Consistency NA
- Policy 4.2.5 The City shall encourage the use of clustered development and other site planning techniques to maximize the preservation of open space.
- Consistency Clustered development will be utilized where applicable within the high density attached areas of this Specific Plan Amendment.

Goal 5.0

To encourage the conservation and efficient production of lands with mineral deposits.

- Objective 5.1 To the extent consistent with other land use goals and objectives and where compatible with neighboring land uses, protect the viability of resource production in State-designated, regionally significant resource areas.
- Policy 5.1.1 The City shall evaluate development that would preclude or threaten potential mineral extraction, particularly in areas designated as regionally or State-significant consistent with State guidelines.

- Consistency Mineral deposits adjacent to the project will remain a resource until a higher and better use is viable. The potential for mineral extraction on site as a regional resource has been diminished.
- Policy 5.1.2 The City shall encourage industries to locate in Lake Elsinore that will take advantage of the resources in the area, including clay, sand and gravel.
- Consistency NA
- Policy 5.1.3 Mineral resource extraction should be performed in areas designated as containing significant mineral deposits, but where appropriate and consistent with other objectives and goals of the General Plan, such areas may be appropriately developed for residential, commercial or other approved uses.
- Consistency Although the subject property was once mined for clay resources, said resources have been depleted and are no longer economically feasible. An approved reclamation plan anticipates the alternative development consistent with this Specific Plan Amendment.
- Objective 5.2 Control the extraction of mineral resources to ensure minimal disturbance to the environment and surrounding land uses.
- Policy 5.2.1 The City shall review proposed mining operations to ensure mitigation of identified environmental impacts, especially pertaining to water quality, habitat preservation, traffic, noise and visual impacts.
- Consistency Existing mineral operations are regulated and monitored pursuant to the City's Surface Mining and Reclamation Ordinance.

Goal 6.0

To identify, protect and preserve prime agricultural land from premature conversion to urbanized areas

- Objective 6.1 Encourage the continued production of prime agricultural soils, groves and other agricultural activity.
- Policy 6.1.1 The City shall ensure land use policies and standards which protect viable agricultural uses and lands, particularly for lands in the Sphere of Influence to be annexed into the City.
- Consistency No prime agricultural opportunities exist on the property.

Parks and Recreation Element

Goal 1.0

To provide a range of recreational opportunities for all residents and visitors

- Objective 1.1 Provide a combination of local park acreage, park facilities and parks and recreation programs to serve the different needs of the community.
- Policy 1.1.1 The City shall adopt a parks master plan for local and community parks, recreation facilities and City beaches.

Consistency	NA
Policy 1.1.2	The City shall pursue the funding of acquisition, development and maintenance of parkland and recreational program administration.
Consistency	NA
Policy 1.1.3	The City shall use park design and site development to enhance and preserve significant natural features, including riparian areas, rock outcroppings, ridgelines and viewpoints.
Consistency	Mitigation measures have been included with respect to natural open space and riparian areas.
Policy 1.1.4	The City shall require developers of residential projects of greater than 50 dwelling units to dedicate land based on the park acre standard of five acres to 1,000 population or the payment of in lieu fees.
Consistency	Pursuant to the previously approved Development Agreement (Ord. 890), this requirement has been satisfied.
Policy 1.1.5	The City shall pursue joint use of public lands available and suitable for recreational purposes, including land under the jurisdiction of other governmental and quasi-governmental agencies.
Consistency	NA
Objective 1.2	Provide parkland and recreational opportunities to complement the tourist orientation of the community.
Policy 1.2.1	The City shall preserve and develop the City's public beach lands and recreational facilities to complement the State recreation system.
Consistency	NA
Policy 1.2.2	The City shall initiate cooperative agreements with the State Department of Parks and Recreation for the acquisition of beach land, the provision of concessions, recreation facilities and security patrol and the sharing of operation and maintenance costs.
Consistency	NA
Objective 1.3	Encourage the development of private recreational facilities in Lake Elsinore.
Policy 1.3.1	The City shall encourage the development of private recreational facilities within residential and mixed use developments, with appropriate mechanisms to ensure that such facilities are properly maintained and that they remain available to residents in perpetuity.
Consistency	In addition to a neighborhood park, an 18-hole championship golf course will be implemented with this Specific Plan Amendment.

