INITIATIVE MEASURE TO BE SUBMITTED TO THE VOTERS

The City Attorney has prepared the following title and summary of the chief purpose of the proposed measure:

[Insert up to 500 words summary]
To the City of Lake Elsinore: We the undersigned, registered, qualified voters of City of Lake Elsinore, California, propose amendments to the City’s General Plan and Zoning Code, including the adoption of a specific plan and petition the City Council to submit the same to the voters for their adoption and rejection at the next succeeding municipal election, or special election for which this measure may qualify, or adopt the measure without alteration, as provided for in the Elections Code.

The People of The City of Lake Elsinores Do Ordain As Follows:

SECTION 1. Title.

This Initiative shall be known and may be cited as the “Alberhill Villages Initiative” (referred to hereinafter as the “Initiative”).

SECTION 2. Findings, Purpose, and Conclusions.

The People of the City of Lake Elsinores (the “City”) declare their findings and purposes in enacting this Initiative to be as follows:

1) To expedite the development of a high-quality project, Alberhill Villages (“Villages”) on approximately 1,400 acres of land located in the Alberhill District of the City.

2) Subject the March 2008 City annexed 513.7 acres along with the 16.7 acre parcels of the Alberhill Ranch 89-2 Specific Plan into a specific plan called the Alberhill Villages Specific Plan (AVSP), which would allow for the development of 8,244 housing units on the 1,450-acre site. In addition to these residential units, the AVSP project area would allow for the development of approximately 4,007,000 square feet of commercial and office uses, which are also contemplated in the 2011 General Plan, adopted December 13, 2011.

3) Streamline, through the AVSP, the development and building process for project implementation, provide details about the project, impose requirements on the Developer and the City to implement the project on a phased and timely basis which would have the effect of accelerating the public and private benefits to the community and positive revenue generation for the City.

4) Require the Developer to implement specific mitigation measures to reduce the environmental impacts of the Project.

5) Require a balance of land uses to integrate residential, commercial, educational/institutional and recreation within the Villages.

6) Encourage a reduction in automobile use through an interconnected system of walking and bicycling paths throughout the Villages.

7) Provide the opportunity for increased higher education opportunities and cultural enrichment by designating land for the use of a student university, related facilities, and attractions to serve about 5,000 students, Lake Elsinore residents and visitors.

8) Include designated land that may be used for at least one elementary school within Alberhill Villages, and which would be paired with neighborhood and community parks and if possible would use shared parking during off peak hours; benefiting commercial, school and park uses. The elementary school site would be adequate enough to provide for a K-6 to K-8 expansion. This is consistent with the request of the Lake Elsinore Unified School District. Additional land would be designated for religious assembly centers designed for joint private educational use.

9) Incorporate land designated for two (2) mixed-use town centers that meet the needs of the Alberhill area in the City of Lake Elsinore and the region. The regionally focused “University Town Center” would be adjacent to land designated for a university and large
community park with a significantly sized recreational lake complex. The Alberhill Town Center would be located in the southeast portion of the Villages at the intersection of Nichols Road and Lake Street, adjacent to an existing Alberhill Community Park, a designated elementary school site, and an existing Boys and Girls Club. Both town centers would be developed to offer a full range of land uses including residential, retail, civic, office, medical office, and public gathering places. The commercial and office space would greatly benefit the City of Lake Elsinore and the nearby Alberhill Ranch planned community by providing a central location for grocery, drug stores, and other needed services. Additionally, the town centers and the businesses located within the centers would create jobs, increase sales tax revenues, and help contribute to other city revenues, such as property taxes, as wage earners gain purchasing power to buy real estate within the City.

10) Allow for a wide choice of housing opportunities that promote affordable, moderate, student, as well as upper income housing. This residential mix would assist in creating a diverse social mix up in the community and assists the City in meeting its requirements under the Regional Housing Needs Assessment (RHNA).

11) Provide the opportunity for a local jobs and housing balance by designating zones for an employment/business park generating significant temporary and permanent jobs. The business park would allow for the use of medical office centers and their support facilities as well.

12) Provide land for a system of open space and parks that is consistent with the Multiple Species Habitat Conservation Plan (MSHCP) and that would fulfill the parks, recreation, and open space requirements of the Quimby Act, while more specifically providing visual relief, passive and active recreational opportunities, biological habitat, wildlife corridors, and ground water recharge of the area. All park, recreation and open space facilities, both public and private as shown in the AVSP, would fulfill the Quimby Act standards for parks and open space dedication and otherwise satisfy all City park, recreation and open space regulations. Park and recreation facilities, both public and private, will be constructed at the time of need as determined by the population generated by each phase. Construction of public and private parks will be the responsibility of the Developer. The City Regional Sports Park, if constructed, will be the responsibility of the City.

13) Provide landscape, site design, and design guidelines that promote water and energy conservation, including affordable and economic passive solar and "green building" design.

14) Provide for the expansion of the existing roadway system with the improvements to Lake Street and Temescal Canyon Road. It would also include future roadways of Lincoln Street and Nichols Road consistent with the circulation element of the City’s General Plan.

15) Utilize natural spring water that historically served the property and will flow into the restored lakes which provides a natural water source to the Alberhill Villages recreational lakes. Low flow storm water will be captured within each development to percolate into the groundwater table to replenish water supplies. High storm water flows will safely be conveyed through the site into Temescal Creek as existing flows currently exist today during a storm event. In the unlikely event natural spring water is not sufficient for the lake use, alternate water supplies will be utilized in consultation with the Elsinore Valley Municipal Water District.

SECTION 3. Amendments to City of Lake Elsinore General Plan

3A. Alberhill District

1. The text of Section 1.1 Introduction at Page AH-1 of the Alberhill District Section 1.0 of the General Plan is hereby amended as follows (new text shown in *underlined*, and deleted text shown as *struckthrough*):

2
Most of the Alberhill District is within the City. Specific plans have been approved for the Alberhill District and those plans govern land use designations for these areas. The Alberhill District is planned to transition from a concentrated mining area into a network of residential, commercial, industrial, and mixed-use communities. The main focus will be a coordinated and balanced set of communities with supporting uses that maintain a high quality of life. The goals and policies contained within the Alberhill District Plan reflect the general intentions of the City and specific plans for those areas. Should a discrepancy or conflict exist between the goals and policies of this General Plan and a specific plan, the adopted Alberhill Villages Initiative Specific Plan shall prevail.

2. It is in the public's interest to amend the Figure AH-1 City of Elsinore Alberhill District Land Use Plan of the General Plan for the approximately 1,400 acres (Alberhill Villages) within the Alberhill District to Alberhill Villages Initiative land uses and overlays, in order to have consistency with the Alberhill Villages Initiative. Figure AH-1 illustrated in Exhibit A-1 is hereby repealed as shown with an "x-out" description and replaced with an amended map description to such portion of the land use map shown on Exhibit A-2.

3. The chart of sub-section 1.3.2 Planned Land Use at Page AH-6 of the Alberhill District Section 1.0 of the General Plan, is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough).

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

<table>
<thead>
<tr>
<th>General Plan Land Use Designation</th>
<th>No. of Acres</th>
<th>Percentage of Total Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Mixed Use</td>
<td>172.5</td>
<td>4.06%</td>
</tr>
<tr>
<td>General Commercial</td>
<td>102.9</td>
<td>2.43%</td>
</tr>
<tr>
<td>Hillside Residential</td>
<td>216.9</td>
<td>5.13%</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>546.2</td>
<td>12.86%</td>
</tr>
<tr>
<td>Low-Medium Residential</td>
<td>216.9</td>
<td>5.09%</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>197.2</td>
<td>4.64%</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>322.4</td>
<td>7.80%</td>
</tr>
<tr>
<td>Residential Mixed Use</td>
<td>54.6</td>
<td>1.29</td>
</tr>
<tr>
<td>Public/Institutional</td>
<td>442.2</td>
<td>10.45%</td>
</tr>
<tr>
<td>Open Space</td>
<td>186.5</td>
<td>4.49%</td>
</tr>
<tr>
<td>Specific Plan</td>
<td>2,864.9</td>
<td>68.27%</td>
</tr>
<tr>
<td>Non-Specific Plan</td>
<td>988</td>
<td>23%</td>
</tr>
<tr>
<td>Total</td>
<td>4,251</td>
<td>100%</td>
</tr>
</tbody>
</table>

4. The text of sub-section 1.3.3 Overall District Goal and Policies at Page AH-7 of the Alberhill District Section 1.0 of the General Plan, is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough).

1.3.3 Overall District Goal and Policies

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

Policies

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

AH1.2 Consider the preservation of vacant lands in areas with high elevations in the north, east and southwest in order to provide an adequate amount of conserved lands, open space and wetland areas.
AHI.3 Encourage proper land use compatibility between mining activities and surrounding uses.

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

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

AHI.6 Periodically revise and update the City’s surface mining reclamation ordinance to ensure that current SMARA developments are reflected in the City’s code.

Implementation Program
As part of project review and the CEQA process, the City shall evaluate and impose conditions on mining projects that address land use compatibility and balance, preservation of wetlands and suitable open space, and appropriate buffers and distance between mining operations and new non-mining land uses. Chapter 11 of the Alberhill Village Initiative contains mitigation measures that address environmental impacts.

Agency/Department
Engineering and Community Development Departments

5 The text of sub-section 1.4.1 Goal and Policies at Page AII-9 of the Alberhill District Section 1.0 of the General Plan is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough):

1.4.1 Goals and Policies

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

Policies

AH 2.1 The project and CEQA processes create strong connections to Lake Street between neighborhoods and community supporting uses. Chapter 11 of the Alberhill Village Initiative contains mitigation measures that address environmental impacts.

AH 2.2 In areas outside approved specific plans, the City should strive to establish design standards that are consistent with the Alberhill District’s adopted specific plans in order to ensure a strong design motif for new developments.

AH 2.3 Consider the establishment and construction of a series of pedestrian routes as part of the City’s trail system from residential areas to Lake Street’s commercial and institutional uses and entry into the open space and MSHCP areas to the north, west, and southeast areas of the Alberhill District.

AH 2.4 Support the placement of community identification signs along the commercial/institutional uses and intersections along Lake Street and I-15.

AH 2.5 Encourage the use of distinctive trees along Lake Street identified in the City’s Street Tree Program.

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

Agency/Department
Engineering and Community Development Departments
6. The text of sub-section 1.5.1 Goal and Policies at Page A8-10 of the Alberhill District Section 1.0 of the General Plan is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough):

1.5.1 Goals and Policies

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

Policies
AH 3.1 Support the relocation and restoration of the Alberhill School as a 20,000-square foot community center promoting educational awareness of the District’s cultural heritage including mining, homesteading, the railroad, and the Terra Cotta town.

AH 3.2 Support educational awareness programs that inform residents and visitors of the District’s cultural heritage.

AH 3.3 Encourage the use of signage within recreational areas along Lake Street depicting the Alberhill District’s historical and cultural significance.

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

Agency/Department
Community Development Department

7. The chart of section 1.6 Transportation/Circulation at Page A1-12 of the Alberhill District Section 1.0 of the General Plan is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough):

<table>
<thead>
<tr>
<th>Roadway</th>
<th>From</th>
<th>To</th>
<th>Roadway Classification</th>
<th>Bikeway Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nichols Road</td>
<td>Lake Street &quot;A&quot;</td>
<td>Collier Avenue</td>
<td>Major Urban Arterial</td>
<td>Class II</td>
</tr>
<tr>
<td>Nichols Road (N)</td>
<td>Lincoln Street (N)</td>
<td>Lincoln Street (S)</td>
<td>Secondary</td>
<td>-</td>
</tr>
<tr>
<td>Lincoln Street</td>
<td>Nichols Road</td>
<td>Lake View District</td>
<td>Secondary</td>
<td>Multi-Purpose</td>
</tr>
<tr>
<td>Lincoln Street</td>
<td>Nichols Road</td>
<td>Temescal Canyon Road</td>
<td>Major Urban Arterial</td>
<td>-</td>
</tr>
<tr>
<td>Lake Street</td>
<td>Road-&quot;AC&quot;</td>
<td>Lake View District</td>
<td>Urban Arterial</td>
<td></td>
</tr>
<tr>
<td>Lake Street</td>
<td>Walker Canyon Rd.</td>
<td>Road-&quot;AC&quot;</td>
<td>Augmented Urban Arterial</td>
<td>Class II (south of I-15)</td>
</tr>
<tr>
<td>Walker Canyon Road</td>
<td>Lake Street</td>
<td>East of Lake Street</td>
<td>Collector</td>
<td>-</td>
</tr>
<tr>
<td>Alberhill Ranch Road</td>
<td>Nichols Road</td>
<td>Lake Street</td>
<td>Collector</td>
<td></td>
</tr>
<tr>
<td>Alberhill Ranch Road</td>
<td>Lake Street</td>
<td>Lincoln Street (S)</td>
<td>Secondary</td>
<td>-</td>
</tr>
<tr>
<td>Temescal Canyon Road</td>
<td>Northwest Sphere District</td>
<td>Lake Street</td>
<td>Urban Arterial</td>
<td>Class III</td>
</tr>
<tr>
<td>Terra Cotta Road</td>
<td>Nichols Road</td>
<td>Lakeshore Drive</td>
<td>Secondary</td>
<td>-</td>
</tr>
</tbody>
</table>
8. The text of sub-section 1.6.1 Transportation/Circulation at Page AH-12 of the Alberhill District Section 1.0 of the General Plan is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough):

1.6.1 Goals and Policies

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

Policies

AH 4.1 The interchange at Lake Street and I-15 shall be improved to meet the future traffic demand and satisfy the minimum level of service required by the City.

AH 4.2 Through the Alberhill Villages Initiative project and CEQA processes identify and require improvements to Lake Street, Lincoln Street, Temescal Canyon Road, and Nichols Road as the most significant roadways within the Alberhill District for transit, landscaping, pedestrian travel, and bike ways.

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

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

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

Implementation Program

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

Agency/Department

Engineering and Community Development Departments

9. The text of sub-section 1.7.1 Goals and Policies at Page AH-13 and AH-14 of the Alberhill District Section 1.0 of the General Plan is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough):

1.7.1 Goals and Policies

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

Policies

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

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

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

Implementation Program

As part of the project review, CEQA and MSHCP processes the City shall assess open space and recreational opportunities in order to achieve a healthy balance of land uses.
within the District. Additionally, the Alberhill Villages Initiative assesses open space and recreational opportunities in order to achieve a healthy balance of land uses within Alberhill Villages and surrounding land uses.

Agency/Department
Parks & Recreation and Community Development Departments

3B. Circulation

1. The text of sub-section 2.4.2 Circulation Baseline at page 2-22 of the Circulation Section 2.0 of the General Plan is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough):

2.4.2 Circulation Baseline

The roadway system forms the core of the City’s circulation infrastructure and includes a hierarchy consisting of seven (7) classifications: augmented arterial, urban arterial, major, secondary, collector, divided collector, and special new roadway. Figure 2.2, Roadway Cross Sections, depicts the cross sections of the seven (7) roadway classifications. The Alberhill Villages Initiative amends the urban arterial, major highway, and secondary highway classifications illustrated in Figure 2.2 to conform to the widths of the right of way and travel lanes of Alberhill Villages. Figure 2.3 is the Roadway Classifications map, which is also amended by the Alberhill Villages Initiative.

While the automobile is the primary form of transportation, the City encourages use of alternative modes of transportation within the City. For that reason, the transportation network for the City of Lake Elsinore includes airports, bike paths, bus routes, sidewalks, trails, and parking facilities.

2. It is in the public’s interest to amend Figure 2.2 City of Lake Elsinore Roadway Cross Sections. There are three Alberhill Villages Initiative Roadway Classifications that differ from the City’s Roadway Classifications. They differ in widths of right of way and travel lanes. The corresponding Exhibit A-3 which illustrates Figure 2.2 is hereby repealed as shown with an “x-out” description and replaced with amended map descriptions to such portions as shown on Exhibits A-4 thru A-7.

3. It is in the public’s interest to amend Figure 2.3 City of Lake Elsinore Roadway Classifications of the General Plan for the approximately 1,400 acres (Alberhill Villages) within the Alberhill District in order to have consistency with the Alberhill Villages Initiative. The existing City of Lake Elsinore Circulation plan is hereby amended with the Alberhill Villages Initiative. Exhibit A-8 which illustrates Figure 2.3 is hereby repealed as shown with an “x-out” description and replaced with an amended map description to such portion as shown on Exhibit A-9.

3C. Housing

1. The text of section 2.6 Housing at Page 2-42 of Chapter 2 of the General Plan is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough):

2.6 Housing

The State of California requires all California communities to prepare a Housing Element every five years. Housing element law, enacted in 1966, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.
The City of Lake Elsinore adopted its last Housing Element of the General Plan in 2002, including the City’s housing goals, objectives, policies, and programs, in compliance with the SCAG region timeline for revision of the City of Lake Elsinore Housing Element, an update has been prepared for adoption along with the update to the General Plan for the planning period of July 1, 2008 to June 30, 2014. The Alberhill Villages Initiative is consistent with the City of Lake Elsinore Housing Element and the City’s housing goals, objectives, policies, and programs.

3D. Parks and Recreation

1. The text of sub-section 2.7.2 Parks and Recreation Baselines at Page 2-44 of Chapter 2 of the General Plan is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough):

2.7.2 Parks and Recreation Baselines

There are sixteen (16) public parks in the City of Lake Elsinore with sixteen (16) thirteen (13) additional parks slated for future development (Figure 2.8 Parks). The Alberhill Villages Initiative includes a Lakeside Park, Community Park, City Regional Sports Park, and a number of private pocket parks. Each park has a unique set of features, with a variety of passive and active recreation. These features include fields for baseball, softball, football, and soccer; play equipment; picnic areas; barbeque facilities; drinking fountains; tennis courts; dog parks; and grass for passive recreation. A section of McVicker Park is devoted to skateboarding and inline skating.

There are 3,000 sports league participants who use the sports fields throughout the City, including nine local youth and adult sports leagues. Special events are sponsored by the City Parks Department, Lake Community Center, and Senior Activity Center and include the Lake Elsinore Children’s Fair, Kid’s Fishing Derby, July 4th Celebration, Music with a View Concerts, Safe Candy Night, Unity in the Community Parade, and Winterfest.

The City of Lake Elsinore also offers a program called Volunteers in the Park (VIP), which is a partnership with the Community Services and Parks/Open Space divisions and volunteers from the community. Together, the participants clean up parks and open space areas on a quarterly basis.

Further, the City of Lake Elsinore partners with the applicable school districts to allow joint use of facilities where possible, such as active recreational ball fields, playgrounds, or outdoor multi-use areas that can be shared.

2. It is in the public’s interest to amend Figure 2.8 City of Lake Elsinore Parks of the General Plan for the approximately 1,400 acres (Alberhill Villages) within the Alberhill District in order to have consistency with the Alberhill Villages Initiative. Exhibit A-10 which illustrates Figure 2.8 is hereby amended as shown with an “x-out” description and replaced with an amended map description to such portion as shown on Exhibit A-11.

3E. Community Facilities and Protection Services

1. It is in the public’s interest to amend Figure 3.8 City of Lake Elsinore Schools and Districts Boundaries of the General Plan in order to have consistency with the Alberhill Villages Initiative. Exhibit A-12 which illustrates Figure 3.8 is hereby amended with an “x-out” description and replaced with an amended map description to such portion as shown on Exhibit A-13.

SECTION 4. Amendments to Zoning Map

1. It is in the public’s interest to amend the Zoning Consistency Map exhibit included in the adoption of Ordinance No. 2012-1308 for Area 1 in order to have consistency with the Initiative. The City of Lake Elsinore Zoning Consistency Maps for Area 1 are hereby
amended by reenacting Exhibit A-14 and A-16 as shown with an “x-out” description and replaced with an amended map description to such portion as shown on Exhibit A-15 and A-17.

2. The text of Ordinance No. 2012-1308 “An Ordinance of the City Council of the City of Lake Elsinore, Amending the Official Zoning Map, Changing the Zoning of Various Parcels in the City to RMU—Residential Mixed-Use; CMU—Commercial Mixed-Use; or R-3—High Density Residential” relating to the Alberhill Villages parcels is hereby amended as follows (new text shown as **underlined**, and deleted text shown as **struckthrough**):

Assessor’s Parcel Nos. 391-170-005 and -007, the south half of 391-200-007, the southwest corner and easterly half of 391-200-004, the northeast corner of 391-230-002, 391-230-003, the northeasterly portion of 391-230-004, the northern three-fourths of 390-130-020, 390-130-021, and a small northerly portion of 390-160-001 from M-3 Mineral Resources to M-3 Mineral Resources CMU—Commercial Mixed-Use;

The southern fourth of Assessor’s Parcel No. 390-130-020, a small northerly portion of 390-160-001, and a north central portion of 390-170-001 from M-3 Mineral Resources to M-3 Mineral Resources RMU—Residential Mixed-Use;

The northeasterly portion of 391-230-009, a diagonal half portion of 391-230-002, the west half of 391-230-004, the easterly half of 391-230-005, the northern portions of 391-240-001, a northern portion of 390-170-001, and the southeast corner of 390-160-001 from M-3 Mineral Resources to M-3 Mineral Resources R-3 High Density Residential;

And the northeasterly half of Assessor’s Parcel No. 390-190-019, and the northeasterly corner of 389-020-063 from M-3 Mineral Resources to M-3 Mineral Resources CMU—Commercial Mixed-Use;

3. It is in the public’s interest to amend the Zoning Consistency Map for Ordinance No. 2015-1344 within the Alberhill District in order to have consistency with the Alberhill Villages Initiative. The City of Lake Elsinore Zoning Consistency Map is hereby amended with this Alberhill Villages Initiative. Exhibit A-18 is hereby reenacted as shown with an “x-out” description and replaced with an amended map description to such portion as shown on Exhibit A-19.

4. The text of Ordinance No. 2015-1344 “An Ordinance of the City Council of the City of Lake Elsinore, Approving Zone Change No. 2015-01, Known as the Consistency Zoning Project—Phase VP relating to the Alberhill Villages is hereby amended as follows (new text shown as **underlined**, and deleted text shown as **struckthrough**):

5. It is in the public’s interest to amend the Zoning Map for the approximately 1,400 acres (Alberhill Villages) within the Alberhill District in order to have consistency with the Alberhill Villages Initiative. The City of Lake Elsinore Zoning Map is hereby amended with this Alberhill Villages Initiative. Exhibit A-21 is hereby repealed as shown with an “x-out” description and replaced with an amended map description to such portion as shown on Exhibit A-21.

SECTION 5. Amendment to the Alberhill Ranch Specific Plan

1. It is in the public’s interest to amend the Alberhill Ranch Specific Plan which was adopted on August 8, 1989 and incorporates the 6-acre area (referred to as the 9.09-acre area) and an 11-acre area (referred to as the 16.72-acre area) portions of the original Alberhill Ranch Specific Plan 89-2, which are currently zoned as Commercial/Specific Plan (CSP), into the land use plan for the Alberhill Villages Initiative. Exhibit A-22 is hereby repealed as shown with an “x-out” description and replaced with an amended map description to such portion as shown on Exhibit A-23.

2. The text of Executive Summary Section on Page 1 of the Alberhill Ranch Specific Plan is hereby amended as follows. Any text or graphic reference herein the Alberhill Ranch Specific Plan to the 6 acre and 11 acre Commercial/Specific Plan (CSP) areas is hereby repealed from the Alberhill Ranch Specific Plan (new text shown as underlined, and deleted text shown as strikethrough):

The Alberhill Ranch Specific Plan combines residential, commercial and open space and recreational uses on approximately 1,836 acres. The residential portion of the Specific Plan proposes 3,705 dwelling units distributed among five different density categories.

The Neighborhood Commercial portion of the project encompasses approximately 32 acres in two different locations. These commercial sites will provide shopping opportunities for the residents of Alberhill Ranch. In addition, 203 acres of highway and office commercial uses will be located along the Interstate 15 freeway at Lake Street and Nichols Road. These commercial areas will serve the Alberhill Ranch project as well as residences in the Temescal and Elsinore Valley.

3. The text of Table 1 Alberhill Ranch Specific Plan Statistical Summary of the Executive Section at Page 2 of the Alberhill Ranch Specific Plan is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough):

<table>
<thead>
<tr>
<th>Category</th>
<th>Land Use</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-R</td>
<td>Rural Residential</td>
<td>169 ac</td>
</tr>
<tr>
<td>RCD</td>
<td>Single-Family Residential</td>
<td>133 ac</td>
</tr>
<tr>
<td>RSRF</td>
<td>Single-Family Residential</td>
<td>490 ac</td>
</tr>
<tr>
<td>R-M</td>
<td>Single-Family Residential</td>
<td>74 ac</td>
</tr>
<tr>
<td>R-J</td>
<td>Multi-Family Residential</td>
<td>20 ac</td>
</tr>
<tr>
<td>C-SF</td>
<td>Commercial Specific Plan</td>
<td>185 ac</td>
</tr>
<tr>
<td>C-I</td>
<td>Neighborhood Commercial</td>
<td>32 ac</td>
</tr>
<tr>
<td>C-H</td>
<td>Highway Commercial</td>
<td>19 ac</td>
</tr>
<tr>
<td>JHS</td>
<td>Junior High School</td>
<td>20 ac</td>
</tr>
<tr>
<td>ES/P</td>
<td>Elementary School/Park</td>
<td>30 ac</td>
</tr>
<tr>
<td>Park</td>
<td>Park</td>
<td>30 ac</td>
</tr>
<tr>
<td>OS</td>
<td>Open Space</td>
<td>531 ac</td>
</tr>
<tr>
<td>Island</td>
<td>Island</td>
<td>24 ac</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,836 ac</td>
</tr>
</tbody>
</table>

4. The text of Introduction at Page 4 of the Alberhill Ranch Specific Plan is hereby amended as follows (new text shown as underlined, and deleted text shown as strikethrough):
The Alberhill Ranch project is located in the western Riverside County adjacent to the northern boundary of the City of Lake Elsinore as shown in the Regional Map (Exhibit 1). The Specific Plan site consists of approximately 1,850 acres of land, portions of which are divided by Interstate 15. The site is bounded generally by the I-15 freeway on the north, Terra Cotta Road/Nichols Road to the south, El Toro Road to the east, and Robb Road/Lake Street to the west.

SECTION 6. Amendment to the Murdock Alberhill Ranch Specific Plan

1. It is in the public's interest to amend the Murdock Alberhill Ranch Specific Plan which was adopted on June 1992 and incorporates a 16.9-acre Commercial/Specific Plan (CSP) area, into the land use plan for the Alberhill Villages Initiative. Exhibit A-24 which illustrates the Murdock Alberhill Ranch Land Use Plan is hereby repealed as shown with an "x-out" description and replaced with an amended map description to such portion as shown on Exhibit A-25.

2. The text of Executive Summary Section at Page 1 of the Murdock Alberhill Ranch Specific Plan is hereby amended as follows. Any text or graphic reference herein the Murdock Alberhill Ranch Specific Plan to 16.9-acre Commercial/Specific Plan (CSP) area is hereby repealed from the Alberhill Ranch Specific Plan (new text shown as underlined, and deleted text shown as strikethrough).

The original Alberhill Ranch Specific Plan was adopted by the City of Lake Elsinore in August 1989. That Specific Plan contained 1,853 acres generally bounded by the Interstate 15 Freeway on the north, Terra Cotta Road/Nichols Road on the south, El Toro Road on the east and Robb Road/Lake Street on the west. The Murdock Alberhill Ranch Specific Plan consists of a 494.4-acre portion of the original Alberhill Ranch Specific Plan area. The Murdock Alberhill Ranch site is divided into three general planning areas. The central portion of the project is located south of Nichols Road between Lake Street and Terra Cotta Road. The eastern portion of the project area is located on the north side of Nichols Road just southwest of Interstate 15. The third area is adjacent to Temescal Canyon Road.

SECTION 7. Adoption of Alberhill Villages Specific Plan

1. It is in the public's interest to adopt the Alberhill Villages Specific Plan (AVSP) in the form of Exhibit A-27 attached here and hereby adopted herein by reference.


A. Amendment

The General Plan and all of its elements and parts (including sections adopted or readopted by this Initiative), the Alberhill Villages Specific Plan and all of its elements and parts (including sections adopted or readopted by this Initiative), and the Zoning Code (including sections adopted or readopted by this Initiative) may be reviewed and amended by the City Council from time to time upon the application of a landowner authorized to apply for such amendments, except that the General Plan, the Alberhill Villages Specific Plan and the Zoning Code shall not be amended by the City Council in a manner that would reduce or eliminate any entitlement conveyed by this Initiative, the Alberhill Villages Specific Plan, General Plan Amendment, or Zone Change ("Fundamental Benefits"). Notwithstanding anything to the contrary contained herein, the City shall have the power to amend the Housing Element of its General Plan from time to time in accordance with the requirements of applicable state law, and the landowners of the site may apply to subsequently amend the Alberhill Villages Specific Plan in accordance with its terms, and in neither event shall such amendments require a majority vote of the residents of Lake Elsinore at a subsequent City election so long as such amendment would not reduce or eliminate any of the Fundamental Benefits.
B. Findings of Consistency

The Alberhill Villages Specific Plan as enacted by this Initiative is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan as amended by this Initiative, and would affirmatively promote the objectives and policies of the General Plan.

C. Implementation

This Initiative is not intended to preempt or conflict with state or federal laws or regulations, and shall be so construed and applied. This Initiative (including but not limited to all exhibits thereto) is also intended to be and shall be construed as consistent with each and every element, provision, and map, and the whole of the City’s General Plan. To the extent permitted and required by law, the City shall amend any other elements or provisions of the General Plan, Zoning Code, or any other enacted Specific Plans, including all exhibits and figures, and all other City ordinances, policies and implementation programs or policies as soon as possible in order to implement this Initiative and to ensure consistency between this Initiative and other elements of the General Plan, Zoning Code, or other previously enacted Specific Plans.

Commencing on the effective date of this Initiative, the City is directed to expeditiously and diligently process all subsequent implementation actions for the Proposed Development, including, without limitation, issuance of demolition, grading and building permits, subdivision maps, lot line adjustments, and any other City actions as necessary, desirable and appropriate to implement the Proposed Development as expeditiously as possible.

If any provision of the Initiative or the Alberhill Villages Specific Plan conflicts with a City ordinance, code, regulation or requirement, the provisions of this document shall take precedence.

D. Statute of Limitations

Unless a shorter statute of limitation is enacted by the State Legislature, all provisions of this Initiative shall be deemed subject to Government Code Section 65009(c), and no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and service made within ninety (90) days of the date of the legislative body’s decision. The date of the legislative body’s decision shall be either the date the City Council adopts this Initiative in accordance with Elections Code Section 9214 or 9215, or the date the voters adopt this Initiative. If such date cannot lawfully be deemed the date of the legislative body’s decision, then the date of the legislative body’s decision shall be the earliest possible lawful date.

E. Severability

If any provision of this Initiative or any application thereof to any person or circumstance is held invalid, such invalidity shall not affect any provision or application of this Initiative that can be given effect without the invalid provision or application. This Initiative, and each section, subsection, sentence, clause, phrase or part thereof would have been adopted or passed irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or parts are declared invalid or unconstitutional. To this end, the provisions of this Initiative are severable.

The voters who signed this petition also declare that they would have signed the petition irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or parts thereof would have been declared invalid or unconstitutional.
F. Exhibits

All attachments are incorporated by reference and comprise part of this Initiative measure. These attachments are listed below for ease of reference. Exhibit A-1 attached hereto sets forth the repeal of Figure 4H-1 City of Lake Elsinore’s Alberhill District Land Use Plan, and Exhibit A-2 includes an amended depiction of such portion to the Alberhill District Land Use Plan. Exhibit A-3 attached hereto depicts Figure 2.22 City of Lake Elsinore Roadway Cross Sections of the General Plan to be repealed by this Initiative and an amended depiction of such portion is displayed on Exhibit A-4 thru A-7, and Exhibit A-8 attached hereto sets forth the repeal of Figure 2.3 City of Lake Elsinore Roadway Classifications of the General Plan and an amended depiction of such portion is displayed on Exhibit A-9. Exhibit A-10 attached hereto sets forth the repeal to Figure 2.8 City of Lake Elsinore Parks of the General Plan and Exhibit A-11 includes an amended depiction of such portion. Exhibit A-12 attached hereto sets forth the repeal to the Figure 3.8 City of Lake Elsinore Schools and District Boundaries, and amended depictions of such portions are displayed within Exhibit A-13. Exhibit A-14 and Exhibit A-16 attached hereto sets forth the repeal of the City of Lake Elsinore Consistency Maps for Area I and Exhibit A-14 and A-12 includes an amended depiction of such portion. Exhibit A-18 and Exhibit A-20 attached hereto sets forth the repeal of the City of Lake Elsinore Consistency Maps for Area I and Exhibit A-19 and A-21 includes an amended depiction of such portion. Exhibit A-22 attached hereto sets forth the repeal of the Alberhill Ranch Specific Plan Land Use Plan and Exhibit A-23 includes an amended depiction of such portion. Exhibit A-24 attached hereto sets forth the repeal of the Murdock Alberhill Ranch Specific Plan Land Use Plan and Exhibit A-25 includes an amended depiction of such portion. Exhibit A-26 hereby adopts the Alberhill Village Specific Plan legal property descriptions and is hereby incorporated herein by reference. Exhibit A-27 hereby adopts the Alberhill Village Specific Plan and is hereby incorporated herein by reference.
CITY GENERAL PLAN

(4-LANE)
SECONDARY

AVSP

STREET A CONDITION 1 (LINCOLN STREET TO LAKE STREET)

EXHIBIT A-4
ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP
EXISTING ZONING

- RT - Single Family Residential
- RR - High Density Residential
- RNU - Residential Mixed Use
- ORU - Commercial Mixed Use
- MS - Mineral Resource/Related Manufacturing
- E - Extractive Overlay

GENERAL PLAN LAND USE

- Floodway
- General Commercial
- Commercial/Mixed Use
- Residential Mixed Use
- Residential: Low Density
- Residential: Low-Medium Density

PROPOSED ZONE CHANGES

- BMR - Rural Mountainous Residential
- MR - Multiple Family Residential
- RE - Residential Estate
- RT - Single Family Residential
- R2 - Medium Density Residential
- R3 - High Density Residential
- RNU - Residential Mixed Use
- ORU - Commercial Mixed Use

DEVELOPMENT AGREEMENT

- E - Extractive Overlay

ZONING CONSISTENCY ALBERHILL DISTRICT AMENDED

EXHIBIT A-19
EXHIBIT A-26

LEGAL DESCRIPTION

INITIATIVE AREA OF ALBERHILL VILLAGES SPECIFIC PLAN

ALL OF SECTION 21 AND PORTIONS OF SECTIONS 15, 16, 22, 27 AND 28, ALL IN TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO RANGE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21, ALSO BEING THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON TRACT MAP NO. 35000, ON FILE IN BOOK 446, PAGES 88 THROUGH 105, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 21, SOUTH 89°18'36" EAST, A DISTANCE OF 2533.02 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21;

THENCE EASTERLY, CONTINUING ALONG SAID NORTH LINE, SOUTH 89°18'27" EAST, A DISTANCE OF 466.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID POINT ALSO BEING AN ANGLE POINT ON THE WEST LINE OF LOT 8 OF SAID TRACT MAP NO. 35000;

THENCE NORTHERLY ALONG SAID WEST LINE, NORTH 00°39'54" EAST, A DISTANCE OF 180.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 8;

THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE NORTHERLY LINE OF SAID LOT 8:

1. THENCE SOUTH 89°18'27" EAST, A DISTANCE OF 387.31 FEET;
2. THENCE NORTH 37°01'28" EAST, A DISTANCE OF 342.31 FEET;
3. THENCE NORTH 01°10'09" EAST, A DISTANCE OF 150.03 FEET;
4. THENCE SOUTH 88°48'19" EAST, A DISTANCE OF 290.45 FEET;
5. THENCE NORTH 01°09'30" EAST, A DISTANCE OF 634.15 FEET;
6. THENCE SOUTH 52°48'09" EAST, A DISTANCE OF 161.31 FEET;
7. THENCE NORTH 34°35'50" EAST, A DISTANCE OF 220.70 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY OF TEMESCAL CANYON ROAD, BEING 80 FEET WIDE AS SHOWN ON SAID TRACT MAP NO. 35000,
THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY, SOUTH 55°24'07" EAST, A DISTANCE OF 884.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1540.00 FEET;

THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 18°19'00", AN ARC DISTANCE OF 482.32 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE EASTERLY ALONG SAID TANGENT LINE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY, SOUTH 73°43'07" EAST, A DISTANCE OF 161.22 FEET TO A POINT LYING ON THE WEST LINE OF SAID SECTION 15 AS SHOWN ON SAID TRACT MAP NO. 35000;

THENCE NORTHERLY ALONG SAID WEST LINE, NORTH 01°05'04" EAST, A DISTANCE OF 10.04 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY OF TEMESCAL CANYON ROAD, BEING 60.00 FEET IN WIDTH, AS CONVEYED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES BY DEED RECORDED SEPTEMBER 3 1924, IN BOOK 544, PAGES 315 AND 320 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY, ALSO BEING SHOWN ON SAID TRACT MAP NO. 35000;

THENCE EASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY, SOUTH 73°52'09" EAST, A DISTANCE OF 438.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 543.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 07°07'59", AN ARC DISTANCE OF 67.60 FEET TO THE BEGINNING OF A NON-TANGENT LINE, A RADIAL BEARING TO SAID POINT BEARS NORTH 23°14'49" EAST;

THENCE EASTERLY ALONG SAID NON-TANGENT LINE, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, SOUTH 73°39'46" EAST, A DISTANCE OF 204.91 FEET TO A POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY OF SAID TEMESCAL CANYON ROAD PER BOOK 544, PAGES 315 AND 320 OF DEEDS, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 603.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 42°57'45" EAST;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 0°50'57", AN ARC DISTANCE OF 82.61 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE SOUTHEASTERLY ALONG SAID TANGENT LINE AND SAID NORTHEASTERLY RIGHT OF WAY, SOUTH 39°11'09" EAST, A DISTANCE OF 38.15 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY OF SAID TEMESCAL CANYON ROAD AND THE SOUTHERLY LINE OF THAT CERTAIN TRIP OF LAND 00.00 FEET WIDE CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED DECEMBER 23, 1915, IN BOOK 433, PAGE 98 OF DEEDS, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SAID INTERSECTION ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 380.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 11°47'53" EAST;
THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 17°07'04", AN ARC DISTANCE OF 113.53 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE NORTHERLY ALONG SAID SOUTHERLY LINE, NORTH 61°05'03" EAST, A DISTANCE OF 119.77 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 31, 1978 AS INSTRUMENT NO. 60976, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG THE BOUNDARY LINE OF SAID INSTRUMENT NO. 60976, THE FOLLOWING COURSES:

THENCE SOUTH 84°43'26" EAST, A DISTANCE OF 525.97 FEET;
THENCE SOUTH 08°07'05" EAST, A DISTANCE OF 466.53 FEET;
THENCE NORTH 80°00'42" EAST, A DISTANCE OF 8.00 FEET;
THENCE SOUTH 08°16'03" EAST, A DISTANCE OF 245.32 FEET TO THE MOST EASTERLY CORNER OF SAID INSTRUMENT NO. 60976;

THENCE SOUTH 08°19'04" EAST, A DISTANCE OF 149.67 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY OF LAKE STREET, BEING 88.00 FEET IN WIDTH AS SHOWN ON SAID TRACT MAP NO. 35000;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 06°24'04" EAST, A DISTANCE OF 215.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 2044.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 15°37'04", AN ARC DISTANCE OF 657.16 FEET TO THE BEGINNING OF A NON-TANGENT LINE, A RADIAL BEARING TO SAID POINT BEARS SOUTH 67°58'52" WEST;

THENCE SOUTHEASTERLY ALONG SAID NON TANGENT LINE, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 28°18'29" EAST, A DISTANCE OF 298.64 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, AS SHOWN ON SAID TRACT MAP NO. 35000;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE, NORTH 89°08'38" WEST, A DISTANCE OF 0.15 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE AND THE WESTERLY LINE LAKE STREET, BEING 80.00 FEET IN WIDTH AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 3, 1924 IN BOOK 544, PAGE 320 OF DEEDS, OFFICIAL RECORDS OF SAID COUNTY AND AS SHOWN ON SAID TRACT MAP NO. 35000;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 28°44'40" EAST, A DISTANCE OF 432.14 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 2262.00 FEET;
THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 15°04'56", AN ARC DISTANCE OF 595.45 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE SOUTHERLY ALONG SAID TANGENT LINE, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 13°39'40" EAST, A DISTANCE OF 168.38 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY OF WAY IN FAVOR OF ALBERHILL COAL AND CLAY COMPANY, BEING 60.00 FEET IN WIDTH AS RECORDED MAY 2, 1924 IN BOOK 544, PAGE 293 OF DEEDS, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1880.08 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID NORTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 03°19'43", AN ARC DISTANCE OF 109.22 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE SOUTHEASTERLY ALONG SAID TANGENT LINE, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, SOUTH 44°46'53" EAST, A DISTANCE OF 79.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 912.29 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID NORTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 04°57'40", AN ARC DISTANCE OF 78.99 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1880.08 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 40°15'27" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 00°08'30", AN ARC DISTANCE OF 4.64 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A RADIAL BEARING TO SAID POINT BEARS SOUTH 40°06'38" WEST;

THENCE SOUTHERLY ALONG SAID WEST LINE, SOUTH 01°06'09" WEST, A DISTANCE OF 76.45 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE AND THE SOUTHERLY RIGHT OF WAY OF SAID DEED PER BOOK 544, PAGE 293, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1940.08 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 38°41'11" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 01°33'47", AN ARC DISTANCE OF 82.92 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 972.29 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 40°15'27" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 04°57'40", AN ARC DISTANCE OF 84.19 FEET TO THE BEGINNING OF A TANGENT LINE;
THENCE NORTHWESTERLY ALONG SAID TANGENT LINE AND SAID SOUTHERLY RIGHT OF WAY, NORTH 44°46'53" WEST, A DISTANCE OF 79.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1940.08 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 00°09'02", AN ARC DISTANCE OF 4.53 FEET TO A POINT LYING ON THE SAID W ESTERLY RIGHT OF WAY OF LAKE STREET, PER BOOK 544, PAGE 320 OF DEEDS;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 13°39'40" EAST, A DISTANCE OF 109.54 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 603.00 FEET;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 27°27'59", AN ARC DISTANCE OF 289.07 FEET TO A POINT LYING ON THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTHERLY ALONG SAID WEST LINE, NORTH 01°06'09" EAST, A DISTANCE OF 39.16 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF LOTS 3 AND 4 OF SAID TRACT MAP NO. 35000, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1650.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 54°11'54" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID NORTHEASTERLY LINE, THROUGH A CENTRAL ANGLE OF 11°55'26", AN ARC DISTANCE OF 343.38 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE SOUTHEASTERLY ALONG SAID TANGENT LINE AND SAID NORTHEASTERLY LINE, SOUTH 47°43'31" EAST, A DISTANCE OF 1260.77 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1550.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT LINE AND SAID NORTHEASTERLY LINE, THROUGH A CENTRAL ANGLE OF 18°47'36", AN ARC DISTANCE OF 464.30 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2402.00 FEET SAID POINT ALSO BEING ON THE NORTHERLY LINE OF LAKE STREET RIGHT OF WAY PER GRANT DEED RECORD E J ULY 02, 200% AS INSTRUMENT NO. 2008-0361223, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, A RADIAL BEARING TO SAID POINT BEARS SOUTH 45°19'20" EAST;

THENCE THE FOLLOWING NINE (9) COURSES ALONG THE NORThERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY RIGHT OF WAY OF SAID LAKE STREET PER INSTRUMENT NO. 2008-0361223 AS SHOWN ON SAID TRACT MAP NO. 35000:

1. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°51'24", AN ARC DISTANCE OF 329.37 FEET TO THE BEGINNING OF A NON-TANGENT LINE;
2. THENCE SOUTHWESTERLY ALONG SAID NON TANGENT LINE, SOUTH 53°10'50" WEST, A DISTANCE OF 40.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1690.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 50°02'56" EAST;

3. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'26", AN ARC DISTANCE OF 531.14 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1684.30 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 69°07'27" EAST;

4. THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'24", AN ARC DISTANCE OF 636.14 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1678.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 89°41'46" EAST;

5. THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°30'22", AN ARC DISTANCE OF 746.99 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1678.19 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 69°53'21" EAST;

6. THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°04'40", AN ARC DISTANCE OF 177.81 FEET TO THE BEGINNING OF A NON-TANGENT LINE, A RADIAL BEARING TO SAID POINT BEARS SOUTH 59°48'41" EAST;

7. THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT LINE, SOUTH 30°13'29" WEST, A DISTANCE OF 474.86 FEET;

8. THENCE SOUTH 31°15'59" WEST, A DISTANCE OF 650.00 FEET;

9. THENCE SOUTH 58°44'01" EAST, A DISTANCE OF 5.00 FEET TO A POINT LYING ON NORTHWESTERLY RIGHT OF WAY OF LAKE STREET, BEING 55.00 FEET NORTHWESTERLY OF THE CENTERLINE OF LAKE STREET AS SHOWN ON SAID TRACT MAP NO. 35000;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY, SOUTH 31°15'59" WEST, A DISTANCE OF 1046.91 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1255.00 FEET;

THENCE ALONG SAID CURVE, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 22°17'23", AN ARC DISTANCE OF 488.23 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE SOUTHERLY ALONG SAID TANGENT LINE, CONTINUING ALONG THE WESTERLY RIGHT OF WAY, SOUTH 08°58'36" WEST, A DISTANCE OF 1063.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 4055.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 00°27'29", AN ARC DISTANCE OF 32.42 FEET TO A POINT LYING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AS SHOWN ON SAID TRACT MAP NO. 35000;

THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 00°53'36" EAST, A DISTANCE OF 1516.58 FEET TO NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 89°22'17" WEST, A DISTANCE OF 2647.06 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, SOUTH 89°56'50" WEST, A DISTANCE OF 1328.36 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28 AS SHOWN ON SAID TRACT MAP NO. 35000;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, NORTH 00°35'26" EAST, A DISTANCE OF 1334.72 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, NORTH 89°34'27" WEST, A DISTANCE OF 1331.33 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 28, NORTH 00°21'22" WEST, A DISTANCE OF 1346.39 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 28, NORTH 89°01'15" WEST, A DISTANCE OF 2671.22 FEET TO THE NORTHWEST CORNER OF SAID SECTION 28;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 21, NORTH 01°23'37" EAST, A DISTANCE OF 5281.52 FEET TO THE POINT OF BEGINNING.
LEGAL DESCRIPTION

±1,374 ACRES

LOTS 1 THROUGH 10 OF TRACT MAP NO. 35000, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN PER MAP RECORDED IN BOOK 446, PAGES 88 THROUGH 105, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LEGAL DESCRIPTION

9.09 ACRES

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 15 AND SECTION 22, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SHOWN AS AN EXCEPTION TO THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 31, 1978 AS INSTRUMENT NO. 60976, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE SOUTH 60° 08' 21" EAST ALONG THE SOUTH LINE OF SAID SECTION 15 A DISTANCE OF 1,187.81 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN STRIP OF LAND 60.00 FEET WIDE CONVEYED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES BY DEED RECORDED SEPTEMBER 3, 1924 IN BOOK 544, PAGES 313 AND 320 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE TRUE POINT OF BEGINNING;

THENCE NORTH 48° 59' 43" WEST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 91.90 FEET TO THE BEGINNING OF A TANGENT CURVE NORTHEASTERLY AND HAVING A RADIUS OF 543.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND NORTHEASTERLY LINE THROUGH AN ANGLE OF 60° 45' 06" A DISTANCE OF 92.42 FEET;

THENCE TANGENT TO SAID CURVE AND ALONG SAID NORTHEASTERLY LINE NORTH 39° 14' 35" WEST A DISTANCE OF 460.60 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN STRIP OF LAND 60.00 FEET WIDE CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED DECEMBER 23, 1915 IN BOOK 433, PAGE 158 OF DEEDS, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SAID INTERSECTION BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 380.00 FEET, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 09° 48' 05" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SOUTHERLY LINE THROUGH AN ANGLE OF 19° 06' 52" A DISTANCE OF 126.77 FEET;

THENCE TANGENT TO SAID CURVE AND ALONG SAID SOUTHERLY LINE NORTH 61° 05' 03" EAST A DISTANCE OF 119.77 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 31, 1978 AS INSTRUMENT NO. 60976, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL CONVEYED TO THE STATE OF CALIFORNIA THE FOLLOWING COURSES:
SOUTH 84° 43' 26" EAST A DISTANCE OF 525.97 FEET;
SOUTH 08° 07' 11" EAST A DISTANCE OF 466.21 FEET;
NORTH 83° 36' 04" EAST A DISTANCE OF 8.00 FEET;
SOUTH 08° 16' 09" EAST A DISTANCE OF 245.13 FEET;
SOUTH 45° 36' 57" WEST A DISTANCE OF 62.89 FEET;

NORTH 76° 23' 28" WEST A DISTANCE OF 88.29 FEET TO THE BEGINNING OF A
TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 470.00 FEET;

NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 27° 23' 45" A
DISTANCE OF 224.73 FEET;

TANGENT TO SAID CURVE NORTH 48° 59' 43" WEST A DISTANCE OF 54.00 FEET TO AN
INTERSECTION WITH THE AFORESAID NORTHEASTERLY LINE OF THAT CERTAIN
STRIP OF LAND 60.00 FEET WIDE CONVEYED TO THE COUNTY OF RIVERSIDE FOR
ROAD PURPOSES BY DEED RECORDED SEPTEMBER 3, 1924 IN BOOK 544, PAGE 315, OF
DEEDS, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE CONTINUING NORTH 48° 59' 43" WEST ALONG SAID NORTHEASTERLY LINE A
DISTANCE OF 82.67 FEET TO THE TRUE POINT OF BEGINNING.

A CERTIFICATE OF COMPLIANCE WAS RECORDED DECEMBER 23, 1997 AS INSTRUMENT
NO. 470936, OFFICIAL RECORDS.
LEGAL DESCRIPTION

16.7 ACRES

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE NORTH 01° 07’ 26” EAST ON THE WEST LINE OF SAID SECTION 15, 145.70 FEET;

THENCE SOUTH 88° 52’ 34” EAST, 279.50 FEET;

THENCE NORTH 01° 07’ 26” EAST, 55.00 FEET;

THENCE NORTH 88° 52’ 34” WEST, 279.50 FEET TO SAID WEST LINE OF SECTION 15;

THENCE NORTH 1° 07’ 26” EAST, ON SAID WEST LINE, 306.90 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 1 OF THOSE CERTAIN PARCELS DESCRIBED BY DEED TO CHARLES J. BIDDLE RECORDED MARCH 18, 1997 AS INSTRUMENT NO. 73306, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 61° 42’ 31” EAST ON THE SOUTH LINE OF SAID PARCEL 1, 1025.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1402.69 FEET;

THENCE SOUTHEASTERLY ON SAID CURVE AND SOUTH LINE OF PARCEL 1 THROUGH AN ANGLE OF 02° 58’ 35”, 72.86 FEET TO THE SOUTH LINE OF SAID SECTION 15;

THENCE NORTH 89° 08’ 21” WEST ON SAID SOUTH LINE, 975.18 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM ALL MINERALS, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, WITHOUT, HOWEVER, THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING, ANY OF SAID MINERALS, TOGETHER WITH THE RIGHT TO REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF SAID LAND OR OF ANY IMPROVEMENTS THEREON, AS RESERVED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY IN THE DEED RECORDED NOVEMBER 27, 1995 AS INSTRUMENT NO. 268350, OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, COAL AND CLAY DEPOSITS, NATURAL GAS RIGHTS, OTHER HYDROCARBONS, AND GEOTHERMAL DEPOSITS OR RESOURCES BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER SAID LAND AND THAT HAVE NOT HERETOFORE BEEN RESERVED OF RECORD BY OR CONVEYED OF RECORD TO OTHERS, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING, THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINAFTER DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINAFTER DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS, AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE LANDS HEREINAFTER DESCRIBED, AS RESERVED BY LONG BEACH EQUITIES, INC., IN THE DEED RECORDED SEPTEMBER 29, 1989 AS INSTRUMENT NO. 337562, OFFICIAL RECORDS.

SAID LEGAL DESCRIPTION IS SHOWN PURSUANT TO THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT NO. 2911 RECORDED SEPTEMBER 26, 1989 AS INSTRUMENT NO. 330783, OFFICIAL RECORDS.

PARCEL B:

THAT PORTION OF SECTIONS 15 AND 22, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE NORTH 01° 07' 26" EAST ON THE WEST LINE OF SAID SECTION 15, 507.60 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 1 OF THOSE CERTAIN PARCELS DESCRIBED BY DEED TO CHARLES J. BIDDLE RECORDED MARCH 18, 1987 AS INSTRUMENT NO. 73306, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01° 07' 26" EAST ON SAID WEST LINE OF SECTION 15, 256.90 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN 60.00 FOOT WIDE STRIP OF LAND DESCRIBED TO THE COUNTY OF RIVERSIDE RECORDED SEPTEMBER 3, 1924 IN BOOK 544, PAGE 315 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 73° 56' 25" EAST ON SAID SOUTHERLY LINE (RECORDED AS SOUTH 74° 45' 00" EAST), 408.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 543.00 FEET;

THENCE SOUTHEASTERLY ON SAID CURVE AND SOUTHERLY LINE THROUGH AN ANGLE OF 34° 42' 00".

328.86 FEET;
THENCE TANGENT TO SAID CURVE AND ON SAID SOUTHERLY LINE SOUTH 39° 14' 35" EAST (RECORDED AS SOUTH 40° 03' 00" EAST) 518.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 603.00 FEET;

THENCE SOUTHEASTERLY ON SAID CURVE AND SOUTHERLY LINE THROUGH AN ANGLE OF 09° 45' 08", 102.64 FEET;

THENCE TANGENT TO SAID CURVE AND ON SAID SOUTHERLY LINE, AND ITS SOUTHEASTERLY PROLONGATION, SOUTH 48° 59' 43" EAST (RECORDED AS SOUTH 49° 09' 00" EAST) 228.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 530.00 FEET;

THENCE SOUTHEASTERLY ON SAID CURVE THROUGH AN ANGLE OF 22° 03' 55", 204.11 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE AFORESAID 60.00 FOOT WIDE STRIP OF LAND DESCRIBED TO THE COUNTY OF RIVERSIDE, SAID INTERSECTION BEING ALSO AN ANGLE POINT IN THE BOUNDARY LINE OF THE LAND DESCRIBED TO THE STATE OF CALIFORNIA RECORDED MARCH 31, 1978 AS INSTRUMENT NO. 60076, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE CONTINUING SOUTHEASTERLY ON SAID CURVE THROUGH AN ANGLE OF 05° 19' 50", 49.31 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 76° 23' 28" EAST, 138.29 FEET;

THENCE SOUTH 43° 59' 59" EAST, 47.72 FEET;

THENCE SOUTH 06° 23' 56" EAST, 215.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2044.00 FEET;

THENCE SOUTHEASTERLY ON SAID CURVE THROUGH AN ANGLE OF 14° 44' 06", 525.66 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE AFORESAID 60.00 FOOT WIDE STRIP OF LAND DESCRIBED TO THE COUNTY OF RIVERSIDE;

THENCE SOUTH 29° 32' 56" EAST ON SAID WESTERLY LINE (RECORDED AS SOUTH 29° 42' 00" EAST) 332.77 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 22;

THENCE NORTH 89° 05' 21" WEST ON SAID SOUTH LINE 82.74 FEET TO THE EASTERLY LINE OF THE AFORESAID PARCEL 1 OF THOSE CERTAIN PARCELS DESCRIBED TO CHARLES J. BIDDLE;

THENCE NORTH 69° 06' 56" WEST, 81.20 FEET TO THE WESTERLY LINE OF SAID PARCEL 1;

THENCE NORTH 21° 28' 53" WEST, ON SAID WESTERLY LINE 663.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1402.69 FEET;

THENCE NORTHWESTERLY ON SAID CURVE AND SOUTHWESTERLY LINE OF SAID PARCEL 1 THROUGH AN ANGLE OF 40° 13' 38", 964.83 FEET;
THENCE TANGENT TO SAID CURVE AND ON THE SOUTHERLY LINE OF SAID PARCEL 1 NORTH 61° 42' 31" WEST, 1025.35 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES OVER THE WESTERLY 30.00 FEET OF THAT PORTION OF SAID SECTION 15 LYING NORTHERLY OF THE ABOVE-DESCRIBED PARCEL AND SOUTHERLY OF THE SOUTHWESTERN LINE OF THAT CERTAIN 66.00 FOOT WIDE STRIP OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 3, 1924 IN BOOK 544, PAGE 315 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

EXCEPTING THEREFROM ALL MINERALS, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, WITHOUT, HOWEVER, THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING ANY OF SAID MINERALS, TOGETHER WITH THE RIGHT TO REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF SAID LAND OR OF ANY IMPROVEMENTS THEREON, AS RESERVED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY IN THE DEED RECORDED NOVEMBER 27, 1985 AS INSTRUMENT NO. 2683350, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, COAL AND CLAY DEPOSITS, NATURAL GAS RIGHTS, OTHER HYDROCARBONS, AND GEOTHERMAL DEPOSITS OR RESOURCES BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER SAID LAND AND THAT HAVE NOT HERETOFORE BEEN RESERVED OF RECORD BY OR CONVEYED OF RECORD TO OTHERS, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING, THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSstock OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSstockED OR DIRECTIONALLY DRILLED WELLS, TUNNELS, AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE LANDS HEREINABOVE DESCRIBED, AS RESERVED BY LONG BEACH EQUITIES, INC., IN THE DEED RECORDED SEPTEMBER 29, 1989 AS INSTRUMENT NO. 337962, OFFICIAL RECORDS.

SAID LEGAL DESCRIPTION IS SHOWN PURSUANT TO THAT CERTAIN NOTICE OF LOT LINES ADJUSTMENT NO. 2911 RECORDED SEPTEMBER 26, 1989 AS INSTRUMENT NO. 330783, OFFICIAL RECORDS.
## EXHIBIT A-27: ALBERHILL VILLAGES SPECIFIC PLAN ADOPTED BY INITIATIVE

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. EXECUTIVE SUMMARY</td>
<td></td>
</tr>
<tr>
<td>1.1 Project Overview</td>
<td>1</td>
</tr>
<tr>
<td>1.2 Purpose of the Specific Plan</td>
<td>4</td>
</tr>
<tr>
<td>1.3 Regulatory Framework</td>
<td>6</td>
</tr>
<tr>
<td>1.4 Document Organization</td>
<td>8</td>
</tr>
<tr>
<td>2. INTRODUCTION</td>
<td></td>
</tr>
<tr>
<td>2.1 Project Location</td>
<td>9</td>
</tr>
<tr>
<td>2.2 Physical Setting</td>
<td>9</td>
</tr>
<tr>
<td>2.3 Historical Background</td>
<td>10</td>
</tr>
<tr>
<td>2.4 Emitters/Impact Background</td>
<td>11</td>
</tr>
<tr>
<td>2.5 Governmental Authority</td>
<td>11</td>
</tr>
<tr>
<td>3. DEVELOPMENT PLAN</td>
<td></td>
</tr>
<tr>
<td>3.1 Vision, Goals and Objectives</td>
<td>13</td>
</tr>
<tr>
<td>3.2 Land Use</td>
<td>15</td>
</tr>
<tr>
<td>3.3 Overlay Zones</td>
<td>16</td>
</tr>
<tr>
<td>3.4 Villages and Planning Areas</td>
<td>17</td>
</tr>
<tr>
<td>3.5 Circulation Network</td>
<td>19</td>
</tr>
<tr>
<td>3.6 Public Services and Utilities</td>
<td>20</td>
</tr>
<tr>
<td>3.7 Grading</td>
<td>22</td>
</tr>
<tr>
<td>4. DEVELOPMENT REGULATIONS</td>
<td></td>
</tr>
<tr>
<td>4.1 Purpose and Intent</td>
<td>23</td>
</tr>
<tr>
<td>4.2 Development Regulations</td>
<td>23</td>
</tr>
<tr>
<td>4.3 Land Use Regulations</td>
<td>25</td>
</tr>
<tr>
<td>4.4 Circulation Requirements</td>
<td>29</td>
</tr>
<tr>
<td>4.5 Parking Requirements</td>
<td>32</td>
</tr>
<tr>
<td>4.6 Recreation/Open Space Regulations</td>
<td>33</td>
</tr>
<tr>
<td>4.7 Stormwater Management Techniques</td>
<td>36</td>
</tr>
<tr>
<td>5. IMPLEMENTATION</td>
<td></td>
</tr>
<tr>
<td>5.1 Implementation Process</td>
<td>37</td>
</tr>
<tr>
<td>5.2 Transfer of Development between Villages and Planning Areas</td>
<td>42</td>
</tr>
<tr>
<td>5.3 Development Approvals Required</td>
<td>43</td>
</tr>
<tr>
<td>5.4 Development Status Matrix</td>
<td>44</td>
</tr>
<tr>
<td>5.5 Phasing</td>
<td>46</td>
</tr>
<tr>
<td>5.6 Financing and Maintenance</td>
<td>46</td>
</tr>
<tr>
<td>6. GENERAL PLAN CONSISTENCY ANALYSIS</td>
<td></td>
</tr>
<tr>
<td>6.1 Introduction</td>
<td>48</td>
</tr>
<tr>
<td>6.2 Alberhill District Plan Consistency</td>
<td>49</td>
</tr>
<tr>
<td>6.3 General Plan Format</td>
<td>54</td>
</tr>
<tr>
<td>6.4 Community Form</td>
<td>54</td>
</tr>
<tr>
<td>6.5 Public Safety and Welfare</td>
<td>60</td>
</tr>
<tr>
<td>6.6 Resource Protection and Preservation</td>
<td>65</td>
</tr>
<tr>
<td>7. CLIMATE ACTION PLAN COMPLIANCE</td>
<td></td>
</tr>
<tr>
<td>7.1 Introduction</td>
<td>72</td>
</tr>
<tr>
<td>7.2 General Plan</td>
<td>72</td>
</tr>
<tr>
<td>7.3 Population &amp; Employment</td>
<td>72</td>
</tr>
<tr>
<td>7.4 Transportation &amp; Land Use</td>
<td>73</td>
</tr>
<tr>
<td>7.5 Energy &amp; Water Use</td>
<td>76</td>
</tr>
<tr>
<td>7.6 Solid Waste</td>
<td>78</td>
</tr>
<tr>
<td>7.7 Community Education &amp; Outreach</td>
<td>79</td>
</tr>
</tbody>
</table>
8. **LANDSCAPE DESIGN GUIDELINES**
   
   8.1 Purpose ......................................................... 80
   8.2 Landscape Plan .............................................. 80
   8.3 General Landscape Requirements ...................... 82
   8.4 Entry Monumentation & Signage ....................... 84
   8.5 Streetscape .................................................. 87
   8.6 Landscape Interface Between Uses .................... 90
   8.7 Community Walls & Fences ............................... 96
   8.8 Slopes Management & Fuel Modification .......... 97
   8.9 Community Plant Palette ................................. 98
   8.10 Bikeway System ............................................ 98
   8.11 Multi-Use Trail System ................................. 99
   8.12 Parks & Open Space ..................................... 100
   8.13 Themed Site Materials, Finishes, Street Furniture 102

9. **LIGHTING DESIGN GUIDELINES**
   
   9.1 Introduction ................................................ 103
   9.2 Lighting Design Guidelines ............................. 103
   9.3 Lighting Fixture ............................................ 104

10. **SIGN REGULATIONS**
    
    10.1 Purpose ..................................................... 105
    10.2 General Sign Guidelines ............................... 105
    10.3 Sign Regulations .......................................... 107
    10.4 Special Signs ............................................. 108
    10.5 Directional and Kiosk Signs ........................... 108
    10.6 Temporary Real Estate Signs ........................... 109
    10.7 Political Campaign Signs ............................... 110
    10.8 Construction Signs ....................................... 110
    10.9 Flags, banners, pennants, balloons, window and interior signs .... 110
    10.10 Residential Signs ...................................... 110
    10.11 Commercial & Professional Office Signs .......... 111
    10.12 Commercial Freeway Signs ............................. 113

11. **MITIGATION MEASURES**
    
    11.1 Mitigation Measure Process ........................... 114
    11.2 Inventory of Mitigation Measures ................... 114
    11.3 Issues & Areas of Mitigation Measures .............. 114

12. **DEFINITIONS**
    
    12.1 Definitions ............................................... 127
List of Figures

Figure
1-1 Regional Location
1-2 AVSP and Alberhill Ranch Areas
1-3 Implementation Process
2-1 Vicinity Map
2-2 AVSP and Alberhill Ranch Areas
3-1 Conceptual Land Use/Circulation Plan
3-2 Open Space Vicinity Map
3-3 Open Space Map
3-4 Sample Open Space Corridor Sections
3-5 Overlay Zones
3-6 Villages and Planning Areas Map
3-7 Circulation Plan
3-8 Slope Analysis
4-1 Lake Street Road Sections
4-2 Temescal Canyon Road Sections
4-3 Nichols Road Sections
4-4 Street A Sections
4-5 Street B Section
4-6 Street C Sections
4-7 Street D Section
4-8 Streets E and F Sections
4-9 Preliminary Park Plan
5-1 Example Tier II Land Use Map
5-2 Example Tier II Structure Diagram
5-3 Conceptual Phasing Plan
8-1 Circulation & Monumentation Master Plan
8-2 Planting Master Plan
8-3 Typical Wall and Fence Program
8-4 Conceptual Wall & Fence Detail
8-5 Conceptual Wall & Fence Detail
8-6 Conceptual Wall & Fence Detail
8-7 Conceptual Wall & Fence Detail
8-8 Conceptual Wall & Fence Detail
8-9 Conceptual Wall & Fence Detail
8-10 Conceptual Monumentation Signage
8-11 Conceptual Monumentation Signage
8-12 Conceptual Monumentation Signage
8-13 Conceptual Monumentation Signage
8-14 Trail Monumentation
8-15 Trail Monumentation

List of Tables
Table | Page
--- | ---
3-1 Land Use Summary by Planning Areas | 19
4-1 Zoning Requirements | 25
4-2 Alberhill Villages Parks and Open Space | 36
5-1 Transfer of Development Criteria | 43
5-2 Required Development Approvals | 43
5-3 Implementation Table | 44
5-4 Development Status Matrix | 45
5-5 Financing Mechanisms | 47
6-1 General Plan Content | 48
1.1 PROJECT OVERVIEW

The Alberhill Villages Specific Plan (AVSP or Villages) is a blueprint for the People of the City of Lake Elsinore for the development of a sustainable new community, at the northwestern gateway of the City in southwestern Riverside County. The AVSP is subject to the previous and current General Plan statements that vest the total number of dwelling units and commercial development for this project area. The following analytical descriptions of land uses noted are approximate. The fully developed site of approximately 1,400 acres will provide 8,244 residential units, distributed over a wide variety of unit types and sizes. The plan also includes a University Town Center with 1,532,500 square feet of retail/community space, and medical office development. Additional mixed-use areas will be placed in three other strategic phased locations offering 974,500 square feet of retail and service uses. Regional and community amenities include a 63.6-acre university for 6,000 students with 1,500,000 square feet of indoor facilities, an 850 student capacity elementary, a 36.9-acre lakefront park alongside two lakes totaling 39.6 acres, a 45.9-acre City Regional Sports Park, as well as over 150 acres of natural and restored open space with multi-use trails. When fully developed, over a period of approximately twenty (20) to thirty (30) years, Alberhill Villages will be a thriving sustainable community of people enjoying the advantages of a highly livable, environmentally friendly, and socially inclusive community. The Villages' facilities and services will also attract the greater Lake Elsinore community and surrounding county residents.

The "sustainable community" of today embodies many of the familiar concepts that are already finding their way into the "best planning practices" of urban redevelopment and new community design. Many of the urban design and fiscal best practices are embodied in the concept of "new urbanism," "traditional neighborhood design," "smart growth," and Leadership in Energy and Environmental Design (LEED) Neighborhood Development. AVSP embraces the new urbanism as embodied in its mixed-use village cores, its grid-inspired street design, its compact design, its walkable, pedestrian-friendly development patterns, and its extensive neighborhood among many other attributes. Sustainable community design builds upon these approaches and adds a new dimension that can be summarized as a deep concern for the environmental and the social consequences of development, at all levels -- the individual, the community, the region, and the planet as a whole. As generally described by the Urban Land Institute, the concept of sustainability speaks to the idea of "balancing economic and social forces against the environmental imperatives of resource conservation and renewal for the world of tomorrow."

The principal element in this New Urbanism is job growth and job creation sustained in a "localized" village area that provides thousands of new temporary construction and permanent jobs meeting the resident needs of this city sized community. The public revenue projections from the 4,007,000 new square feet of commercial retail, service and professional office uses will be significant for the long term economic viability of the City of Lake Elsinore over the next 30 years and into the future. The Alberhill Villages is the significant economic "blueprint" for sustainable communities of today and tomorrow. AVSP at buildout is projected to generate a positive total excess revenue per year to the City of Lake Elsinore after all public service costs are funded.

The AVSP (Villages) project area is located in northwest Lake Elsinore, just south of Interstate 15 (I-15) Freeway, in the vicinity of Lake Street and Temescal Canyon Road (see Figure 1-1, Regional Location). It encompasses the site of the old mining community of Alberhill, which emerged in the early 1900s as a result of incentives offered by mining corporations that encouraged workers to build their homes in the area. Although the community was full of promise and was later considered to be one of the area's most important suburban towns, it was abandoned when construction of the I-15 Freeway began.
The goal of the Villages is to build on the history of the area by re-establishing a community based around an on-going historical and vested mining operation in existence since the 1880s. As mineral resources become fully extracted from phased mining areas, and mining operations cease, the land will be reclaimed in phases for community development, and the former Alberhill mining areas will have then evolved into a dynamic and vibrant community of regional importance serving as one of the major gateways to the City of Lake Elsinore.

AVSP is distinguishable as a sustainable community for new residents and 5,000 new permanent employees by the following characteristics:

1. Balanced uses of land affording the opportunity to live, work, shop, attend school, and recreate within the Villages. The distribution of these facilities is dispersed throughout the Villages while being interconnected by a system of walking and bicycling paths. This arrangement helps reduce automobile use and encourages social interaction.

2. Provide the opportunity for increased higher education opportunities and cultural enrichment by designating land for the use of a student university and related facilities and attractions to serve about 6,000 students, Lake Elsinore residents and visitors.

3. Include designated land that may be used for at least one elementary school within Alberhill Villages, which would be paired with neighborhood and community parks and could use shared parking during off peak hours; benefitting commercial, school and park uses. The elementary school site would be adequate enough to provide for a K-6 to K-8 expansion. This is consistent with the request of the Lake Elsinore Unified School District. Additional land would be designated for religious assembly centers designed for joint private educational use.

4. Two mixed-use town centers that meet the needs of the Alberhill area in the City of Lake Elsinore and the region. The regionally focused University Town Center is coupled with a university and large community park with a significantly sized lake complex. The Alberhill Town Center is located in the southeast portion of the project at the intersection of Nichols Road and Lake Street, adjacent to an existing Alberhill Community Park, a planned school, and an existing Boys and Girls Club. Both town centers will offer a full range of land uses ranging from residential, retail, civic, office, medical office, and public gathering places. This commercial and office space will greatly benefit the City of Lake Elsinore and nearby Alberhill Ranch planned community by providing grocery, drug stores, and other needed services. Additionally, the town centers will create jobs, increase sales tax revenue, and contribute to other city revenues such as property taxes as wage earners gain purchasing power to buy real estate within the City.

5. Restoration and reclamation of hundreds of acres of mined land by phases into new and restored natural areas, public facilities, a university, parks, schools, housing, retail, and business park. Mining is a permitted land use within the Specific Plan. Current mining activities will be phased out in stages as the AVSP urban land uses are developed. The Mining Reclamation Plan will be amended in phases from open space and industrial land uses as the "end use" of mining reclamation to AVSP urban land uses to coincide with the phased development of AVSP over the next 20 to 30 years.

6. A compact development pattern adjacent to the existing I-15 Freeway and future transit corridor. The project is located at the northwestern gateway to the City of Lake Elsinore. The community plan is organized into a series of walkable villages that have their own identity or focal point thus helping to reduce the dependency on the cars.

7. A wide choice of housing opportunities that promotes affordable, moderate, student, as well as upper income housing. This residential mix assists in creating a diverse social make up in the community and assists the city in attaining their fair share of the Regional Housing Needs Assessment (RHNA).

8. Designated zones for an employment/business park providing the opportunity for local jobs and housing balance. The business park would allow the ultimate use of medical office centers and support facilities generating significant temporary and permanent jobs.

9. This project will support the establishment of the Alberhill area waste water facilities, which will allow additional needed industrial, commercial, and residential development
to occur in north-western Lake Elsinore, an area which has previously been hindered by a lack of sewer availability. Although Elsinore Valley Municipal Water District (EVMWD), the water district for the region, proposed a wastewater treatment plant for the area, it is analyzing an alternative method for wastewater treatment, which includes a series of lift stations and force mains conveying sewage to the existing Regional Wastewater Treatment Plant.

10. A system of open space and parks that is consistent with the Multiple Species Habitat Conservation Plan (MSHCP) and that would fulfill the parks, recreation, and open space requirements of the Quimby Act, while more specifically providing visual relief, passive and active recreational opportunities, biological habitat, wildlife corridors, and ground-water recharge of the area. All park, recreation, and open space facilities, both public and private as shown in the AVSP, would fulfill the Quimby Act standards for parks and open space dedication and otherwise satisfy all City park, recreation and open space regulations. Parks and recreation amenities, both public and private, will be constructed at the time of need as determined by the population generated by each phase. Construction of public and private parks will be the responsibility of the developer. The City Regional Sports Park, if constructed, will be the responsibility of the City.

11. A modified grid system of roadways that provides for a simple organized element of urban landscape, and hence, provides an easier to navigate environment for both the motorist and the pedestrian. This system also provides the opportunity to create visual destinations with landmarks, such as public art or open space vistas of mountains and lakes.

12. Domestic water will be provided by EVMWD, according to the Water Supply Assessment (WSA), which has concluded that they have sufficient water supply for the project. In addition to domestic water, the water district is analyzing the regional opportunity for reclaimed water to be used for parks and open space.

13. Landscape, site design, and design guidelines promote water and energy conservation, including affordable and economic passive solar and "green building" design.

14. Allow for the expansion of the existing roadway system with the improvements to Lake Street and Temescal Canyon Road. It would also include future roadways of Lincoln Street and Nichols Road consistent with the Circulation Element of the City’s General Plan.

15. Natural spring water has historically served the property and will flow into the restored lakes, which provides a natural water source to the Alberhill Village recreational lakes. Low flow storm water will be captured within each development to percolate into the groundwater table to replenish water supplies. High storm water flows will safely be conveyed through the site into Temescal Creek as existing flows currently exist today during a storm event. In the unlikely event natural spring water is not sufficient for the lake use, alternate water supplies will be utilized in consultation with the Elsinore Valley Municipal Water District.

The "project core" of Alberhill Villages, as represented in the following abstract graphic, consists of a regional University Town Center with retail, office, high density housing, a university campus with possible uses such as performing arts facilities, libraries, meeting centers, and housing which merge into the adjacent commercial and office areas, and a community park and lake with a variety of recreational amenities. The Villages contain a series of focal points or event areas such as a public plaza, town green, or amphitheater. These distinct and active public use areas construct the "spine" of the community. Surrounding the "project core" are themed residential Villages, as represented in yellow on the following abstract graphic and also contain focal points such as a park or school located within a five-minute walk of most housing units. Interspersed throughout the community are a series of parks, plazas, paseos, and walking / hiking areas. The following graphic illustrates the structure of the AVSP planned community in a more abstract form.
An important feature of the AVISP is the creation of naturalized and restored open space on the edges throughout the planned community and connecting to adjacent areas of the City, which provides important connections to the off-site and adjacent MSHCP areas. Although the naturally occurring wildlife corridors have long ceased to exist on the site due to over 100 years of mining activities, a series of re-created natural wildlife and open space connections are provided throughout the project area to allow for the safe passage of wildlife through or around the Specific Plan area and interfacing with the Multiple Species Habitat Conservation Plan (MSHCP) on the project periphery.

1.2 PURPOSE OF THE SPECIFIC PLAN

The purpose of the AVISP is to incorporate ±1,374 acres (annexed into the City on March 2008), the 9.00-acre area (referred to as the 9-acre area in 89-2 of the Alberhill Ranch Specific Plan and zoned as Commercial Specific Plan (CSP)) and the 16.7-acre area (referred to as the 1-acre area in 89-2 of the Alberhill Ranch Specific Plan (Refer to Exhibit A-26 AVISP Legal Descriptions) and zoned as Commercial Specific Plan (CSP)) into the 1,400-acre land use plan for the AVISP (Refer to Exhibit A-22 and A-23) which allocates 8,244 residential units to the site. In addition to these residential units, the AVISP project area will include approximately 4,007,000 square feet of commercial and office uses.

1) Phase VI (Alberhill, Historic and Lake Elsinore Hills Districts) was adopted by the City Council and became effective on October 8, 2015. Ordinance No. 2015-01 approved Zone Change No. 2015-01, known as the Zoning Consistency Project – Phase VI, which changed the zoning in the Lake Elsinore Hills, Historic, Alberhill, and Business Districts. A corresponding Zone Change Exhibit C – Alberhill District was included in the approval. This AVISP hereby amends Ordinance No. 2015-01, which removed the M-3 designation from the approximately eleven (11) spot zoned parcels within the 1,400-acre project area of the Alberhill District. This AVISP hereby allows M-3 Zoning to be put back onto the approximately eleven (11) spot zoned parcels removed by the previous City Council zone change. By this Specific Plan adoption, the M-3 zone is placed back onto the entire AVISP project area (1,400 acres), as previously annexed with M-3 zoning, and thereby removing the approximately eleven "spot zoning" areas by replacing them with this AVISP land use designations providing legal consistency between the General Plan and Zoning for the 1,400-acre area (Refer to Exhibit A-18 and Exhibit A-19).

2) AVISP streamlines the development and building process for the project implementation, provides details about the project, imposes requirements on the Developer and the City to get the project built on a phased and timely basis which accelerates the public and private
benefits to the community and speeds up the positive revenues for the city that will result from project completion; and,

2) Require the Developer to mitigate and reduce the identified environmental impacts of the project, identified in the Draft Environmental Impact Report dated on October 21, 2015, which had been prepared over the last 4 years and reviewed at least 6 times by the City, and recommended for approval by the Planning Commission at a Public Hearing on February 16, 2016, as more fully described in Chapter 11 where mitigation will be applied at the Subdivision Map stage of the AVSP process.

4) Notwithstanding the City of Lake Elsinore’s Zoning Code, the provisions of this Alberhill Villages Specific Plan shall take precedent over the City’s existing Zoning Code. Where there is an apparent conflict, the AVSP shall prevail.

Figure 1-2 identifies Alberhill Villages, and the 9.09 and the 16.7 acre areas in relation to the I-15 Freeway / Lake Street interchange.

The maximum entitlements for development as set forth in this Specific Plan are consistent with what has been allocated to the project area based on the 2011 General Plan and Zoning with the City of Lake Elsinore, and including the 2011 General Plan update, and as amended by this Specific Plan. It is anticipated that these maximum entitlement limits will be reached approximately 20 to 30 years into the future, or possibly beyond, depending on national and statewide economic cycles. Development of this Specific Plan is expected to continually urbanize, change, and evolve as market demand conditions change. Areas within the Specific Plan may develop initially at a lower suburban intensity observable in today’s market, but as additional development pressures arise in the future, re-intensification or private re-development may occur at a higher intensity, similar to other urbanizing areas in Southern California (San Diego and Irvine).

This Specific Plan establishes a basic framework or foundation for future phased development with a carefully developed, illustrated, and backbone system of roadway circulation rights-of-way, land uses, open space, public facilities, and interface with on-going mining operations to facilitate the phase out of mining by mining reclamation increments and the phasing of urban development of the 1,400 acre AVSP site. The content of this Specific Plan meets state requirements for a specific plan under Government Code Sections 65450-65457:

(x) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

4) A program of implementation measures for development including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

5) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

The AVSP, as adopted, also includes a planning process that provides local decision makers with periodic review opportunities for Developer submitted additional project design and engineering details at predictable stages in the development process once marketing, economic, and architectural design trends become certain.
1.3 REGULATORY FRAMEWORK

A three-tier implementation approach provided in this Specific Plan will ensure that certain project design details or standards, which cannot be anticipated at this time, are identified once development becomes imminent (refer to Figure 1-3, Implementation Process).

This three-tier implementation plan allows for the establishment of:

Tier 1 An overall land use, zoning, and backbone circulation plan and development regulations for the entire project area within the Specific Plan adopted by the People.

Tier 2 The preparation of Phased Development Plans (PDPs), for a defined geographic area when development in that area becomes imminent providing more detailed land use, circulation, development regulations, and design guidelines.

Tier 3 Design Review for review of detailed dimensioned site plans, elevations and floor plans for consistency with the Specific Plan and applicable PDP.

Tier 1 Specific Plan

The Specific Plan sets general guidelines for future development, but requires additional details to be provided in a subsequent Phased Development Plan (PDP) document.

This Aberhill Villages Specific Plan contains:
- General land uses;
- Backbone circulation patterns;
- Regional trail connectivity;
- Open space connections;
- Anticipated public facilities;
- Maximum allowable dwelling units and square footage consistent with the existing General Plan;
- Districts and planning areas; and,
- General development regulations.

Tier 2 Phased Development Plan (PDP)

A Phased Development Plan (PDP) will be submitted for each phase or stage of the Specific Plan once the marketing and economic environment dictates that additional details for development within each phase become more certain. The information to be included in the PDP includes:

- Refined land uses by subarea;
- Design Guidelines;
- Specified access points;
- Traffic calming devices;
- Entry statement locations;
- Treatments for important edge conditions including school/residential interfaces, park/residential interfaces, and neighborhood center/residential interfaces; and;
- The relationship and separation of ongoing mining operations to new development.

The consideration and approval of PDPs is addressed in Chapter 5 – Implementation of this Specific Plan.

Tier 3 Design Review

Design Review will occur at a later point in the process and would include the following information:

1) Residential Single Family

   a. A Site Plan with the type and location of all buildings and structures, entrances, parking, landscape areas, signs, walls, preliminary grading information, and the location of existing improvements on adjacent properties;

   b. Architectural Drawings of the Elevations and Floor Plans; and,
Technical Studies addressing phased infrastructure systems including traffic, sewer, water, and drainage to support the nexus required improvements.

2) Commercial, Mixed-Use, Multi-Family, and Schools

A Site Plan, scaled and fully dimensioned indicating the type and location of all buildings and structures, entrances, parking, landscape areas, signs, walls, preliminary grading information, and the location of existing improvements on adjacent properties;

a. Architectural Drawings of the Elevations and Floor Plans
b. Technical Studies
c. Sign and Lighting Design
d. Technical Map scaled and indicating all technical components.

The consideration and approval of Design Review is addressed in Chapter 5 – Implementation of this Specific Plan.