- Policy 1.3.2 The City shall amend Resolution 85-34 to allow private park acreage to fulfill up to 25% of the public park dedication requirement for residential projects, when a private park complies with City public park standards.
- Consistency NA
- Objective 1.4 Establish a primary trail network that links City, County of Riverside and State park and recreation facilities.
- Policy 1.4.1 The City shall adopt a master plan for multipurpose trails.
- Consistency NA

Public Safety and Urban Services Element

Goal 1.0

To ensure a high level of public safety for the community

- Objective 1.1 Provide effective and cost-efficient police, fire and emergency medical services to the City to minimize potential injury, loss or destruction of persons and property and to provide a safe and secure environment for the City's residents and visitors.
- Policy 1.1.1 The City shall coordinate with the County of Riverside to provide police and fire service aimed at a ratio of 1.5 police officers per 1,000 persons for police protection and fire service at a ratio of one fireman per 1,000 persons.
- Consistency NA
- Policy 1.1.2 The City shall ensure that new developments shall be approved only after it has been determined that there is adequate water pressure to maintain the required fire flow.
- Consistency NA
- Policy 1.1.3 The City shall coordinate with the County of Riverside and the California Forestry Division to minimize potential fire hazards in areas of special concern, including the Cleveland National Forest and areas served below the acceptable fire response time.
- Consistency NA
- Policy 1.1.4 The City shall incorporate defensible space considerations in site building design to discourage crime and improve surveillance of property by police.
- Consistency Design standards incorporated with this Specific Plan Amendment address this policy with adequate building separation and on-site circulation.
- Policy 1.1.5 The City shall promote the establishment of neighborhood watch programs in conjunction with law enforcement agencies to encourage community participation in the surveillance of neighborhoods.

Consistency	NA
Objective 1.2	Minimize the risk of loss of life, injury, property damage and economic and social displacement due to seismic and geologic hazards resulting from earthquakes and geologic constraints.
Policy 1.2.1	The City shall ensure that seismic hazards are identified through the development review process.
Consistency	No earthquake faults transverse the property.
Policy 1.2.2	The City shall require all new development projects to comply with the most recent UBC seismic design standards.
Consistency	Precautions relative to geologic considerations will be implemented pursuant to UBC and City standards.
Policy 1.2.3	The City shall establish programs, when feasible, to assist in the seismic upgrading of buildings to meet building and safety codes.
Consistency	NA
Policy 1.2.4	The City shall require potential secondary seismic shaking hazards such as liquefaction, seismically-induced settlement or ground lurching to be geotechnically investigated wherever deemed necessary by the City Engineer on the basis of the geologic constraints map or other relevant geologic data.
Consistency	NA
Objective 1.3	Minimize the risk of injury to residents and visitors and of property damage due to flooding.
Policy 1.3.1	The City shall pursue the construction of a levee and improvements to the inflow and outflow channels to reduce flood hazards.
Consistency	NA
Policy 1.3.2	The City shall request the U.S. Department of Housing and Urban Development Federal Insurance Administration to update the Flood Insurance Rate Maps for the City upon completion of the lake levee and improvements to the Temescal outflow channel.
Consistency	NA
Policy 1.3.3	The City shall require drainage improvements as a condition of project approval as deemed necessary by the City Engineer.
Consistency	Prior to grading, improvement plans will be reviewed and approved by the City Engineer.
Policy 1.3.4	The City shall ensure that flooding hazards are evaluated during the development review process.
Consistency	No residential development will be developed in floodplain areas.