Subdivision Map Actions

Subdivision maps may be processed at any time in the development process, concurrently with the Specific Plan, concurrently with a PDP for all or a portion of the area subject to the PDP, or subsequent to the approval of a PDP. Subdivision Map Conditions shall relate only to project nexus related infrastructure needs. Subdivision Conditions shall recognize that the Developer will be responsible for their nexus infrastructure such as, road widening or traffic signals that relate to traffic or other infrastructure impacts emanating from the Project.

Subdivision Maps will be prepared and processed through the City for individual planning areas in accordance with the Subdivision Map Act and City Municipal Code. Subdivision Maps shall be consistent with the vision and sustainable community design standards of this Specific Plan and the applicable PDP. These maps will create buildable parcels and road rights-of-way and/or private streets. Engineered improvement plans will be prepared to implement required facilities.

The City conditions on the Subdivision Map shall be based solely on the project's nexus relationship to the infrastructure needs of the particular project element being subdivided and public and private improvements will not be required before its public improvement infrastructure needs are required for the project. Mitigation measures noted in Chapter 11 of this Specific Plan will be considered and applied to the Subdivision Maps.

During the consideration of a Subdivision Map, the Developer and its successors in interest, shall cause a Traffic Study to be prepared and submitted to the City of Lake Elsinore Public Works Department for administrative review only, for the following: (1) 200,000 SF of commercial building area for the AVSP project, or prior to the issuance of the 40th Annual Occupancy Permit; and (2) at the 200th Annual Occupancy Permit thereafter and or 100.00 SF commercial occupancy permits thereafter; or (3) every 24 months thereafter, until completion of the AVSP project. These studies will be conducted in order to evaluate the nexus traffic impacts of the AVSP development and determine consistency with the decision to construct the nexus infrastructure improvements as identified in the AVSP LLG Traffic Study Report dated, October 14, 2015. Any identified traffic improvements in the periodic traffic studies prepared by the Developer shall be constructed within the 200th Residential Occupancy Permit or 100,000 SF commercial building area, or 24 months of the review of the Traffic Study by the City of Lake Elsinore, whichever occurs first. The Developer submitted traffic study will be used by the City and Developer to evaluate the nexus infrastructure requirements of the particular stage of AVSP development.

The Traffic Study shall consist of conducting AM and PM peak period traffic counts at the study intersections identified as being impacted during the phased horizon year analysis consistent with original traffic impact analysis (TIA), dated October 14, 2015, and performing AM and PM peak hour level of service (LOS) analyses, accordingly. The Traffic Study Report shall consist of a letter report complete with existing traffic volume figures, a LOS summary table, appendix material presenting the existing traffic counts and LOS calculations, and a summary of the nexus traffic improvements required. The minimum acceptable level of service within AVSP shall be LOS D. The mitigation measures provided in Chapter 11 will be applied at the subdivision map level or Tier 3 of the Specific Plan process.
1.4 DOCUMENT ORGANIZATION

This Executive Summary (Chapter 1) introduces the project, the purpose behind the AVSP, and the approach to accommodate the development that is expected to occur within the Specific Plan area.

Chapter 2 provides an introduction to the Specific Plan including the project location and physical setting, the historical background of the area, and the governmental authority by which specific plans may be adopted.

Chapter 3 provides the vision, goals, and objectives for the project along with a summary of the development plan including land use, circulation, infrastructure, and grading.

Chapter 4 contains general development regulations.

Chapter 5 outlines the implementation process.

Chapter 6 includes a consistency analysis of the relationship of the Specific Plan to the General Plan.

Chapter 7 assesses compliance of the Alberhill Villages Specific Plan with the City’s Climate Action Plan (CAP).

Chapter 8 contains the Landscape Design Guidelines and Standards for use in the preparation of the landscape plans throughout Alberhill Villages.

Chapter 9 includes all Lighting Design Guidelines for Alberhill Villages.

Chapter 10 includes Signage Regulations to maintain and enhance the physical appearance and economic value of the Alberhill Villages community.

Chapter 11 includes mitigation measures to administer the AVSP at the Subdivision Map approval stage.

Chapter 12 includes Alberhill Villages Specific Plan definitions.
Figure 1-2
Alberhill Ranch Specific Plan
Mining & Alberhill Ranch Areas
Tier One: Specific Plan
- Landuse
- Backbone Circulation
- Broad Development Regulations
- Maximum Allowable DU's/SF/ADT's

Tier Two: Phased Development Plan (PDP)
- Detailed Land Use/Circulation
- Refined Development Regulations
- Design Guidelines

Tier Three: Design Review
- Site Plans
- Elevations
- Floor Plans

Figure 1-3
Alberhill Villages Implementation Process
Specific Plan
2.1 PROJECT LOCATION

The Alberhill Villages Specific Plan (AVSP) is located in northwest Lake Elsinore and includes approximately 16 acres of the original Alberhill Ranch Specific Plan 89-2 (ARSP), approved on August 6, 1989, in addition to approximately 1,374 acres which were annexed into the City of Lake Elsinore in 2008, (known as AVSP) (refer to Figure 1-2, AVSP & Alberhill Ranch Areas) and 9 acres of commercial property. The AVSP area is located just south of Interstate 15 and is west of Lake Street (refer to Figure 2-1, Regional Map). The eastern project boundary borders Lake Street; the southeast project boundary borders the Murdock Alberhill Ranch Specific Plan residential development, and the 1,000 acre Horsethief single-family planned development is located along the western boundary. (Refer to Figure 2-1, vicinity map). The existing ARSP land use designations for these approximate 25 acres are hereby amended with this AVSP. The land use designations remain essentially the same under both Specific Plans noting a commercial land use designation on the 25 former ARSP acres. (Refer to Figure A-22 and A-23).

2.2 PHYSICAL SETTING

The project area is significantly isolated from existing development with the exception of the 1,000 acre Horsethief Planned Development along the western boundary and a portion of the Murdock Alberhill Ranch development along Lake Street south of Nichols Road. Lake Street is an existing two lane road which connects the main residential northwest portion of the city with the I-15 Freeway. The project area has been heavily impacted by the voided mining operations that have occurred onsite for over a hundred years. The site consists of rolling terrain and contains a series of stock piles of mined raw and finished material interspersed with various sizes of depressions, including mining washout areas and various locations of mining manufacturing operations. The project area is divided historically by five ephemeral drainages. Only two of these drainages remain intact today. The western portion of the site has two existing unlined drainages at trends southwest to northeast and drains to the north generally along or near the boundary with the Horsethief Canyon Planned Development to the west emptying into an area that crosses Hostetler Road, exiting Horsethief Canyon. The central portion of the site picks up storm water from two drainages from Rice Canyon to the south, holds it in a series of washout ponds and detention basins, and then releases the storm water to the north along Lake Street toward Temescal Creek along the south side of the I-15 Freeway. The fifth drainage is Temescal Creek that flows through portions of the project area along the I-15 Freeway. Formerly a natural ephemeral water course, Temescal Creek has been turned, at least temporarily, into a modified ephemeral water course due to intermittent upstream reclaimed water discharges by two upstream water districts. All of these drainages have been mined and disturbed by human activities for over 100 years, and two former stream courses connected with Rice Canyon are partially disconnected from the upstream and downstream areas due to the historical mining operations. These streams now flow into large water detention basins and discharge to Temescal Creek only during storm events after storm water clearing.

2.3 HISTORICAL BACKGROUND

The most unique attribute of the AVSP area is its mining history as part of the Alberhill area. Mining in the Alberhill area began roughly around the same time that the region’s first railroad, the Atchison, Topeka, and Santa Fe Railroad, was completed in the 1880s. The railroad, along with various mining opportunities, greatly increased migration to the Lake Elsinore area. Portions of Lake Street and Coal Road (now named Nichols Road) are generally aligned with a section of the railroad that has since been removed in that area. The mining industry began with John D. Huff’s founding of the Southern California Coal and Clay Company in the 1880s. Huff’s company became part of a newly established community, Temescal Cotta, which was later considered to be one of the area’s most important suburban towns. The name of the community was later changed to Alberhill after CH Albers and JH Hill, the two man
who originally discovered the coal and clay resources in the area in 1860. The community of Alberhill contained two markets, Gaargan's General Store, a post office, a smoke-rum restaurant, Wilks Cafe, a gas station, and a school which accommodated 100 students from first through eighth grade. The Alberhill School, the only remaining building and historically recognized resource, is located along Lake Street and served the area from its inception in 1912 until it was abandoned in 1954. The Alberhill School building is dismantled and currently unsafe for human use and cannot safely or economically be relocated. The mines at Terra Cotta operated until the 1940s. The Alberhill Coal and Clay Mine became the sole operating clay mine in the region.

Because of the richness and abundance of resources within the Alberhill Ranch area, mining operations have continued to exist since the late 19th century and occupy a significant portion of the Alberhill Villages Specific Plan area. Development will be phased to allow mining activities to remain in operation until resources are fully extracted.

2.4 ENTITLEMENT BACKGROUND

The project area and areas surrounding the Alberhill Villages Specific Plan area, specifically the Alberhill Ranch area, has been included in several entitlement applications:

- In 1989, AVSP was the subject of an annexation to the City of Lake Elsinore of 2,667 acres including an annexation-wide area Specific Plan B9-2. This annexation, together with the Alberhill Ranch Specific Plan, includes the 9.09 and 16.7 acre commercial-designated parcels located near Lake Street and the I-15 Freeway near ±1.374-acres, and will be included within the AVSP commercial areas. This Alberhill Ranch annexation and Specific Plan zoning did not include ±1.374-acres at that time.

- In 1991, the Alberhill Ranch Specific Plan Amendment #1 (ARSP#1) separated the Brighton ownership area of approximately 1,000 acres from the rest of the Alberhill Ranch planning area and added a public golf course along Ternesca Creek and the I-15 Freeway.

- In 1992, the Alberhill Ranch Specific Plan B9-2 was amended and entitled the Murdock Alberhill Ranch Specific Plan for a 511.4-acre portion of the 2,667-acre Specific Plan area.

- In 1997, the Horizon Group, Inc. processed an Alberhill Ranch Specific Plan Amendment #3 (ARSP#3) for the 202-acre area at Nichols Road and the I-15 Freeway for a commercial development as an expansion for the Outlet Center to the south of the I-15 freeway along Collier Avenue.

- In 2000, following a bankruptcy proceeding, the ARSP#1 (Brighton) 1,000-acre area was subject to a draft Specific Plan amendment that was never finalized for the now defunct Alberhill/Lake Elsinore Sports and Entertainment Center Specific Plan Race Track project. This Specific Plan Amendment and its Draft Environmental Impact Report (DEIR) were circulated for public comment, but never approved by the City. In February 1, 2012, the second operating memorandum of understanding became effective.

- On February 24, 2004, properties throughout Riverside County were removed from the MSCHP pursuant to a lawsuit settlement agreement with Riverside County. The ±1.374-acres was part of this settlement agreement and this ±1.374-acres portion of the project area is not subject to the provisions of the MSCHP, but will include de facto MSCHP corridors and connections throughout the Alberhill Villages area.

- In 2006, ±1.374-acres (now Alberhill Villages) mining site was the subject of an annexation with the city. The annexation became effective in 2008 upon certification of the annexation by LACoD.

- In 2007, the 9.09-acre portion of the Alberhill Ranch Specific Plan near the intersection of Lake Street and Ternesca Canyon Road was the subject of a MSCHP Habitat Acquisition and Negotiation process (HANS), also called Lake Elsinore Acquisition and Negotiation Process (LEAN). This 9.09-acre property was acquired after the MSCHP settlement agreement and as such was subject to the MSCHP program. This LEAP process resulted in a decision of the Lake Elsinore City Council to identify a 2.09-acre MSCHP conservation "linkage" area out of the 9.09-acre commercial specific plan area. Therefore, 7 acres were designated for commercial development. Since this project area has a final LEAP determination pursuant to MSCHP 6.11.C, no further LEAP and CEGA/NEPA processing for biology matters is required pursuant to the MSCHP Section 6.11.A., p. 6-3.

- In August of 2006, the City began a comprehensive amendment to this General Plan.

- In November of 2011, the City adopted a comprehensive amendment to their General Plan and adopted a Climate Action Plan after 7 years of City preparation, delays, staff and consultant changes, and public and agency reviews.
In October 2012, the Alberhill Villages Project Specific Plan and Environmental Impact Report were submitted to City. The Specific Plan and EIR processing had to wait for the City's General Plan adoption in order to have consistency with the General Plan. Five (5) separate reviews and resubmissions of the AVSP and EIR have taken place over the intervening 3 years since General Plan adoption.

- The Alberhill Villages Specific Plan has undergone review by 4 separate and different City Planning Directors, 3 City Managers and 4 City Engineers.
- The final Alberhill Villages Specific Plan and EIR in 2015 have gone through at least 10 separate joint City staff and Developer/Consultants meetings to attempt to arrive at a joint agreement on both technical documents to no avail.
- The People desire to move this Specific Plan along, due to numerous City delays, request for additional consultant studies, delays adding additional private sector costs, and repeated/redundant staff reviews.
- The Specific Plan and EIR were placed on a public web site and public meetings were held to review and receive comments on the Specific Plan and EIR from the People.

At least eight (8) separate California Environmental Quality Act (CEQA) documents have covered the Alberhill Ranch Specific Plan areas including four Specific Plan EIRs, two mitigated negative declarations, one EIR addendum, and an EIR/ES for the Countywide Multiple Species Habitat Conservation Plan. Several certified EIR's have covered the AVSP area.

The AVSP incorporates the recently annexed 1.374-acres and approximately 17 acres of commercially zoned land within the original Alberhill Ranch Specific Plan and 9 acres of existing commercial into one Specific Plan document covered by one project EIR. This Alberhill Villages Specific Plan allocates 6,244 dwelling units to the site. It also includes a total of 4,007,000 square feet of commercial and office uses for 1.374 acres, 9.09 and 16.7 acres portions of the site. (refer to page 2-2, Alberhill Villages Specific Plan located in the Executive Summary.

The governing General Plan Land Use Designation of the Specific Plan is contained in the 1990 — 962 General Plan and designates the area for “6 dwelling units per acre with commercial uses and other support facilities.” The current 2011 General Plan designates the Alberhill Villages Specific Plan project area as Future Specific Plan and an extractive overlay. The Circulation and Land Use Element of this 2011 General Plan has used the AVSP land uses and circulation intensties now reflected in the various Elements of the 2011 General Plan. The General Plan text under the Alberhill land use District plans notes that the future Specific Plan, area is subject to an extractive mining overlay permitting mining operations to continue concurrently with AVSP urban development as mining is phased out over time.

2.5 GOVERNMENTAL AUTHORITY

The adoption of the AVSP zoning ordinance by the People of the City of Lake Elsinore is authorized by California Government Code, Title 7, Division 1, Chapter 3, Article 8, §55450 through §55457. As set forth by the Government Code, Specific Plans must contain the information outlined below in either text and/or exhibits. References to the location of this information within the AVSP are shown in bold.

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan (Chapter 3 - Development Plan, Land Use section).
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan (Chapter 3 - Development Plan, Circulation and Infrastructure sections).
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable (Chapter 4 - Development Regulations).
- A program of implementation measures including land development regulations, capital improvement programs, public works projects, and financing measures necessary to carry out the above items (Chapter 5 - Implementation).
• A statement of the relationship of the Specific Plan to the General Plan (Chapter 6 - General Plan Consistency Analysis).

Chapter 17.204 of the City of Lake Elsinore Zoning Ordinance repeats the same state mandated requirements, but sets forth some additional requirements for specific plans including:

• General Plan, regional and sub-regional or community plan land use designations (Chapter 2 Introduction, Historical Background section);

• Slope analysis (Chapter 3 Development Plan, Grading section);

• General objectives/concepts (Chapter 3 Development Plan);

• Tabulation of land area to be devoted to various uses including open space (the details are to be provided in subsequent Phased Development Plans); and,

• A calculation of the overall density and the average densities per net residential acre of the various residential areas (to be provided in a subsequent Phased Development Plans).
### Contents
- 3.1 Vision, Goals, and Objectives
- 3.2 Land Use
- 3.3 Overlay Zones
- 3.4 Villages and Planning Areas
- 3.5 Circulation Network
- 3.6 Public Services and Utilities
- 3.7 Greeting

## 3 DEVELOPMENT PLAN

### 3.1 VISION, GOALS, AND OBJECTIVES

**Vision**

The vision for the AVSP is to reclaim a 100-year-old mining site and develop a landmark university-oriented mixed-use planned community over the span of several decades, which will define the northwestern entrance into the City of Lake Elsinore. The AVSP combines the existing and approved development into a comprehensive and functional community that blends with the City of Lake Elsinore and provides a major gateway statement for the north end of town.

**Land Use**

**Goal 1:** To provide a job/housing balance and integrated community offering a diverse range of residential densities and housing types, community mixed-use centers, and a comprehensive open space system focused around a university campus and regionally-oriented mixed-use core.

**Objective 1-1:** Establish a major regionally-oriented mixed-use village core, which can be conveniently accessed from the I-15 Freeway.

**Objective 1-2:** Provide employment opportunities through the establishment of a university campus, a medical complex, and mixed-use centers which have the capability of providing commercial retail and office uses, civic uses, social entertainment, active and passive recreational opportunities, and cultural uses.

**Objective 1-3:** Provide residential housing opportunities for a variety of family types and individuals of varying economic means.

**Objective 1-4:** Strive to locate all neighborhoods conveniently close to an overall open space network and trail system that will provide access to the mixed-use centers, parks, schools, and employment areas within the planned community.

**Objective 1-5:** Allow for the provision of parks, schools, and other public facilities necessary to serve the specific plan area.

**Objective 1-6:** Provide for flexibility, especially in the “intensification zones”, for private redevelopment to accommodate the future needs of the community.

**Circulation**

**Goal 2:** To create a multi-modal circulation system that involves close coordination of land use and transportation planning to provide adequate roadway capacity for the automobile, reduce the length and number of vehicle trips, provide alternate routes to several destinations, and accommodate the needs of community residents and visitors travelling by foot, bicycle, and transit, as well as, the automobile.

**Objective 2-1:** Widen and realign Lake Street to provide a major arterial roadway to serve the project area and northeastern portion of the city.

**Objective 2-2:** Re-route Temescal Canyon Road, as well as relocating the bridge over Temescal Creek to tie into Lake Street as a major alternate arterial highway through the northern portion of the city towards the I-15 Freeway.
Objective 2-3: Extend Nichols Road westerly from Lake Street to join into Lincoln Street a proposed four lane north/south collector roadway within AVSP.

Objective 2-4: Create street networks directly connecting local destinations that are safe and inviting to use by pedestrians, bicyclists, and other various modes of transportation such as bus and automobile.

Objective 2-5: Utilize a modified grid system that aids in dispersing vehicular traffic throughout the project site to minimize congestion on backbone roads.

Objective 2-6: Minimize signalized intersections along Lake Street and Lincoln Street, the main north/south routes within the project area, in order to allow for the smooth flow of traffic to the freeway and mixed-use centers.

Objective 2-7: Provide pedestrian linkages and hiking trails to open space and recreational areas.

Objective 2-8: Adopt a transportation management plan in conjunction with each independent Phased Development Plan to reduce trips and add capacity to the internal and external roadway systems.

Objective 2-9: Provide bicycle access throughout the AVSP on designated trails and roadways.

Infrastructure and Public Facilities

Goal 3: To ensure the timely provision of adequate infrastructure and community services that promotes a healthy and safe living environment through a coordinated planning approach.

Objective 3-1: Work with EVMWD to initiate the establishment of (1) Phase I of the Alberhill Wastewater Treatment Plant Facility, or (2) a lift station and a sewer force main, to provide sewer treatment service and sewer trunk lines to the existing EVMWD Regional Wastewater Treatment Plant.

Objective 3-2: Provide sewer, water, and other infrastructure and services in phases in conjunction with development in order to properly accommodate growth.

Objective 3-3: Work with the Elsinore Valley Municipal Water District (EVVMD) and/or other agencies to set funding and development priorities for the use of water and other resources, provide monitoring of infrastructure systems, and evaluate new products and processes for inclusion into community systems.

Objective 3-4: Optimize the use of both public and private resources through efficient siting of public facilities near to and easily accessed by the end user.

Objective 3-5: Assist in planning for community services that are efficiently staffed, managed, and conveniently located to meet the needs of residents and the greater community.

Objective 3-6: Utilize reclaimed water if available from EVMWD or will be economically feasible in the future for the region. Encourage the use and installation of reclaimed water.

Objective 3-7: Encourage the use of swales or other permeable surface water conveyance devices to maximize local infiltration of runoff.

Extractive Activities/Reclamation

Goal 4: To reclaim mined lands while ensuring that the health, safety, and welfare of residents is protected.

Objective 4-1: Ensure proper reclamation and land use compatibility between mining activities and surrounding uses pursuant to the adopted reclamation plan, the
City of Lake Elsinore's M3 mining ordinance, and Surface Mining and Reclamation Act (SMARA) requirements.

Objective 4-2: Provide for an incremental phase out of mining and a phase in of urban development within the AVSP area to ensure mining activities will continue concurrently with development activities until resources are fully extracted.

Objective 4-3: Buffering between mining and proposed land uses should meet the minimum standards of the M-3 zone.

Sustainability

Goal 5: To incorporate sustainable design concepts into the community which balance environmental, economic, and social equity concerns.

Objective 5-1: Promote the efficient use of natural resources and environmentally sustainable behaviors through the thoughtful siting and design of buildings and associated infrastructure and the use of feasible technological advances that reduce the environmental impact of development.

Objective 5-2: Create quality employment opportunities that will provide living wages, encourage commercial uses that will generate sales tax revenue, and reduce resource and infrastructure costs through compact development and sustainable design.

Objective 5-3: Promote community interaction by establishing a variety of both private and public gathering places for residents and the community at large and promoting a variety of cultural and recreational sports activities and events.

3.2 LAND USE

The land use plan contains a total of six (6) land use categories: Regional Mixed-Use, Institutional/Educational, Residential, Hillside Residential, Community Mixed-Use, and Open Space (refer to Figure 3-1, Conceptual Land Use Plan), described as follows:

Regional Mixed-Use (University Town Center)

The University Town Center, a regional mixed-use area, is the largest of the mixed-use and has a regional focus due to its proximity to the I-15 Freeway and three (3) major roads: Temescal Canyon Road, Lake Street and Lincoln Street. It is intended that this area will accommodate a wide variety of uses including civic/institutional, commercial/retail, professional office/medical, and entertainment. A maximum of 1,940 dwelling units and 1,532,500 square feet of non-residential uses have been allocated to this land use category (refer to Table 3-1, Land Use Summary by Planning Area).

Institutional/Educational (University Village)

The institutional/educational land use category has been set aside for the development of a university campus or similar educational institutions which are intended to accommodate up to 6,000 students. This university is intended to serve the existing and proposed communities, as well as the larger region, which has a shortage of higher educational facilities. Approximately 1,500,000 square feet of institutional/office uses have been allocated to the university area. Some retail use may also occur along the campus's northern edge in an effort to seamlessly integrate the campus into the community. A maximum of 452 dwelling units has been allocated to this area to help meet the housing needs of the university, as well as the surrounding community.

Residential (Parkview Village, Lakeside Village, and Ridgeview Village)

This residential land use category covers the greatest area within the Specific Plan, as well as the flexibility to provide a variety of residential uses with specific densities to be determined in subsequent Phased Development Plans (PDPs). The higher density residential neighborhoods should surround the mixed-use areas to enhance the success and viability of these areas while the lower density residential uses should be located towards the edges of the Specific Plan community with the least intense uses in the
Alberhill Villages
Specific Plan

Open Space Map

Figure 3-3
Figure 3-4

Alberhill Villages
Sample Open Space Corridor Sections
Specific Plan
southeast hillside area. A variety of housing types for seniors, including congregate care, will also be available for future residents. A maximum of 5,696 dwelling units has been allocated to the residential land use category. There are two worship centers located within these three Villages that are anticipated to offer day care, as well as some schooling facilities. Supporting land uses such as schools, parks, neighborhood commercial and pedestrian areas can also be accommodated within this land use category and will serve as focal points for the Villages and neighborhoods.

Hillside Residential (Highlands Village)

This hillside residential land use category is located within the southwestern portion of the site where there is some steeper terrain and will contain a maximum of eight (8) custom residences at a very low density. The individual home sites will be located in a manner as to minimize pad grading while providing privacy and views. This area will also include a linear greenbelt, detention basin facilities, a water tank facility, and a paseo that links to the community Lakeside Park. A wildlife connection is also included in this Village adjacent to Lincoln Street and leading to the east-west Lakeside Park connection and beyond to the MSHP.

Community Mixed-Use (Alberhill Town Center Village, Lakeside Mixed-Use)

Town Center, a community mixed-use area, is intended to serve the needs of the surrounding proposed and existing communities without intruding on smaller residential neighborhoods. A maximum of 150 dwelling units and 592,500 of non-residential uses have been allocated to this land use category. Lakeside Mixed-Use is also intended to serve the community. This center will have a maximum of 75 units and 382,000 square feet of non-residential uses.

Open Space

The AVSP includes re-created and restored natural wildlife and open space connections in key locations in the Specific Plan area to provide continuity to the Natural Forest off-site to the south and the MSHP core areas off-site to the north (refer to Figure 3-2, Open Space Plan). The intent of these wildlife connections is not to encourage, but also to discourage, large wildlife into the community, but to facilitate connections to allow for safe passage of wildlife around the community and towards the existing under passes that permit wildlife to safely cross the I-15 Freeway into core MSHP areas (refer to Figure 3-2, Open Space Plan). These open space connections can be designed to separate wildlife from humans through the use of lighting, educational signage, and fencing. Multi-purpose trails are also a component of these connections, generally located along the outer edge in order to maximize the effectiveness in moving wildlife along and through these open space areas (refer to Figure 3-4, Sample Open Space Connection Sections).

3.3 OVERLAY ZONES

The 1,374-acre mining area covering the AVSP areas is an existing vested mine and will remain vested as the AVSP progresses by Subdivision Map phases until AVSP buildout. An existing mining extraction designation exists in the General Plan for the AVSP area. To implement this General Plan District AVSP mining extraction designation for zoning consistency, the existing M-3 zone that covered the AVSP area prior to City zone changes will be reinstated, maintained, and reclaimed in phases over the entire AVSP area in order to accommodate ongoing mining operations concurrent with the future AVSP urban land use plan described in the AVSP. The City of Lake Elsinore's M-3 Mining District Ordinance provides standards for these mining operations to adequately avoid and to sufficiently mitigate conflicts with and between adjacent urban developments (refer to Figure 3-5, Overlay Zones).

The on-going mining activity will conform to the M-3 zone as it existed at the time of the General Plan adoption and the adopted Mining and Reclamation Plan for the AVSP project area. In addition, the on-going mining activity will continue until it is phased out over time throughout the AVSP project area. As future AVSP areas are processed for development through Subdivision Maps, the M-3 overlay zone will be removed during the subdivision phase and eliminated concurrently with the Subdivision Map and Amendment to the Mining and Reclamation Plan for only that particular area covered by the Subdivision Map. The Mining and Reclamation Plan and M-3 zone shall stay in place for and covering the remaining AVSP project area. With subsequent
and following Subdivision Maps, the Mining and Reclamation Plan and M-3 zone shall concurrently be eliminated for those subsequent phased Subdivision Mapped areas and so on until the buildout of AVSP. The AVSP mining activity located along Lake Street is a pre-existing operation pursuant to the M-3 code. Therefore, surface mining activity adjacent to Lake Street, from Nichols Road north within 1,374 acres site, will be permitted to continue to occur directly adjacent to the existing Lake Street right of way and/or within the proposed Lake Street right of way for the purpose of expediting Lake Street construction in advance of the nexus required roadway.

This Specific Plan document also provides the ability for the AVSP area to evolve by establishing through the AVSP Intensification Overlay for targeted planning areas where higher intensity developments will be permitted to occur in the future as a result of changing market conditions (refer to Figure 3-5, Overlay Zones). The initial stages of development within the Intensification Overlay areas are expected to proceed at a rate that the current market can support with an ability to privately redevelop or intensify in the future, once market conditions warrant the intensification. For example, an initial PDP for the University Town Center (UTC) may specify a plan for low rise commercial development, but as the community becomes more highly populated, the I-15 Freeway corridor intensifies, alternate modes of transportation become available, and housing demand increases, a subsequent PDP may be prepared, which intensifies the area with the addition of housing units. There is no limit to the number of PDPs that can be processed for the areas within the intensification overlay zones provided that the maximum entitlements allotted under the AVSP are not exceeded. Subsequent PDPs do not necessarily have to follow the same geographic boundaries as the previous PDP(s); they may cover all or a portion of the intensification overlay zone area identified in the previous PDP and they may or may not include areas outside of the Intensification Overlay areas. Areas outside of the Intensification Overlay areas are not suitable for re-intensification and shall be governed by only one PDP.

3.4 VILLAGES AND PLANNING AREAS

The Specific Plan area has been organized into Villages and Planning Areas (refer to Figure 3-6, Village & Planning Areas Map). Each Village is intended to create and maintain a unique character. There are a total of six Villages and each is bounded by major roadways, topography, and intended service area (i.e., regional or community focused). In addition, each Village will be anchored by a central focal point, such as a school, park, commercial core, and plaza so that these uses are within a ten-minute walk or five-minute bike ride from residential uses.

Village 1: University Town Center and University Village

This Village includes regional mixed-use and the site for the university campus. At ultimate build-out it is intended to be the most intense, active, and vibrant area with regionally-focused commercial uses adjacent to I-15 Freeway, housing for various types of occupants including students, teachers, alumni, senior citizens, working professionals, and families, a potential office/medical center, and entertainment uses.

Village 2: Parkview

This District is bounded by the wildlife connection adjacent to Temescal Canyon Road/Lincoln Street, steep slopes to the south, and the project boundary to the north and west. The Greenbelt District is named after the Greenbelt open space connection formed by a tributary of a canyon drainage, which will carry a portion of the storm water runoff and serve as wildlife and pedestrian connection. Wildlife move mostly at night and early evening when these pedestrian/movement corridor areas are not used by humans. A park and elementary school will provide a focal point and social gathering place for the neighborhoods within this District and should be centrally located to facilitate safe and easy walking. A place of worship site will round out the variety of land uses in this Village.

Village 3: Highlands

This hilly area consists of two major components: custom hillside estate homes that will be located in and along the highest portions of the site and the open space connection that runs along Lincoln Street. The open space connection will serve a multitude of functions including drainage, sediment collection, wildlife conveyance, and recreational pursuits. In addition, the open space connection will buffer the low density residential development from the more intense development to the east.
Village 4: Lakeside

The central portion of the Specific Plan area contains the Lakeside village. A lake and community park is designed for this area to serve as a transition between the intense University Mixed-Use District and the adjacent residential districts to the south, east, and west. A series of interconnected open space areas for pedestrians, bicyclists, and wildlife will be provided. This Village is within easy walking distance of the community Alberhill Town Center along Lake Street and Nichols Road. A lake front mixed-use area is also located in this Village.

Village 5: Ridgeway

The Village will be anchored by a residential and is also within easy walking distance of the existing Alberhill Ranch Regional Park and the community Alberhill Town Center along Lake Street and Nichols Road. In addition, the Village includes 45.9 acres of land dedicated by the Developer for a future City Regional Sports Park, which may be built by the City. Overall, the Village is surrounded on the south and west by open space.

Village 6: Alberhill Town Center

The site is intended to accommodate a mix of uses, such as a major market, office, smaller retail businesses, and residences, located in a manner that creates a pleasant pedestrian environment complete with public spaces.

Planning Areas

Each Village is divided into smaller Planning Areas or Neighborhoods that can number as little as two or, as many as six. Individual Planning Areas or Neighborhoods have boundaries that are defined by major and minor roadways or distinct topographic features. In addition, they are sized so that uses are within a five-minute walk or quarter mile radius.

Table 3-1, on the following page, identifies the maximum allowable dwelling units, non-residential square footage, and students permitted by Planning Area or Neighborhood.
TABLE 3.1

<table>
<thead>
<tr>
<th>PLANNING AREA</th>
<th>LAND USE</th>
<th>DWELLING UNITS (MAX)</th>
<th>NON-RESIDENTIAL (SQ.FT.)</th>
<th>SCHOOL CAPACITY (STUDENTS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>University</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 1a</td>
<td>Institutional / Office / Residential</td>
<td>450</td>
<td>1,500,000</td>
<td>8,000</td>
</tr>
<tr>
<td>University Town Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 1b</td>
<td>Reg. Mixed-Use</td>
<td>346</td>
<td>1,059,500</td>
<td>-</td>
</tr>
<tr>
<td>PA 1c</td>
<td>Reg. Mixed-Use</td>
<td>1,594</td>
<td>623,000</td>
<td>-</td>
</tr>
<tr>
<td>PA 1b</td>
<td>Pocket Park</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Parkview</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 2a</td>
<td>Residential/Park</td>
<td>1,132</td>
<td>-</td>
<td>800 (Worship/ School)</td>
</tr>
<tr>
<td>PA 2b</td>
<td>Residential</td>
<td>1,005</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>PA 2c</td>
<td>Residential/Park</td>
<td>287</td>
<td>-</td>
<td>850 Elementary School</td>
</tr>
<tr>
<td>Highlands</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 3a</td>
<td>Hillside Residential</td>
<td>8</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>PA 3b</td>
<td>Open Space / Park</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Lakeside</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 4a</td>
<td>Residential/Park</td>
<td>1,884</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>PA 4b</td>
<td>Residential/Park</td>
<td>701</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>PA 4c</td>
<td>Mixed-Use</td>
<td>250</td>
<td>362,000</td>
<td>-</td>
</tr>
<tr>
<td>Ridgeview</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 5a</td>
<td>Residential</td>
<td>287</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>PA 5b</td>
<td>Residential</td>
<td>329</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Alberhill Town Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 6a</td>
<td>Comm. Mixed-Use</td>
<td>100</td>
<td>392,500</td>
<td>-</td>
</tr>
<tr>
<td>PA 6b</td>
<td>Comm. Mixed-Use</td>
<td>50</td>
<td>200,000</td>
<td>600 (Worship/ School)</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>8,244</td>
<td>4,007,000</td>
<td>9,089</td>
</tr>
</tbody>
</table>

3.5 CIRCULATION NETWORK

Regional access to the AVSP area will occur from I-15 Freeway, which connects to the project site via an interchange at Lake Street. Two parallel routes, Lake Street and Lincoln Street, will function as the main north/south roadways through the project site. Ternescal Canyon Road will be reconfigured with a reorientation of the bridge over Ternescal Creek in order to link to Lake Street. To minimize congestion near the I-15 Freeway, the first signalized intersection within the project site has been located on Lake Street approximately 800 feet from the I-15 Freeway on- and off-ramps utilizing trap lanes. This same minimum spacing has been used for four-way intersections along both roads (refer to Figure 3-7, Circulation Plan).

The project has been designed to accommodate several multi-modal forms of transportation including transit, walking, and bicycling that will evolve over a 25 to 30-year period. The framework and right of ways have been planned to accommodate these potential future features. The I-15 Freeway is envisioned to become a future transit corridor. A future transit station or stop may be located in the University Town Center area and a future bus route may serve Nichols Road and Lake Street connecting residential areas with the University and Alberhill Town Center. Walking and bicycling is encouraged through the establishment of multi-use trails that permit both forms of transportation and have a rest stop located approximately every quarter mile. A project core area with a variety of intense uses ranging from regional commercial and office/medical uses, a university of 6,000 students, housing at 35 dwelling units per acre, and a large lakeside park also contributes to pedestrian activity through the incorporation of a pedestrian spine, which
contains a series of special event gathering places or focal points such as plazas, mini-parks, or a town green.

A Transportation Management Plan (TMP) will be submitted to the City by the Developer to spread out peak travel times through ridesharing and van-sharing. The City will have 30 days to review and comment only on the TMP. The TMP will be deemed complete upon submission to the City. City comments may be utilized within the TMP. If City comments are not received within 30 days from TMP submission, the TMP will be considered final and must be followed by the City and applicant or proponent during subsequent reviews and approvals. If City comments are not utilized in the TMP, the Developer shall state the reasons in writing to the City. Submission of reasons in writing by the Developer or applicant shall be considered a final approved TMP.

A modified grid system has been utilized within the project area in order to disperse traffic and to maintain road sections as narrow as possible for a safe pedestrian-oriented community. Lake Street and Lincoln Street are joined by east-west two-lane collectors at various key locations where community and regional mixed uses will generate the most traffic. The system is augmented by other two-lane streets that further disperse traffic throughout the project site. This arrangement allows local trips to occur by foot, bicycle, or automobile and reduces pedestrian and bicycle interaction with vehicular traffic on wide four- or six-lane streets.

To further contribute to the pedestrian oriented environment, a number of different traffic calming or speed reducing devices or designs may be implemented in PUDs including roundabouts, neck-downs, cul-de-sacs, divided roadways, knuckles, pocket parks, and neighborhood focal points. Similar devices may be utilized, as long as they meet the goals and intent of the circulation system for this Specific Plan.

3.6 PUBLIC SERVICES AND UTILITIES

Water
Existing and proposed tanks and other water facilities will serve the project’s three different pressure zones. The portion of the project within the 1434 pressure zone will be served by the existing 8.0 MG tank located north of the site along Lake Street. Two proposed 1601 zone tanks will be located within both the Alberhill Ridge east of Lake Street, as well as along the western border of the Hillside Residential District. Homes in the Hillside Residential will be served by the existing 1601 zone tanks. A Water Supply Assessment (WSA) report was required by EVMWD in March 2012 by MWHA, which determined that the district has sufficient water supply for the Alberhill Village project and was subsequently approved by the EVMWD Board of Directors. Water will be supplied by EVMWD, which supplies water from a combination of water wells and imported water.

Sewer
Wastewater treatment may occur at the proposed Alberhill Wastewater Treatment Plant (AWTP), which may be located west of the project and north of the I-15 Freeway along Temescal Canyon Road. The collection system of appropriately sized sewers will accommodate sewer service for the area with the backbones sewer lines located in Lincoln Street and Lake Street. Pipes will be sized to convey ultimate sewer flows at build-out. As an alternative to the AWTP, currently EVMWD is analyzing a series of lift stations and sewer force mains in order to convey wastewater flows to EVMWD’s Regional Waste Water Treatment Plant.

Drainage
A multi-faceted storm drain system utilizing above- and below-ground facilities will be used to treat, detain, and convey storm flows where necessary. Low flows are intended to be managed in surface systems such as naturally vegetated bio-swarms while major flow are intended to be conveyed in underground facilities. The major off-site flows from Rice Canyon District and Horsehead Canyon District drainage areas will first pass through sediment basins in order to remove debris from the storm water runoff. On a periodic basis the remaining debris will be removed from the sediment basins. The proposed lake system will also be used to retain portions of clarified storm flows. A stream or series of streams will utilize on-site spring water to replenish and cleanse the project’s lake(s). A series of channels, large pipe, and box culverts will be used to convey flows ultimately to the Temescal Creek Channel.

20
Solid Waste

The City of Lake Elsinore has a franchise agreement with OR&R Disposal, Inc. to provide solid waste services within the City. The solid waste that is collected within the project area can be hauled to the El Sobrante Sanitary Landfill, Badlands Landfill, and Lamb Canyon Landfill located within Western Riverside County. These facilities are Class III landfills that accept construction/destruction waste and mixed municipal refuse.

Electrical and Natural Gas

The City of Lake Elsinore receives electrical service from Southern California Edison (SCE). Gas service is provided by the Southern California Gas Company (The Gas Company). There are existing 115KV power lines in Lake Street and Temescal Canyon Road, as well as an existing 6" high pressure gas line. Both SCE and the Gas Company must for Franchises Agreements and Public Utilities Commission work with Developers and the City as development proposals come forward in order to determine the appropriate location for additional facilities needed to meet future demand.

Police Protection

Currently, the City of Lake Elsinore, through a contract with the Riverside County Sheriff’s Department, will provide police protection for the AVSP area. The nearest Lake Elsinore Police Department/Sheriff’s Station is located at 333 Limited Avenue in Lake Elsinore, approximately 5 miles southeast from the AVSP site. Currently, the City of Lake Elsinore’s contract provides for 146.3 hours of daily patrol time. For Fiscal Year 2014/2015, the total number of sworn officers serving the City is 43.6, which equates to a ratio of 1 sworn officer per 1,000 population. This ratio only includes patrol time and is consistent with countywide police staffing levels. If an additional police substation is required to service the AVSP area, it shall be located within the University Core Mixed-Use District in an appropriate, to be determined, location pursuant to the PDP and Subdivision Review Process. All costs for the future site, police facilities, and police staff should be borne by the City.

Fire Protection

The City of Lake Elsinore, through a contract with the Riverside County Fire Department, will provide fire protection. The nearest Fire Station is Fire Station No. 85 located at McVicker Park at 29405 Grand Avenue, approximately 10 miles southeast of the AVSP site. All of the Riverside County fire stations are part of the Integrated Fire Protection System, under contract with the State, and may have a mix of State, County, contract City, or volunteer staffed equipment. All calls for a fire substation may be required within the AVSP area to provide the necessary coverage. If required, the fire substation may be located within the University Town Center or east of Lake Street in the Alberhill Ridge Specific Plan area subject to review and approval by the appropriate fire agencies.

Fire services are dispatched by the same County Fire 9-1-1 Center. In addition to emergency and fire services, the City receives services such as administration, personnel, finance, dispatch, fire prevention, hazardous materials, training, emergency services and arson investigation from the Department.

Schools

School sites have been provided in accordance with the Lake Elsinore Unified School District’s criteria for zoning facilities. One elementary school student capacity of 850 has been identified within the AVSP area with the capability of increasing to the size needed to support a middle school.

Parks

The project’s public parks will consist of: a 38.8-acre lakeside park that borders 39.6 acres of two large recreational lake facilities; an active 14.2-acre community park bordering a 12-acre elementary school with its own recreation play fields and shared school play facilities; a 6-acre community gardens; two (2) town greens, which are approximately 3.7 acres each, and 4 acres of multi-use trails throughout the Project. Approximately thirty-five (35) smaller private pocket parks are approximately one (1) acre each and will be built and maintained by the HOA. The thirty-five
(35) acres of private pocket parks will be distributed throughout the Villages within easy walking distance of the surrounding residences and the private pocket park will provide specialized private amenities including but not limited to: private pools, basketball courts, volleyball courts, and tennis courts.