Objective 1.4 The City shall work towards reducing the level of risk to persons and property from hazardous waste within the City.

Policy 1.4.1 The City shall adopt a hazardous waste management plan that provides guidelines and standards for siting facilities, waste generation, treatment and disposal and other land use criteria.

Consistency NA

Objective 1.5 Coordinate with the County of Riverside and other appropriate agencies to provide effective response to an emergency, minimize property damage in a disaster and enhance citizen awareness of evacuation routes and actions to be taken in the event of an emergency through education.

Policy 1.5.1 The City shall maintain and update the Emergency Preparedness Plan programs to respond effectively to and recover from a hazardous event.

Consistency NA

Goal 2.0

To ensure public infrastructure supports existing and future land uses

Objective 2.1 Coordinate with water districts to provide domestic water supplies and fire flow water requirements to meet existing and future demand.

Policy 2.1.1 The City shall continue to work with the EVMWD in establishing a reclaimed water distribution system within the service area to provide reclaimed water for irrigating landscaping along I-15 and potentially to irrigate future community and regional parks and golf courses.

Consistency NA

Policy 2.1.2 The City shall, prior to the issuance of building permits, require landowners to demonstrate that adequate water capacity exists or will be provided to serve the proposed development.

Consistency Pursuant to the Elsinore Valley Municipal Water District's Master Plan of Water Facilities and the proposed project water facilities, i.e., reservoirs, the project will conform to this policy.

Policy 2.1.3 The City shall provide the EVMWD and the Elsinore Water District with periodic building activity reports, and assist the districts in analyzing new capacity requirements to ensure availability and to avoid construction of excessive water capacity.

Consistency NA

Objective 2.2 Ensure that wastewater/sewer flows are accommodated, and provide facilities to meet existing and future development.

Policy 2.2.1 The City shall, prior to the issuance of building permits, require landowners to demonstrate that wastewater/sewer flows will be accommodated for the proposed development.

- Consistency Pursuant to the Traffic Study prepared for this Amendment, warrant and turning lane recommendations will be incorporated.
- Policy 1.2.2 The City shall require that pedestrian, bicycle and vehicular traffic is separated to the maximum extent feasible.
- Consistency Sidewalks and bicycle lanes have been incorporated into this Specific Plan Amendment.
- Policy 1.2.3 The City shall establish a master program of roadway improvements under an on-going maintenance program
- Consistency NA
- Objective 1.3 Preserve the quality of residential neighborhoods by maintaining the legally enforceable speed limits and by discouraging the flow of truck traffic and through traffic.
- Policy 1.3.1 The City shall develop measures to avoid diversion of through traffic into residential neighborhoods.
- Consistency NA
- Policy 1.3.2 The City shall enforce speed limits of 25 miles per hour in those areas defined by the California Vehicle Code as residential neighborhoods.
- Consistency NA
- Goal 2.0**
To promote a public transportation system that is safe, convenient and effective
- Objective 2.1 Develop a strategy to meet the needs of the transit-dependent, residents and visitors of the City.
- Policy 2.1.1 The City shall require construction of bus turnouts adjacent to new developments where transit demand levels may be sufficient in the future to warrant such accommodations.
- Consistency Bus turnouts will be provided along major arterials and bus stops will be strategically located on collector roadways.
- Policy 2.1.2 The City shall support improved transit services for the elderly and disabled persons.
- Consistency NA
- Policy 2.1.3 The City shall work with LETS and RTA in pursuing additional transit routes in the City as well as to adjacent Cities.
- Consistency NA
- Goal 3.0**
To promote alternatives to motorized transportation

- Objective 3.1 The City shall promote the design and location of future land uses to encourage access by non-automotive means.
- Policy 3.1.1 The City shall create a system of bicycle lanes within the street right-of-way to meet the needs of both the local and commuter cyclist.
- Consistency NA
- Policy 3.1.2 The City shall provide a system of sidewalks or pathways in residential and commercial areas.
- Consistency NA
- Policy 3.1.3 The City shall require the installation of wheelchair ramps on all new sidewalks and shall encourage their installation in older neighborhoods.
- Consistency NA
- Policy 3.1.4 The City shall provide for the safe interface between equestrian and hiking trails and other circulation routes throughout the City.
- Consistency NA

Goal 4.0

To provide a supply of parking to meet the needs of residents and visitors to the City.