In addition, Alberhill Villages will include 45.9 acres of land dedicated by the Developer for a future City Regional Sports Park, which may be built by the City.

Library

City residents have access to all libraries and bookmobiles within the Riverside County library system. In addition, all new subdivisions, apartments, condominiums, four-plexes, triplexes, duplexes, mobile homes, and single family residences are required to pay a library fee, which is used to fund a city operated library facility pursuant to a Resolution passed by the City of Lake Elsinore in 1989. A University library will be included within AVSP, but no public libraries will be located within the development.

3.7 GRADING

A mining Reclamation Plan is required by RP-112, governed by the City Reclamation and M-3 Ordinance, and will address re-grading of the mined landform upon completion of the mining reclamation prior to development or building in any project phase. Refer to Figure 3-8 for a general slope analysis of the existing conditions of the site.

During development, highly visible slopes along major roadways that are over approximately 30 feet in height, such as those along Lake Street and Lincoln Road, will be set back from the roadbed and contour graded. The bottom of these slopes will be 3 to 1 or slightly less and will transition into a 2 to 1 slope. This technique will "soften" the most visible portion of the slope while landscaping is being established.

The perimeter slopes along the western side of the project will only be visible from afar. These slopes will be located below the adjoining residential neighborhoods and will be somewhat screened by homes and landscaping.

The central slope on the southern boundary will be substantial due to the mining operation. It will be visible to those traveling north on Lincoln Road and Lake Street and will serve as a reminder of the mining history of the site. The slope will be 3 to 1 transitioning to a 2 to 1 slope and placed adjacent to the wildlife connection and drainage swale area.

The slope on the south side of the lake and park near the middle of the project will also be contour graded when over 15 feet high in order to visually soften the slope for the users of the park. All other slope gradients can be 2 to 1, or steeper, if their stability is certified by a registered Geologist. All upslopes adjacent or in proximity to a public street will be maintained by a Landscape Lighting and Maintenance District or other similar mechanism.

The separate ongoing mining activity within portions of the project area may ease the landform in a condition that may require additional grading of up to 150 feet of cut or fill in order to establish the desired pad elevations. As a result, the project will incorporate appropriate measures to reduce potential impacts from the grading and haul operation.

The AVSP mining activity located along Lake Street is a pre-existing operation pursuant to the M-3 ordinance. Therefore, surface mining activity adjacent to Lake Street, from Nichols Road north within 11.374 acres, will be permitted to continue to occur directly adjacent to the existing Lake Street right of way and/or within the proposed Lake Street right of way for the purpose of expediting Lake Street construction in advance of the nexus required roadway.
4.1 PURPOSE AND INTENT

The Specific Plan zones contained herein provide a menu of regulatory options for implementation of the land uses identified in Chapter 3 Development Plan. The precise location of these zones within the Districts and Planning Areas of the Specific Plan will be determined at this time; a Tier II Phased Development Plan (PDP) is approved by the City. The development regulations contained in this chapter are intended to accommodate the future dense development, which will occur within the intensification overlay zones and accommodate flexible urban design based on future development and market trends. PDPs may include, but are not required, to contain more refined development regulations, which better reflect the intensity of the development proposed in a specific zone. The development regulations within PDPs must also remain consistent with the development standards set forth in this specific plan. For example, a PDP can refine the development regulations to reduce the density within a zone, but cannot change the zoning to exceed the density imposed by this specific plan. Such a proposal would require a specific plan amendment.

These zoning regulations supersede otherwise applicable City zoning ordinances. Where the Specific Plan or a subsequent PDP is silent on other regulatory areas, the existing City ordinances will apply. Application of these regulations is intended to encourage and create a harmonious relationship among land uses and protect the health, safety, and general welfare of the community. The Developer will provide to the City a copy of any AVSP related state approved Property or Home Owners Association (HOA) document or any other Association document approved by the state for only information use by the City. HOA or other association related matters shall not be the subject of City review or approval through any of the AVSP described processes, according to the Filing & Accordance of the Final Subdivision Tract or Parcel Maps.

4.2 DEVELOPMENT REGULATIONS

Table 4-1, Development Regulations identifies the zones that implement each land use category and the development regulations or standards to which development within each zone must adhere to. The Hillside Residential land use category shall rely on the Hillside Residential (HR) development regulations. The Residential land use category may be subdivided in a PDP into Residential Single Family (R1), Medium Density Residential (RM), Medium High Density Residential (RMH), or High Density Residential (RH). The Regional (Reg.), Community (Com.), and Institutional (Inst.) land use designations fall under the Mixed-use (MXU) development regulations.
### TABLE 4-1: Zoning Requirements

<table>
<thead>
<tr>
<th>Zone</th>
<th>HR</th>
<th>RUX*</th>
<th>RBF*</th>
<th>RM*</th>
<th>RH*</th>
<th>RH*</th>
<th>BHN*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Regional University Town Center, Lakeside Village</td>
<td>Community Alabaster Town Center</td>
<td>Institutional University Village</td>
<td>Detached</td>
<td>Attached</td>
<td>Detached</td>
<td>Attached</td>
</tr>
<tr>
<td>Density</td>
<td>0-0.5</td>
<td>2-5</td>
<td>5-12</td>
<td>9-12</td>
<td>12-18</td>
<td>18-24</td>
<td>25+</td>
</tr>
<tr>
<td>Multi Family Lot Size (min SF)</td>
<td>NA</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>NA</td>
<td>NA</td>
<td>2,250</td>
</tr>
<tr>
<td>Single Family Lot Size (min SF)*</td>
<td>20,000</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>5,500</td>
<td>5,000</td>
<td>NA</td>
</tr>
<tr>
<td>Multi Family Lot Coverage (max)</td>
<td>NA</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>NA</td>
<td>NA</td>
<td>10%</td>
</tr>
<tr>
<td>Single Family Lot Coverage (max)</td>
<td>NA</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>NA</td>
<td>NA</td>
<td>10%</td>
</tr>
<tr>
<td>Building Setbacks: (min)</td>
<td>30%</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>50%</td>
<td>55%</td>
<td>70%</td>
</tr>
<tr>
<td>Throughfares (Lincoln Street, Mohole Road, Temescal Canyon Road and Lake Street) measured from ROW</td>
<td>50</td>
<td>35</td>
<td>30</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Existing residentiala, b, c</td>
<td>50</td>
<td>50</td>
<td>NA</td>
<td>NA</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Open Space Connections</td>
<td>50</td>
<td>30</td>
<td>NA</td>
<td>NA</td>
<td>25</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>All other setbacks</td>
<td>To be addressed in a subsequent PDP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>30</td>
<td>100</td>
<td>40</td>
<td>50</td>
<td>30</td>
<td>35</td>
<td>40^a</td>
</tr>
<tr>
<td>Minimum Dwelling Unit Size</td>
<td>No minimum</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FAR</td>
<td>To be addressed in a subsequent PDP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Use Regulations</td>
<td>Refer to Section 4.3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>Refer to Section 4.4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

1. Single family lots in performance criteria.
2. Single Family Lot Size allow for a variety of Single Family product types including, but not limited to, patio homes, villa and shallow lots, Single Family clusters, and zero lot lines.
3. Allow for potential 4 story product. Allows for potential 4 story product to achieve proposed 35 DUA / Acre.
4. These setbacks address the adjacency of existing residences to the proposed development and the buildings and structures along the project's northbound boundary.
5. Minimum project area for each zone is 5 acres.
4.3 LAND USE REGULATIONS

Mixed-Use (MXU)

- Distributed throughout the Villages to provide easy and convenient access;
- Three primary markets – regional, community, and institutional; and,
- Typically, a mix of land uses could include: retail, office, medical, student housing, age-restricted housing, live/work lofts, high density condominiums, apartments, public plazas, public services, and commercial recreation.

Permitted Uses:

- Retail uses, excluding adult businesses;
- Office uses;
- Personal service uses including, but not limited to, hair and nail salons, spas, and massage parlors, dry cleaning, and tailors;
- Medical and dental offices and clinic;
- Animal veterinary clinics;
- Entertainment uses including, but not limited to, bowling alleys, movie theaters, playhouses, and game arcades (excludes adult entertainment businesses);
- Restaurants and eating places, including places with outside eating areas;
- Grocery and specialty food stores;
- Banks, financial institutions;
- Lodging facilities including hotels, motels, bed and breakfasts;
- Civic uses including, but not limited to, government buildings and service facilities, libraries, and cultural exhibits;
- Health and exercise clubs;
- Places of Religious Assembly;
- Live/work units and work/live units;
- Single-family detached and attached dwelling units;
- Multi-family residential dwelling units including, but not limited to, condominiums, duplexes, triplexes, four-plexes, row houses, and apartment housing;
- Dwelling units located above ground floor commercial or office uses;
- Home occupations; subject to the completion and approval of an application for a home occupation permit issued by the Planning Department and compliance with the provisions of Chapter 17.48.
- Small family day care homes and residential day care facilities pursuant to Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance. Operation of a large family day care home shall be subject to the review and approval of a residential care permit by the Director of Community Development;
- Utility distribution and transmission facilities including private radio, television, antenna and cell towers;
- Parks, playgrounds, community centers, places, and recreational buildings;
- Open space/wildlife connections, Trails;
- Drainage and flood control facilities, water storage and pumping facilities;
- HOA/POA managed offices and support facilities

Uses Subject to a Conditional Use Permit: The following uses shall require a use permit pursuant to Chapter 17.168 of the City of Lake Elsinore Zoning Ordinance:

- Bars or cocktail lounges not in conjunction with a restaurant;
- Public and private elementary, and high schools and colleges and universities;
- Animal Boarding facilities;
- Drive-through or drive-in establishments;
- Gasoline dispensing establishments subject to the provisions of Chapter 17.112 of the City of Lake Elsinore Zoning Ordinance;
- Motor vehicle, motorcycle, and recreational vehicle sales and services;
- Uses, which exceed the height limit established in Table 4-1; and,
- Other uses that the Community Development Director determines to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this section.

Hillside Residential (HR)

- 0.5 dwelling units per acre;
- Assigned to hillside areas where large lot, single family detached residences will be located; and
- See Table 4-1.
Permitted Uses:
- Single-family residential detached dwelling units;
- Second units pursuant to Chapter 17.56 of the City of Lake Elsinore Zoning Ordinance;
- Parks, playgrounds, community centers, and recreational buildings;
- Open space/wildlife connections;
- Drainage and flood control facilities, water tanking facility;
- Trails;
- Accessory uses and structures pursuant to Section 17.72 of the City of Lake Elsinore Zoning Ordinance;
- HUA/PUDA managed oases and support facilities.

Uses Subject to a Conditional Use Permit: The following uses shall require a use permit pursuant to Chapter 17.168 of the City of Lake Elsinore Zoning Ordinance.
- Horticultural uses, including growing of fruits, nuts, vegetables, and ornamental plants for commercial purposes;
- Places of Religious Assembly;
- Cell Towers
- Uses, which exceed the height limit established in Table 4-1; and,
Other uses that the Planning Commission determines to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this section.

Single Family Residential (RSF)
- 2-8 dwelling units per acre;
- Assigned to areas where single family detached residences will be located, and,
- See Table 4-1.

Permitted Uses:
- Single family residential detached dwelling units;
- Second units pursuant to Chapter 17.56 of the City of Lake Elsinore Zoning Ordinance;
- Neighborhood retail, provided that the site is limited to three acres in size, includes all uses permitted in Chapter 17.120 of the City of Lake Elsinore Zoning Ordinance;
- Parks, playgrounds, community centers, and recreational buildings;
- Open space/wildlife connections;
- Drainage and flood control facilities, water storage and pumping facilities;
- Trails;
- Accessory uses and structures pursuant to Section 17.76 of the City of Lake Elsinore Zoning Ordinance;
- Small family day care and residential care facilities pursuant to Chapter 17.16 of the City of Lake Elsinore Zoning Ordinance;
- Public utility distribution and transmission facilities including private radio, television, and paging antenna and towers;
- Government buildings and service facilities;
- Public and private elementary and high schools and colleges and universities;
- Manufactured houses in compliance with the provisions of Chapter 17.44 of the Zoning Ordinance;
- Places of Religious Assembly;
- HOA/PUDA managed oases and support facilities.

Uses Subject to a Conditional Use Permit: The following uses shall require a use permit pursuant to Chapter 17.168 of the City of Lake Elsinore Zoning Ordinance.
- Large family day care homes in compliance with the provisions of Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance;
- Horticultural uses, including growing of fruits, nuts, vegetables, and ornamental plants for commercial purposes;
- Uses, which exceed the height limit established in Table 4-1; and,
- Other uses that the Planning Commission determines to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this section.

Medium Density Residential (RM)
- 5-12 dwelling units per acre;
- Assigned to areas where both detached and attached residences will be located,
- Typical products could include: patio homes, single family cluster, duplexes, townhomes, zero lot lines, and wide & shallow;
- See Table 4-1.

Permitted Uses:
- Single family residential attached and detached dwelling units;
- Second units pursuant to Chapter 17.56 of the City of Lake Elsinore Zoning Ordinance;
- Neighborhood retail centers, provided that the site is limited to three acres in size. Typical retail stores could include: apparel, appliances, bicycles, food, florists, general merchandise, hardware, health clubs, hobby shops, jewelry sales and repair, bookstores, newstands, music, barber and beauty shops, dry cleaners, pet shops (no boarding), restaurants (subject to compliance with Chapter 17.148, dance and music schools, sporting goods, toys, auto parts (new or rebuilt only)). Other uses that the Community Development Director determines to be in accord with the purpose of this Chapter;
- Parks, playgrounds, community centers, and recreational buildings;
- Open space/wildlife connections;
- Drainage and flood control facilities, water storage, pumping facilities;
- Trails;
- Accessory uses and structures pursuant to Section 17.80 of the City of Lake Elsinore Zoning Ordinance;
- Small family day care and residential care facilities pursuant to Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance;
- Public utility distribution and transmission facilities including private radio, television, and paging antenna and cell towers. subject to approval by the Planning Commission of a Conditional Use Permit per Chapter 17.168;
- Government buildings and service facilities;
- Public and private elementary, and high schools and colleges and universities;
- Manufactured houses in compliance with the provisions of Chapter 17.14 of the Zoning Ordinance;
- Places of Religious Assembly;
- HOA/POA managed offices and support facilities.

Uses Subject to a Conditional Use Permit: The following uses shall require a use permit pursuant to Chapter 17.168 of the City of Lake Elsinore Zoning Ordinance:
- Large family day care homes in compliance with the provisions of Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance;
- Uses that exceed the height limit established in Table 4-1; and,
- Other uses that the Planning Commission determines to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this section.

Medium-High Density Residential (RMH)
- 12-18 dwelling units per acre;
- Assigned to areas where both detached and attached residences will be located;
- Typical products could include: single family cluster, triplexes, townhomes, condominiums, and apartments; and,
- See Table 4-1.

Permitted Uses:
- Single family residential attached and detached dwelling units. Density ranges to be established in the Phase Development Plans (PDP) for each Phase;
- Second units pursuant to Chapter 17.56 of the City of Lake Elsinore Zoning Ordinance;
- Multi-family residential dwelling units including, but not limited to, condominiums, duplexes, triplexes, four-plexes, row houses, and apartment housing;
- Neighborhood retail centers, provided that the site is limited to three acres in size. Typical retail stores could include: apparel, appliances, bicycles, food, florists, general merchandise, hardware, health clubs, hobby shops, jewelry sales and repair, bookstores, newstands, music, barber and beauty shops, dry cleaners, pet shops, restaurants (subject to compliance with Chapter 17.148, dance and music schools, sporting goods, toys, auto parts (new or rebuilt only));
- Parks, playgrounds, community centers, and recreational buildings;
- Places of Religious Assembly;
- Open space/wildlife connections;
- Drainage and flood control facilities, water storage, pumping facilities;
- Trails;
- Accessory uses and structures pursuant to Section 17.80 of the City of Lake Elsinore Zoning Ordinance;
- Small and large family day care and residential care facilities pursuant to Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance;
- Public utility distribution and transmission facilities including private radio, television, antenna and cell towers;
- Government buildings and service facilities;
- Public and private elementary, and high schools and colleges and universities;
- Manufactured houses in compliance with the provisions of Chapter 17.44 of the Zoning Ordinance;
- HOA/POA managed offices and support facilities

Uses Subject to a Conditional Use Permit: The following uses shall require a use permit pursuant to Chapter 17.168 of the City of Lake Elsinore Zoning Ordinance.

- Uses which exceed the height limit established in Table 4-1; and,
- Other uses that the Planning Commission determines to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this section.

High Density Residential (RH)

- 18-24 dwelling units per acre (up to 35 DU/AC with performance criteria being met);
- Assigned to areas where both detached and attached residences will be located;
- Typical products could include: townhomes, multi family, condominiums, and apartments; and,
- See Table 4-1.

Permitted Uses:

- Multi-family residential dwelling units including, but not limited to, condominiums, triplexes, fourplexes, row houses, and apartment housing;
- Neighborhood retail centers, provided that the site is limited to three acres in size.
  Typical retail stores could include: apparel, appliances, bicycles, food, florists, general merchandise, hardware, health clubs, hobby shops, jewelry sales and repair, bookstores, newsstands, music, barber and beauty shops, dry cleaners, pet shops (no boarding), restaurants (subject to compliance with Chapter 17.146), dance and music schools, sporting goods, toys, auto parts (new or rebuilt only). Other uses that the Community Development Director determines to be in accord with the purpose of this Chapter;
- Parks, playgrounds, community centers, and recreational buildings
- Open space/wildlife connections;
- Drainage and flood control facilities, water storage, pumping facilities;
- Trails;
- Accessory uses and structures pursuant to Section 17.80 of the City of Lake Elsinore Zoning Ordinance;
- Ionized and large family day care and residential care facilities pursuant to Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance;
- Public utility distribution and transmission facilities including private radio, television, antenna and cell towers;
- Government buildings and service facilities;
- Public and private elementary and high schools and colleges and universities;
- Manufactured houses in compliance with the provisions of Chapter 17.44 of the Zoning Ordinance;
- HOA/POA managed offices and support facilities

Uses Subject to a Conditional Use Permit: The following uses shall require a use permit pursuant to Chapter 17.168 of the City of Lake Elsinore Zoning Ordinance.

- Uses which exceed the height limit established in Table 4-1; and,
- Other uses that the Planning Commission determines to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this section.
Non-Permitted Uses

- The keeping of farm animals and/or livestock is not permitted in any zone within the AVSP project area, with the exception of schools with animal keeping programs.

Any area not covered in this Specific Plan, a PDP, or Design Review submittal will rely on the zoning requirements of the City of Lake Elsinore in effect at the time a development proposal comes forward.

4.4 CIRCULATION REQUIREMENTS

One of the most important unifying elements in a new community is the circulation system. The circulation system consists of streets, walkways, paseos, and trails, providing not just the means for transportation and personal mobility, but also as the backbone for landscape elements. Street design is important in providing for safe and convenient circulation for autos, pedestrians, and bicyclists, and when designed with a curvilinear element, it can be efficient and aesthetically pleasing. To achieve this goal, there must be a set of design standards.

The overall project circulation design standards are established at this Tier One Level (Specific Plan), and are further defined more specifically at the Tier Two Level (Phased Development Plan). The Tier One Level address the backbone circulation system, which includes Lake St, Temescal Canyon Rd. (relocation), Lincoln Street (extension), Nichols Rd. (extension), and Streets "A" through "F", as well as open space connections, major multi-use trails, transit routes, paseos, and bicycle routes (see Figure 3-7 Circulation Plan). The Tier Two Level addresses the circulation system on a project level, and Tier Three includes local streets, walkways, bicycle routes, pathways and minor multi-use trails.

The circulation system of the AVSP shall comply, at a minimum, with the standards and specifications of the City of Lake Elsinore Public Works Department. The following are the general circulation system design standards for the AVSP.

Design Standards

Parkway Medians:

- **Width:** Overall width, including curb, to be no less than the min. width specified in the Alberhill Village Specific Plan.
- **Curbs:** Standard City design for arterials (8 in. high), collectors (6 in. high), and locals (6 in. high). Local streets may also incorporate wedge (beveled) and rolled designs.
- **Planting Area:** 4 ft. minimum width. Concave surface levels are preferred; however, raised levels are acceptable. Provided water from irrigation and precipitation are controlled within the median.
- **Landscape Treatments:** Native, drought tolerant and non-invasive plant species are strongly encouraged. Bio-retention design is strongly encouraged. Dry streambeds, weirs, and ponds are encouraged.

Walking Paths / Mixed Use Trails:

- **Width:** Extends from street curb through parkway area to building facade with planting areas (tree wells) dispersed throughout.
- **Material:** Durable paving, which emphasizes pedestrian scaled patterns. Focal points, such as sidewalk crossings, piazzas, street art locations, and intersections are strongly encouraged to use enriched paving, utilizing pedestrian-scaled patterns.
- **Features:** Dry streambeds, weirs, and ponds are encouraged.
- **Open-Space Corridor Widths:** Non-contiguous Regional Trails: 8 ft. minimum width. Includes Lake St., Lincoln St., and Temescal Canyon Rd. on one side of the street;
- **Hiking Paths:** 3 ft. minimum width within open space corridors;
- **Surfaces:** Permeable encouraged, such as decomposed granite, depending upon road gradient. 1% or less permeable material strongly encouraged.

Travel Lanes:

- **Width:** 1', 6 ft. minimum, 16 ft. maximum.
- **Material:** Recycled content is strongly encouraged.
Parking Lanes:
- **Width:** 7 ft. minimum, 8 ft. maximum.
- **Materials:** Recycled content is strongly encouraged.

Emergency/Bike Lanes (Lake St., Nichols Rd., Lincoln St., Temescal Canyon Rd)
- **Width:** 5 ft. minimum, 6 ft. maximum.
- **Striping:** Required per City standards.

Street Planting Areas:
- **Mixed Use Zones:** Planter pockets predominate in urban conditions; Tree well-grates encouraged in high traffic areas; Close tree spacing encouraged. Materials: Plantings, mulching, limited non-pervious materials, recycled content encouraged. Close tree spacing encouraged.
- **Local Residential Streets:** Planting width: 5 ft. minimum when walks are contiguous to streets, 3 ft. minimum when property is adjacent to curb. Materials: Plantings, mulching, limited non-pervious materials, recycled content encouraged. Close tree spacing encouraged.
- **Collector Streets:** Planting width: 4 ft. minimum when walks are non-contiguous, encourage meandering walks that join curb at bus stops, loading zones, and other key features. Materials: Plantings, mulching, limited non-pervious areas, recycled content encouraged. Close tree spacing encouraged.
- **Arterial Streets:** Planting width: 5 ft. minimum, non-adjacent to curb, not required when regional trail (8 ft. minimum) occurs on same side of street. Materials: Recycled content encouraged.

Intersection Treatments:
- **Round-a-bouts:** Planting area: Concave surface levels are preferred, however, raised levels are acceptable provided water from irrigation and precipitation are controlled within the median. Landscape materials: Drought-tolerant, native, non-invasive plants encouraged. Signage is to be appropriately placed.
- **Traffic Circles:** Planting area: Concave surface levels are preferred, however, raised levels are acceptable provided water from irrigation and precipitation are controlled within the median. Landscape materials: Drought-tolerant, native, non-invasive plants encouraged.
- **Signage:** To be appropriately placed.
- **Corner or Curb:** Variable radius depending on particular street type.
- **Crosswalk:** Special striping and color contrasts on high traffic volumes streets strongly encouraged. Neck-downs at mid-block crossings encouraged in residential districts (required in Mixed-Use Districts).
- **Mini-Parks / Pocket Parks:** Encouraged for traffic calming and "way-finding".
- **Commercial Districts:** Material change and color contrasts strongly encouraged; Curb extensions strongly encouraged.
- **Bus Stops:** Design to meet standards of the Riverside Transit Agency; ADA compliant; Sheltered from sun and rain. Comfortable seating; Bike parking may be available; Lighting for safety; All bus stops should be clearly set behind walk in order to allow for free flow of pedestrian traffic; Signage and schedules clearly posted.
- **Speed Bumps:** Not allowed in public streets.
- **Pedestrian / Bicycle Priority:** Create places for autos, bicycles and pedestrians, as three sharing spaces, in typically narrow and circuitous routes.
- **Lighting:** Pedestrian scale reinforces overall community identity.

Any areas not covered in this Specific Plan or PDP, or subsequent PDP's will rely on the street requirements of the City of Lake Elsinore in effect at the time a development proposal comes forward. Any conflicts will be resolved in favor of the Alberhill Villages Specific Plan.

Alberhill Villages Circulation Roadways

The following is a list of backbone roads that form the framework for the entire project. They include a new realigned Lake Street, a new realigned portion of Temescal Canyon Road, Lincoln Street, Nichols Road (extension), Street A, which bisects the campus and the UTC area, Street B, which runs south of the campus, Street C, which runs north-south in the Lakeside Village, Street D near the Alberhill Town Center, and Street E and F in the Parkview Village area (Refer to Figure 3-7 Circulation Plan).
Lake Street

Lake Street, which will serve as the northern gateway to the City of Lake Elsinore, will be realigned and widened. Lake Street is a major thoroughfare off the I-15 Freeway and will serve as the main entrance into Alberhill Villages. In addition, a new widened bridge will extend over Temescal Creek along Lake Street.

Monumentation will be placed at key location(s) to identify one of the City's key entries at Lake Street. A major feature of this "gateway experience" will be a variable width, curvilinear median strip ranging up to 26 feet wide, and is complimented by a 100-foot by 250-foot open space corridor on the east side of Lake Street that stretches from the freeway to the intersection at Nichols Road that is a part of the Alberhill Ridge project. This is a multi-functional corridor, which provides wildlife linkage, meandering pedestrian and bicycle paths, utility easements, a perennial flowing creek, ponds, and a native re-vegetated landscape. A landscape setback has been set in place on the western edge of the street to ensure a visually appealing environment and complement the wildlife movement corridor on the east side of Lake Street. With the landscape corridors and edges on both sides of Lake Street, combined with the landscaped roadway median, this Lake Street entry will form a broad canopy of native landscape that will be one of the central features of the AVSP. Lake Street's cross section will vary from 6 to 8 lanes, the 8 lanes occurring near the Temescal Canyon Road intersection and transitioning to 6 lanes as it approaches Nichols Road. Bike lanes will be provided on both sides of the street (Refer to Figure 4-1).

Temescal Canyon Road

Temescal Canyon Road will consist of 6 lanes and be realigned along with replacement and relocation of the Temescal Creek Bridge in order to link directly to Lake Street. Temescal Canyon Road will also connect to Lincoln Street, which will consist of 4 lanes as it moves south.

Lincoln Street

Lincoln Street consists of 4 lanes and will include bike lanes on both sides of the road, as well as an 8-foot minimum multi-purpose path along its western edge. As with all divided roads, Lincoln Street will incorporate a "depressed" or concave median with "broken" curbs in order to minimize runoff in the pavement area. The corridor will also provide: trail rest stops, off-site sanitation collection, drainage, utility easement, enhanced wildlife connection, and a naturalized landscape (Refer to Figure 4-2).

Nichols Road

Nichols Road will be a 4 lane divided road with wide medians that links Lake Street and Lincoln Street. There are two distinct cross sections for Nichols Road: the section that bisects Alberhill Town Center, which employs unique left turn pockets and a wide median; and the section that extends westerly between Lakeside and Ridgeview Villages. Both sections will have bike lanes and non-adjacent sidewalks along each of their sides in order to provide a safe and enjoyable experience for the residents. This road will serve as one of the three main east-west links between Lake Street and Lincoln Street. Street A and B provide the other two links near the University and UTC Villages. These three roads, when combined with other streets and the pedestrian, bicycle paths, provide the interlocking modified grid that allows residents and visitors a variety of choices when moving around, though, and among the Alberhill Villages (Refer to Figure 4-3).

Street A

Street A is one of the main east-west connections located in the northern portion of the project. It plays a major role in providing a seamless connection between the UTC and University Villages. This road will have bike lanes and an "urban edge" consisting of a wide walk with tree wells along the street's sides. This "urban edge" or main street design configuration is important in balancing automobile and pedestrian safety. Its unique configuration is based on small town central squares where residents and visitors socialize on a daily basis. There are three distinct cross sections that when combined form an environment both conducive to moving automobile traffic, as well as providing safe pedestrian and bicycle crossings. The three sections consist of a traditional divided 4 lane road, a "main street" section with buildings and parking on both sides, and the "town square" section that provides the social gathering space so important in establishing community pride (Refer to Figure 4-4).

Street B

Street B, a two lane divided road employing extra wide travel lanes, is another important east-west link in the northern portion of the project. When combined with the other east-west links, it
provides alternative traffic routes through the project, as well as serving as the main entry to the University. This road will have bike lanes and non-adjacent sidewalk along its northern side and an "urban edge" consisting of a wide walk with tree walls along its southern side. The street's wide median and extended curbs design also facilitates the pedestrian and bicycle movement across its section. This feature is important because the street separates the University Village from the Lakeside Park and the southern Villages (Refer to Figure 4-5).

Street C

Street C, a two lane road with curb extensions, is the north-south connector for the Lakeside and Ridgeview Villages that will extend from Nichols Road to Street B. It will be composed of two different cross sections that are designed to both calm traffic and alert the driver to his or her surroundings. Street C1 is the northern portion of this road and will incorporate a median to bring attention to the Lakeside Park area. Street C2, the southern portion, will travel through a residential neighborhood that will utilize alley-loaded homes whose entries will face the street. These features will assist in bringing "eyes on the street" and encourage social interaction to the main north-south auto, pedestrian, and bicycle route. Refer to Figure 4-6.

Street D

Street D forms the north and south western boundaries of the Alberhill Town Center. It is a two lane divided road with parking on both sides. Due to the anticipated traffic, the travel and parking lanes are slightly wider than other two lane streets in the community. Where possible on this street, curb extensions will be employed to facilitate the safe street crossings due to the strong draw of the mixed-use Town Center. Refer to Figure 4-7.

Street E and Street F

Streets E and F are very similar to Street D, but service primarily residential traffic. They are each two lane divided roads with parking on both sides. Where possible on this street, curb extensions will be employed to facilitate safe street crossings. Refer to Figure 4-8.

4.5 PARKING REQUIREMENTS

The amount, location, and utility of vehicle (motorized and non-motorized) parking areas plays an important role in the success of any mixed-use project. The goal is to provide for safe and convenient parking while reducing conflicts with pedestrians and bicyclists. Higher fuel costs and increased environmental awareness are expected to lead to the wider acceptance and use of alternative modes of transportation such as electric/hybrid and natural gas fueled vehicles, van pools, and public transit (i.e. bus). The increased use of alternative modes of transportation along with design concepts that include dedicated lanes for multi-passenger vehicles, and land use juxtapositions, which locate higher density housing near public places and business, which will decrease the need to drive leading to lower parking ratios, shared parking facilities, and transportation management programs. These on-going and new transportation trends and techniques will be permitted and encouraged within the Specific Plan.

Due to the uncertainty of the future timing of new parking trends, specific parking and loading requirements will be addressed at either the POP or Design Review stage for the AVSP to take advantage of future transportation technologies and planning expertise that will become available. Parking and loading requirements will include typical passenger and delivery vehicles, as well as off-street bicycle parking. It is within these subsequent POP and Design Review documents and plans that the following subjects will be addressed:

- Shared parking ratios between complementary land uses
- Parking requirements by land use or district
- The use of alternative parking surfaces (i.e. pervious paving materials, bio-retention techniques within parking areas)
- Parking stall sizes and configurations
- Landscaping requirements
- Alley widths
- Lighting
- Loading areas for passengers and freight
- Trash enclosure access and locations
- Patron, resident, and employee parking
- Vehicle space markings and signage
- ADA parking
Figure 4-7

Alberhill Villages
Specific Plan

Street D Section
Alberhill Villages
Specific Plan

Figure 4-8

Streets E and F Sections
Any areas not covered in a PSD or Design Review submittal will rely on the parking requirements of the City of Lake Elsinore in effect at the time a development proposal comes forward.

4.6 RECREATION / OPEN SPACE REQUIREMENTS

The open space system is comprised of various public and private components including community gardens, town greens, neighborhood parks, private pocket parks, community parks, two large recreational lakes, school and university recreation areas, multi-use trails, and rest stops with benches along trails. These open space elements are modeled after Section 4 of City of Lake Elsinore’s Parks and Recreation Master Plan and provide the project and surrounding community with a diverse, multi-use open space system that meets the needs of the project’s residents and visitors. The project provides a total of 137 acres of parks, which is 27 acres more than is required by the Quimby Act per population. The Quimby Act requires a total of 110 acres of dedicated land for parks based on population, which the project meets and exceeds. Final determination of park dedication will be made at the subdivision map level consistent with this AVSP. AVSP park and open space programs, policies and standards will be found consistent with and in accordance to the Quimby Act. All trails, paseos, native open space areas, parks, garden areas, town greens, passive open space areas, overlooks or vistas, lakes, swales, and other open space areas as may be described by the Developer or proponent in the PDP or Design Review shall be considered consistent with the Quimby Act and other City open space and park programs and policies.

The City’s standard requirement for the provision of public parks in new developments is a ratio of 5 acres per 1,000 population. If a new development does not meet the minimum requirement, the City may collect a fee in lieu pursuant to the Quimby Act. The AVSP meets and exceeds the Quimby Act requirement by providing 5 acres per 1,000 project generated persons, with 183 acres of pockets parks, a community park, a regional sports park, lakeside park, community garden, multi-use trails, paseos, plazas and two town greens. The total combined minimum public and private park acreage per Quimby is 110 acres, and is calculated as follows:

**Total AVSP Single Family Absorption:** 3.48 Persons Per Household; 2,675 Single-Family Units

\[
(\text{Persons per Household} \times \text{Total Dwelling Units}) \times 5 = \text{Required Acres} \\
(1,000 \times (3.48 \times 2,675)) \times 5 = 46.55 = 47 \text{ Acres} \\
1,000
\]

**Total AVSP Mixed-Use Absorption:** 1.85 Persons Per Household; 2,180 Mixed-Use Units

\[
(\text{Persons per Household} \times \text{Total Dwelling Units}) \times 5 = \text{Required Acres} \\
1,000 \\
(1.85 \times 2,150) \times 5 = 42.75 = 43 \text{ Acres} \\
1,000
\]

**Total AVSP Multi-Family Absorption:** 2.50 Persons Per Household; 3,420 Multi-Family Units

\[
(\text{Persons per Household} \times \text{Total Dwelling Units}) \times 5 = \text{Required Acres} \\
1,000 \\
(2.50 \times 3,420) \times 5 = 19.89 = 20 \text{ Acres} \\
1,000
\]

**Total Quimby Acreage Required Based on AVSP Persons by Household Breakdown:**

- 47 acres (Single-Family) + 43 acres (Mixed-Use) + 20 acres (Multi-Family) = 110 acres

**Public Parks**

The project’s public parks will consist of: a 36.8-acre lakeside park that borders an active 14.3-acre community park bordering a 12-acre elementary school with its own recreation play fields and shared school play facilities. The location and definition of these public recreation areas shall be reviewed as part of a subsequent Phased Development Plan and Design Review.
process. The design concept of joint use of facilities through the location of public parks adjacent to school playgrounds and worship areas is encouraged.

Public park land will be dedicated by the Developer, built by the Developer, and maintained by the City, depending on the Subdivision Map schedule. Such public park dedication will satisfy a portion of the Quimby Act and a portion of the Park Capital Improvement Fund found in Chapter 16.34.090 of the Municipal Code.

Private Parks

The project's private parks consist of: a 6-acre community garden, 30.6 acres of two large recreational lake facilities, two (2) town greens, which are approximately 0.7 acres each, and 4 acres of multi-use trails throughout the project.

In addition, approximately thirty-five (35) smaller private pocket parks are approximately one (1) acre each and will be built and maintained by the HOA. Thirty-five (35) acres of private pocket parks will be distributed throughout the Villages within easy walking distance of the surrounding residences and the private pocket parks will provide specialized private amenities including but not limited to: private pools, basketball courts, volleyball courts, and tennis courts.

Park and recreation facilities needed to serve the AVSP area will be provided by the Developer within the AVSP. For private parks, the Developer will build and complete the private parks and will transfer the title to a private Homeowner's Association. Such private park dedication will satisfy a portion of the Quimby Act and a portion of the Park Capital Improvement Fund found in Chapter 16.34.090 of the Municipal Code. The location and definition of these private recreation areas shall be reviewed as part of a subsequent Phased Development Plan and Design Review process. The design concept of joint use of facilities through the location of private parks adjacent to school playgrounds and worship areas is encouraged.

City Regional Sports Park

In addition to the parks included in the project (or the above mentioned parks), the Developer will also dedicate 45.9 acres of land to the City for the development of a City Regional Sports Park. This dedication of land will take place in Phase 2 of the Alberhill Villages Specific Plan. The site for the City Regional Sports Park is situated along Lake Street and across from the existing Alberhill Ranch Community Park and future school site.

The amenities within the City Regional Sports Park include 4 soccer fields 4 baseball fields, 4 volleyball courts, 4 basketball courts, 3 restrooms, 1 concession stand, 5 picnic areas, 3 tot lots, 1 zero-water play area, 746 standard parking stalls, 51 handicap stalls, and all fields lighted properly.

The Developer will offer to dedicate the City Regional Sports Park to the City by way of a revocable offer to dedicate, within ten working days of the recording of the first subdivision map in Phase 2. The revocable offer of dedication shall include a revocatory interest where the City does not substantially develop and complete to a "turn-key" standard the City Regional Sports Park as defined in this section within five (5) years of the date of the Developer's delivery of the revocable offer of dedication to the City or other mutually agreed upon schedule of performance.

Description of Public and Private Parks

Each Village illustrated in Figure 4-3, will contain some form of open space such as a private pocket park, town green, plaza, trail, rest area, or a school so that all times will be within approximately one-quarter mile or a five (5) minute walk to an open space area. Open space areas can vary in size, form, and function, and are clarified below. Each park classification below is modeled after Section 4 of the City of Lake Elsinore's Parks and Recreation Master Plan, which is used as a guide for development of a city-wide system of parks and recreation areas.

1. Private Pocket Parks — Parks of this nature are typically less than one (1) acre in size, according to Section 4 of the Lake Elsinore Parks and Recreation Master Plan. The project provides approximately thirty-five (35) one-acre private pocket parks, which are distributed throughout the five different Planning Areas. These private pocket parks are built and maintained by the HOA and are intended to serve the immediate surrounding residents. Each private pocket park will provide its own specialized programming and include different private amenities such as private pools, basketball courts, tennis courts, and volleyball courts.
2. Community Park – Section 4 of the City’s Parks and Recreation Master Plan classifies community parks between 11 - 40 acres in size and are designed to serve 15,000 to 20,000 residents within a one and one-half mile (1 1/2 mile) service radius, as well as visitors to the area and utilized for active and passive recreation. The project provides a 19.5-acre community park bordering a 12-acre elementary school with its own recreational fields. This 19.5-acre community park will include lighted sports fields and courts for joint-use with the elementary school, picnic facilities, play areas, and restrooms. This community park will focus on sports and other active uses due to its adjacency to an elementary school and its relatively level terrain.

3. Lakeside Park – Section 4 of the City’s Parks and Recreation Master Plan classifies regional parks between 25 -100 acres in size and are designed to offer a broad range of amenities to attract the greatest range of users from within and beyond the City limits. Amenities can include open space, bodies of water, and trails. The 36.8-acre Lakeside Park will be located at the heart of the project and border two recreational lakes totaling 39.6 acres of light water activities. The 36.8-acre Lakeside Park alongside the recreational lakes makes it the largest park in the entire project. Along with the university, the Lakeside Park and recreational lake will be the focal point of Alabaster Village. Two large recreational lakes totaling approximately 39.6 acres will be surrounded by playfields, picnic areas, active areas, as well as passive park uses such as an outdoor amphitheater. The 36.8-acre Lakeside Park will also serve as a wildlife corridor to allow connections of local wildlife.

4. Recreational Lake Facilities – Two large recreational lake facilities totaling approximately 39.6 acres will be the main attraction of the AVSP. The 13.6-acre west lake and the 26.0-acre east lake at the heart of the project will provide light water activities to both local residents and visitors. Trails and pathways will surround the lake and provide opportunities for biking, jogging, and scenic walks.

5. Town Greens – Two (2) town greens approximately ½ acres in size will be located near single family homes and near the University Town Center. The town green in the University Town Center will serve the university and regional mixed-uses, and act as a social gathering place / outdoor event area for the Lake Elmore community and region. In addition, the Town Green has the potential to establish a unique character for the regional mixed-use area and act as a gateway to the university.

6. Piazzas / Hardscapes – The project will contain a series of primarily hardscaped open spaces such as private and public plazas, or other unique gathering places. These hardscaped areas may contain water features, decorative paving, ornamental landscaping and shade trees, seating, and other amenities, which contribute to a pleasant urban gathering place.

7. Community Garden – The project will provide a 6-acre community garden in the detention basins located along Lincoln Street. This community garden will be the Developer and operated and maintained by the HOA in order to create a sense of community and togetherness amongst residents and visitors. Each plot in the community garden will be rented by residents of the community and will provide beautification and preservation to the natural environment.

8. Trails – The project will provide approximately 8,000 linear feet (approximately 4 acres) of open space connections for the entire community. The public trails preserve and restore open space, as well as provide opportunities for physical activity to improve fitness and mental health. Residents and visitors will be able to connect to the multiple recreational facilities and parks through these public trails. These trails also function as wildlife corridors, which connect to the Oklawaha National Forest to the north and connected to through the Ridge Project to the south under I-15 Freeway into the MSHEP CORE areas.

In addition, recreational rest areas, par courses (exercise), or vista spots will be located throughout the project area along trails, wildlife corridors, and greenbelts. These additional recreation areas may include a bench and a single tree for shade, or even a more complex arrangement of benches, trash receptacles, several trees and shrubs, educational signage, and even an overread structure with solar panels for lighting. The following photos suggest possible park solutions.
### TABLE 4-2

<table>
<thead>
<tr>
<th>PARK</th>
<th>CITY BUILT &amp; MAINTAINED</th>
<th>DEVELOPER DEDICATION TO THE CITY</th>
<th>DEVELOPER/hoa OWNED, BUILT &amp; MAINTAINED</th>
<th>DEVELOPER BUILT AND LMD MAINTAINED</th>
<th>PUBLIC USER FEE</th>
<th>QUIMBY QUALIFIED ACREAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Pocket Parks</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>35</td>
</tr>
<tr>
<td>Community Park</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>14.3</td>
</tr>
<tr>
<td>Lakeside Park</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>36.8</td>
</tr>
<tr>
<td>Recreational Lake Facilities</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>39.6</td>
</tr>
<tr>
<td>Town Greens</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>1.4</td>
</tr>
<tr>
<td>Community Garden</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>Trails (8,000 linear feet)</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>TOTAL QUIMBY QUALIFIED ACREAGE:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>137</strong></td>
</tr>
<tr>
<td><strong>TOTAL QUIMBY REQUIRED ACREAGE:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>110</strong></td>
</tr>
<tr>
<td><strong>TOTAL EXCEEDED QUIMBY QUALIFIED ACREAGE:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>27</strong></td>
</tr>
</tbody>
</table>

### 4.7 STORMWATER MANAGEMENT TECHNIQUES

A variety of storm water management techniques are permitted including the use of swales, wetland enhancement areas, bio-retention basins, storm water detention areas that serve a dual purpose as recreational facilities, and parking lot bio-infiltration. Additional techniques may be implemented in a PDP provided that they meet the goals and intent of this specific plan.
Chapter 5

IMPLEMENTATION

5.1 IMPLEMENTATION PROCESS

To administer the Specific Plan and control the build out of residential units and commercial/square footage allocated to the AVSP project area via the General Plan, the Developer and City will follow a three-tier zoning implementation process for all development areas and projects within the six (6) phases of the AVSP areas. The three-tier process consists of 1) Tier I - adoption of the Specific Plan by Initiative approval, 2) Tier II - administrative approval of the Phased Development Plans (PDPs) for all phases of the Project, and 3) Tier III - administrative Design Review process that corresponds with actual development plans for all phases of the Project. All six (6) phases of the Project are described in the chart below and are defined by the maximum total dwelling units and the total non-residential building square footage allotted within each phase. The three-tier implementation approach will reduce the need to amend the Alberhill Villages Specific Plan in the future by postponing certain details, which cannot be anticipated until economic, market, and trend development concepts become certain.

<table>
<thead>
<tr>
<th>PHASE</th>
<th>IMPLEMENTATION PROCESS</th>
<th>TOTAL DWELLING UNITS (MAX)</th>
<th>NON-RESIDENTIAL BLDG. (SQ. FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Administrative Approval</td>
<td>1,389</td>
<td>3,504,000</td>
</tr>
<tr>
<td>2</td>
<td>Administrative Approval</td>
<td>838</td>
<td>0</td>
</tr>
<tr>
<td>3</td>
<td>Administrative Approval</td>
<td>1,970</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>Administrative Approval</td>
<td>1,410</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>Administrative Approval</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>6</td>
<td>Administrative Approval</td>
<td>2,620</td>
<td>503,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>8,244</td>
<td>4,007,000</td>
</tr>
</tbody>
</table>

Cost Recovery Service (CRS Accounts)

The Developer will pay all fees according to applicable law. The Developer will pay for the City's specialized consultants on a cost recovery basis (CRS Accounts) according to the following stipulations:

1) The City will provide a monthly accounting of all project related CRS accounts will be provided to the project Developer on the 15th day of the following month;
2) All CRS accounting shall include date of the transaction, name of staff or consultant conducting the transaction, the number of hours expended, hourly rate, and a detailed summary of the tasks completed;
3) The above CRS accounts shall include the City Attorney where non-attorney client/privilege matters are accounted for in the CRS account funds

Specific Plan (Tier I)

This Specific Plan is developed in accordance with the provisions of the Specific Plan District (SPD) Zone, Chapter 17.204, of the City of Lake Elsinore Zoning Code. The adoption of the Specific Plan is the first step of a three-tier implementation process for development pursuant to the AVSP. The information in this Specific Plan meets state mandated requirements and provides enough flexibility to accommodate future changes in urban design and architectural preferences.

Phased Development Plans (Tier II)

Phased Development Plans (PDPs) must be processed in accordance with the provisions of Section 1.3 and this section of the AVSP prior or concurrent with the processing of subdivision...
maps and/or Design Review. The purpose of PDPs is to delineate the specific goals, objectives, refined development regulations, and design guidelines of each phase of the Specific Plan while maintaining flexibility as the area builds out incrementally over time. The PDPs will provide more detailed information regarding the arrangements and types of land uses, the circulation pattern, development regulations, and design guidelines for a geographic area within the Specific Plan when development in the area is imminent based on market demand.

The Land Use Plan in each PDP will include more detailed design and regulatory information. For example, the areas identified as “residential” in the Specific Plan will be delineated in the PDP as low, medium, or high density residential areas and the associated average densities for these land uses will be identified. Refer to Figure 5-1: Example Tier II Land Use Map for a sample of the level of detail to be provided in a Tier II PDP Land Use Plan. Overall dwelling unit count and commercial/mixed-use square footage is provided for in the Specific Plan and cannot be exceeded.

Each PDP will delineate the applicable Villages andPlanning Areas. It covers smaller Subareas. Subareas earmarked for development will be defined by approximate size, number of detached and attached residential units permitted, square footage of retail, office, and educational space permitted, and permitted roadway carrying capacity or Average Daily Trips (ADT) by residential type. Adjacent Subareas within the same Planning Area not scheduled for development within the PDP will continue to be designated as mining areas. These adjacent Subareas containing ongoing mining activity will be included in a subsequent PDP once urban development for these areas becomes known. Traffic Impact Analysis will not be required at the PDP stage but may be required during Subdivision review and/or Design Review.

Land Use Structure Diagrams must be included within the PDP for each specific Subarea, which will address automobile and pedestrian access points, regional trail linkages, open space linkages, neighborhood form, and transitional edges (refer to Figure 5-2: Example Tier II Structure Diagram). An important edge condition that will be considered includes the existing ongoing mining activity that will continue to occur within and/or adjacent to the specific plan area as development proceeds according to the M3 mining ordinance or as otherwise mentioned in this initiative associated with the 1.377-acres Annexation dated 2008.

The development regulations within the PDP may be more focused based on current conditions and criteria at the time the PDP is submitted to the City of Lake Elsinore. PDPs for each planning area of the project may be adjusted or modified based on final design and engineering and the precise development plans of the planning area builder.

The Community Development Director or his designee shall have the authority to approve PDPs which substantially conform to the approved Specific Plan, so long as the PDPs are consistent with the intent of the Specific Plan.

PDPs can make minor modifications to the Specific Plan as may be warranted to accommodate changes resulting from final design and engineering that cause adjustments in roadway alignments, location of utilities or other infrastructure, development of innovative product design, distribution of permitted uses within the Specific Plan, development of builder-level design guidelines, density transfers or other similar modifications deemed to be minor. Minor modifications or technical adjustments may include, but are not limited to the following:

a. Inclusion of land uses not specified but similar in intent and character with the underlying land use designation;

b. Modifications to mitigation measures included in the Specific Plan provided any such modifications provide substantially equivalent environmental protection as the original standard;

c. Addition of information to the Specific Plan (including maps or text) for purposes of clarification that does not change the intent of any plan or regulation, as well as correction of any clerical or grammatical errors;

d. Adjustments to the alignment, location and sizing of utilities and facilities or a change in utility and/or public service provider may be approved by the City’s Engineering or Public Works Department so long as the adjustments or changes are found to be in compliance with applicable plans and standards of the agency responsible for such utilities and facilities and do not result in significant environmental impacts;
e. Change in roadway alignment, width, or improvements through the final engineering improvement plan process so long as minimum rights-of-way meet the standards outlined in the Specific Plan;

f. Minor adjustments of any planning area boundary (less than 10%);

g. Minor adjustments to any of the development standards or regulations such as modification of wall heights for noise attenuation purposes, modification of allowable encroachments into setbacks, etc. that are specifically allowed under the Development Regulations of this Specific Plan;

h. Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, improves infrastructure, or provides similar utility and reduces operations and maintenance costs or improves the level of sustainability;

i. Modifications to the Specific Plan Phasing, provided that the objectives of the phasing continue to be met and provided that all infrastructure including, but not limited to, roads, sewer facilities, water supply and drainage facilities is available to serve the Specific Plan; and

j. Residential unit transfers between planning areas in accordance with Section 5.2 of this Specific Plan.

The PDP criteria and Specific Plan modifications described and listed above are not comprehensive. Any PDP component that is deemed by the Community Development Director to be in substantial conformance with the purpose and intent of the Specific Plan shall be permitted. PDP documentation may include text and/or maps which describe the nature of all proposed modifications or adjustments to the Specific Plan.

PDPs of all phases of the Project shall be reviewed internally by City Staff only. After submittal of the initial PDP application, the City must provide written comments within 30 days of PDP written submission or the PDP application will be deemed complete and approved. If the City provides comments, any issues not raised in the comments will be deemed waived for any future review. After the PDP is resubmitted in writing by the Developer, the City must provide comments, with those comments limited to those changes made as part of the resubmittal, within 30 days or the PDP application will be deemed complete and approved. After the second resubmittal in writing, the City has one final opportunity to provide comments, limited to those changes made as part of the second resubmittal, within 15 days or the PDP application will be deemed complete.

The Community Development Director or designee shall be the review and approval authority for a PDP. The Community Development Director's review of the PDP is an administrative action. If the Community Development Director determines that a PDP substantially conforms to the approved Specific Plan, then he has the authority and the obligation to approve the PDP.

For all phases of the Project, PDPs shall be reviewed by staff and considered for final action at a public hearing before the Planning Commission. Several PDPs may be processed concurrently with development occurring in several PDPs at the same time.

The following is a list of items to be addressed in more detail within a PDP:

I. Introduction
   A. Project location within the Specific Plan
   B. Project Description
   C. Specific Goals and Objectives of the Tier II development

II. Development Plan
   A. Detailed Land Use Plan
      1. Specific Design Intent
      2. Land Use Plan indicating locations of some or all of the following land uses as applicable:
         a. Rural residential
         b. Residential by type and density
         c. Institutional
         d. Mixed-use
         e. Open space corridors
f. Potential schools
   g. Location of park(s), lake(s), and other recreational amenities
   h. Public facilities

B. Applicable Districts and Planning Areas divided by Subarea
   1. Statistical analysis indicating acres, number of units and square footage of retail
      and office space
   2. Any proposed transfers of ADT's or intensity of development between Districts
      and Planning Areas

C. Circulation Network
   1. Backbone roads, collectors, access points
   2. Regional and off-site trail linkages

D. Public Facilities and Services Master Plan (Proposed distribution, location, extent, and
   intensity of sewage, water, drainage, solid waste disposal, energy, police, fire, schools,
   and other essential services and utilities proposed to be located near the
   plan area and needed to support the land uses described in the PDP)

E. Subarea Grading Concept
   1. Project perimeter edge conditions
   2. Major roads
   3. Planning area pad or contoured grading concept.

III. Design Guidelines
A. Purpose and Intent
B. Residential Design Criteria
C. Mixed-Use Design Criteria
D. Institutional Design Criteria
E. Open Space Criteria
F. Lighting Concepts
G. Signage Concepts
H. Sustainable Concepts
I. Landscape Plan (only if added to PDP)
J. Public Art (only if added to PDP – not a City requirement)

IV. Refined Development Regulations
A. Land uses divided into more specific zones based on density

B. Development regulations may specify
   1. Setbacks
   2. FAR
   3. Height
   4. Lot coverage
   5. Parking requirements
   6. Other regulations as necessary to implement the development's purpose and intent.

C. Development regulations may be articulated in a form-based manner or other zoning
   approach, which ensures appropriate implementation of the intended development
   concept.

V. Graphics
A. Project Location Map
B. Land Use Plan
C. Structure Diagram
D. Circulation Plan
E. Preliminary Water, Sewer, and Drainage Plans
F. Conceptual signetres, as necessary, to depict site planning and design guidelines
G. Preliminary Grading Plan

Design Review (Tier III)

Prior to issuance of a building permit for any structure or sign, Design Review shall be
completed in accordance with Section 1.3 and other sections of this Specific Plan. The Design
Review process requires review of detailed dimensioned site plans showing the location of all
property lines, buildings and structures, entrances, parking, landscape areas, signs, walls, and
preliminary grading information. Elevations and floor plans are required for all buildings.
The following requires Design Review consideration:

- New construction of commercial and industrial structures or permitted accessory structures 500 square feet in area or less;
- Development of single family residential use;
- Duplexes and multi-family developments not involving more than a total of four units;
- Second units pursuant to Chapter 17.17 of the City of Lake Elsinore Zoning Ordinance;
- Residential accessory structures; enclosed structures such as non-commercial stables, corrals, and appurtenant facilities for the keeping of animals, carports, gazebos, and patio covers (both trellis-type and solid), as well as enclosed structures containing less than 600 square feet of floor area such as sheds, cabanas, children's playhouses, and workshops;
- Alterations to existing structures, which substantially change the appearance of the structure even though the floor area may not be affected;
- Reconstruction of commercial or industrial structures, which have been destroyed or substantially damaged provided said structures were legally in existence and said reconstruction returns the structure to its original size and appearance;
- Signs pursuant to the Specific Plan; and
- Fences and walls.

For all phases of the Project as identified on Figure 5-3, Design Review shall be reviewed internally by City Staff only. After submittal of the initial Design Review application, the City must provide written comments within 30 days of Design Review application submission or the Design Review application will be deemed complete and approved. If the City provides comments, any issues not raised in those comments shall be deemed waived for any future review. After the Design Review is resubmitted, the City must again provide written comments, with those comments limited to those changes made as part of the resubmittal, within 30 days or the Design Review will be deemed complete and approved. After the second resubmittal, the City has one final opportunity to provide comments, limited to those changes made as part of the second resubmittal, within 15 days or the Design application will be deemed complete.

For all phases of the Project as identified on Figure 5-3, public hearing shall be required for the consideration of Design Review. The Community Development Director or designee shall be the review and approval authority for Design Review and the consistency with the Specific Plan and the applicable PDP, including design guidelines. The Director’s consideration of Design Review is an administrative action. If the Community Development Director determines that the Design Review substantially conforms to the Specific Plan and the applicable PDP, then he has the authority and the obligation to approve the Design Review.

For all phases of the Project as identified on Figure 5-3, the Community Development Director may approve, deny, or conditionally approve, according to the provisions of Lake Elsinore Municipal Code Section 17.184.110. In addition, for all phases of the Project as identified on Figure 5-3, the applicant submitting for “Minor Design Review” may appeal the Director’s decision and/or conditions to the Planning Commission; provided that said appeal is submitted to the Director of Community Development within 10 days. The Planning Commission shall hear the appeal within 30 days in the same manner as prescribed for “Major Design Review” pursuant to the provisions of Chapter 17.82, as amended in this section. The decision of the Planning Commission shall be final ten (10) days from the date of decision unless an appeal is filed with the City Council pursuant to the City procedures outlined in Chapter 17.8C of the City of Lake Elsinore Zoning Ordinance.

The following items must be submitted with the Design Review application, if applicable:

A. Design Elements
   1. Building materials and colors
   2. Refuse collection areas
   3. Site loading and special equipment areas
   4. Roof design and rooftop equipment screening elements

B. Signage
   1. Materials and color schemes
   2. Lighting
   3. Monument signage
   4. Wall-mounted building signs
   5. Multi-tenant building signs
   6. Projecting signs
   7. Informational and directional signs
   8. Temporary signs
   9. Stand traffic signs
C. Conceptual Landscape Plans, including:
   1. Entry statements
   2. Streetscapes
   3. Parks and open spaces

Subdivision Map Processing

Subdivision maps may be submitted concurrently with Tier II or Tier III applications.

5.2 TRANSFER OF DEVELOPMENT BETWEEN VILLAGES AND PLANNING AREAS

Transfer of development density between Villages and Planning Areas may occur in the following situations:

1). If a development proposal is under the maximum allowable dwelling units or square footage permitted for the area per Table 3-2 of the AVSP, the additional units or square footage can be added to other designated planning areas within the same District or Planning Area or the excess can be transferred to a different District or Planning Area.

2). Some of the units or square footage allocated to one planning area can be transferred to a different District or Planning Area thereby exceeding the initial maximum development allowed in the original District or Planning Area provided there is no significant un-mitigable traffic impact. See Table 5-1 for transfer parameters.

3). All of the dwelling units and square footage allocated to one Planning Area within the Specific Plan may be reallocated to one or more different Planning Areas for the purpose of developing a park or institutional use in the original Planning Area.

Average Daily Trips (ADTs) shall be the basis for transfers of units or commercial/office square footage, thereby assuring that adequate roadway and intersection capacity exists in the area receiving the transfer. The number of trips that will be allowed to transfer is influenced by whether the transfer occurs between Districts, Planning Areas, within Planning Areas, or across major roadways (refer to Table 5-1). Non-residential commercial and institutional transfers are restricted to occur between Mixed-Use Districts so that a predominantly residential district is not impacted by a transfer of non-residential traffic.

Transfers that meet the criteria shall be considered through the PDP process as discussed above. Any transfers beyond these limits would require a Traffic Impact Analysis (TIA) that would analyze daily traffic flows and peak hour movements to determine the proposed transfer feasibility. Such TIA shall be submitted as part of the PDP process.

<table>
<thead>
<tr>
<th>TABLE 5-1</th>
<th>Transfer of Development Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transfer Criteria for Planning Areas</strong></td>
<td><strong>ADTs Allowed to be Transferred</strong></td>
</tr>
<tr>
<td>Between Like Subareas</td>
<td>50%</td>
</tr>
<tr>
<td>Between Adjacent Planning Areas</td>
<td>25 %</td>
</tr>
<tr>
<td>Across One Major Thoroughfare</td>
<td>15 %</td>
</tr>
<tr>
<td>Across Two Major Thoroughfares</td>
<td>10% / Max. 1000</td>
</tr>
<tr>
<td><strong>Transfer Criteria for Mixed-Use Districts and Planning Areas</strong></td>
<td><strong>ADTs Allowed to be Transferred</strong></td>
</tr>
<tr>
<td>Between Like Planning Areas</td>
<td>-</td>
</tr>
<tr>
<td>Between Adjacent Districts</td>
<td>-</td>
</tr>
<tr>
<td>No transfers between regional and community</td>
<td>-</td>
</tr>
<tr>
<td>MUU are allowed</td>
<td>-</td>
</tr>
</tbody>
</table>

* A maximum of 2000 ADT is allowed across a 2 lane thoroughfare, a maximum of 3500 ADT is allowed across a 4 lane thoroughfare, and a maximum of 5000 ADT is allowed across a 6 lane thoroughfare.
5.3 DEVELOPMENT APPROVALS REQUIRED

To implement the AVSP, applications must be submitted and reviewed, as summarized in Table 5-2.

<table>
<thead>
<tr>
<th>PERMIT APPLICATION</th>
<th>AGENCY</th>
<th>PURPOSE</th>
<th>APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phased Development Plan</td>
<td>Lake Elsinore Planning Dept.</td>
<td>Specifies greater detail regarding the type of development that will occur within a phase of the specific plan.</td>
<td>Administrative</td>
</tr>
<tr>
<td>Subdivision Maps</td>
<td>Lake Elsinore Planning and Engineering Dept.</td>
<td>Create legal lots.</td>
<td>Council Approval</td>
</tr>
<tr>
<td>Site Plans</td>
<td>Lake Elsinore Planning Dept.</td>
<td>Review architectural details prior to building permit issuance.</td>
<td>Administrative</td>
</tr>
<tr>
<td>Grading Permits</td>
<td>Lake Elsinore Engineering Dept.</td>
<td>Site preparation.</td>
<td>Administrative</td>
</tr>
<tr>
<td>Final Map</td>
<td>Lake Elsinore Engineering Dept.</td>
<td>Final mapping of approved subdivision lots.</td>
<td>Council Approval</td>
</tr>
<tr>
<td>Storm Drain Facility Improvement Plans</td>
<td>Lake Elsinore and/or Riverside County Flood Control</td>
<td>Storm Drainage and Flood Facilities</td>
<td>Administrative</td>
</tr>
<tr>
<td>Roadway Improvement Plans</td>
<td>Lake Elsinore Engineering Dept.</td>
<td>Plans for roads/utilities.</td>
<td>Administrative</td>
</tr>
<tr>
<td>Building Permits</td>
<td>Lake Elsinore Building Dept.</td>
<td>Construction of buildings.</td>
<td>Administrative</td>
</tr>
<tr>
<td>National Pollutant Discharge Elimination System (NPDES) Permit</td>
<td>Santa Ana Regional Water Quality Control Board (SARWQCB)</td>
<td>Discharge approval.</td>
<td>Administrative</td>
</tr>
<tr>
<td>General Construction Storm Water Permit</td>
<td>SARWQCB</td>
<td>Storm water runoff during construction period.</td>
<td>Administrative</td>
</tr>
<tr>
<td>Waste Discharge Requirements Permit</td>
<td>SARWQCB</td>
<td>Waste discharge.</td>
<td>Administrative</td>
</tr>
<tr>
<td>Water Facility Improvement Plans</td>
<td>EVMWD</td>
<td>Water service</td>
<td>Administrative</td>
</tr>
<tr>
<td>School District Approval</td>
<td>LEUSD</td>
<td>School service</td>
<td>Administrative</td>
</tr>
<tr>
<td>Fire District Approval</td>
<td>Riverside County Fire</td>
<td>Fire service</td>
<td>Administrative</td>
</tr>
<tr>
<td>Caltrans Approval</td>
<td>California Department of Transportation</td>
<td>Modification of on-ramps and off-ramps</td>
<td>Administrative</td>
</tr>
<tr>
<td>CDFW 2061 or 1600 Permits</td>
<td>California Department of Fish and Game</td>
<td>Incidental lake and streambed alteration</td>
<td>Administrative</td>
</tr>
<tr>
<td>401 Water Quality Permit</td>
<td>Regional Water Quality Control Board</td>
<td>Discharges into waters of the US</td>
<td>Administrative</td>
</tr>
<tr>
<td>USACE 404 Permit</td>
<td>US Army Corp of Engineers</td>
<td>Construction activities within the waters of the US</td>
<td>Administrative</td>
</tr>
<tr>
<td>LEAPS Process</td>
<td>City of Lake Elsinore</td>
<td>For right-of-way within the MSHCP core areas outside of the AVSP project area and the MOU for Alberhill Ridge</td>
<td>Administrative</td>
</tr>
<tr>
<td>Property Owners</td>
<td>Department of Reai</td>
<td>For managing, marketing</td>
<td>Administrative</td>
</tr>
<tr>
<td>PERMIT APPLICATION</td>
<td>AGENCY</td>
<td>PURPOSE</td>
<td>APPROVAL</td>
</tr>
<tr>
<td>--------------------</td>
<td>--------</td>
<td>---------</td>
<td>----------</td>
</tr>
<tr>
<td>Association Home Owners Association (HOA)</td>
<td>Estate and selling of homes and lots in a residential subdivision.</td>
<td>Administrative</td>
<td></td>
</tr>
</tbody>
</table>

Both ministerial and Council actions can occur simultaneously. Subdivision maps and Design Review may also be processed concurrently with a PDP for all or a portion of the area subject to the PDP. Alternatively, a PDP may be processed prior to subdivision maps and Design Review. Subdivision maps may be processed concurrently with or prior to design review plans (refer to Table 5-3). Site plans are required at the Design Review stage. In addition, a development status matrix identifying the number of units, mixed-use square footage, and ADTs used to date must be updated at the PDP and Design Review stages (refer to Table 5-4).

The following table indicates at what stage each entitlement implementing action can occur:

### TABLE 5-3
Implementation Table

<table>
<thead>
<tr>
<th>IMPLEMENTING ENTITLEMENT ACTION</th>
<th>Tier I Specific Plan</th>
<th>Tier II Phased Development Plan</th>
<th>Tier III Design Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision Maps</td>
<td>O</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Transfer of Development (within the Specific Plan area)</td>
<td>N/A</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td>Updating Development Status Matrix</td>
<td>N/A</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Site Plan</td>
<td>N/A</td>
<td>O</td>
<td>R</td>
</tr>
</tbody>
</table>

O = Optional; R = Required; N/A = Not Applicable

Tentative maps and/or parcel maps shall be submitted in accordance with the State Subdivision Map Act and the Subdivision Ordinance of the City of Elnore. Future tentative or parcel maps must be in substantial conformance with the development standards and design guidelines of the AVSP, the associated Mitigation measures identified in the AVSP, the applicable PDP, and the applicable Design Review.

Final subdivision or parcel maps, grading plans, and improvement plans shall be in substantial conformance with the approved tentative or parcel map, as well as the approved site plan package.

Subdivision milestones indicating required traffic studies shall not hinder or delay the issuance of grading and building permits or otherwise delay the construction of the project moving forward.

Building permits for dwelling units shall be issued only after a final subdivision map has been recorded and Design Review approval has been obtained. Permits may be issued for model units prior to the final map recordation subject to the requirements of the City.

### 5.4 DEVELOPMENT STATUS MATRIX

Regardless of whether or not an applicant chooses to transfer development within the specific plan area, for each PDP and Design Review, the following Development Status Matrix shall be updated for each District in order to document the approved ADTs, mixed-use square footage, and number of dwelling units approved to date, as well as the ADTs still available for transfer. This matrix will be updated at the PDP and Design Review stages by the Developer and utilized to track the approved development to ensure that the maximum entitlements (dwelling units) allotted per the AVSP are not exceeded.
### TABLE 5-4
Development Status Matrix

<table>
<thead>
<tr>
<th>Location</th>
<th>Land Use</th>
<th>Approx. Acres</th>
<th>Detached</th>
<th>Attached</th>
<th>Units</th>
<th>Square Feet</th>
<th>Total ADT's allocated per Review Plan</th>
<th>ADT's Transferred Previously</th>
<th>ADT's Transferred per this Phase (One PDP)</th>
<th>Max. Allowable Transfer In (See Specific Site Plan Criteria)</th>
<th>Total Available ADT's (not cumulative Site Plan criteria)</th>
<th>Total ADT's Used with this Phase (One PDP)</th>
<th>Remaining ADT's Available</th>
<th>Total Commercial Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>PA 1a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>University Village</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 1b</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>University Town Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 2a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Parkview Village</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 2b</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Highland Village</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 2c</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Lakeside Village</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 4a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Ridgewood Village</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 4b</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 4c</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 5a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 5b</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 6a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 6b</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTALS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* The Development Status Matrix will be completed by the Developer and reviewed by the City.
5.5 PHASING

The conceptual phasing plan identified in Figure 5-3 is dependent on the mining operation phasing and the market conditions for materials and manufactured products, as well as the demand for housing and commercial space. This phasing plan is an estimate of the order in which the development and infrastructure, (roads, sewer, drainage, water, lights, parks, etc.), will proceed; however, major controlling factors that will affect the actual phasing plan include economic forces, the development of water, sewer, street, flood control, and other public infrastructure improvements; current and future trends in regional and local housing demand and supply; and decisions of local agencies regarding public improvements and future individual development plans. The actual timing and phasing of development and infrastructure will be determined by the Developer or applicant. The phasing plan shows the areas for development and infrastructure may overlap. See Figure 5-3 for the conceptual phasing plan and the corresponding phases shown in the colors below:

1. Phase 1: Red (University Town Center, University, Lakeside Village, Alberhill Town Center, Single-Family Residential)
2. Phase 2: Yellow (Dedication of City Sports Park land and Single-Family Residential)
3. Phase 3: Green (Single-Family Residential)
4. Phase 4: Orange (Elementary School, Community Park, Worship Center)
5. Phase 5: Purple (Hillside Residential)
6. Phase 6: Blue (Single-Family Residential and Commercial Mixed-Use)

5.6 FINANCING AND MAINTENANCE

The recommended financing mechanisms listed in Table 5-6 are provided as guidelines and should not be considered as final recommendations. Actual implementation of a specific financing mechanism will be accomplished pursuant to certain proceedings as established by special financing districts, the City of Lake Elsinore, the Lake Elsinore Unified School District, the Elsinore Valley Municipal Water District (EVVMD), WRCOG, the Developer, and relevant state and federal laws.

The Developer will provide private funding in conjunction with any approved public financing to allow for the timely development of public facilities, streets, utilities, and other necessary capital improvements. Maintenance in both private and public areas will be provided by a combination of public landscape and lighting maintenance districts and homeowner/property owner associations. The LLMD or similar maintenance mechanism will maintain public parks (with the exception of the City Regional Sports Park, which will be subject to a regional LLMU) and all landscape areas within the right-of-way and up-slopes adjacent to the right-of-way circulation elements as depicted in Figure 3-7 Circulation Plan. All other landscape areas shall be maintained by the HDA or Property Owner’s Association (POA). The City and the Developer will use their best efforts to establish community facilities districts pursuant to the Mello-Roos Community Facilities act of 1982, assessment districts, improvement districts, maintenance districts, or other public financing mechanisms, as necessary, for the purpose of financing the planning, design, construction, and maintenance of the public facilities.

To maximize fiscal benefits via commercial tax generation, the Project will include the following restrictions on Residential Dwelling Units:

- 200,000 sq. ft. of commercial must be constructed prior to the 200th certificate of occupancy
- 400,000 sq. ft. of commercial must be constructed prior to the 500th certificate of occupancy
- 750,000 sq. ft. of commercial must be constructed prior to the 2,000th certificate of occupancy
- 1,000,000 sq. ft. of commercial must be constructed prior to the 4,000th certificate of occupancy

For purposes of this section, a hotel room will be the equivalent of 1,062 sq. ft. of commercial space.

In the event the City provides a tax exemption on a specific commercial project to encourage its construction, that specific commercial square footage shall not be counted to relieve the above restriction on residential units until such tax exemption terminates.
At any time during the development of AVSP, the Developer may elect to petition the City to create a Project wide CFD or other funding mechanism for fire, police and paramedic services. Upon approval of the CFD or other funding mechanism, the above restrictions on residential development will no longer be applicable.

### TABLE 5-5
Financing Mechanisms

<table>
<thead>
<tr>
<th>REQUIRED FACILITY</th>
<th>RECOMMENDED FINANCING MECHANISM(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Circulation and street improvements and expansion</td>
<td>Developer Private Financing, CPO financing, TUMF, and TIF Fee Credit/Reimbursement Agreements, Fees in lieu of facilities</td>
</tr>
<tr>
<td>Drainage and Storm Water Management</td>
<td>Developer Private Financing, CPO financing, City Storm Drain Fee Credit Reimbursement Agreements, Fees in lieu of facilities</td>
</tr>
<tr>
<td>Water</td>
<td>Developer Private Financing; CPO financing, payment of connection fees to Elsinore Valley Municipal Water District (EVMMWD), Fees in lieu of facilities</td>
</tr>
<tr>
<td>Sewer</td>
<td>Developer Private Financing; CPO financing, payment of connection fees to Elsinore Valley Municipal Water District (EVMMWD), Fees in lieu of facilities</td>
</tr>
<tr>
<td>Schools</td>
<td>Payment of school fees, school site purchase, Community Facilities District (CFD)</td>
</tr>
<tr>
<td>Parks and trails</td>
<td>Developer Private Financing, Parkland dedication in lieu of fees, and citywide Park, Open Space, Community Facilities District (CFD) and/or Landscape and Lighting Maintenance District (LMD)</td>
</tr>
<tr>
<td>Slope Landscaping and Maintenance</td>
<td>Maintenance of slopes adjacent to public rights of way, publically accessed landscaped areas, street lighting and other public facilities via Landscape and Lighting Maintenance District (LMD)</td>
</tr>
</tbody>
</table>
6.1 INTRODUCTION

California State law requires that Specific Plans must demonstrate consistency with goals, objectives, policies and programs of a jurisdiction's General Plan. To ensure that the Alberhill Village Specific Plan (AVSP) is consistent with City of Lake Elsinore General Plan, a thorough review of the General Plan's stated goals, objectives, policies and programs was made (see Table 6-1, General Plan Content).

The General Plan provides the guidelines for how the new projects are to be configured and implemented. Additionally, the General Plan contains various area plans, or Districts, which are incorporated into a separate "Districts" chapter of the General Plan, and contain specific required policies to guide the development for specific areas of particular importance. The Districts, by virtue of their adoption, are consistent with the General Plan, and address those issues that are unique to a locality or that require special policies, and which also reinforce City regulatory provisions, preserve special lands or historic structures, require or encourage particular design features, or restrict certain activities. The AVSP is located within the Alberhill District.

6.1.1 Methodology

The Alberhill District is considered consistent with the goals and policies of the General Plan by virtue of its incorporation into said General Plan. If the AVSP goals and policies are consistent with the goals and policies of the Alberhill District, and the Alberhill District is consistent with the General Plan, it can be reasoned that the AVSP is consistent with the General Plan.

Section 6.2 below lists the Alberhill District's goals and provides discussion and analysis as to AVSP consistency. Following Section 6.2 are the General Plan Chapters of Community Form (Section 6.3), Public Safety and Welfare (Section 6.4), and Resource Protection and Preservation (Section 6.5), which contain the underlying General Plan goals and policies that established the foundation for the Alberhill District. Following the policies within each of these General Plan Chapters is a reference to the corresponding Section where AVSP conformance to the Alberhill District is discussed.

<table>
<thead>
<tr>
<th>Table 6-1</th>
<th>General Plan Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Elsinore General Plan Chapters</td>
<td>Mandatory Elements</td>
</tr>
<tr>
<td>Community Form (Chapter 3.0)</td>
<td>Land Use, Circulation, Housing</td>
</tr>
<tr>
<td>Public Safety and Welfare (Chapter 3.0)</td>
<td>Public Safety Noise</td>
</tr>
</tbody>
</table>

6.2 ALBERHILL DISTRICT PLAN CONSISTENCY

The Alberhill District (District) is located in the northernmost part of the City of Lake Elsinore, a 4,240 acre predominantly vacant area of rolling hillsides and mining operations. The District is planned to develop into master-planned and sustainable mixed-use communities. The District is surrounded primarily by vacant lands, conservation areas and residential communities. The District plan sets forth the land use policies that will guide the future development. The goals and policies contained within the District plan reflect the general intentions of the City’s adopted specific plans.

6.2.1 Overall District Goal and Policies

6.2.1.1 Primary Goal

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

Discussion: The Alberhill District area has long been an area dominated by the extraction of materials though concentrated and vested mining operations, and as the mining operations wind down, and the land is reclaimed, opportunities will arise for this “diamond in the rough” area to blossom into an attractive, vibrant, and sustainable master plan community. The Alberhill District is of such size and strategic location, that if well designed development policies and guidelines are established, the area could not only showcase how a progressive and sustainable community environment should look, but it could also become the major City “gateway” that would help transform Lake Elsinore’s image into a premier southern California destination.

The following are the District’s stated overall policies:

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

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

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

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

AH1.5 “Encourage new non-mining land uses adjacent to existing mining operations based on an evaluation of: noise, aesthetics, drainage, operating conditions and operating hours, biological resources, topography, lighting, traffic and air quality.”

AH1.6 “Periodically revise and update the City’s surface mining reclamation ordinance to ensure the most recent SIBARA developments are reflected in the City’s municipal code.”

Response: The AVSP details a phased development approach that:
• Provides consistency with fina reclamation to heavily impacted mining areas following, and in concert with, post-mining interim reclamation measures under Reclamation Plan RP-112;
• Provides public access to over 150 acres of natural or restored open spaces with trails, and quality urban development including parks, schools, housing and commercial uses;
• Provides appropriate buffers and mitigation measures at mining operation/public interfaces;
• Ongoing vested mining operations are to comply with all applicable SMARA requirements.

* AH1.1: Alberhill District policy designation nomenclature

6.2.2 Urban Design

6.2.2.1 Distinct Design

The stated Urban Design goal of the Alberhill District plan is to create a strong urban design that would support the Alberhill District as a distinct community.

Discussion: The rolling hills, pronounced ridgelines and varied elevations of the AVSP site afford the opportunity to create a dynamic and distinctive community. Lake Street is the primary artery, which will serve the future town uses within the Alberhill District. Lake Street also is bordered by a moderately dense landscape of trees and a natural riparian corridor that could be enhanced to offer opportunity as an entry statement in the Alberhill area, and as an opportunity for incorporation into a public open space access trail system.

The following are the District’s stated Urban Design policies:

AH2.1 “Through the project and CEQA processes, create strong connections to Lake Street between neighborhoods and community supporting uses.”

AH2.2 “In areas outside approved specific plans, the City should strive to establish design standards that are consistent with the Alberhill District’s adopted specific plans in order to ensure a standard design motif for new developments.”

AH2.3 “Consider the establishment and construction of a series of pedestrian routes as part of the City’s trail system from residential areas to Lake Street’s commercial and institutional uses and to the open space and MSHP areas to the north, west, and southeast areas of the Alberhill District.”

AH2.4 “Support the placement of commonly identification signs along the commercial/institutional uses and intersections along Lake Street and the I-15 Freeway.”

AH2.5 “Encourage the use of distinctive trees along Lake Street identified in the City’s Street Tree Program.”

Response: The AVSP complies with the Urban Design goals and policies in that it has a unique design identity as a university-oriented master planned community, and it incorporates a balanced mix of residential and supporting commercial, professional and mixed-use opportunities. The AVSP further complies with the Alberhill District Urban Design policies by establishing standards and guidelines for the development of a unique and sustainable mixed-use planned community as follows:

• Lake Street will connect to the University Town Center and Alberhill Village commercial areas via bicycle/pedestrian routes and Streets A and B, and connect with neighborhoods via Streets A, B, D, Nichols Road, and an enhanced open space corridor through Planning Areas A & B; Temescal Canyon Road will
directly connect to Lake Street; and Lincoln Street will run parallel to Lake Street.
- Encourages the incorporation of designs that take advantage of existing topographical features into community land plans;
- Incorporates sustainable design standards such as natural water flows and aquifer recharging along a 1 mile +/- long reclaimed wetlands corridor along the east side of Lake Street of and other greenbelt areas, as well as the location of residential areas within short distance to employment centers, commercial centers, and transit hubs;
- Encourages residential, commercial and institutional developers to utilize designs and materials that evoke a sense of quality, permanence and local mining history such as the use of clay brick and tiles;
- Provides for a native plant palette focused on oak trees and other native species along Lake Street.

6.2.3 Historic Preservation

6.2.3.1 Preserve and Enhance

The stated Historic Preservation goal of the Alberhill District plan is to preserve and enhance the cultural and historical resources of the Alberhill District.

Discussion: The Alberhill area has a 100-year history of mining operations. The mining of coal was followed by the mining of clay and other aggregates. The settlement of Terra Cotta, a post office, and the Alberhill School were once part of a thriving community, but now no longer exist. As no other significant cultural, archaeological or paleontological resources have been known to have occurred, mining, or perhaps the reclamation aspect of mining presents opportunity for historical enhancement and preservation.

The following are the District’s stated Preserve and Enhance policies:

AH3.1 “Support the relocation and restoration of the Alberhill School as a 20,000 square foot community center promoting education awareness of the District’s cultural heritage including mining, homesteading, the railroad, and the Terra Cottatown.”

AH3.2 “Support educational awareness programs that inform residents and visitors of the District’s cultural heritage.”

AH3.3 “Encourage the use of signs within recreational areas along Lake Street depicting the Alberhill District’s historical and cultural significance.”

Response: The AVSP complies with the Alberhill District Historic Preservation goals and policies as follows:

- The Alberhill Schoolhouse will be reconstructed in a nearby location using new materials that will match the original building as close as possible.
- The AVSP provides a framework for the recarnation of significant surface mining operation into a well-functioning, multi-used, educationally focused, conservation friendly community;
- The development of the AVSP will re-establish natural elements into an area, which through mining destroyed these natural elements;
- The AVSP successfully interfaces new residents and visitors to enjoyable landforms and natural elements that once may have been thought not possible given the condition of the land through enhanced open space corridors and alongside educationally signed wildlife corridors;
- The AVSP positively solves the environmental conservation vs. development conundrum by providing corridors for animal movement through the development.

51
6.2.4 Transportation / Circulation

The vehicular circulation system that supports the Land Use Plan for the Alberhill District is shown on ADP Figure AH-1. The vehicular circulation system is anchored by the I-15 Freeway, which runs east and west and generally forms the northern boundary of the District. Lake Street runs north-south through the Alberhill District and will serve as the major transportation artery to serve the future planned communities within the Alberhill District. Temescal Canyon Road runs parallel to the I-15 Freeway and is the connection to the northwest unincorporated area of the Temescal Valley.

6.2.4.1 Connections

The stated Transportation / Circulation goal of the Alberhill District plan is to support a multi-modal transportation system with connections to new development, Interstate 15, recreational and open space areas, and districts to the south that serve the needs of residents through the following land use policies:

Discussion:

Lake Street currently is a two-lane road that serves as the main transportation artery to the AVSP from the I-15 Freeway, and basically forms the easterly boundary of the AVSP. Temescal Canyon Road transverses the site in an east-west direction. The AVSP includes transportation guidelines and policies designed to adequately serve the future communities and incorporate desired multi-modal forms of transportation.

The following are the District's stated Transportation / Circulation policies:

AH4.1 "The interchange at Lake Street and I-15 shall be improved to meet the future traffic demand and satisfy the minimum levels of service required by the City."

AH4.2 "Through the project and CEQA processes identifies and requires improvements to Lake Street and Nichols Road as the most significant roadways within the Alberhill District for transit, landscaping, pedestrian travel, and bikeways."