- Objective 4.1 Ensure that the public parking needs of the City are met.
- Policy 4.1.1 The City shall pursue methods of encouraging the provision of an increased on-site parking supply through a range of techniques.
- Consistency NA
- Policy 4.1.2 The City shall work cooperatively with developers and the business community to develop funding mechanisms for the construction of future parking facilities.
- Consistency NA
- Policy 4.1.3 The City shall encourage the joint development of parking facilities to the maximum extent feasible.
- Consistency NA

Housing Element

Goal 1.0

To provide decent housing opportunities and a satisfying living environment for residents of Lake Elsinore

- Objective 1.1 Achieve the construction of 1,352 new housing units during the next five years. This objective equals the market rate demand plus 20% of the non-market rate need.

Policy 1.1.1 The City shall monitor new construction and the existing housing stock to evaluate progress on meeting housing production objectives.

Consistency NA

Policy 1.1.2 The City shall provide an inventory of land sufficient to accommodate the "share of regional housing needs" at varying densities over the next five years.

Consistency NA

Goal 2.0

To conserve and improve the condition of the existing affordable housing stock

Objective 2.1 Encourage the conservation of existing, affordable, rental housing throughout the City, including dwellings occupied by households assisted through local, State or Federal programs.

Policy 2.1.1 The City shall participate in programs to preserve the existing housing stock in sound condition and correct neighborhood conditions which cause blight and deterioration.

Consistency NA

Objective 2.2 Prevent the physical decline of existing residential neighborhoods.

Policy 2.2.1 The City shall maintain and upgrade existing neighborhood infrastructure including, but not limited to, sidewalks, parkways and waterlines.

Consistency NA

Objective 2.3 Achieve the rehabilitation of 50 dwelling units during the next five years.

Policy 2.3.1 The City shall facilitate the physical improvement of existing housing needing repairs through code enforcement, financial incentives and other appropriate methods.

Consistency NA

Policy 2.3.2 The City shall establish financial incentives to encourage housing rehabilitation through the use of Community Development Block grant funds, the 20% set aside and other State and Federal sources which are deemed to be feasible and appropriate.

Consistency NA

Goal 3.0

To assist in the development of housing to meet the needs of low and moderate income households

Objective 3.1 Facilitate the development of at least 200 dwelling units during the next five years to provide the City's fair share of low and moderate income households in accordance with Article 10.6 of the California Government Code.

Policy 3.1.1 The City shall facilitate the development of new housing to meet the needs of first-time buyers with two working adults and other special needs groups, as appropriate.

Consistency As stated in the Brighton-Alberhill Development Agreement, the project is required to contribute its fair share to meet the very low to low income housing criteria as set forth in the City of Lake Elsinore Housing Element.

Policy 3.1.2 The City shall provide adequate housing sites in relation to housing production needs and consistent with the Land Use Element.

Consistency This Specific Plan Amendment is consistent with the goals and objectives of the General Plan.

Goal 4.0

To address where appropriate and legally possible constraints to the maintenance, improvement and development of housing

Objective 4.1 Achieve reasonable processing times and fees, and encourage incentives for the provision of quality housing opportunities.

Policy 4.1.1 The City shall consider fee waivers and accelerated processing as methods of facilitating the production of affordable housing.

Consistency NA

Policy 4.1.2 The City shall utilize Specific Plans and other land planning concepts to encourage a diversity of housing.

Consistency Adoption of this Specific Plan Amendment will satisfy this policy.

Goal 5.0

To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin and color.

Objective 5.0 Coordinate with State and County agencies involved in ensuring compliance with fair housing laws.

Policy 5.1.1 The City shall annually request information on fair housing complaints made to the State Department of Fair Employment Practices and the County Economic Development Department.

Consistency NA

Goal 6.0

To encourage the incorporation of energy conservation features in the design of all new housing developments and the installation of conservation devices in existing developments

Objective 6.1 Evaluate each residential proposal of more than 50 dwelling units for opportunities to conserve energy.

Policy 6.1.1 The City shall encourage the incorporation of energy conservation features in the design of all new construction including, but not limited to, thermal insulation, sealed gas lines and solar energy systems.

- Consistency Energy conservation devices such as minimum flow showerheads and energy efficient water heaters will be implemented pursuant to the City's Uniform Building Code (S).
- Policy 6.1.2 The City shall encourage the use of passive design concepts that make use of the natural climate to increase energy efficiency.
- Consistency Adequate separation of structures exists to provide for air and light potential and exposure.

Noise Element

Goal 1.0

To reduce noise impacts from transportation noise sources

- Objective 1.1 Reduce transportation noise through a variety of methods, including coordination with various agencies, proper design of transportation facilities and coordination of traffic routing.
- Policy 1.1.1 The City shall construct barriers to mitigate sound emissions where necessary or feasible.
- Consistency NA
- Policy 1.1.2 Actively participate in the development of noise abatement plans for highways.
- Consistency NA
- Policy 1.1.3 The City shall coordinate with CalTrans to ensure the inclusion of noise mitigation measures in the design of new highway projects in Lake Elsinore.
- Consistency NA
- Policy 1.1.4 The City shall ensure the effective enforcement of City, State and Federal noise levels by all appropriate City divisions.
- Consistency Noise levels generated by traffic flows in this project will not exceed City, State or Federal noise level standards.
- Policy 1.1.5 The City shall undertake the FAA's master plan process for Skylark Airport.
- Consistency NA
- Policy 1.1.6 The City shall investigate methods for controlling motor boat noise on Lake Elsinore.
- Consistency NA

Goal 2.0

To incorporate noise considerations into land use planning decisions

- Objective 2.1 Establish acceptable limits of noise for various land uses throughout the community.
- Policy 2.1.1 The City shall ensure acceptable noise levels near schools, hospitals, convalescent homes and other noise-sensitive areas.
- Consistency An acoustic study will be required prior to issuance of building permits in order to determine if additional noise buffering measures may be warranted near schools.
- Policy 2.1.2 The City shall establish standards for all types of noise not already governed by local ordinances or preempted by State or Federal law.
- Consistency NA
- Policy 2.1.3 The City shall encourage acoustical design in new construction.
- Consistency All construction will meet the minimum requirements of the UBC.
- Policy 2.1.4 The City shall require that noise reduction features be incorporated during site planning to minimize the anticipated noise impacts on affected noise-sensitive land uses.
- Consistency NA

Goal 3.0

To develop measures to control non-transportation noise impacts

- Objective 3.1 Reduce noise generated by non-transportation sources.
- Policy 3.1.1 The City shall limit the hours of construction activities in residential areas.
- Consistency Typical hours of construction will be from 7am to 7pm, Monday through Saturday.
- Policy 3.1.2 The City shall minimize the development of commercial and industrial land uses adjacent to noise-sensitive land uses.
- Consistency NA
- Policy 3.1.3 The City shall establish one agency within the City to review all noise conflicts and develop coordination among the City agencies involved in noise abatement.
- Consistency NA
- Policy 3.1.4 The City shall establish a Community Noise Ordinance to mitigate noise conflicts.
- Consistency The project shall comply to the City of Lake Elsinore's Community Noise Ordinance.