AH4.3 "Through the project and CEQA processes, require the construction or expansion of roadways serving new development located east and west of Lake Street."

AH4.4 "Lake Street shall be constructed in accordance with Urban Arterial standards."

AH4.5 "Encourage the use of traffic-calming measures within commercial and institutional developments along Lake Street when recommended by traffic studies."

Response:

The AVSP complies with the Alberhill District Transportation / Circulation goals and policies as follows:

- The portion of Lake Street serving the AVSP will be improved as an urban arterial highway (6 to 10 lane themed divided highway) and will serve as the main link to the I-15 Freeway. Nichols Road will be improved to major highway standards (4-lane themed divided highway). Lake Street improvements will provide connection points to future streets that will access property to the east;
- Temescal Canyon Road will provide east-west connection from Lake Street and northwesterly to Temescal Valley;
- Lake Street and Nichols Road improvements will include delineated and signed bicycle routes and pedestrian walkways, and themed landscape improvements.
• Street A (4-lane) and Street B (2-lane) will serve to connect Lake Street from the east to Lincoln Street (4-lane major highway) and internal neighborhoods;
• A number of landscaped "roundabouts", landscape medians and islands, curb extensions and other traffic calming improvements are planned for throughout the AVSP. Review and approval will be at the Tier II (Phased Development Plan) level.

6.2.5 Parks and Recreation

The Alberhill District currently contains only 1 community recreational facility, namely the City recreational facility located on the easterly side of Lake Street in the south-central portion of the District. The facility is a 20-acre park that includes a 15,000 square foot City recreation center, several soccer fields, play areas, basketball courts, tot lot, and a 5,500 square foot Boys & Girls Club. The nearest other park and recreation facilities are located approximately one mile from the Alberhill District.

6.2.5.1 Wide Variety

The stated Parks and Recreation goal of the Alberhill District plan is to encourage a wide variety of open space and recreational opportunities that are integrated within the adopted master planned communities and future developments.

Discussion: As future developments are built within the Alberhill District, adequate numbers and varying intensities of parks and recreational facilities will need to be built to support the needs of the residents and ensure a higher quality of life.

The following are the District's stated Parks and Recreation policies:

AHS 1 "Encourage the creation of an extensive system of open space and preservation lands throughout the Alberhill District to ensure a healthy balance between development and the natural environment."

AHS 2 "Support joint-use of recreational facilities with the Lake Elsinore Unified School District (LEUSD)."

AHS 3 "Pedestrian and hiking trails shall be consistent between neighborhoods and surrounding open space and MSHCP preservation areas."

Response: The AVSP complies with the Alberhill District Park and Recreation goals and policies as follows:

• The Alberhill Villages Specific Plan proposes a regional sports park, community parks, community garden, pocket parks and open space corridor/multi-use trails, a large recreational lake facility, and various open space/wildlife corridors.
• Lake Street will be bordered by a 1 mile +/- long reconstructed and - natural riparian corridor that will be linked to other open space corridors and multi-use trails;
• The AVSP meets the Quimby Act requirement by providing 5 acres per 1000 project generated persons, with 3.8 acres per 1000 project generated persons devoted to traditional public and private parks, and 1.2 acres per 1000 project generated persons;
• The AVSP encourages the side-by-side sitting of public parks with school playgrounds and places of worship for greater impact and expanded usage. Developers of the parks will be encouraged to partner with the LEUSD to optimize recreational opportunities;
• Pedestrian, hiking and multi-use trails will connect neighborhoods with open space corridors, and provide access to the Cleveland National Forest, Lakeside Village Lake, and the University Town Center.

53
6.3 GENERAL PLAN FORMAT

The City of Lake Elsinore’s General Plan was adopted December 2011. The General Plan directs the City’s land use and development in strategic locations, as well as sets forth the foundation for the development of its economic base, transportation system framework, and the preservation of valuable natural and cultural resources. Land uses are organized at the General Plan level under three (3) foundational Chapters: Community Form, Public Safety and Welfare, and Resource Protection and Preservation. Within these Chapters are found the seven (7) State mandated General Plan Elements (see Table 6-1). The following sections list the Chapters, mandatory elements, and policies of the City’s General Plan.

6.4 COMMUNITY FORM

The Community Form Chapter sets forth the City’s policies for guiding local development and growth that strive to promote development in an orderly manner that is physically attractive in both form and appearance.

6.4.1 Land Use

6.4.1.1 Diverse and Balanced Land Uses

Create a diverse and integrated balance of residential, commercial, industrial, recreational, public and open space land uses, in accordance with the following land use policies:

a. “Promote innovative site design, and encourage the preservation of unique natural features, such as steep slopes, watercourses, canyons, ridgelines, rock formations, and open space with recreational opportunities.”

b. “Encourage development of unified or clustered community-level and neighborhood-level commercial centers and discourage development of strip commercial uses.”

c. “Encourage the development of sit-down restaurant establishments where appropriate and discourage the proliferation of drive-through fast food establishments.”

d. “Encourage development of a mix of industrial uses including light industrial, clean manufacturing, technology, research and development, medium industrial and extractive uses.”

e. “Encourage the development of large planned industrial and/or professional office parks on large parcels.”

f. “Encourage development of institutions including hospitals and educational campuses and facilities.”

g. “Encourage the use of paseos, greenbelts, linear parks, and trails within future developments.”

h. “Encourage a job/housing balance of one job for every 1.75 households by the year 2030.”

i. “Encourage rehabilitation and new construction to replace aging commercial facilities.”

AVSP/Alberhill District Conformance: See Sections 6.2.1 and 6.2.2, Chapter 6 of this document.

6.4.1.2 Recreational Destinations

Establish and maintain the City as a year round recreation destination, through the following land use policies:

a. “Encourage recreational uses including parks, beaches, marinas, and a multipurpose trail within the City’s rights-of-way.”
b. “Consider the feasibility and encourage, if feasible, the development of a new pier near the end of Main Street to connect the lake with the Downtown area.”

c. “Consider the feasibility of development of geothermal resources such as a spa or bathhouse establishment in the Downtown area.”

d. “Consider to evaluate the provisions of public access to the lake and open space areas when making land use decisions.”

e. “Encourage a pedestrian circulation route around the lake to improve public access to this amenity.”

AVSP/Alberhill District Conformance: See Section 6.2.5, Chapter 6 of this document.

6.4.1.3 Aesthetics and Environmental Resources

Establish a development pattern that preserves aesthetics and enhances the environmental resources of the City, through the following land use policies.

a. “Consider the establishment of hillside grading standards that address unique natural features and encourage the sensitive treatment of hillside in the site design and architecture of new construction.”

b. “Encourage new commercial and/or industrial developments, incorporate buffers which minimize the impacts of noise, light, visibility, or activity and vehicular traffic on residential uses and MSHCP conservation areas.”

AVSP/Alberhill District Conformance: See Sections 6.2.2 and 6.2.3, Chapter 6 of this document.

6.4.1.4 Historical and Cultural Resources

Develop a viable downtown area that preserves potentially significant historical structures and provides civic and cultural opportunities, as well as a destination for shopping, meeting, and gathering for both tourists and residents, through the following land use policies:

a. “Encourage the historic registration of potentially significant historic buildings as identified in Section 4.7 of the General Plan.”

b. “Encourage the preservation, innovative reconstruction, and re-use of historic buildings in and around the Historic District.”

c. “Consider locating additional civic, public, and cultural facilities, and encourage both residential and commercial mixed-use, in and around the Main Street Overlay area.”

d. “Encourage the revitalization of the Historic District through the revisions of the Historic Elsinore Architectural Design Guidelines and Implementation of the Downtown Master Plan.”

AVSP/Alberhill District Conformance: See Section 6.2.3, Chapter 6 of this document.

6.4.1.5 Climate Action Plan

Promote land use strategies that decrease reliance on automobile use, increase the use of alternative modes of transportation, maximize efficiency of urban services provision and reduce emissions of greenhouse gas emissions, as detailed in the Climate Action Plan (see Alberhill Villages Specific Plan Climate Action Plan).
6.4.2 Circulation

6.4.2.1 Efficiency & Safety

Optimize the efficiency and safety of the transportation system within the City of Lake Elsinore, through the following land use policies:

a. "The interconnection and coordination of traffic signals shall be achieved through two processes, namely the requirements in the conditions of approval on development projects and/or through the implementation of Capital Improvement Programs projects."

b. "Enforce and comply with proper intersection “sight distance” requirements as described by the Engineering Division."

c. "Maximize the use of shared driveways and on-site circulation to minimize conflicts at access points to the roadway network."

d. "Maintain the system of bike lanes and multi-use trails throughout the City. Encourage the implementation of the network of Class I, II and III bike lanes on all development projects through construction of the facility as described in the Bike Lane Master Plan and/or the Trail Master Plan."

e. "The City will monitor traffic and congestion on Grand Avenue and Coronado Street through the review of project-specific traffic studies, and apply mitigation measures to ensure that projected traffic does not count daily capacities as new development occurs in the area."

AVSP/Alberhill District Conformance: See Section 6.2.4, Chapter 6 of this document.

6.4.3 Growth Management

6.4.3.1 Orderly Growth

Maintain orderly, efficient patterns of growth that enhance the quality of life for the residents of Lake Elsinore through the following land use policy:

a. "Encourage mixed-use developments to reduce public service costs and environmental impacts through compatible land use relationships, and efficient circulation and open space systems."

AVSP/Alberhill District Conformance: See Section 6.2.1, Chapter 6 of this document.

6.4.4 Housing

The Housing Element is one of the seven General Plan elements mandated by the State of California in Sections 65590 to 65599.8 of the Government Code. State Law requires that the Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing". The Housing Element is an official response to the need to provide housing for all economic segments of the population. It establishes policies that will guide the City in its decision making, and sets forth an action plan to implement the housing goals.

6.4.4.1 Housing Opportunities

Provide decent housing opportunities and a satisfying living environment for the residents of Lake Elsinore, through the following land use policies:

a. "Utilize the General Plan Land Use Element, Zoning Ordinance, and other land use controls to provide housing sites that can facilitate and encourage the development of a variety of housing consistent with the City's identified local needs and its regional housing needs."
b. "Encourage the infilling of vacant residential land and the recycling of underutilized residential land, particularly in downtown."

c. "Establish incentives and regulatory concessions to promote the development of housing for very low, low, and moderate income persons, and especially those with special needs in accordance with the City's Density Bonus Ordinance."

d. "Promote development within specific plans that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints."

AVSP/Alberhill District Conformance: The AVSP provides a variety of housing opportunities consistent with the City's General Plan policies.

6.4.4.2 Affordability

Conserve and improve the condition of the existing affordable housing stock through the following land use policies:

a. "Prevent the encroachment of incompatible commercial and industrial uses into residential neighborhoods."

b. "Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities."

c. "Promote the City's repair/rehabilitation programs that provide financial and technical assistance to low and moderate income households for the repair and rehabilitation of housing with substandard or deteriorating conditions."

d. "Facilitate the removal of housing units that pose serious health and safety hazards to residents and adjacent structures."

e. "Ameliorate housing conditions that contribute to overcrowding."

AVSP/Alberhill District Conformance: The AVSP provides for proper location of commercial and industrial land uses, and mitigated commercial/residential interfaces. The City is responsible for items "b" through "e" above.

6.4.4.3 Low Income Assistance

To assist in the development of adequate housing to meet the needs of very low, low and moderate income households, including large families, single-parent households, the disabled, senior citizens and shelter for the homeless, through the following land use policies:

a. "Pursue programs and funding sources designed to maintain and improve the affordability of existing housing units, and for the construction of new housing for very low, low, and moderate income households."

b. "Create collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income households. Support the efforts of non-profit organizations and private developers to obtain State and/or Federal funds for the construction/preservation of affordable housing for lower-income households."

c. "Discourage the conversion of existing apartments to condominiums where such conversion will diminish the supply of very low, low, and moderate income housing."

d. "Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA)."
6.4.4.4 Maintain and Rehabilitate

To address, and where appropriate and legally possible, remove constraints to the maintenance, improvement and development of affordable housing, through the following land use policies:

a. “Review and adjust, as appropriate, residential development standards, regulations, ordinances, departmental process procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on development of housing, particularly for lower- and moderate-income households, and for persons with special needs.”

b. “Streamline the City’s development review process to minimize the indirect cost of time spent in this process, and where appropriate, reduce direct cost in fees of developing new affordable housing opportunities.”

c. “Monitor all regulations, ordinance, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.”

d. “When feasible, consider reducing, subsidizing, or deferring development fees to facilitate the provision of affordable housing.”

AVSP/Aberhill District Conformance: The AVSP supports the City’s policies of providing adequate and affordable housing for all segments of the population.

6.4.4.5 Homeownership Opportunities

a. “Pursue a variety of private, local, State and Federal assistance options to support development or purchase of housing within the income limits of lower-income households.”

AVSP/Aberhill District Conformance: The AVSP supports the City’s policies of providing adequate and affordable housing for all segments of the population.

6.4.4.6 Fair Housing Practice

To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color, through the following land use policies:

a. “Promote fair housing practices throughout the community.”
b. "Prohibit practices that restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing."

c. "Publicize fair housing programs and services offered to the community by the City and other agencies."

AVSP/Aldorhill District Conformance: The AVSP supports the City's policies of fair housing practices and the provisions of housing for all segments of the population.

6.4.4.7 Energy Conservation

To encourage the incorporation of energy conservation features in the design of all new housing development and the installation of conservation devices in existing developments, through the following land use policies:

a. "Promote development of public policies and regulations that achieve a high level of energy conservation in new and rehabilitated housing units."

b. "Comply with all adopted Federal and State actions to promote energy conservation."

c. "Promote the Sustainable Environment section in the Resource Protection and Preservation Element of the 2011 General Plan."

AVSP/Aldorhill District Conformance: The AVSP requires that structures to be built comply with all local and state building codes and energy conservation measures.

6.4.5 Parks & Recreation

6.4.5.1 Adequacy of Facilities

Maintain an adequate quantity, quality, type, and distribution of parks and recreational facilities throughout the City that serve the current and future needs of residents and visitors, through the following land use policies:

a. "Continue to utilize the City of Lake Elsinore Parks and Recreation Master Plan as a guide for decision making and implementation of the Parks and Recreation Program."

b. "Ensure parkland and recreation facilities support new development through acquisition and/or dedication. Meet the requirement of the Park Capital Improvement Fund, Resolution No. 91-43 and the Quinby Act by acquiring five (5) acres of parkland per 1,000 population."

c. "Explore the use of public-private partnerships, corporate sponsorships, and leasing agreements that provide for additional parks and recreational facilities, and other programs, including cooperation with applicable school districts to allow joint use of facilities."

d. "Consider the addition of a centralized forum for community activities such as a convention center, amphitheater, cultural arts center, or waterfront promenade."

e. "Continue to develop public beach lands and recreational facilities such as campgrounds, boat launches, and water access to the Diamond Stadium, to complement the state and county recreation system."

f. "Encourage the development of private recreational facilities within residential and mixed-use developments."

g. "Ensure that recreation facilities are accessible to the elderly, children, and persons with disabilities as set forth in the Americans with Disabilities Act including increased wheelchair access, height variations on drinking fountains, and any other requirements necessary to serve these individuals."

59
6.4.5.2 Trails

Establish a primary trail network for equestrians and hikers through the following land use policy:

a. "Encourage public and private systems that interface with other existing and proposed trails (i.e. bikeways) assuring links with the City, County of Riverside, and State recreational facilities."

AVSP/Alderhill District Conformance: See Section 6.2.5, Chapter 6 of this document.

6.5 PUBLIC SAFETY AND WELFARE

The Public Safety and Welfare Chapter address public safety and welfare issues, including: Air Quality, Hazards & Hazardous Materials, Flooding, Seismic Activity, Noise, Community Facilities & Protection Services within the City and its surrounding sphere-of-influence, with the stated goals to: 1) Maintain a healthy and safe physical environment, and 2) Ensure community welfare through access to effective and efficient high-quality public services.

6.5.1 Air Quality

6.5.1.1 Fugitive Dust

Continue to coordinate with the Air Quality Management District and the City's Building Department to reduce the amount of fugitive dust that is emitted into the atmosphere from unpaved areas, parking lots, and construction sites, through the following land use policy:

a. "Continue to implement requirements identified in the National Pollutant Discharge Elimination System (NPDES)."

AVSP/Alderhill District Conformance: See Section 6.2.1, Chapter 6 of this document, and Chapter 7, Climate Action Plan Consistency.

6.5.1.2 Agency Measures

Work with regional and State governments to develop effective mitigation measures to improve air quality through the following land use policies:

a. "Support the South Coast Air Quality Management District (SCAQMD) in its development of improved ambient air quality monitoring capabilities and establishment of standards, thresholds, and rules to address, and where necessary, mitigate the air-quality impacts of new development."

b. "Support programs that educate the public about regional air quality issues, opportunities and solutions."

c. "Evaluate the purchase of alternative fuel vehicles for official City vehicles."

AVSP/Alderhill District Conformance: See Section 6.2.1, Chapter 6 of this document, and Chapter 7, Climate Action Plan Consistency.

6.5.2 Hazardous Materials

6.5.2.1 Reduce Risk

Reduce the level of risk associated with the use, transport, treatment, and disposal of hazardous materials to protect the community's safety, health, and natural resources, through the following land use policies:

a. "Continue to require hazardous waste generators to implement a waste reduction program per the Riverside County Hazardous Waste Management Plan."

AVSP/Alderhill District Conformance: See Section 6.2.5, Chapter 6 of this document.
Management Plan with necessary inspections per the Riverside County Hazardous Materials Handlers Program.”

b. "Require any proposed development within close proximity to an active and/or inactive landfill to complete a technical analysis that focuses on public safety and hazard issues. The analysis shall be prepared by a professional consultant."

c. "Encourage the safe disposal of hazardous materials with County agencies to protect the City against a hazardous materials incident."

d. "Continue operating household hazardous waste education and collection programs in collaboration with the Riverside County Department of Environmental Health."

e. "Evaluate new development on or adjacent to the Santa Ana Regional Intercepto"r (SARI) site requiring extensive subsurface components or containing sensitive land uses such as schools on a project-by-project basis to determine impacts if an accident occurs."

AVSP/Alberhill District Conformance: See Section 6.2.1, Chapter 6 of this document, and Chapter 7, Climate Action Plan Consistency.

6.5.3 Wildland Hazards

6.5.3.1 Integrative Approach

Adhere to an integrated approach to minimizing the threat of wildland fires to protect life and property using pre-fire management, suppression, and post-fire management, through the following land use policies:

a. "Require on-going brush clearance and establish low fuel landscaping policies to reduce combustible vegetation along the urban / wildland interface boundary."

b. "Create fuel modification zones around development within high hazard areas by thinning or clearing combustible vegetation within 100 feet of buildings and structures. The fuel modification zone size may be altered with the addition of fuel resistant building techniques. The fuel modification zone may be replanted with fire-resistant material for aesthetic and erosion control."

c. "Establish fire resistant building techniques for new development such as non-combustible wall surface materials, fire-retardant treated wood, heavy timber construction, glazing, enclosed materials and features, insulation without paper facing, and automatic fire sprinklers."

d. "Encourage programs that educate citizens about the threat of human wildfire origination from residential practices such as outdoor barbecues and from highway use such as cigarette littering."

AVSP/Alberhill District Conformance: The AVSP supports the City’s policies of requiring brush clearing, fuel modification, special fire suppression techniques, and education programs for greater fire safety.

6.5.4 Flooding

6.5.4.1 Minimize Risk

Minimize risk of injury to residents and visitors, and property damage due to flooding, through the following land use policies:

a. "Continue to ensure that new construction in floodways and floodplains conforms to all applicable provisions of the National Flood Insurance Program in order to protect buildings and property from flooding.”
b. "Utilize the Capital Improvement Program for storm drainage projects and maintenance and improvement of local storm drain systems, including channels, pipes, and inlets to ensure capacity for maximum runoff flows."

AVSP/Alberhill District Conformance: The AVSP supports the City's policies of national and local minimum construction standards to protect life and property from damaging floods.

6.5.5 Seismic Activity

6.5.5.1 Minimize Risk

Minimize the risk of loss of life, injury, property damage, and economic and social displacement due to seismic and geological hazards resulting from earthquakes and geological constraints, through the following land use policies:

a. "Encourage the pursuit of State and Federal programs that assist in the seismic upgrading of buildings to meet building and safety codes."

b. "Continue to require Alquist-Priolo and other seismic analyses be conducted for new development to identify the potential for ground shaking, liquefaction, slope failure, seismically induced landslides, expansion and settlement of soils, and other related geologic hazards for areas of new development in accordance with the Fault Rupture Hazard Overlay District adopted by the City. The City may require site-specific remediation measures to during permit review that may be implemented to minimize impacts in these areas."

AVSP/Alberhill District Conformance: The AVSP requires that structures to be built comply with all local and state building codes and seismic safety measures.

6.5.6 Noise

6.5.6.1 Reduce Excessive Noise

Maintain an environment for all City residents and visitors free of unhealthy, obtrusive, or otherwise excessive noise, through the following land use policies:

a. "Apply the noise standards set forth in the Lake Elsinore Noise and Land Use Compatibility Matrix (see Table 3-1, Chapter 3.0, City of Lake Elsinore General Plan, 2011) and Interior and Exterior Noise Standards (see Table 3-2, Chapter 3.0, City of Lake Elsinore General Plan, 2011) when considering all new development and redevelopment proposed within the City."

b. "Require that mixed-use structures and areas be designed to prevent transfer of noise and vibration from commercial areas to residential areas."

c. "Strive to reduce the effect of transportation noise on the I-15 Freeway."

d. "Consider estimated roadway noise contours based upon Figure 3.6 (Chapter 3.0, City of Lake Elsinore General Plan, 2011) Noise Contours, when making land use design decisions along busy roadways throughout the City."

e. "Participate and cooperate with other agencies and jurisdictions in the development of noise abatement plans for highways."

AVSP/Alberhill District Conformance: The AVSP requires that structures to be built comply with all local and state building codes and noise attenuation measures.

6.5.7 Community Facilities and Protection Services
6.5.7.1 Fire and Police

a. "Provide efficient and effective public safety services for the community, through the following policies."

b. "Continue to follow Riverside County Fire Department’s most current guidelines to achieve standard response times and staffing levels."

c. "Coordinate with the County of Riverside to provide adequate police service and staffing levels."

d. "Continue to provide Lake Patrol personnel who enforce boating rules and regulations, and perform rescue tactics."

e. "Promote the establishment of programs such as Neighborhood Watch and Crime-Free Multi-Housing in conjunction with law enforcement agencies to encourage community participation in the surveillance of neighborhoods."

AVSP/Alberhill District Conformance: The AVSP supports the City’s policies of promoting effective police and public safety standards to protect life and property. See Section 3.6, Chapter 3.

6.5.7.2 Schools

Encourage all school districts serving Lake Elsinore to provide school facilities that are adequate to serve all students, through the following land use policies:

a. "Encourage the establishment and development of a trade school community, and/or four-year college campus within the City boundaries."

b. "Continue cooperation between school districts and the City to provide joint use of recreational facilities."

AVSP/Alberhill District Conformance: The AVSP provides for the location of a four (4) - year University and supporting University Town Center, and encourages the joint use concept of locating public parks adjacent to school yard facilities. See Section 3.6, Chapter 3.

6.5.7.3 Libraries

The City of Lake Elsinore is part of the Riverside County Library System, providing the citizens of Lake Elsinore access to 29 libraries and 2 bookmobiles. The policy of the City of Lake Elsinore is to encourage the County of Riverside/City Public Library System to provide adequate library facilities for City residents.

6.5.7.4 Animal Services

The City of Lake Elsinore currently contracts with a private company for all animal control services (Animal Friends of the Valley). The Goal of Animal Services is to provide high quality animal control services to ensure timely response and effective control that protects both citizens and animals. The following land use policies will ensure that the goal is met:

a. "Continue to foster and participate in the operation of a regional animal control facility through participation in the South Western Communities Financing Authority."

b. "Continue to develop an educational program in conjunction with Animal Friends of the Valley regarding animal control services, including spay and neuter programs."

AVSP/Alberhill District Conformance: The AVSP supports the City’s policies of participating in a regional animal control facility and public education efforts regarding spaying and neutering

6.5.7.5 Water, Wastewater, Reclaimed Water

43
The City of Lake Elsinore receives potable water, wastewater, and reclaimed water service from the Elsinore Valley Municipal Water District (EVMWD). EVMWD is responsible for the planning of water and sewer facilities to meet future demands on supply and distribution through projected needs assessments and its Water Distribution Master plan.

6.5.7.6 Electricity and Natural Gas

Ensure that adequate electrical, natural gas and telecommunications systems are provided to meet the demand of new and existing development; through the following land use policies:

- a. “Coordinate with the utility agencies to provide for the continued maintenance, development and expansion of electricity, natural gas, and telecommunications systems to serve residents and businesses.”

- b. “Encourage developers to contact Southern California Edison (SCE) early in their planning process, especially for large-scale residential and non-residential development or Specific Plans, to ensure the projected electric load for these projects is factored into SCE’s load forecasts for the community.”

- c. “Encourage developers to incorporate energy efficient design measures into their projects and pursue available energy efficiency assistance programs from SCE and other utility agencies.”

AVSP/Alberhill District Conformance: The AVSP supports the City’s policies of promoting coordination and effective communication between SCE and project developers.

6.5.7.7 Refuse and Recycling

Encourage the City’s franchise trash hauler(s) to provide and expedite service for the collection, storage, transportation, recovery, and disposal of solid waste to meet the needs of the City through the following land use policies:

- a. “Request the City’s franchise trash hauler(s) to establish long-term solid waste management plans that include goals for recycling and source reduction programs.”

- b. “Request that the City’s franchise trash hauler(s) provide a public education program in recycling and source reduction techniques for homes, businesses, and construction.”

AVSP/Alberhill District Conformance: The AVSP supports the City’s policies of providing long term solutions to waste hauling. See Section 7.6, Chapter 7.

6.5.7.8 Telecommunications

Encourage the pursuit of state of the art Information Technology through the following land use policies:

- a. “Encourage the use of information technology as a communication tool to improve personal convenience, reduce dependency on non-renewable resources, and take advantage of ecological and financial efficiencies of new technology.”

- b. “Maintain and update the City’s website with information about current events and issues, key leadership figures, community involvement opportunities, and educational tools such as solid waste management techniques and emergency preparedness programs.”

AVSP/Alberhill District Conformance: The AVSP supports the City’s policies of encouraging the expanded use of information technology throughout the community, and in particular, into residences and businesses to reduce vehicle trips and energy use.
6.6 RESOURCE PROTECTION AND PRESERVATION

The Resource Protection and Preservation Chapter sets forth the City's policies for the protection and preservation of biological resources, open space, water resources, mineral resources, cultural and paleontological resources, historical preservation and aesthetic resources.

6.6.1 Biological Resources

6.6.1.1 Biological Habitats

Identify and conserve important biological habitats where feasible while balancing the economic growth and private property rights of the City, its residents, and landowners, through the following land use policies:

a. "The City shall continue to participate in the Western Riverside County Multiple Species Habitat Plan (MSHP), the Lake Elsinore Acquisition Process (LEAP) program, and the implementing Agreement, with a strategy that focuses on quality assemblage of conservation acreage beginning at the start of the conservation range."

b. "Evaluate the installation of barrier fencing or other buffers between MSHCP conservation areas in order to minimize illegal/unauthorized public access, domestic animal predation, or dumping in the conservation areas while not impeding wildlife movement."

c. "The City's Conceptual Reserve Design shall be developed in accordance with Section 3.2.3 of the MSHCP as amended, and may rely upon the flexibility permitted by the MSHCP where appropriate in conducting the Reserve Assembly Accounting set forth in Section 6.7 of the MSHCP."

d. "Encourage re-vegetation with native plants compatible with natural surrounding habitat where soils have been disturbed during construction, and discourage plants identified as not suitable for conservation areas."

e. "The City shall coordinate with the Regional Conservation Authority (RCA) to have that agency acquire native habitat areas as permanent open space and allow public trail access where appropriate."

f. "The City shall establish a plan for a trail network intended for active or passive use within public open space areas and traversing around and through MSHCP conservation areas where compatible with guidelines set forth in the MSHCP and City Council MSHCP policies."

g. "The City shall require all new trails, trailheads, conservation signage, interpretive centers, and maintenance facilities established within MSHCP conservation areas to follow the Guidelines for the Staging and Design of Trails and Facilities, as set forth in Section 7.4.2 of the MSHCP."

h. "The City shall consult with the RCA and adjacent jurisdictions to ensure proper adherence to MSHCP guidelines and to allow for a maximum level of regional interconnection of trails systems. The City shall revise, modify or add to the regional interconnections and linkages based on new biological analyses brought forward during the CEQA and Lake Elsinore Acquisition Process (LEAP)."

AVSPI/Alberhill District Conformance: See Section 5.2.2, Chapter 6 of this document, Section 3.5, Chapter 3, and "Addendum to the Alberhill Ranch Specific Plan 89-2 Final Environmental Impact Report (SCH No. 88806517) for the Alberhill Ranch", April 1992, prepared by The Planning Associates, and adopted by the City of Lake Elsinore, June 1992.

6.6.1.2 Plants and Wildlife
Protect sensitive plant and wildlife species residing or occurring within the City through the following land use policies:

a. "Biological resource analyses of proposed project shall include discussion of potential impacts to any plant or wildlife species that is officially listed as threatened or endangered by the United States Fish and Wildlife Service and/or the California Department of Fish and Game, but not covered by the MSHCP." 

b. "Development or modification shall be discouraged in areas containing riparian habitat of high functions and values or corridors with 80% or more of natural native habitat that link larger patches of natural native habitat containing 80% or more native plant species. Further, development in areas described for conservator, including areas planned for riparian / riverine restoration included in the MSHCP shall also be discouraged."

c. "The City shall encourage the development of a Native Tree Planting and Maintenance Program that presents guidelines for seeding and locating trees to support wildlife, improve air and water quality, and reduce energy consumption."


6.7.1 Open Space

6.7.1.1 Recreation

Provide an open space layout within the City that will enhance the recreational visual experiences of all City residents and visitors through the following land use policies:

a. "Maximize the MSHCP conservation areas and other open space that is available for public use."

b. "The City shall ensure that passive and active open space uses are incorporated into development areas."

c. "Development on steep slopes in public or private property shall require contour grading."

d. "Preserve the City's visual character, in particular, the surrounding hillsides, which topographically define the lake region." 

AVSP/Alberhill District Conformance: See Section 6.2.5, Chapter 6 of this document.

6.7.2 Water Resources

6.7.2.1 Water Quality

Provide improved water quality and ensure sustainable water supply through the following land use policies:

a. "Encourage developers to provide clean water systems that reduce pollutants being discharged into the drainage system to the maximum extent feasible and meet required federal National Pollutant Discharge Elimination System (NPDES) standards."

b. "Support public education and awareness programs to reduce pollutant discharges into the drainage system."

66
c. "Require Best Management Practices (BMPs) through project conditions of approval for development to meet the Federal NPDES permit requirements."

d. "The City shall utilize the 1998 North American Vertical Datum to be consistent with the national standard for mean sea level, which would increase the measurement of the mean sea level for Lake Elsinore by approximately 2.4 feet."

AVSP/Alberhill District Conformance: See Section 4.7, Chapter 4.

6.7.3 Mineral Resources

6.7.3.1 Extraction and Conservation

Balance the importance of conserving mineral resource areas that have been determined to be significant, the need for extracted materials for local construction and the potential impacts and conflicts that may result, through the following land use policies:

a. "The City shall consider the public benefits in allowing extraction activities of mineral resources when making land use decisions."

b. "The City shall require mined property to be left in a condition suitable for reuse in conformance with the General Plan land use designation and the California Surface Mining and Reclamation Act (SMARA)."

c. "The City shall encourage the reuse and recycling of existing aggregate and construction material for new residential, commercial, and industrial development."

AVSP/Alberhill District Conformance: The AVSP area is presently a vested mining operation. The mining operation is subject to Reclamation Plan RP-112 mitigation measures prior to final reclamation from development of the AVSP. The current vested mining operation will be phased out commensurate with the phasing of the development.

6.7.4 Cultural and Paleontological Resources

6.7.4.1 Cultural Heritage

Preserve and promote the cultural heritage of the City and surrounding region for the education and enjoyment of all City residents and visitors, as well as for the advancement of historical and archaeological knowledge, through the following land use policies:

a. "Encourage the preservation of significant archaeological, historical, and other cultural resources located within the City."

b. "The City shall consult with the Native American tribes for projects identified under SB 18 (Traditional Tribal Cultural Places) and AB 52."

c. "When significant archaeological sites or artifacts are discovered on a site, coordination with professional archaeologists, relevant state agencies, and concerned Native American tribes regarding preservation of sites or professional retrieval and preservation of artifacts prior to development of the site shall be required. Because ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices, developers should advise any and all claims to ownership and agree to return all Native American ceremonial items and items of cultural patrimony that may be found on a project site to the appropriate tribe for treatment. It is understood by all parties that unless otherwise required by law, the site of any burial or Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act."
d. "If archaeological excavations are recommended on a project site, the City shall require that all such investigations include Native American consultation, which shall occur prior to project approval."


6.7.4.2 Analytical Approach

Support state-of-the-art research designs and analytic approaches to archaeological and cultural resource investigations through the following land use policies:

a. "Consult with California Native American tribes prior to decision-making processes for the purpose of preserving cultural places located on land within the City's jurisdiction that may be affected by the proposed plan, in accordance with State requirements."

b. "Continue to identify, document, evaluate, designate and preserve the cultural resources in the City."

c. "Continue to update a citywide inventory of cultural resources in conformance with State standards and procedures."

d. "Support the permanent curation of archaeological artifact collections by universities or museums."

e. "Increase opportunities for cultural heritage tourism by promoting the history of Lake Elsinore to attract cultural heritage travelers."


6.7.4.3 Paleontological Resources

Preserve paleontological resources occurring in the City through the following land use policy:

a. "For development in areas delineated as 'High' or 'Undetermined' potential sensitivity for paleontological resources, require the project applicant to hire a certified paleontologist who must perform a literature search and/or survey and apply the relevant treatment for the site as recommended by the Society for Vertebrate Paleontology."


6.7.5 Historic Preservation

6.7.5.1 Heritage

Assure the recognition of the City's heritage through preservation of the City's significant historical sites and structures through the following land use policies:

a. "Require the developer to obtain a professional, qualified historian to conduct a literature search and/or survey for any project that entails demolition or modification of an existing structure that may be of historical value in relation to the City's cultural heritage."
b. "Apply the General Plan "Historic Elsinore Design Standards" to the Lake Elsinore historic district as defined in the City zoning ordinance."

c. "Work with the Lake Elsinore Historical Society to create and periodically update a historic register of structures and other landmarks valuable to the cultural heritage of the City."


6.7.5.2 Preservation and Restoration

Encourage the preservation, protection, and restoration of historical and cultural resources through the following land use policies:

a. "Continue to implement the Historic Preservation Guidelines that guide historic preservation efforts as set forth in the Historic Elsinore Design Guidelines and the Downtown Master Plan."

b. "Integrate historic and cultural resources in land use planning processes where feasible to avoid conflict between the preservation of historic resources and alternative land uses."

c. "All City owned sites designated as historical should be maintained in a manner that is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties."

d. "Encourage owners of historic resources to utilize Federal incentives including Federal Rehabilitation Tax Credits, façade and conservation easements, and to coordinate with the State Historic Preservation Office."


6.7.6 Aesthetics

6.7.6.1 Natural Environment

Provide and maintain a natural and built environment that is visually pleasing to City residents and visitors through the following land use policies:

a. "For new developments and redevelopment, encourage the maintenance and incorporation of existing mature trees and other substantial vegetation on the site, whether naturally occurring or planted, into the landscape design."

b. "Maintain and improve the quality of existing landscaping in parkways, parks, civic facilities, rights-of-way, and other public open areas."

c. "Where appropriate, encourage new planting of native and/or non-invasive ornamental plants to enhance the scenic setting of public and private lands."

d. "Incorporate the City's identification symbol into street signage, planters, benches, public buildings, City vehicles, streetscape furnishings, and other appropriate applications."

e. "Support a high level of Code Enforcement to encourage neighborhood beautification and to maintain property values and quality of life."
f. "Coordinate with agencies to screen, landscape and otherwise obscure or integrate public utility features, including electric power substations, domestic water and irrigation wells, switching and control facilities."

g. "Promote and facilitate the placement of public art that creates a unique setting and enhances a cultural and aesthetic character throughout the City."

AVSP/Alberhill District Conformance: See Section 6.2.2, Chapter 6 of this document.

6.7.6.2 Public Views

Preserve public views throughout the City through the following land use policies:

a. "Encourage development designs and concepts that provide public views of Lake Elsinore and local ridgelines through proper siting, building design, and landscape design."

b. "Encourage the dedication of open space land in hillsides development proposals to preserve and enhance view opportunities from transportation corridors and surrounding development."

c. "Encourage new development and redevelopment to incorporate views of Lake Elsinore from roadways and other public spaces that provide residents and tourists with scenic vistas to the water, marinas, and lakeshore activities."

d. "Establish a series of City and community gateways and entry statements to promote the visual character of the Districts."

e. "Consider petitioning Caltrans to take control of portions of the SR-74 corridor, in order to promote signage and landscaping that enhance and preserve the corridor’s aesthetic setting."

AVSP/Alberhill District Conformance: See Sections 6.2.1 and 6.2.2, Chapter 6 of this document.

6.7.6.3 Visual Distractions

Minimize activities, development, and landform modification that could distract viewers from the City’s visual character through the following land use policies:

a. "Discourage extractive mining activity from being conducted in highly visible areas and require reclamation of these mining areas. If such uses must occur in visible areas, City shall require extensive visual screening with landscaping and/or fencing."

AVSP/Alberhill District Conformance: See Sections 6.2.3, Chapter 6 of this document. The current vested mining operation will be phased out commensurate with the phasing of the development.

6.7.7 Sustainable Environment

6.7.7.1 Greenhouse Gas Emissions

Reduce greenhouse gas emissions from all activities within the City boundaries to support the State’s efforts under AB-32 and to mitigate the impact of climate change on the City, State and work, through the following land use policies:

a. "By 2020, the City will reduce greenhouse gas emissions from within its boundaries to 1990 levels consistent with AB32."

b. "Measures shall be established that aim to reduce emissions generated from City uses, community uses (community actions) and new development."
c. "The City shall strive to increase public awareness of climate change and climate protection challenges."

d. "The City will participate in the Sustainable Communities Strategy / Regional Blueprint Planning effort to ensure that local plans are consistent with the Regional Plan."

AVSP/Alberhill District Conformance: See Chapter 7, Climate Action Plan Consistency.
7.1 INTRODUCTION

7.1.1 Background
In compliance with California State Assembly Bill AB32, Executive Order S-3-05, California Environmental Quality Act (CEQA) Guidelines, and the Resource Protection and Preservation Chapter 4.0 of the City of Lake Elsinore (City) General Plan, the City adopted a Climate Action Plan (CAP) in 13 December 2011. The purpose of the CAP is to reduce Greenhouse Gas Emissions (GHG) from all activities within City limits. This CAP is not intended to limit future development or economic growth, rather, it is a strategy to attain sustainability, reduce GHG emissions, and promote a vibrant and livable community.

7.1.2 Purpose & Methodology
The purpose of this Chapter is to assess compliance of the Alberhill Villages Specific Plan (AVSP) with the City’s CAP. Using the Consistency Worksheet found in Appendix D of the CAP as a guide, project level GHG emissions impacts are addressed as to the AVSP’s consistency with the City’s General Plan land use, General Plan’s Population and Employment projections, and consistency with various Project Design Components of the AVSP to those set forth in the CAP’s Implementation Measures Matrix. The end result is an overall compliance determination with the CAP.

7.2 GENERAL PLAN
The General Plan is a comprehensive, long-term blueprint for guiding the future land use, development, growth, livability, and character of the City. The AVSP is located in the Alberhill District of the City of Lake Elsinore General Plan. The Land Use Plan for the AVSP (see Figure 3-1, Conceptual Land Use Plan) establishes a mix of land uses and activities, all of which are consistent with those corresponding land uses found on the City of Lake Elsinore General Plan. Land Use Plan and Circulation Element as amended by The People, and further, since the planned land uses are deemed consistent between the two documents, the impacts upon climate generated by the AVSP are also considered consistent. Therefore, the finding can be made that the AVSP is consistent with the City’s CAP.

7.3 POPULATION & EMPLOYMENT
The General Plan sets forth the future development pattern and intensity of land uses, including housing and business. The type and number of housing units, as well as their location in terms of distance to employment centers has a direct correlation upon the volume of anticipated GHG emissions. The City’s CAP was prepared, and adopted concurrently with the City’s General Plan and Environmental Impact Report (EIR), and as such, assumed future population numbers generated had a base of reasonable information in order to generate a probable assumption of GHG emissions.

The AVSP is anticipated to generate population increases from the land uses of Residential, Institutional (Education), and Commercial (Retail, Service) / Office. Utilizing a State housing unit ratio of 3.27 persons per 1000 units, an estimated population of 27,000 persons is anticipated. In addition, the AVSP includes a future University (6,000 students), future Elementary School (850 students), as well as an indeterminate number of employees of new local businesses and visitors to the various multi-use trails, parks, businesses, and schools that are originating from outside the AVSP area.
7.4 TRANSPORTATION & LAND USE

The co-dependency found in the relationship between transportation and land use is no more apparent anywhere than in Southern California. The land use pattern that has developed after World War II has been both a direct result of the automobile. "Urban sprawl" is a multi-faceted term that describes the spreading outwards of a City and its suburbs into more rural areas due to the desire for lower density housing that can easily be reached by automobile. Once lower density communities are established as a result of the automobile's reach, mass transit options become less desirable or even practical, making additional community development even more car dependent.