Table 10 Compliance with City Council Policies

Policy 1

The City shall not amend, alter or apply the General Plan or zoning designations in any manner which would clearly or likely cause potential harm to the health, safety or general welfare of the citizens and residents of the City of Lake Elsinore.

Conformance

The General Plan Amendment pursuant to the Alberhill Specific Plan Amendment #1 area will benefit the citizens and residents of the City by adding to its tax base and providing for its control of development in a manner so as not to cause potential harm to the health, safety or general welfare of the citizens and residents of the City of Lake Elsinore.

Policy 2

The City shall not amend, alter or apply the General Plan or zoning designations in any manner which would result in an inconsistency between the General Plan and the Zoning Code. Simultaneous amendments to either the General Plan or a zoning designation are permitted when they are elements of a single project proposal.

Conformance

Amendment of the Land Use Element of the General Plan will provide consistency between the General Plan and the adopted Zoning Regulations for the Alberhill Specific Plan Amendment #1.

Policy 3

The City shall not approve any proposed land use project or modification of the General Plan and zoning which clearly can be seen to cause significant environmental harm to the City of Lake Elsinore and/or its citizens and residents unless substantial factual information is submitted and made a part of the public record so that well-founded, overriding considerations can be made.

Conformance

A comprehensive Addendum FEIR for the Alberhill Ranch Specific Plan has been completed.

Policy 4

The City shall give its first preferred consideration to those development proposals which provide for regional and sub-regional commercial/industrial uses which clearly avoid any significant conflict with the land uses and potential land uses of the downtown Central City Core as a "Specialty Commercial" development center. "Specialty Commercial" uses include, but are not limited to, the following: professional office, specialty retail, restaurant/outdoor cafe and other similar land uses which do not generate high volume vehicular movements.

Conformance

Areas designated Suburban Village within the project are intended to attract regional and sub-regional commercial uses. No specialty retail or tourist commercial uses are proposed as part of this Specific Plan Amendment.

Policy 5

The City shall give its second preferred consideration to those development proposals which provide for middle and upper income residential development. The need for such land use development is viewed as critical within the City to provide for improved urban standards and community balance.

Conformance

The Specific Plan Amendment provides for a variety of residential housing types, including those preferred by this policy.

Policy 6

The City shall give its third preferred consideration to those development proposals which provide for year-round recreational uses. The City shall give priority to those recreational development proposals which provide facilities that clearly lend themselves to year-round use by the public.

Conformance

Recreational uses are provided in the form of neighborhood and district-level facilities as defined in the City General Plan, including an 18-hole public golf course.

Policy 7

The City shall insure that where high density, multi-family, residential land uses are proposed, said uses shall not be greater than 10 acres in size, either alone or as an accumulation of 10 net acres with surrounding adjacent high density, multi-family, residential uses, and the design of such high density, multi-family, residential uses shall provide for adequate open common areas. This policy shall not apply to any current or proposed Specific Plans which may be approved by the City.

Conformance

High density, residential sites within the project area do not exceed 10 net acres in size and are not directly adjacent to each other.

Policy 8

The City shall view Lake Elsinore as the primary center or beginning point for the overall development of the City now and in the future. In this view, the City shall endeavor to generally reduce the intensity of land uses as land use projects distance themselves from the Lake. Major commercial and/or industrial centers shall also be viewed as land use centers where surrounding land use intensity is gradually reduced as projects distance themselves from such centers. Ultimate land use patterns within the City shall result from a full consideration of existing and proposed infrastructure facilities, environmental considerations and limitations and social and community needs.

Conformance

Overall residential density of the project is consistent with that of other Specific Plan projects at the City's perimeter. The intensity of non-residential uses is of an appropriate scale to accommodate regional and sub-regional demands at major thoroughfares and are reduced to accommodate residents within the project itself.

Policy 9

Established rural residential property shall not have high intensity land uses placed adjacent to and contiguous with its boundaries.

Conformance

No high intensity land uses are proposed adjacent to any established rural residential areas.

X. Financing

Various techniques are available for the financing of the improvements associated with the development of Alberhill. Determining the most appropriate financing mechanism for each particular improvement requires a multi-step process. Firstly, the City and the applicant must agree on the various options from which financing will be chosen. Once the City and the applicant agree as to which options are the most viable, then these options shall be approved as part of the Specific Plan Amendment. At this time, the exact financing method need not be specified; however, the City and the applicant must mutually agree upon the viable alternatives.

Prior to the approval of an individual site plan and/or tentative tract map within the project area, a specific financing technique shall be chosen from among the options approved in the Specific Plan Amendment. The financing mechanism shall be incorporated into the development agreement with the City and shall be made a condition of approval on the tentative tract map.

At the time that building permits are to be issued, the financing mechanism that has been made a condition of approval on the tentative map or site plan would be assured. "Assured" means that the improvement will be guaranteed by a bond, certificate of deposit or other security mutually acceptable to the City and applicant, approval of an Assessment District or Mello-Roos District or any other financing district deemed acceptable by the City. Some of the most viable funding mechanisms are described below.

Note: The Conditions of Approval are included at the beginning of this document.

A. Special Assessment District

Special assessment districts such as the Municipal Improvements Act of 1913 and the Improvement Bond Act of 1915 provide a method of leveraged financing whereby a public entity determines an area in which the provision of facilities will "benefit real property." A lien, based upon a benefit formula derived by an assessment engineer, is established against property within a defined area. If the lien is not paid within a reasonable time, municipal bonds may be issued to finance the facilities constructed by the assessment districts. Municipal bonds which are issued or paid off over a period of time in installments--assessments--are secured by liens against the benefited property and are normally collected with the underlying property tax.

B. Mello-Roos Community Facility District

Mello-Roos Community Facility Districts, CFDs, operate somewhat similarly to assessment districts, but they provide a more flexible tool for governmental entities to finance a wider range of public infrastructure, again through the issuance of tax-exempt bonds. The facilities which may be financed by a Mello-Roos District must be either real property or tangible personal property with an expected life in excess of five years which are to be owned and operated by a public entity.

C. Marks-Roos Funding Pool

This financing plan utilizes the statutory authorization set forth in the Marks-Roos Local Bond Pooling Act of 1985, California Governmental Code, Section 6584, et. seq. Essentially, the Act significantly expands the existing joint exercise of powers legislation commencing with Section 6500 of the California Governmental Code to permit joint powers authority to purchase municipal securities issued by local public agencies with the proceeds of bonds issued by the joint powers authority.

A joint powers authority may be formed by two or more public agencies such as the City of Lake Elsinore and its Redevelopment Agency. The joint powers authority issues its tax exempt revenue bonds and purchases such obligations as special assessment bonds, certificates of participation, tax allocation bonds, revenue bonds and Mello-Roos community facilities district limited tax bonds. The joint powers authority holds the purchased securities and utilizes debt service payments made by the local public agency issuers to meet debt service payments on its bonds.

The size of the bond issue of the joint powers authority may be in an amount sufficient to cover all anticipated purchases over a three-year period from the date of issuance. Thus, securities may be purchased at any time during the three years. Until securities are purchased by the joint powers authority, the proceeds of its bonds are invested in an "AA" or an "AAA" rated guaranteed investment contract. The guaranteed investment contract pays approximately the same rate of interest to the joint powers authority as the rate on its bonds so that no revenue shortfall occurs. At the end of three years, all proceeds of the joint powers authority bonds that have not been used to purchase securities of local public agencies are used to call an equivalent amount of bonds at par, leaving only revenue-supported joint powers authority bonds outstanding.

D. Integrated Financing District

The Integrated Financing District Act provides unique features with respect to landowners subject to reimbursement by pledging the receipts of contingent assessments, when due, to reimburse other providers of public improvements for work which they have performed or financed. IFDs do not represent a new method of financing facilities so much as a method of more directly tying the financing of facilities using assessment districts or community facility districts to the receipt of approvals to build.