The City of Lake Elsinore is not unlike other suburban communities in Southern California relative to the transportation / land use relationship, and the resultant GHG emissions that result. Transportation related emissions are the largest component of Lake Elsinore's 2005 GHG inventory, the majority of transportation emissions being derived from the use of fossil fuels (i.e. gasoline and diesel fuel) to power automobiles, trucks and buses. How a General Plan Land Use Plan, and in this case Specific Plan is crafted, can minimize incrementally, and possibly reduce cumulatively, the impacts of regional GHG emissions. The key to lowering transportation related emissions is to implement strategies that decrease vehicle miles traveled and encourage the replacement of traditional vehicles with fuel efficient and alternative energy vehicles, and offer more travel choices including mass transit, biking and walking, and more efficient land use patterns.

The following presents Transportation and Land Use Strategies and Measures taken from the City's CAP that are designed to help reduce GHG emissions, followed by a response as to how the AVSP complies with said Strategies and Measures.

Strategy T-1 Increase Bicycle, Pedestrian, and Public Travel

Measure T-1.1 Safe Routes to School. "Continue to pursue and utilize grant funding when needed to construct safe pedestrian and bicycle routes within a two-mile radius of schools where appropriate."

Response: The AVSP does not contemplate the pursuit of grant funding, which is solely the responsibility of the City of Lake Elsinore. The AVSP does, however, propose the location of two levels of schools: elementary and university. The overall length and width of the AVSP site is approximately 1-1/2 miles in any direction, therefore, proposed pedestrian and bicycle routes will comply with Measure T-1.1. Two (2) future schools will be located within the AVSP. The elementary school will be centrally located in Phase 4 (Parkview Village) - Planning Area (PA) 2c, within walking and bicycle distance along public sidewalks and multi-use trails. The university will be located in Phase 1a (University Village) - Phase 1a, and will be designed with a central plaza that is linked to a town green, surrounding residential areas, bus stop, and transportation nodes via a central north/south and east/west pedestrian walking/bicycle trail. All Planning Areas will be linked to one another via pedestrian and/or multi-use trails.

Measure T-1.2 Pedestrian Infrastructure. "Through the development review process, require the installation of sidewalks along new and reconstructed streets. Also require new subdivisions and large developments to provide sidewalks or paths to intermingle all uses where applicable and provide connections to neighborhood activity centers, major destinations, and transit facilities contiguous with the project site; implement through conditions of approval."

73
Response: The circulation system of the AVSP will provide a variety of sidewalks, pathways, trails and paseos to facilitate increased pedestrian movement throughout the community to schools, businesses, parks, lake, open space corridors, bus routes and transit nodes. Residential areas will connect to institutional and commercial uses via sidewalks, paseos and other pathways. Compliance will be verified at the Design Review stage.

Measure T-1.3 Street and Sidewalk Maintenance and Improvements. "Continue through the Pavement Management and Curb, Gutter and Sidewalk Repair programs, to preserve the pedestrian and bicycle circulation system by annually identifying and scheduling street and sidewalk improvement and maintenance projects."

Response: Upon the examination of the developer’s performance, payment and maintenance bonds, all street, sidewalk and pathway improvements constructed within public right-of-ways will be accepted by the City of Lake Elsinore for perennial maintenance and repair. Certain developments within the AVSP may contain private streets, sidewalks and pathways, which will be the responsibility of private homeowner associations (HOA) or special maintenance districts (i.e. Landscape Maintenance District, Community Service Area) to maintain. The City, HOA or special district must be diligent in correcting any physical deficiencies in the pedestrian and bicycle route system so as to not impede or discourage access or movement throughout the community.

Measure T-1.4 Bicycle Infrastructure. "Through the development review process, require new development, as applicable, to implement and connect to the network of Class I, II and III bikeways, trails and safety features identified in the General Plan, Bike Lane Master Plan, Trails Master Plan and Western Riverside County Non-Motorized Transportation Plan; implement through conditions of approval. The City will also continue to pursue and utilize funding when needed to implement portions of these plans."

Response: The AVSP will provide bikeways within street right-of-ways, as well as within multi-use trails and pathways throughout the community. Lake Street and the planned extension of Nichols Road are the primary transportation routes through the AVSP site, both of which have been designated as Class II Bikeways in the City General Plan. The AVSP will contain:

- Off-street Class I bike trails inter-connecting the various PAs.
- On-street Class II and Class III bike trails throughout the PAs.
- Arterial street bike trails connecting the five (5) Villages via Lake Street and Nichols Road arterials.
- Bicycle and pedestrian footpath connections from the internal residential PAs to core commercial, office, recreational and university areas.

Bikeways may connect to open space/conservation corridors and regional trails such as the "Lake Elsinore Lake, River, Levee Regional Trail" at Temescal Creek, and along a regional trail at the foothills of the Cleveland National Forest. Compliance will be verified at the Design Review stage.

Measure T-1.5 Bicycle Parking Standards. "Through the development review process, enforce short-term and long-term bicycle parking standards for new non-residential development (consistent with 2010 California Green Building Code [CalGreen]), Section 5.106.4), and implement through conditions of approval."

Response: The AVSP contains three (3) areas where businesses and commercial uses will be located; namely, the University Town Center, the Albertson Town Center, and PA 4C of Lakeside Village. Bicycle racks and storage areas will be provided in accordance with CalGreen standards in these locations, and may also be located at university, elementary schools, and at multi-use trails. Compliance will be verified at the Design Review stage.
Measure T-1.6 Public Transit Incentives. "Coordinate with the Riverside Transit Agency to implement regional transit strategies in Lake Elsinore, expand transit routes, and provide public transit incentives to residents and employees, such as free or reduced-cost monthly transit passes."

Response: Although it is not the responsibility of the AVSP to coordinate regional transit strategies with the Riverside Transit Agency, the project has been designed to accommodate several multi-modal forms of transportation including transit. The I-15 Freeway is envisioned to become a future transit corridor serving the AVSP area. Coordination with Riverside Transit Authority (RTA) may allow for a future bus stop to be located in the University Town Center area, and a future bus route may serve Nichols Road and Lake Street, connecting residential areas with the University and the Alabaster Town Center.

Strategy T-2 Manage Vehicle Parking

Measure T-2.1 Designated Parking for Fuel-Efficient Vehicles. "Amend the Municipal Code to require that new non-residential development designates 10% of total parking spaces for any combination of low-emitting, fuel-efficient and carpool/vanpool vehicles (consistent with CalGreen Tier 1, Sections 45.106.5.1 and AS 106.5.3), and implement through conditions of approval. Parking stalls shall be marked "Clean Air Vehicle.""

Response: The City of Lake Elsinore is the sole entity responsible for amending the Municipal Code. Compliance will be verified at the Design Review stage.

Strategy T-3 Increases in Efficiency in Land Use Patterns

Measure T-3.1 Mixed-Use, High Density, Infill and Transit Oriented Development. "As part of the General Plan Update process, review the Land Use Map and Municipal Code to allow for and/or increase the amount of mixed-use, high density, infill and transit oriented development. Mixed-use projects should be targeted in the Historic and Bartlett Districts, as well as other areas where services are within walking distance. High density projects should be located in urbanized areas adjacent to services and transportation. Update the Municipal Code for consistency between zoning regulations and General Plan land use designations."

Response: The AVSP is organized into six (6) Villages containing fifteen (15) Planning Areas. Each Village is bounded by major roadways including either Lincoln Street, Temescal Canyon Road, Nichols Road, or Lake Street, each a major transportation route. Eleven (11) of the fifteen (15) PAs are either mixed-use or residential areas that contain multi-family uses such as high density condos and apartments, and/or student housing, with densities ranging from 8 to 24 units per acre. The higher density housing developments will be located within a five (5) minute walk to area services and major transportation routes.

Measure T-3.2 Mixed-Use, Infill, and Transit Oriented Development Incentives. "Identify and provide incentives to promote mixed-use, infill and transit oriented development, such as: streamlined permitting process, less restrictive parking requirements, less restrictive height limits, lower permit fees and/or reduced impact fees."

Response: The use of incentives to promote mixed-use, infill and transit oriented developments noted in Measure T-3.2 are solely an agency function, not that of the AVSP. Should the City incentivize as suggested, the AVSP provides flexibility to effectively said Measure through its Transfer of Development Rights provisions found in Chapter 5, Items 5.3 & 5.4, of the AVSP.

Measure T-3.3 Density Bonus Incentive. "Amend the Municipal Code to allow for a Density Bonus Incentive for a residential project that is located within 1,530 feet of a regular bus stop or rapid transit system stop, is located..."
within one-quarter (1/4) mile from a public park or community center, or is located within a one-half (1/2) mile from school grounds/facilities open to the general public, a full-service grocery store, hospital, medical clinic, or pharmacy.”

Response: Amend the Municipal Code to allow for a Density Bonus Incentive is solely an agency function, not that of the AVSP.

Measure T-3.4 Neighborhood Commercial Centers. “Identify potential neighborhood commercial center sites and rezone identified areas to Neighborhood Commercial as part of the General Plan Update.”

Response: Razing or to Neighborhood Commercial is a Council act solely of the local agency to approve. Neighborhood commercial areas are found in the University Town Center (PA 1b, 1c), Lakeside Village (PA 4c), and the Alaback Town Center (PA 6a, 6b).

Strategy T-4 Reduce Trips

Measure T-4.1 Commute Trip Reduction Program. “Institute a commute trip reduction program for employers with fewer than 100 employees (below the requirements of the existing Transportation Demand Management Program). Provide information, training, and incentives to encourage participation.”

Response: The AVSP includes a provision to adopt a Transportation Management Plan (TMP) that spreads out peak travel times through ride-sharing, van-sharing, employee flex-time, and bike to work programs. The TMP should include, at a minimum, measures that include ride-sharing and off-peak staggered work-hours programs from businesses.

Strategy T-5 Increase the Use of Low and Zero-Emissions Vehicles

Measure T-5.1 Hybrid and Fuel-Efficient Vehicle Incentives. “Facilitate the voluntary replacement of inefficient vehicles with hybrids, plug-in electric, and other low-and zero-emissions vehicles by connecting residents and businesses with technical and financial assistance through the City’s website.”

Response: Although voluntary replacement of vehicles is a function of public desire and response to incentive, the AVSP promotes:
- Preferred parking for small fuel efficient/electric/alternate fuel vehicles, van pools, ride-sharing vehicles, and bicycles.
- Electric charging or natural gas filling stations at marketplace costs within PAs to facilitate the use of electric or natural gas fueled vehicles.

Measure T-5.2 Municipal Fleet Vehicle Purchasing Policy. “Develop and adopt a low- and zero-emissions replacement/purchasing policy for new and replaced official City vehicles and equipment.”

Response: It will be the City’s responsibility to institute a municipal fleet vehicle purchasing policy.

7.5 ENERGY & WATER USE

According to the City’s CAP, energy accounts for thirty-two percent (32%) of Lake Elsinore’s total 2008 GHG emissions. Heating, cooling, and the provision of power to the various residential, commercial and industrial buildings originate from power plants that are fueled by fossil fuels, primarily coal and natural gas. Increasing efficiencies in site design, land use juxtapositions, alternative modes of transportation, alternative fuel vehicles, reduced water demand, and forthcoming agency policy management, all work together toward the goal of reduced energy consumption and long term energy resource availability.

Strategy E-1 Reduce Energy Demand of New Construction
Measure E-1.1 Tree Planting Requirements. "Through the development review process, require new development to plant, at a minimum, one (1) 15-gallon non-deciduous, umbrella-form tree per 30 linear feet of boundary length near buildings, per the Municipal Code. Trees shall be planted in strategic locations around buildings or to shade pavement in parking lots and streets."

Response: The AVSP area is largely devoid of trees due to past and ongoing mining activity. The provision of trees provides both enjoyable aesthetics, but also shade that reduces "heat island" effects and reduces air-conditioning use. The AVSP will provide for:

- New street trees along all roadways.
- New native and/or drought tolerant trees along all trails.
- New trees in all parks and paseos.
- New trees in all public and quasi-public institutional parking and building areas.
- New tree placement in all residential, commercial, office, institutional and public facility areas, including parking lots, and spaces adjacent to buildings.
- Compliance will be verified at the Design Review stage.

Measure E-1.2 Cool Roof Requirements. "Amend the City Municipal Code to require new non-residential development to use roofing materials having solar reflectance, thermal emittance of Solar Reflectance Index (SRI) 3 consistent with CalGreen Tier 1 values (Table A106.11.1.2.1), and implement through conditions of approval."

Response: Buildings constructed in the AVSP will comply with City ordinances. Compliance will be verified at the Design Review stage.

Measure E-1.3 Energy Efficient Building Standards. "Adopt an ordinance requiring that all new construction exceed the California Energy Code requirements, based on the 2013 or current Energy Efficiency Standards by 15% (consistent with CalGreen Tier 1) through either the performance based or prescriptive approach defined in the California Green Building Code; implement through conditions of approval. Alternatively, a solar photovoltaic system and/or solar water heating may be used to assist in meeting all or a portion of the 15% requirement."

Response: Buildings constructed in the AVSP will comply with City ordinances. Energy efficiencies in buildings will be addressed and verified at the Design Review stage.

Strategy E-2 Increase Energy Efficiency of Existing Buildings

Measure E-2.1 Energy Efficiency Upgrades and Retrofit.
Measure E-2.2 Green Business Certification Program.
Measure E-2.3 Compact Fluorescent Light Bulb (CFL) Distribution Program.

Response: Not applicable to the AVSP.

Strategy E-3 Increase Energy Efficiency of Existing Buildings

Measure E-3.1 City HVACs.
Measure E-3.2 Energy Efficient Street and Traffic Signal Lights.
Measure E-3.3 Street Light Automatic Daylighting Control Devices.
Measure E-3.4 Energy Efficient Lights, Ballasts, and Occupancy Sensors at City Facilities.
Measure E-3.5 Municipal Energy Efficiency Upgrades and Purchasing Standards.

Response: Not applicable to the AVSP.

Strategy E-4 Decrease Water Consumption
Measure E-4.1 Landscaping Ordinance. "Through the development review, enforce the City’s Assembly Bill 1881 Landscaping Ordinance, implement through condition of approval."

Response: The AVSP requires the planting of drought tolerant plant species, in addition to the re-vegetation of native plant materials where possible. The AVSP landscaping and irrigation policies are as follows:

- All PAs will focus the landscaping programs on the use of drought tolerant plant programs reducing the dependency on water, water supplies, and the electrical energy required to deliver the water.
- Within the PAs, provide for the use of native and/or drought tolerant plant palette and species. In and along the trails, animal movement corridors, and open space areas of the planned development, thereby reducing or eliminating the use of power driven imported water to irrigate these restored native landscaped areas.

The AVSP also proposes the following policies for the use of alternate water sources:

- Take advantage of the shallow groundwater and artesian springs existing underground throughout the PAs to provide gravity fed water to the recreational lake and restored streams.
- The use of reclaimed water will be promoted when the reclaimed water source becomes available from the Elsinore Valley Municipal Water District.
- The use of local water to grow food crops in the community park garden(s) is an example of one action producing multiple benefits: reduction of imported foods, an edible product from irrigation, soil enrichment, shade, gardening enjoyment, and a social outlet for residents keeping residents inside the local community.

Measure E-4.2 Indoor Water Conservation Requirements. "Amend the Uniform Building Code to require development projects to reduce indoor water consumption by 30% (consistent with CalGreen Tier 1, Section AS.303.2.3.1.), and implement through conditions of approval."

Response: Buildings constructed in the AVSP will comply with City ordinances. Indoor water conservation will be addressed and verified at the Design Review stage.

Strategy E-5 Increase Renewable Energy Opportunities

Measure E-5.1 Renewable Energy Incentives. "Facilitate the voluntary installation of small-scale renewable energy systems, such as solar photovoltaic (PV) and solar hot water systems, by connecting residents and businesses with technical and financial assistance through the City website. The City will also revise the permit processes and fees as appropriate to remove barriers to and incentivize the installation of renewable energy systems, in accordance with applicable safety and environmental standards."

Response: Developers of the various PAs will be encouraged to incorporate or offer PV systems, solar hot water, and other renewable energy systems into their buildings. Systems proposed by developers will be addressed at the Design Review level.

7.6 SOLID WASTE

According to the CAP, in 2008, the City of Lake Elsinore and the community generated approximately 93,710 tons of solid waste. Fifty-percent (50%) of the solid waste was diverted from the local landfill through recycling and composting programs. As solid waste decomposes, it releases methane gas, a contributing Greenhouse Gas. Two (2) primary ways to reduce methane emissions associated with solid waste are to increase recycling efforts, and reduce waste production.
Strategy S-1  Increase Solid Waste Diversion

Measure S-1.1  Commercial Recycling (renegotiate City contract).
Measure S-1.2  Tiered Solid Waste Rate Structure (renegotiate City contract).
Measure S-1.3  Recycling Receptacles at City Buildings and Facilities.

Response:  Not applicable to the AVSP.

Measure S-1.4  Construction and Demolition Waste Diversion. "Amend the Municipal Code to require development projects to divert, recycle or salvage at least 65% of non-hazardous construction and demolition debris generated at the site by 2020 (consistent with CalGreen Tier 1, Section AS 408.3.1). Require all construction and demolition projects to be accompanied by a waste management plan for the project and a copy of the completed waste management report shall be provided upon completion."

Response:  The AVSP will require that developers of construction projects prepare and manage a Waste Management Plan (WMP) throughout the course of construction. Compliance will be verified at the Design Review stage.

Measure S-1.5  Green Waste Program (renegotiate City contract).

Response:  Not applicable to the AVSP.

Strategy S-2  Decrease Solid Waste Generated.

Measure S-2.1  Municipal Purchasing Policy.

Response:  Not applicable to the AVSP.

7.7 COMMUNITY EDUCATION & OUTREACH

The City can encourage community members to take necessary steps to reduce their contribution to GHG emissions by providing the public information about climate change science and potential impacts, as well as by providing public education through outreach programs. The following Measures are solely City functions, however, there will be public facilities constructed within the AVSP that will provide venues for public outreach programs and dissemination of educational information. The University, and University Town Center could offer such a venue.

Strategy EO-1  Expand Community and Outreach

Measure EO-1.1  Green Page on City’s Website.
Measure EO-1.2  Quarterly Brochure with Specific Emissions Reduction Information.
Measure EO-1.3  Themed Outreach.
Measure EO-1.4  Multi-Modal Transportation Access Guide.

Response:  The public dissemination of information about climate change is not a responsibility or obligation of the AVSP. However, by virtue of its land use design encouraging multi-modal forms of transportation, the incorporation of many multi-use trails, and the embracing of the natural environment throughout the project, the AVSP, as it develops, will be a prime example of climate conscious community.
8.1 PURPOSE

The Landscape Design Regulations contain the guidelines and standards that will provide the Alberhill Villages Specific Plan community visually unifying landscape, monumentation and wall themes that are intended to create elements of design continuity and that reinforce an established major theme but not exclusive to natural stone and manufactured brick products, oak trees, and a native plant palette and integrated low water use system. These regulations incorporate the City – Wide Design Guidelines, are also intended to build off of the design elements existing at the adjacent Alberhill Ranch Specific Plan development. Where these landscape design regulations conflict with City regulations, these AVSP regulations shall prevail if these set regulations do not conflict with State law.

8.2 LANDSCAPE PLAN

This section contains the landscape design guidelines and standards for use in the preparation of the Landscape Plan throughout Alberhill Villages.

8.2.1 Landscape Plan - Guidelines

1. Create a landscape plan that respects the mining and clay brick making heritage of the Alberhill District and the community design plan concept of villages, public parks, open spaces, natural wildlife corridors, and the pedestrian linkages as the focus;

2. Incorporate rock and historical clay and brick materials in thematic site features;

3. Provide a native plant palette, which is sensitive to the environment and visually blends the development into the community;

4. Create a landscape environment that encourages walking and bicycling as a form of transit and recreation through a network of multi-use trails and open spaces corridors that provide connectivity to all the land uses;

5. Incorporate the latest design principles of environmental sensibility, water conservation and sustainability into the landscape planning and design;

6. Streetscape for most streets within the community will include sidewalks separated by parkways with simple landscaping composed of shade forming formal rows of large canopy trees under-planted with native dominated shrubs and groundcover;

7. Select native plant materials that complement the overall theme, and that have low water-use demand and low long term maintenance;

8. Use a combination of formal and informal plant and tree groupings along open spaces and against community architecture that are dominated by native plantings;
8. Buffer perimeter walls where they occur by using evergreen trees and large evergreen shrubs, and large masses of groundcovers and vines.

9. Consider view opportunities from the neighborhoods to the surrounding landscape terrain and mountains. Enhance views toward the outside of the immediate project limits wherever possible.

10. Pedestrian connections, bus stops and residential streets should offer canopy trees, and flowering accent trees to provide shade and color.

11. Specimen and flowering accent trees should be used at entries and at the end of long streets within open space areas, as appropriate.

8.2.2 Landscape Plan Regulations

1. The project proponent and/or master Developer and/or merchant builder shall be responsible for the maintenance and upkeep of all slope planting, common landscape areas and irrigation systems until such time as those operations have been officially transferred to a Home Owners Association, Landscape Maintenance District, or other approved legal entity.

2. All final landscape plans and exhibits for residential neighborhoods, public parks and recreational areas, institutional/school, and commercial uses shall be prepared by a licensed landscape architect for City of Lake Elsinore review only. The City will have 30 days to review and comment on the landscape plans. The landscape plans will be considered complete upon submission to the City. The City comments may be utilized for the landscaped plans. If comments are not received from the City in 30 days from final landscape plan submission, then the landscape plans will be considered final and must be followed by the City and Developer subsequent to City approval.

3. Project entries shall incorporate thematic landscaping and hardscape architectural features that project an appealing, quality image that will enhance the surrounding community.

4. The proposed location of Community Entry enhanced landscape treatment areas will be determined with the preparation of more detailed site plans at the Phased Development Plan (PDP) level.

5. The landscaping plan shall be designed to conserve water utilized for irrigation, consistent with City of Lake Elsinore Municipal Code Title 19 Chapter 19.09, and California Code of Regulations Title 23 Division 2 Chapter 2.7., unless otherwise provided for in the Water Efficient Landscape Ordinance for Alberhill Villages. Methods of irrigation may include the use of drought-resistant, low water demand plants and groundcovers, grouping of plants or similar water needs to reduce over-irrigation or under-irrigation, mulching to retain moisture and reduce opportunity for invasive plants.

6. High efficiency irrigation methods shall be utilized, including, but not limited to, above surface low volume technologies and/or sub-surface drip systems. Acceptable low volume irrigation systems may include, but not be limited to, above ground drip emitters, micro-spray, MP Rotators (or equals), undercut nozzles, mist emitters, low volume bubblers, and sub-surface drip systems or other appropriate devices.

7. Future merchant builders or Guest Builders of single-family residential projects in Alberhill Villages shall provide front yard landscaping automatic irrigation systems. Commercial, Institutional/ School, Municipal, and Multi-Family residential projects shall provide automatic irrigation systems for all landscaping areas.

8. Where special design conditions exist (e.g. to enhance prominent views and vistas, or to soften edge conditions), focused design features shall be included within the design of development for those particular planning areas at the POP design review stage.

9. Neighborhood (residential subdivision) entrance designations shall consist of a neighborhood identification sign on a decorative wall/monument with a minimum
depth of landscaping of 12 feet measured from the nearest roadway right-of-way line surrounding the wall/monument.

1c. Prior to the approval of any final subdivision map, improvement plans for the respective landscape areas shall be submitted to the City of Lake Elsinore Planning Division for review shall include, at a minimum, the following:

- Final Grading Plans;
- Certified Irrigation Plans;
- Landscaping Plans satisfying the requirements of City of Lake Elsinor Municipal Code Title 19 Section 19.06, and California Code of Regulations, Title 23 Division 2 Chapter 2.7.; and the Water Efficient Landscape Ordinance for Alberhill Villages;
- Wall and Fences Plans;
- Lighting Plans;
- Limits of the Landscape Lighting and Maintenance District.

8.3 GENERAL LANDSCAPE REQUIREMENTS

The landscape character of the Alberhill Villages community is established by the initial development. Subsequent landscape improvements are defined in terms such as: 1) Hardscapes: includes walkways, driveways, planters, fountains, columns and pilasters and 2) Softscapes: includes lawns, shrubs, ground cover, trees, and flowers.

8.3.1 Landscape Maintenance - Guidelines

There are many different elements of landscape requiring maintenance including, street right-of-ways, common areas, slopes, recreational parks and community parks, pocket parks, paseos, multi-use trails and other common open spaces. Responsibility to maintain these areas is as follows:

1. Recreational Lake Facilities, Street right-of-ways including parkways, medians, round-a-bouts (turnarounds), and certain slope areas shall be maintained by the City Public Works Department, Landscape Maintenance District (LMD) or other approved legal entity or shall be maintained by the project Developer.

2. Active parks and community parks should be maintained by the City Parks and Recreation Department, LMD or other legal entity (Refer to Table 4-2 on Page 52).

3. Common areas such as open spaces, pocket parks, multi-use trails, paseos and pedestrian corridors should be maintained by a Homeowner’s Association (HOA), LMD, or other approved legal entity.

4. Playgrounds and landscaping at primary and secondary school sites should be the responsibility of the Lake Elsinore Unified School District, or in the case of the University, the entity having legal authority over the University (e.g. University of California, California State University and Colleges, or private school board).

5. Private homeowners shall be responsible for all maintenance within their private lot area, including all walls and fences, and public street landscape adjacent to their lot frontage, unless otherwise maintained by an HOA or LMD.

8.3.2 Landscape Maintenance - Standards

1. Where HOA maintained landscape areas are adjacent to non-HOA landscape areas, there should be a definitive physical separation in order to eliminate confusion as to the limits of maintenance responsibility.

2. The maintenance of the approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants and trees with the approved landscape types within 90 days, and the repair and replacement of faulty irrigation systems.
3. Lawn and groundcovers are to be trimmed or mowed regularly. All planting areas should be kept free of weeds and debris.

4. Stakes, guys, and ties on trees shall be checked regularly for proper function. Ties are to be adjusted to avoid creating abrasions or grinding or trunks or branches.

5. Where landscaping is not maintained by a private entity or HOA, the Developer will be required to cause a landscape maintenance district to be formed, or annex the landscape area into an appropriate landscape maintenance district to fund maintenance of monumentation and streetscapes. Public parks will need to have a maintenance entity determined.

8.3.3 General Residential Yard Landscape - Standards

The following are general standards for installation of landscape in residential yards, and are intended to be incorporated into the landscape requirements of the respective HOA or project Conditions, Covenants and Restrictions (CC&Rs):

1. Except for patio covers, gazebos, and play equipment, the top of all landscape/hardscape features, such as garden walls, fences, statuary, sculpture, outdoor fire places, waterfalls, and fountains, must be below the height of the project perimeter wall so as not to be viewed at adjacent ground level from surrounding streets, parks, greenbelts, schools, and adjacent homes.

2. Decorative rock, wood chips, sand, gravel, or any other rock-like substances in yards visible from streets or other public views are not generally acceptable; however, these materials may be acceptable when installed as an accent in the visible areas. Non-plant materials are not to be used as a substitution for hardscape, lawn, groundcover, or shrubs.

3. Hedge-type plants if used, exceeding eighteen inches (18") in height, and/or shrubs with thorns planted adjacent to public or common sidewalks.

4. Paved areas should be minimized in yards visible from streets. Permitted paving materials including concrete, brick, and flagstone, in colors compatible with the house.

5. A minimum of one (1) 15-gallon trees are required in each front yard, if feasible in the planting area provided. At corner lots, two (2) 15-gallon trees are required. The preferred location is as close to the street as possible. Trees should be selected from the native plant palette recommended in these Landscape Guidelines.

6. The unpaved area visible from the street must be covered with plant materials. Large areas of bare earth are not permitted. Shrubbery should be planted at the base of the house wall, any garden wall, and any fence visible to the street. At corner lots, the areas in the side yard between the street and the side yard fence must be planted with groundcover and shrubs or vines.

7. Thematic landscape features with distinctive colors, forms, or materials that establish an independent theme that conflicts with the overall street scene, such as mirror balls, statuary, sculpture, rock gardens, and gravel yards, are not permitted in private yards visible from streets.

8. Permanent automatic irrigation systems shall be installed for all front yard landscaped areas, including single-family lots, prior to issuance of certificate of occupancy.

9. All common area landscaping and public right-of-way landscaping shall have an automatic irrigation system. Adjustments, replacements, repair, and cleaning shall be a part of regular irrigation system maintenance.
8.4 ENTRY MONUMENTATION & SIGNAGE

8.4.1 Entry Monumentation - Guidelines

This section contains the standards and guidelines for the implementation of entry monumentation within the Alberhill Villages Specific Plan area. These guidelines and standards are intended to:

1. Provide a visual element to the vision and character of a community that is connected to the land and its traditional historical mining and clay brick manufacturing past;

2. Provide project identification and create gateways into the community at primary access points, village, neighborhood, and specific activity areas;

3. Integrate landscaping and signage with the entry monumentation that is visually pleasing and consistent with the theme of the Alberhill Villages community;

4. Develop and maintain a hierarchical format for primary, secondary and other points of access to the major land uses and features of the community.

8.4.2 Entry Monumentation – General Standards

1. Entry monumentation hierarchy, from the most dominant to the least dominant form is as follows: Primary Entry (major community entrances), Secondary Entry (minor community entrances), and Village Entrance (neighborhood entrances);

2. The architectural style of key features of the entry monumentation should be complemented with clay and brick accents;

3. Specific entry monument locations, heights, and widths will be determined by the natural topography and surrounding conditions;

4. Acceptable materials may include: clay brick, stone, concrete ranch rail, precast concrete, split face masonry block, and vinyl. The use of clay brick is strongly encouraged as the main thematic design element;

5. Wall, column, pilaster and other landscape elements shall feature clay brick as the predominant visual accent element. The monument walls will be made of the materials noted above and should be formed into natural land forms as much as possible as if growing from the site;

6. Specimen trees and other accent planting where noted and especially at entry areas should be highlighted with accented and energy efficient landscape lighting;

7. Landscaping around entry monumentation should be native and drought tolerant;

8. Signage incorporated into entry monuments shall be firmly affixed to the wall monument so as to prevent easy removal, and shall not be made of gold silver, copper or other precious metal. The use of bronze, aluminum or other metal of high recyclable value is discouraged;

9. For locations of entry monuments, refer to Figure 8.1, Circulation & Monumentation Master Plan.

8.4.3 Primary Entry - Standards

Primary entry treatments are to occur at 4 major roadway locations entering the community. The Community Entries are on Lake Street just south of the I-15 Freeway, on Lake Street at Alberhill Ranch Road, on Temecula Canyon Road (newly south of the I-15, and on Lincoln Street just north of the project boundary. In addition to the general standards in Section 8.1.2 above, the Community Entry monumentation shall comply with the following:
1. The primary entry monumentation is the largest of the entry monumentation when arriving at the Alberhill Villages community and should reflect a size and scale reflective of its prominence.

2. The location, height, width and depth will be determined by the natural topography and surrounding conditions.

3. The monuments should include a project identification sign and logo, pedestrian and landscape lighting and enhanced paving. Signage should be constructed with weather-resistant words and logo. Both the sign and wall should have wash and focused lighting.

4. Walls, columns, pilasters and other hardscape elements shall feature clear brick with stone and lap siding accents as the predominant visual elements.

5. The predominant landscape materials shall be native and drought tolerant.

6. Specimen trees and other accent planting, where noted, should be highlighted with accent and energy-efficient landscape lighting.

8.4.4 Secondary Entry - Standards

Secondary entries are used to identify entrances into special use areas of the community such as the Alberhill Town Center, Alberhill Village, and Alberhill Town Center areas (refer to Figure 8.1 CIRCULATION & MONUMENTATION MASTER PLAN). In addition to the general standards in Section 8.1.2 above, the secondary entry monumentation shall comply with the following:

1. Secondary entry monumentation should be matched on each side of the street approaching the special use area. The design for the monuments may match that of the Community Entry monument.

2. The location, height and width of the monument will be determined by certain site constraints including, but not limited to, proximity to residential and commercial lotting, natural topography, and overall site conditions and scale to other architectural features.

3. Each village entry monument should be identified with a unique sign, logo or symbol representing the characteristic or theme of that particular community for easy readability and neighborhood identity. Both the wall and sign should have wash and focused lighting.

4. Walls, columns, pilasters and other hardscape elements shall feature clear brick as the predominant visual accent material.

5. The village entry monument sign may have wash lighting as an option.

6. The landscape shall be native and drought tolerant with a mix of evergreen specimen and accent trees behind the monuments.

7. The specimen trees and special planting should be highlighted with accent uplighting as appropriate.

8.4.5 Village Entry - Standards

Village entries encourage a sense of smaller neighborhoods amidst the larger community. These entry monuments are located on streets classified as collector and lower. In addition to the general standards in Section 8.1.2 above, the Village entry monumentation shall comply with the following:

1. Though smaller in scale, the neighborhood entry monumentation shall reflect the same character and materials utilized in the primary, secondary, and village entry monumentation.
2. Neighborhood entry monumentation will be positioned at the entrance to individual residential neighborhoods.

3. The basic materials, signage, lettering, and landscaping shall remain consistent; however, unique designs are encouraged for the neighborhood entry monumentation in order to foster and celebrate neighborhood diversity and identity. Incorporation of the Village logo or character symbol is encouraged.

4. Wall, column, pilaster and other hardscape elements shall feature clay brick as the predominant visual accent material.

5. Where appropriate, landscaped center medians are encouraged at all neighborhood entries when located at streets classified as a local collector or wider.

8.4.4 Commercial Use - Standards

Commercial monuments will be located in the Regional and Community Mixed-Use, and Institutional/Educational land use. In addition to the general standards in Section 8.1.2 above, the Commercial monumentation shall comply with the following:

1. Commercial monuments will be consistent with the design themes of the Community Entry and Village Entry monumentation, and should contain the same features of clay brick and/or stone walls, or pilasters. Clay brick shall be incorporated.

2. Incorporation of the applicable Village identification logo is encouraged.

3. Directional and project signage is allowed.

4. Wall, column, pilaster and other hardscape elements shall feature clay brick as the predominant visual accent.

5. Evergreen specimen trees, flowering trees, and low growing native vegetation and rock outcroppings may be placed adjacent to and/or in front of the monument walls.

8.4.7 School and University - Standards

In addition to the general standards in Section 8.1.2 above, the School and University monumentation shall comply with the following:

1. Elementary and University monumentation should incorporate the same basic materials of clay brick and stone in keeping with Alberhill Villages theme.

2. Signage lettering, logo and landscaping should be in keeping with the Alberhill Villages theme; however, unique designs are encouraged for school monuments, which will foster neighborhood identity and promote school spirit.

3. Incorporation of the respective Village logo is encouraged.

4. Formal or informal evergreen specimen trees, flowering trees, and low growing native plantings are encouraged.

5. Wall, column, pilaster and other hardscape elements shall feature clay brick as the predominant visual accent material.

8.4.8 Park - Standards

In addition to the general standards in Section 8.1.2 above, Park monumentation shall comply with the following:
1. Park monuments will be consistent with the design themes of the Community Entry and Village Entry monumentation, and should contain the same features of clay brick and/or stone walls, or pilasters. Clay brick shall be incorporated.

2. Incorporation of the respective Village logo is encouraged.

3. Formal or informal evergreen specimen trees, flowering trees, and low-growing native plantings are encouraged.

4. Wall, column, pilaster and other hardscape elements shall feature clay brick as the predominant visual accent material.

8.4.9 Trail - Standards

There are many unique hiking, biking, walking and multi-use trails that are woven into the fabric of the Villages open spaces, and parks. Monumentation style should reflect the uniqueness of the respective trail. In addition to the general standards in Section 8.1.2 above, Trail monumentation and signage shall comply with the following minimum standards:

1. Each trail system should have trail head monumentation and signage. The trail head monumentation may consist of an interpretive kiosk noting the significance of that particular trail, and include seating and a plaque or similar signage identifying the trail name.

2. The style and design of trail signage found throughout the trail experience should have a hierarchy and direction and will be appropriately scaled for its use. Signage may vary in materials depending on surrounding conditions.

3. Materials used should reflect the surrounding topographical conditions and adjacent architectural influences visually related to the trail head area, and where walls or other structures are constructed, the materials should feature clay brick. Materials may vary depending on the appropriateness of the scale, size, and proximity to other use areas.

4. The use of native trees, shrubs, and ground cover plant materials is highly encouraged at all trail heads.

5. Where grades are steeper than 2:1 at a trail edge, and the native surrounding floor subject to possible destruction, there should be a split rail guard rail, vinyl rail fence, or similar obstruction will constructed to deter pedestrian traffic from wandering off the designated trail.

6. Where applicable, low growing native plant materials shall be planted adjacent to the trail path to enhance the trail experience and deter pedestrian traffic from wandering off the path.

8.5 STREETSCAPE

8.5.1 Streetscape - Guidelines

1. Strongly connect the aesthetic of the larger community theme while maintaining the individual character identity of each smaller village and neighborhood. Uniformity will come from the configuration of trees, street furniture, sidewalks, monumentation, pedestrian crossings, and the emphasis of treatments at numerous view corridors.

2. All arterial and collector streets will have meandering sidewalks, removed or setback from curbs whenever possible.

3. Street trees and shrubs should be native, will be randomly planted and natural in occurrence, diverse in species reflective of individual village plant material palettes, with varying size rock and decomposed granite ground much where appropriate.

4. Shrubs will be more formally used in the Town Center Village, and both trees and shrubs being less formally used in all village neighborhood parks.
5. Trees should be limited along bluff tops, ridgelines, and other view corridors in order to protect naturally occurring vistas.

6. Streetscape landscapes are to highlight special features, enhance and blend with the natural topography, provide direction, circulation, and movement through the community.

7. A variety of native oak trees found throughout Riverside County are to be the featured tree throughout the community.

8.5.1 Lake Street and Temescal Canyon Road - Standards

A typical street section may include a meandering multi-use concrete walk within a wide landscape buffer on both sides of the street when possible. When applicable the multi-use walk shall provide connectivity to the greater circulation master plan for the City of Lake Elsinore. Other featured street amenities to be considered would be an adjacent bike lane on both street sides, connection to an equestrian master plan, and a planted median. Minimum standards are as follows:

1. The landscape buffer, parkways, and central planted medians shall be accented with low landscaped berms (where appropriate) and combinations of large, evergreen and deciduous canopy trees randomly spaced at irregular intervals framing and screening desirable view sheds throughout the site.

2. Native oak trees are highly desired as the predominant street and specimen tree.

3. Turf is to be avoided wherever possible.

4. Hardscape elements shall feature clay brick as the predominant visual accent element.

5. Masses of high, medium, and low growing native and drought tolerant, evergreen, and flowering shrubs and ground covers are encouraged for visual interest and streetscape continuity.

6. An 18" wide (minimum) concrete maintenance band at the perimeter edge of median islands should be considered. Maintenance should incorporate clay brick pavers, or be clay colored stamped or decorative concrete.

8.5.1 Village Entry (Streets A & B) - Standards

A typical street section may include a meandering multi-use concrete walk within a wide landscape buffer on both sides of the street when possible. When applicable the multi-use walk shall provide connectivity to the greater circulation master plan for the City of Lake Elsinore.

1. Village Entry street tree plantings should be more formalized in these locations to promote the specific character for that particular village. The use of native oak specimen trees is highly recommended.

2. Enhanced paving at crosswalks, where appropriate, is encouraged. Crosswalks may be enhanced at this location with either a color or change in paving materials such as brick or interlocking pavers. Clay brick pavers of terracotta color are highly recommended.

3. The landscaped parkways should be accented with low landscaped elevated land forms (where appropriate) with combinations of colorful, large, native evergreen and deciduous canopy trees.

4. Turf is not permitted in the parkways; however, natural and native grasses and similar are encouraged.

5. Masses of high, medium, and low growing drought tolerant, evergreen, and flowering shrubs and ground covers are encouraged for visual interest and streetscape continuity.
6. Median street trees, shrubs, and ground cover planting will reflect the native plant and tree theme.
7. An 18' wide maintenance band at the perimeter edge of the median islands is encouraged. Where appropriate, the median paving materials should include clay brick or similar elements.

8.5.4 Nichols Road - Standards

A typical street section may include a meandering multi-use concrete walk within a wide landscape buffer on both sides of the street when possible. When applicable, the multi-use walk shall provide connectivity to the greater circulation master plan for the City of Lake Elsinore. Other featured street amenities to be considered would be an adjacent bike lane on both street sides, connection to an equestrian trail plan, and a planted median. Minimum standards are as follows:

1. Enhanced paving at crosswalks, where appropriate, is encouraged. Crosswalks may be enhanced at this location with either a color or change in paving materials such as brick or interlocking pavers. Clay brick pavers of terra cotta color are highly recommended.
2. The landscaped parkways should be accented with low landscape elevated land forms (where appropriate) with combinations of colorful, large, native evergreen and deciduous canopy trees;
3. Turf is not permitted in the parkways, however, natural and native grasses and native plants are encouraged.
4. Masses of high, medium, and low growing drought tolerant, evergreen, and flowering shrubs and ground covers are encouraged for visual interest and streetscape continuity.
5. Median street trees, shrubs, and ground cover planting shall reflect the native plant and tree theme.
6. An 18' wide maintenance band at the perimeter edge of the median islands is encouraged. Where appropriate, the median paving materials should include clay brick or similar elements.

8.5.5 Streets C, E, and F - Standards

Streets C, E and F are local collector roads, which are typically two lanes. Local collector roads provide easy connectivity between villages, residential areas, the university, schools, and commercial developments. A typical should include a meandering multi-use concrete walk, a landscape buffer on both sides, a bike lane (on both sides of the street when possible) and vehicular lanes. Minimum standards are as follows:

1. Enhanced paving at crosswalks, where appropriate, is encouraged. Crosswalks may be enhanced at this location with either a color or change in paving materials such as brick or interlocking pavers. Clay brick pavers of terra cotta color are highly recommended.
2. The landscaped parkways should be accented with low landscape elevated land forms (where appropriate) with combinations of colorful, large, native evergreen and deciduous canopy trees;
3. Turf is not permitted in the parkways, however, natural and native grasses and similar are encouraged.
4. Masses of high, medium, and low growing drought tolerant, evergreen, and flowering shrubs and ground covers are encouraged for visual interest and streetscape continuity.