In order to implement an IFD, cooperation must exist between affected landowners with respect to an understanding of the terms and circumstances under which they would pay contingent assessments. IFDs are subject to the same lien value ratio requirements as assessment districts and Mello-Roos districts. The authorization for the formation of IFDs is a function of the financing act used.

E. Developer Funding

In many cases, certain facilities are tied directly to individual projects. In these cases, it is reasonable to expect the applicant to pay the entire cost of the facility in

order to secure development rights. Water, sewer and drainage facilities are good examples of facilities that are normally required concurrent with development.

In addition, major off-site improvements may be necessary to serve a larger area outside the zone. These projects would normally be considered a capital improvement project to be built by the City at some future date. If a development is proposed to go ahead of the scheduled improvement date of such a major facility, then the applicant may be required to pay both the improvement costs and the operating costs for the facility up to the date the facility would normally have been built. Reimbursement to the applicant for improvement costs would be made at the time the money becomes available per the City's Capital Improvement Program. The initial operating expenses, however, would be paid for by the applicant as the cost of developing at an earlier date.

F. Lighting and Landscape Maintenance District

Street lighting will be installed by the applicant according to the codes of the City of Lake Elsinore. Planting in street medians, parkways, including street trees, and adjacent parallel slopes will be installed by the developers according to the codes of the City of Lake Elsinore and maintained by the LLMD. Slopes adjacent to parks and school sites will also be landscaped and maintained in this manner. Planted slope areas perpendicular to and accessible from street rights-of-way over 15-foot tall or any other highly-visible planted areas are candidates for inclusion in the LLMD, subject to approval by the City Parks and Community Services Departments.

The street lighting, street and adjacent slope landscaping, as well as all parks in the Specific Plan Amendment #1 area will be maintained by the City of Lake Elsinore. Maintenance funds will be provided through the creation of a Lighting and Landscape Maintenance District. The "Landscaping and Lighting Act of 1972" provides for the creation of such a district. This method of providing dependable, consistent maintenance for high-profile areas will result in an attractive community landscape.

The Lighting and Landscape Maintenance District for the Alberhill Specific Plan Amendment #1 area will be set up in conformance with the City of Lake Elsinore standards. An Assessment Engineer shall prepare a report for each fiscal year's maintenance cost. This report will determine the levy to be applied within that district. The report shall include plans and specifications, a cost estimate, a diagram of the district and an assessment of the estimated cost. Unpaid assessments are to be paid as described in Section A above.

XI. Project Phasing

A. Phasing Program

The Alberhill Specific Plan Amendment #1 project will be phased over a 15-year period, in response to market demand and a logical and orderly extension of roadways, public utilities and infrastructure.

The phasing program for the Alberhill Specific Plan Amendment #1 will be based on the following objectives.

1. to provide for an orderly build-out of the community based on current market trends
2. to insure adequate public facilities and services concurrent with private development
3. to provide a range of housing opportunities at a variety of densities as the community develops
4. to protect the public health, safety and general welfare

B. Residential/Commercial Phasing

Residential and commercial development are primarily functions of current market conditions. The timing of the future development can only be estimated; however, a general phasing program can be projected. Anticipated build-out of the Alberhill Specific Plan Amendment #1 is expected to be approximately 15 years.

The phasing program for residential and commercial uses in Alberhill takes into consideration the following factors.

1. the phasing of grading and balancing cut and fill to the extent practical
2. adequate access to Specific Plan Amendment #1 areas
3. infrastructure phasing
4. marketing viability and access

C. Public Facilities Phasing

Public facilities should be provided to the Alberhill project as needed as the project develops. Community and local improvements are required in relation to residential unit occupancy and/or phase sequence.

School construction items represent targets for building schools on site to serve community residents. During the course of community development, the school district will determine whether or not each site is required and when it will be developed.