8.5.6 Town Center Main Street / Nichols Road from Street D to Lake St. - Standards

Alberhill Town Center Main Street is found in Village 6. The Alberhill Town Center Main Street consists of wide, angled parking on both sides of the street, with ADA compliant accessible ramps. Trees in tree wells and planters, and smaller, appropriately sized canopy understory street trees frame the Main Street buildings.
and first floor store front shopping and eatery areas. Minimum standards are as follows:

1. Enhanced paving at crosswalks, where appropriate, is encouraged. Crosswalks may be enhanced at this location with either a color or change in paving materials such as brick or interlocking pavers. Clay brick pavers of terra cotta color are highly recommended.

2. If medians or round-a-bouts occur, the medians should include street trees and low growing drought resistant ground cover accentuated with flowering shrubs. Turf is not permitted in the medians, however, natural and native grasses and similar are encouraged.

3. Masses of high, medium, and low growing drought tolerant, evergreen, and flowering shrubs and ground covers are encouraged for visual interest and streetscape continuity.

4. An 18” wide maintenance band at the perimeter edge of the median islands and round-a-bouts, where occurring, is encouraged. Where appropriate, the median paving materials should include clay brick or similar elements.

8.6.7 Traffic Circles / Round-a-Bouts - Standards

The landscaping within traffic circles and round-a-bouts is to be a visually important focal point. The minimum landscape standards to be found within round-a-bouts may include:

1. Enhanced brick, interlocking pavers, or colored/stamped concrete recommended in hard scape areas, artwork, water features, and specimen trees may be considered as focal point elements.

2. Trees, which should be large, flowering evergreen trees surrounded by flowering shrubs and groundcovers.

3. Turf is not allowed as a groundcover within the traffic circle or round-a-bout. A rolled curb and a clay brick paver or terra cotta colored paving maintenance banding is suggested.

8.6 LANDSCAPE INTERFACE BETWEEN USES

Landscape Interface is defined in this section to mean a typical edge condition or description of a landscape buffer between differing uses or activities. The basic difference of an interface will be whether it is a view condition or a buffer condition. In some cases, landscape transition zones may apply even in view situations depending on adjacent land uses. The guidelines for landscape interfaces are:

1. Carefully blend the edges of plant materials from one treatment type to another. The transitions may be abrupt or gradual.

2. Smaller structures can be buffered with shrubbery and elevated land forms. Larger structures can be buffered through a combination of elevated land forms with tree clusters.

3. All plants should be native, and be chosen from the plant palette at the end of these guidelines. Care should be taken when selecting plants to consider their initial size, growth expectations, form and seasonal characteristics.

4. Buffering between uses may be achieved by incorporating hard scape (e.g., walls or fencing) and softscape elements. Material selection must be compatible with other materials used nearby.

5. All planting should be drought tolerant, native or naturalized plant materials suitable to the region.

There are typical landscape interface conditions that may apply to parcels within each village and developed area. The landscape interfaces are, but may not be limited to, the following scenarios:
8.6.1 Residential / Paseo Interface - Standards

A "paseo" is defined as a landscaped walkway or pedestrian path located between areas of development that provides a street-to-street, or area-to-area connection. Visual and physical access to paseos is desirable from residential areas. In addition to the general standards in Section 8.3, minimum landscape standards for residential paseos shall include the following:

1. Landscaping should be low and unobtrusive shrubs and ground cover.
2. Plantings should be used to enhance and screen view sheds where appropriate.
3. Plantings used to screen any area of use should be well thought out so as to keep views open for safety officers to be able to drive by and monitor any activity.
4. Lighting should be low and unobtrusive, only lighting the pathways as a safety precaution.

8.6.2 Residential / School Interface - Standards

Screening and privacy, but with ample visual open character, are important considerations both from the school and the residences' perspectives. In addition to the general standards in Section 8.3, minimum landscape standards for residential/school interface include the following:

1. Landscaping against walls should be evergreen but remain low and unobtrusive.
2. Use planting and berming to screen views of structures where appropriate.
3. Plantings used to screen any area of use should be well thought out so as to keep views open for safety officers to be able to drive by and monitor any activity. Plantings shall not completely screen or prevent public use of any pedestrian pathway at a residential/school interface, and views must be kept open for safety officers to be able to monitor any activity.
4. Lighting between school uses and residential parcels may not be necessary or desired and will be determined on a case by case basis. However, sports lighting for potential baseball and soccer fields at the University Town Center will most likely be required. All sports lighting will be focused specifically on the field being lit, and required to be hooded shielding to prevent glare upon surrounding properties pursuant to the "Dark Sky" lighting policy of the Albert Hill Villages Specific Plan (see Chapter 9, Lighting).

8.6.3 Residential / Streetscape Landscape Interface - Standards

Screening, privacy, and attenuation of roadway generated noises are important considerations for the residences. In addition to the general standards in Section 8.3, minimum landscape standards for residential/streetscape interfaces include the following:
1. In areas of terrain elevation where views are desirable, a view fence with low growing groundcovers would be appropriate. Refer to Section 8.7.3 for types of allowable view fences.

2. Most areas at this arteriole and collector interface will require predominately evergreen landscaping but can include deciduous trees against solid walls. Use planting and berming to screen or enhance views where appropriate.

8.6.4 Residential / Open Space Interface - Standards

Optimization of open space views and security of residential areas are considerations of this interface. In addition to the general standards in Section 8.3, minimum landscape standards for residential/open space interfaces include the following:

1. If fencing is required along boundaries of residential parcels that have views of natural open spaces and landscaping, then view fencing (i.e. tubular steel, glass wall) should be installed for parcel security and enhancement of view.

2. Landscaping separating the residential parcel from the natural open spaces should enhance and frame the natural view sheds from the residential parcels.

3. Physical access (trail heads and other such local amenities) should be highlighted and enhanced with native landscaping.

4. Any landscaping required in the open space perimeter edge should remain native or naturalized, low, and unobtrusive to adjacent land uses.

5. Lighting between residential and open space uses should be held to the pedestrian and bollard style lighting and focused only the areas intended to be lit, if they are to be lit at all (see Chapter 9, Lighting Design Guidelines).

6. The residential and open space interface may fall under the Fuel Modification Zone Use Plan, and will be subject to the recommendations set forth in Section 8.8 of this document.

8.6.5 Residential / Park Interface - Standards

Screening and privacy, as well as enhanced view opportunities are important considerations both from the park and the residences perspectives. In addition to the general standards in Section 8.3, minimum landscape standards for residential/park interfaces include the following:

1. Landscaping against walls and fences should be evergreen including evergreen canopy trees framing views where appropriate for maximum impact on the visual aesthetic for the resident.

2. Use planting and berming to screen views where appropriate, such as parking areas.

3. Plantings used to screen any area of use should be well thought out so as to keep views open for safety officers to be able to drive by and monitor any activity. Plantings shall not completely screen or prevent public use of any pedestrian pathway at a residential/park interface, and views must be kept open for safety officers to be able to monitor any activity.

4. Lighting between residential and parks uses should be held to the pedestrian and bollard style lighting and focused only the areas intended to be lit. Enhanced and focused lighting is appropriate for community centers, restrooms, ball parks, and soccer fields. And will be considered on a case by case basis.

8.6.6 Residential / Village Center / Commercial Interface - Standards

Screening, privacy, and noise attenuation are important considerations for the residences. In addition to the general standards in Section 8.3, minimum landscape standards for residential/village center/commercial interfaces include the following:
1. Landscaping against walls and tubular steel fences should be evergreen but remain low and unobtrusive. Use planting and berming to screen views where appropriate.

2. Plantings used to screen any area of use should be well thought out so as to keep views low for safety officers to be able to drive by and monitor any activity. Plantings shall not completely screen or prevent public use of a pedestrian pathway at a residential village center interface, and views must be kept open for safety officers to be able to monitor any activity.

3. Pathway and safety lighting is to be considered and all lighting will have shields and screens as to not reflect back into any residence.

4. Views into and out of the University Village, University Town Center, and the Alberhill Town Center should be enhanced and/or screened as appropriate.

5. Additional commercial signs and monumentation will also be in this space. Trees, shrubs, and groundcovers should be planted as to not block or hinder the readability of any commercial or project identification signage.

8.6.7 Natural/Open Space Conditions/Street Edge Interface - Standards

Preservation and reclamation of the natural environment is and is greatly desired and considered a key and unique amenity to the community. In addition to the general standards in Section 8.3, minimum landscape standards for natural area and open space conditions at street edge interfaces include the following:

1. These special designated areas may contain either an underground or overhead utility easements. The guest developer shall call Dig Alert at 811 anytime and prior to installing any landscape item within these areas.

2. Underground Utilities – Guest builders and developers shall consult the local or regional agency responsible for the underground or overhead utility for landscape installation recommendations prior to installation.

3. Overhead Utility - Transmission lines and power lines may exist in areas where excavations may take place, therefore, the guest builders and developers will be responsible to verify with the local utility company, and the City, the current excavation and planting guidelines prior to any excavation.

8.6.8 Street Edge / Open Space Interface - Standards

Views from an arterial highway or collector street within the site and borrowed views from the region at large should be enhanced and highlighted whenever possible to enhance the visual desirability and character of the vehicular experience within the community. In addition to the general standards in Section 8.3, minimum standards for natural area and open space conditions at street edge interfaces include the following:

1. Locate fences sparingly and only when necessary. Street lighting and pedestrian scaled pole and bollard lighting should be placed as to not detract from the overall experience of this transportation corridor and used sparingly and only when necessary.

2. Park and pass edges against a street edge may be screened through the use of berming or enhanced landscaping, depending on the desired effect.

3. Landscaping should enhance the open space and should identify it separately from the street edge as a unique use area. The guest developer may not plant as to completely screen any area of use from the public and must keep views open for safety officers to be able to monitor any activity.

8.6.9 Street Edge / Commercial Standards Interface - Standards

Commercial edges should be integral and visible from a street edge. In addition to the general standards in Section 8.3, minimum landscape standards for natural area and open space conditions at street edge interfaces include the following:

93
1. Sight lines should be considered when placing trees along a street edge. If the commercial use adjacent to a street edge is the side, back, or delivery entrance or the view into the site is undesirable, then a solid wall with a double row of evergreen trees and evergreen screening shrubs should be considered.

2. Plantings used to screen any area of use should be well thought out so as to keep views open for safety officers to be able to drive by and monitor any activity. Plantings shall not completely screen or prevent public use of any pedestrian pathway at a residential/park interface, and views must be kept open for safety officers to be able to monitor any activity.

8.6.10 Street Edge / Residential Interface - Standards

Screening, privacy, and noise attenuation are important considerations for the residences. In addition to the general standards in Section 8.3, minimum landscape standards for street edge/residential interfaces shall include:

1. A solid wall with a double row of evergreen trees and evergreen shrubs along a street edge should be considered at this particular interface.

2. Where views are desirable, a tubular steel fence and low growing groundcovers would be recommended. Use planting and elevated land forms to screen or enhance views where appropriate.

8.6.11 Park / School or Park / Places of Religious Assembly Interface - Standards

A strong and aesthetically pleasing visual connection should always try to be achieved along the landscaped edge of any park / places of religious assembly and school. In addition to the general standards in Section 8.3, minimum landscape standards for street edge/residential interfaces shall include:

1. Where conditions require shared access from the school to the park, then a direct physical connection and accessible access will be made between the park / places of religious assembly and school. This landscaped buffer may include, but will not be limited to, berms, turf, open fields, evergreen and deciduous trees, flowering shrubs and groundcovers.

2. Security and safety fencing will be required to separate uses and allow for public safety.

3. Security and safety lighting will be required at this interface. All lighting shall comply with the lighting standards set forth in the Alberhill Villages Specific Plan (see Chapter 9, Lighting Design Guidelines).

8.6.12 Detention Basin Standards

Minimum landscape standards for detention basins shall include:

1. Water Quality Management Plan (WQMP)/Detention basins within the community should be surrounded with tubular steel or other secured view fencing. This fence style shall be the typical, standard fencing type required on all sides of the detention basin between the local collector and the detention basin edge if the grading and conditions require a fence.

2. Perimeter landscaping should include heavy screening with large evergreen canopy trees and a hierarchy of masses, large, medium, and smaller shrubs.

3. All lighting shall comply with the lighting standards set forth in the Alberhill Villages Specific Plan (see Chapter 9, Lighting Design Guidelines).

8.6.13 Bio-Swale - Standards

Not every streetscape landscape requires a bio-swale but there may be conditions where a surface drainage bio-swale may be required. The bio-swale is a naturally
landscaped surface water flow filler that will serve as part of the overall water quality management plan. Minimum landscape standards for bio-swales shall include:

1. The bio-swale shall consist of a naturalized landscaped edge behind the meandering sidewalk and shall drain at a 1% or greater slope.

2. The bio-swale shall have a rock or stone edge and shall include naturalized or native plant materials.

8.6.14 Trail Edge - Standards

Provide a minimum amount of enhanced or supplemental landscaping and hardscape at trail heads or on a trail. Should a trail system require additional grading to mitigate erosion or other similar issue to provide safe access, it is important to minimize grading while allowing the natural topography and native flora to prevail wherever possible. Minimum landscape standards for detention basins shall include:

1. All planting shall be native or naturalized to the general region. All plant material should be drought tolerant and require little supplemental irrigation beyond natural rainfall patterns for the area.

2. Any material used at a trail head or along a trail system should be natural and understated. Natural stones, timber, "timbercrete" cast stone, and decomposed granite is encouraged.

3. A trail head and trail may reflect architectural features noted adjacent to a trail so as to blend with the intent and theme for that section of trail.

4. At residential/open space interfaces, maintain views of the trail edges by framing views from residences across or into a trail system. Trails crossing open spaces shall be unobtrusive and shall not visually interfere with the overall aesthetic of the open space.

5. At trail heads, enhanced planting including larger trees and shrubs should be planted at all trail heads to highlight the entrances to all trail systems. Enhanced paving, seating, and interpretive kiosks are encouraged at trail heads.

6. At trail crossings, if two or more trail systems cross one another, clear and easily read directional signage shall be placed at the intersection as to the direction of each trail. Enhanced landscaping at these trail intersections may also help with trail identification and direction.

7. At transit stops, where a trail intersects with a transit feature, (i.e., bus stop), then clear directional signage and easy accessibility between the trail intersection and the amenity is encouraged. Enhanced planting and hardscape, including removable bollards as required, is encouraged to distinguish the transit stop as a separate amenity from the trail system.

8. At trail rest stops, inadvertent and random trail rest stops are encouraged along a trail system. These may include, but not be limited to, resting boulders at seating height with shade, wood, brick, or metal view benches, or half cut lodge pole timber informal bench seating. Trail rest stops should be unobtrusive and restrained from the overall trail path and not to impede upon the design intent of the trail.

9. At observation points, enhancement of certain view sheds or opportunities unique to a particular trail system are encouraged and desired as a visual amenity. Observation Points may be similar to trail rest stops, however, enhanced planting, permanent seating and shade, and possible drinking water and trash receptacle amenities are encouraged.

10. Materials used for all hardscape elements should be natural such as clay brick, stone, timber, and decomposed granite pathways. Enhanced native plant materials are encouraged to highlight, frame, or feature the amenity to which the observation point was planned.
8.7 COMMUNITY WALLS & FENCES

8.7.1 Community Walls & Fences – Guidelines

Community walls and fences will be located around the perimeter boundaries of each Village area where it interfaces with natural open space, roads, parks, schools, commercial and other multi-use planned areas. The walls and fences throughout the community are major visual elements, which are designed to complement the overall character of the project. General guidelines are as follows:

1. Solid walls will be used when a visual screen or physical barrier is desired.
2. Ranch rail fencing, vinyl rail fencing and other non-visual obstructing fencing types will be used where separation of uses is desired for safety and lifestyle reasons and visual aesthetics exists that enhance the character of the community.
3. Native, naturalized, and drought tolerant plant materials and the use of elevated land forms and boulders may be used as barriers, but also that encourage the connectivity of the natural open space with the community.
4. Wall and fence types should be developed to provide the following characteristics: Sound attenuation, privacy, containment and definition, view preservation and enhancement.
5. The use of high quality, low maintenance materials is recommended.

8.7.2 Community Wall & Fence – General Standards

1. As appropriate, block, brick, concrete, and where appropriate vinyl walls, shall be covered by a shrub or vine type plant material on full height walls as a graffiti deterrent.
2. Decorative entry walls, minor walls, plasaters, and fences types may include the following acceptable materials: brick, stone, decorative tubular steel, concrete ranch-rail, precast concrete, brick, or stone cap, split face concrete, masonry block, and vinyl.
3. Walls and plasters may be split face masonry unit block, stone and brick, pre-cast or poured in place concrete with a precast concrete or stone cap.
4. The use of clay brick is recommended to be the predominant material used on walls and plasters in order to present a harmonious and unified community element of historical local.
5. Walls and fences should be 5' high minimum, 6' high maximum from the property owners' side of the fence. Ranch rail (both concrete and vinyl) fencing may be as low as 3' high depending on slope and site conditions.

8.7.3 View Fence - Standards

1. View fencing should be used where significant views are not to be obstructed, and may be constructed of vinyl, clear acrylic, tempered glass, tubular steel, or wrought iron where deemed appropriate. Wrought iron is not recommended due to perennial costly maintenance needs.
2. Clay brick columns and plasters, are encouraged to be a major visual element of the view fence in order to promote character identity of the developed area. If the site conditions dictate that a portion of these walls are to be retaining, then the base portion of the wall may be concrete, block, stone, concrete masonry unit or masonry unit with brick veneer. As with solid walls all materials, textures, and colors shall be compatible with the architecture and character of the developed area therein.

8.7.4 Single Family Yard Fence – Standards

Refer to Figure 8.3 Typical Wall and Fence Program, for a depiction of the typical single family residential fence and gate program. The following are minimum single family residential fence and gate standards.
1. Side yard fences and gates facing a street shall be comprised of same materials as noted above. This would include using wood fencing or vinyl fencing on non-street facing side yard conditions. Although wood fencing is a minimal option, it is not recommended due to ongoing homeowner and HOA maintenance costs and anticipated deterioration due to the hot, dry weather conditions of the area.

2. All fencing should have a minimum height of 5' and a maximum height of 6'.

3. Street facing gates and side yard fences shall be solid for privacy and sound attenuation. All side yard fencing heights shall comply with the City of Lake Elsinore Landscaping Standards and municipal codes.

4. Where residentially zoned property lines abut property designated for commercial, non-residential, or industrial zoned districts, or where residential properties are located within mixed-use areas, there shall be a 6' high masonry block wall, or other solid material wall within the development in order to provide a landscape buffer between the development and residential use. Trees shall be located within this planter for screening and shall be native evergreen.

8.7.5 Pilasters – Standards

1. Pilasters and columns shall be of similar materials as the concrete masonry unit walls adjacent to these elements, and shall feature city brick as the predominant visual material.

2. Pilasters used at entry monuments (see Section 8.4) may be of differing materials.

8.7.6 Materials Not Used

1. Chain-link fencing (with or without vinyl mesh weaving), exposed precision masonry block, wood fencing in public view areas, razor wire fencing, lattice fencing, and similar types of fencing are not permitted. The only exception for chain-link fencing would be at sport field conditions, such as a baseball backstop, and at the perimeter or trail edge condition.

8.8 SLOPE MANAGEMENT & FUEL MODIFICATION

8.8.1 Slopes – Guidelines

It is the intent of the slopes management program to reduce the visual and biological impact of the grading operations adjacent to disturbed open space, resulting in a blending of the re-vegetated slopes with surrounding undisturbed terrain. In order to accomplish the successful re-vegetation of slopes, the following guidelines shall apply:

1. The planting concept for the slopes is informal, with curved masses of colorful native or naturalized shrubs and groundcovers.

2. Soil testing and preparation, the specific timing of planting, a well-designed and monitored irrigation system, and an ongoing weed eradication program.

3. Erosion control through the employment of Best Management Practices (BMPs).

4. Utilization of low-maintenance, drought-tolerant plant material.
   i. Preservation of existing landscape material, when possible.

5. Minimize grading wherever possible utilizing the existing topography and terrain into the design of the project. All slope areas shall be planted in coordination with the City of Lake Elsinore Fire Department and all approving agencies.

8.8.2 Slopes – Standards

1. A mixture of native or naturalized evergreen and deciduous trees should also be planted in groups or masses in a random pattern.
2. Slopes less than 3:1 shall receive 3-inch deep organic mulch under all planting.

3. All manufactured slopes shall receive 100 percent irrigation coverage or 100 percent point to point irrigation depending on the planting design. The irrigation mainline shall be buried at tops and bottoms of slopes and at mid-slope whenever possible. All laterals at top and bottom of slopes shall be buried and at mid-slope whenever possible.

4. Valves and all irrigation equipment shall be placed flat on slope benches and buried whenever possible.

5. Landscaping consistent with the adjacent existing vegetation shall be provided to screen the down-slope side of buildings. Where the understorey of a structure is exposed, it shall be screened from view with the use of landscape elements, if not screened architecturally.

6. Drainage structures shall be appropriately screened.

7. All landscaping installed on slopes for screening or other purposes shall be chosen from the Alberhill Villages Plant Matrix.

8. Slopes adjacent to natural open space shall be planted with indigenous grasses and California native species.

9. Trees should screen approximately 20 percent of the rear elevation of homes at maturity. The trees shall incorporate “windows” to view corridors where appropriate.

10. Retaining walls and perimeter walls exposed to public views shall be landscaped where appropriate while maintaining the overall theme of the community.

11. Selection of plant material shall be subject to adaptability to prevailing wind and soil conditions and maintenance considerations.

8.8.2 Fuel Modification - Standards

The intent of the fuel management program is to minimize opportunities for brush fires, particularly near development, while considering all natural biological constraints. The following minimum fuel modification standards apply:

1. A fuel modification plan shall be developed in accordance with the requirements of the County of Riverside Fire Department and the City of Lake Elsinore Fire Department. The fuel modification plan may be developed at the Subdivision Map approval stage.

8.9 COMMUNITY PLANT PALETTE

The Community Plant Palette identifies the plant material appropriate for the various public green and open spaces, including the public right of ways and streetscape landscapes. Individual plant palette matrices will be developed for the various Villages throughout the community from the Community Plant Palette. These Village plant palettes will be developed at the PDP design stage, with the selection of plant materials being taken from the Alberhill Villages Plant Matrix.

8.10 BIKEWAY SYSTEM

A primary and secondary bicycle trail system is to be incorporated into the transportation fabric of the Alberhill Villages community, which will provide connectivity to the Lake Elsinore Downtown Core as part of the larger master plan for the City of Lake Elsinore. A primary bicycle trail is defined as a paved, accessible, multi-use path providing non-vehicular transportation corridors connecting each neighborhoods, University, schools, and villages to one another throughout the community. Refer to General Plan Section 4.6, Traffic & Circulation, for locations of designated primary and secondary bicycle lane locations.

98
Primary bikeways are divided into two classes: Class I and Class II. A Class I Bikeway path has its own, completely separate right-of-way for the exclusive use of bicycles only. A Class II Bikeway provides a restricted right-of-way for the exclusive or semi-exclusive use of bicycles with the permitting of vehicle parking and vehicle/pedestrian cross flows. Lake Street and Nichols Road are listed as Class II Bikeways in the City General Plan.

### 8.10.1 Bikeway Standards

1. A Class II bike trail is a separate but painted lane within the roadway adjacent to the curbsides of a vehicular road way, and shall be paved and be a minimum 6 feet wide. Class II bikeways in the Alberhill Villages project are proposed to be located:
   - a. Lincoln Street – Between Nichols Road and the southerly project boundary.
   - b. Street "A" – Between Lincoln Street to Lake Street.
   - c. Nichols Road – I nnin Street to I lake Street.
   - d. Nichols Road – West end extension of existing Nichols Road.
   - e. Temescal Canyon Road - direct connection to Lake Street

2. Secondary bicycle paths are also connective corridors but are defined as secondary as they service, and are located throughout the local residential community within each Village, ultimately connecting to the primary bicycle trail system for total connectivity to the community at large. Secondary bike trails are also paved and are 4 feet wide minimum.

### 8.11 MULTI-USE TRAIL SYSTEM

Providing easily-accessible and maintained multi-use trails will stimulate pedestrian and multi-use connectivity within the community. The multi-use road and trails epitomize the traditional ranch character of the community and should tie into the master trail system for the City of Lake Elsinore.

### 8.11.1 Multi-Use Trail System Standards:

When developing a multi-use trail, the following standards are to be followed:

1. Trail shall remain accessible, unblocked, and continuous.
2. Where a trail and a driveway or sidewalk interface, the lift separating the trail and the sidewalk and/or driveway shall never exceed 15'.
3. Landscaping shall not encroach into the trail to provide clear and unhindered passage for user. Landscaping shall remain clear up to a height of 8’ above the trail.
4. Trail material shall consist of native soil, decomposed granite, or other approved similar material. Trail shall be graded smooth and maintained at 90% compaction. Compaction of trail should occur upon development and on a routine basis, to maintain 90% compaction.
5. Lighting shall adhere to the overall theme and intent for the Alberhill Villages development.
6. Trail signage shall be similar to bike trail signage. Trail signs will be clearly marked at all roadways per local development codes for the City of Lake Elsinore.
7. Motorized vehicles shall be prohibited from the multi-use trail except authorized maintenance, utility, law enforcement and emergency vehicles.
8. Privacy is desired along trail landscape interfaces with residential and commercial use. The Developer may consider:
   - a. Sloped Buffer - Where appropriate, a sloped buffer may be installed, from the rear property fence line down to the trail, thereby reducing the height of line of sight of the user.
   - b. Denser and Taller Vegetation – Where appropriate, in landscape easements between a rear property fence line and a trail, denser and taller vegetation may be installed to reduce the visual sight a user may have into private property.
Disclosure – It is recommended that developers disclose to potential homeowners the proximity of their property to any multi-use trail and the specific use of this trail.

8.12 PARKS & OPEN SPACES

8.12.1 Neighborhood Parks

Neighborhood Parks will range in size providing localized opportunities for outdoor recreation within each village or planning area. At a minimum, neighborhood parks should incorporate the following guidelines:

1. Neighborhood parks may be located either on the perimeter, interior, or at the entry to each village.

2. Neighborhood parks may be as simple as multi-use lawn and some shade trees to more structured amenities such as community pools or play areas and sports fields.

3. All neighborhood parks should feature a central point of interest and will most likely be a specific node for various trail systems found throughout the community. In the case of bisecting trails, clear directional information including enhanced planting and hardscape should highlight the trail intersection and path of travel for each trail.

4. Neighborhood parks should consider and include where appropriate, the following uses, facilities and functions:
   - Play Areas for 0-12 year old groups.
   - Multi-use Open Fields
   - Individual picnic tables and charcoal barbecues.
   - Group picnic and barbecue areas at each event area.
   - Park benches and trash receptacles throughout.
   - Meandering trails and view benches.
   - Individual and Group Shade Structures
   - Park benches and trash carts throughout.
   - Seating Areas
   - Bicycle parking area.
   - Drinking Fountains
   - Optional Dog Walking Designated Areas.
   - Dog walking maintenance "bag" service devices.
   - Restrooms

8.12.2 View Parks

A View Park is defined as an enlarged open space or node along a bluff top edge or trail offering the opportunity for the pedestrian to experience a special view highlighted and framed with plant material and/or hardscape. A View Park is generally for passive use by the pedestrian or bicyclist to rest and reflect. At a minimum, view parks should incorporate the following guidelines:

1. Features include benches or seating areas and shade from either a hard structure or large canopy trees.

2. Overall forms for the parks should be natural and plant material used should be native or naturalized to the local area.

3. Any hardscape elements shall incorporate clay and brick materials themed throughout the community.

4. Views from the parks should remain unobtrusive to the overall environment blending with the natural surroundings. The intended view and focus of the park should be well labeled, clearly visible, and easily accessible.

5. View Parks adjacent to a residential or commercial parcel should reflect the architectural theme of the adjacent use.

6. Lighting should be low key and conform to any ‘night skies’ ordinances set forth by the City of Lake Elsinore and all approving agencies.
8.12.3 Active Parks

Any planned Active Park should reflect the overall theme consistent to their respective Village or adjacent neighborhoods. At a minimum, active parks should incorporate the following guidelines:

1. Features such as the restrooms, shade structure, play areas, sports fields and courts with benches and view seating should also reflect the overall theme for the park and Village at large with appropriate material use such as brick, and stucco.

2. Large, specimen canopy trees are recommended for immediate shade, visual impact, and perception of permanence in the park landscape (refer to Section 9.6 Landscape Interfaces) for additional information and edge treatment at the active park areas.

3. Active Parks may include areas of both passive but mainly active uses, including but not limited to:
   a. Age-tired tot lots.
   b. Outdoor full- and half-court basketball.
   c. Baseball fields.
   d. Soccer fields.
   e. Football fields.
   f. Volleyball courts.
   g. Multi-use open fields.
   h. Meandering trails and view benches.
   i. Trash dumpster enclosures throughout the site accessible from the roadways and dog walking "bag" dispensers.
   j. Individual picnic tables with charcoal barbecues throughout.
   k. Provide group picnic and barbecue areas at each event area.
   l. Park benches and trash receptacles throughout.
   m. Seating areas
   n. Automobile parking areas.
   o. Bicycle parking areas.
   p. Lighting at active courts and fields.
   q. Skateboard facility

8.12.4 Community Park

A Community Park serves the recreational needs of the overall community. The landscape, architecture, and planting should reflect the clay brick and oak tree theme consistent to Aberhill Villages. At a minimum, view parks should incorporate the following guidelines:

1. Features such as the restrooms, shade structure with picnic seating, and community gardens, should reflect the overall theme for the park and Village at large.

2. Large, specimen canopy trees are recommended for immediate shade and visual impact and permanence to the park landscape.

3. Community Parks should consider, but not be limited to, the following active and passive uses:
   a. Clubhouse with meeting rooms, offices, kitchen, and restrooms.
   b. Olympic size swimming pool with cabana and shaded seating.
   c. Age-tired tot lots.
   d. Full-size soccer fields.
   e. Football field.
   f. Multi-use area with meandering trails and view benches.
   g. Meandering trails and view benches.
   h. Pedestrian trails and park site walkways.
   i. Trash dumpster enclosures throughout the site accessible from roadways and dog walking "bag" dispensers.
   j. Individual picnic table and barbecue areas at each event area.
   k. Park benches and trash receptacles throughout.
   l. Seating areas
   m. Automobile parking area.
   n. Restrooms
   o. Skateboard facility
8.13 THEMED SITE MATERIALS, FINISHES, STREET FURNITURE

In order to communicate a consistent theme throughout the Alberhill Villages community, several landscape elements, fixtures and street furniture need to be pre-selected. In some cases, a specific product (model, color, finish) will be selected; in other cases, the implementing builders may select from several options. Where product specifications are not provided, an implementing builder should select landscape and fixtures that carry similar themes as those items presented.
Brick Pilaster With Texture Block Concrete Wall
N.T.S.
Brick Pilaster With View Fencing
N.T.S.

Alberhill Villages
Specific Plan

Figure 8.6
Conceptual Wall & Fence Detail
Combination Low Wall/ View Fence
N.T.S.

Alberhill Villages
Specific Plan

Figure 8.7
Conceptual Wall & Fence Detail
Vinyl or Precast Concrete Rail Fence
N.T.S.
Secondary Monumentation- Professional
N.T.S.

Figure 8.11
Alberhill Villages
Specific Plan

Conceptual Monumentation Signage
Secondary Monumentation- Commercial
N.T.S.

Alberhill Villages
Specific Plan

Figure 8.13
Conceptual Monumentation Signage
Figure 8.14
Trail Monumentation

Alberhill Villages
Specific Plan

Trailhead Marker
N.T.S.

LOW BRICK PILASTER
WITH BRICK CAP

TRAIL SIGN/ MARKER
9.1 INTRODUCTION

All lighting for Alberhill Villages will be designed with a 'Dark Sky' approach. This means that where and when lighting is required all lighting shall have uniform lighting standards with regard to hierarchy, style, materials, and colors in order to ensure consistent design and shall be directed or focused downward wherever possible and not into the night sky.

All public street lighting should comply with City of Lake Elsinore standards where applicable. Lighting proposed within the commercial, residential, park, recreational, and street areas shall conform to a uniform set of criteria established for the Alberhill Villages community. Each village may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the village and is complimentary to the style stipulated for Alberhill Villages community as a whole. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme.

Where conflicts arise between these Lighting Design Guidelines and the City's Municipal Code, these AVSP Lighting Design Guidelines shall take precedence of the City's Municipal Code.

9.2 LIGHTING DESIGN GUIDELINES

All of Alberhill Villages shall be subject to and shall comply with The California Title 24 - Energy Efficiency Standards for Residential and Non-Residential Buildings (with 2005 and 2008 standards). Guest developers are expected to understand the noted ordinances and follow all permit application procedures to obtain the proper permits prior to installation.

The following guidelines shall be followed in order to ensure appropriate design, placement, and application of lighting to be achieved.

9.2.1 Lights shall be durable, easy to maintain and be designed so as to be made from unbreakable plastic where possible, and may be recessed or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal-resistant.

All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways, and building entrances shall be well lit for security reasons. No freestanding lighting fixtures shall exceed the maximum height as noted by the lighting ordinance for the City of Lake Elsinore. All pole lighting heights and light spread shall comply with the City of Lake Elsinore's lighting requirements.

9.2.2 Any service area lighting shall be contained within the service yard boundaries and enclosure walls.

9.2.3 The lighting concept of the entry monumentation features is to illuminate the sign graphics and gently wash the site elements, walls, and pilasters with light. Constrained uplight fixtures should illuminate trees and other site features. Refer to Monumentation section of the guidelines for additional information.

9.2.4 The type and location of lighting should minimize direct glare onto adjoining properties. Lighting should be shielded to confine all rays within the property.

9.2.5 Light fixtures upon buildings shall complement the architectural design of the building. Lighting should be designed to satisfy function, as well as contribute to overall design quality.
9.2.6 In order to maintain light spill-over, lighting and illuminated signs shall be located to confine illumination to the premises.

9.2.7 All electrical meter pedestals and light switch / control equipment shall be located with minimum public visibility, if possible, or shall be screened with appropriate plant materials.

9.2.8 The level of on-site lighting, as well as lighting fixtures, shall comply with any and all applicable requirements and policies of Riverside County. Energy conservation, safety and security should be emphasized when designing any light system.

9.2.9 Industrial type utility lights are not permitted.

9.2.11 Future facility signs should be used to identify and provide arrow direction to residential subdivisions and other development areas.

9.3 LIGHT FIXTURE

Light Fixture Family

The decorative street light family of fixtures may be used along all framework streets and neighborhood streets. All lighting elements can be 'mixed and matched'; however, the design intent is to implement a consistent design throughout the project. All fixture heads can either be pole mounted, wall mounted, twin head fixture, or pendant mount depending upon site conditions.
10.1 PURPOSE

Special signage guidelines and standards are necessary for the regulation of all matters concerning signs, advertising structures, and advertising devices within the Alberhill Villages Specific Plan project, including, but not limited to the location, type, size, height, design, quantity, content, and illumination. Effective signage will contribute to the unique feel and the pedestrian scale of the development. These guidelines and standards, when combined with the architectural, site, and landscape guidelines and standards, will help create a “sense of place” in the Alberhill Villages community. The purposes of these regulations are:

1. Maintain and enhance the physical appearance and economic value of the Alberhill Villages community;
2. Direct and inform persons as to the location and nature of activities;
3. Provide guidance for design of advertising displays, structures and devices, which will harmonize with their surroundings, avoid confusion, and result in signage, which is architecturally compatible with adjacent buildings or structures;
4. Reduce the potential for distraction or hazard to motorists or pedestrians;
5. Reduce the potential for creation of visual nuisances; and
6. Establish guidelines and standards for the City of Lake Elsinore in the review of temporary and/or permanent sign approval and permitting;
7. These signage regulations shall take precedence over the City’s Signage Regulations, where conflict between the two arises. The AVSP Signage Regulations shall supersede the City’s Signage Municipal Code.

10.2 GENERAL SIGN GUIDELINES

10.2.1 Appropriate

1. Generally, small low key signage program for tenant spaces;
2. Encourage the use of graphics and less text to create more pedestrian oriented signs;
3. Building mounted signs for project identity;
4. Eye level signs; window and door signs, including pedestrian oriented projecting signs over storefronts and boardwalks;
5. Signs consistent with building texture, color and architectural style.
6. Uniquely shaped signs that are related to the product or service provided (e.g., barber pole);

7. Signs, which have illumination sources consistent with Mount Palomar lighting standards and restrictions;

8. Acceptable sign types include wall mount individual letters, which may have interior illumination;

9. Freestanding monument signs shall be low profile and incorporate Albari Villages entry monument type features and landscaping;

10. Any outdoor advertising structure shall contain thereon only such matter or advertising, which refers to goods or services produced, sold, or displayed on the premises upon which such sign or structure is located, excepting off-site real estate signs as provided in Section 10.5.

10.2.2 Inappropriate / Prohibited

1. Typical “can” or “box” signs with entire face areas in plastic;

2. Individual plastic channel letters;

3. Roof Signs. Signs projecting above the roof-line of a building or structure, except in the case of a sign incorporated as an integral part of the design and construction of a building and approved by design review;

4. Signs, which interfere with or conflict with any traffic control device, create a safety hazard by obstructing the clear view of pedestrian or vehicular traffic or interfere with or conflict with efficient operations of emergency vehicles;

5. Emergency Access. Signs, which prevent free access to or from any fire escape, door, window or exit, or access to any standpipe;

6. Temporary or Semi-Permanent Signs. It is expressly prohibited to erect temporary or semi-permanent signs such as paper paste-up, painted, portable poster board, and mobile types when such signs are located outside of buildings, on exterior walls, and/or on window surfaces, unless a temporary sign permit has first been issued;

7. Billboards. Billboards, non-appurtenant or other off-site, outdoor advertising structures, except temporary real estate directional or kiosk signs as provided for in Section 10.5;

8. Detached Signs. All detached signs shall be located within a landscape planter, as approved by design review. The base of any detached sign shall be constructed of masonry, wood or other suitable building material, and shall have clay brick accents;

9. Statue Signs. Statues designed primarily for commercial-promotional activity shall be subject to design review and approval;

10. Inflatable Signs. Inflatable signs are not allowed;

11. Vehicle Signs. No person shall park, or cause to be parked, any vehicle on any public or private property right-of-way for the sole purpose of commercial advertising. A sign or signs on vehicles used in conjunction with a business and the use of that vehicle will be allowed, subject to the following provisions:

a. A vehicle sign is a sign permanently or temporarily attached to, or permanently painted on a vehicle that is used in conjunction with the business that it identifies or advertises;

b. The vehicle must be used as a part of the business to which the advertising in the vehicle pertains (i.e., regular use for delivery of business products or obtaining supplies).
c. No vehicle sign shall be attached in such a manner as to render a door, window, hood, trunk, or tailgate or a vehicle unmovable or unusable or to violate the California Vehicle Code.

d. No vehicle sign shall have an arrow pointing towards the business that identifies or advertises.

12. Distraction to Motor Vehicle Operators. No sign shall in any way endanger the health or safety of operators of motor vehicles on the streets and/or highways through the use of motion, sound, or other mechanical devices. Blinking, flashing, unusual lighting, or other means of animation, which cause distraction to operators of motor vehicles shall not be permitted on or by any sign. Signs that revolve, rotate or orbit (except symbolic and common signs such as barber pole, and mortar and pestle, which are traditional in nature and size) shall not be permitted.

13. Wall Decorations. In the mixed-use areas, where walls are decorated with scenic or artistic paintings or murals, which do not in themselves either advertise a product, or tend to become a mere extension or enlargement of a sign or other advertising materials, such as scenic, architectural, or artistic paintings or murals, shall be considered as a textural treatment of the wall surface and shall be subject to review and approval by the design review process.

10.3 SIGN REGULATIONS – GENERAL

1. Sign Maintenance. All signs shall be maintained in a neat, attractive condition, and in adequate repair, as determined by the City Director of Community Development, or his/her designee.

2. Lighted Signs Near Street Intersections. All lighting of signs or outdoor advertising located within 150 feet of any street intersection shall be of such color and design that there will be no confusion with public signs or signals regulating the flow of vehicular traffic.

3. Outdoor Advertising Structure Landscape. All outdoor advertising structures hereafter erected in conformity with these regulations shall be landscaped, and such landscaping shall be maintained in a neat and orderly manner.

4. Advertising Structures Near Residential Uses. No outdoor advertising structure may be placed or located on any vacant lot or parcel of land lying between two residential buildings, structures, or uses, unless such buildings or structures are less than 100 feet apart, nor may any such outdoor advertising structure be located within 50 feet of any residential use in the same block frontage.

5. Projections Over Right-of-Ways. All projecting signs shall be designed and constructed in accordance with the following requirements:

a. No sign shall extend over a public sidewalk or right-of-way, except:
   - Signs attached under canopies or marquees, which shall not exceed dimensions of 12 inches high by 48 inches long, and shall clear the surface below by not less than 8 feet, may be permitted through design review approval.
   - Signs of historical significance, which shall not exceed 16 square feet in area, and shall clear the surface below by not less than 8 feet, may be permitted through design review approval.

b. A sign(s) for which an encroachment permit or license has been granted by the City of Lake Elsinore pursuant to this section may encroach over a public right-of-way.

c. Sign(s) affixed to the vertical face or valance of an awning or canopy for buildings in the Mixed-Use areas may be permitted through design review approval.
6. Special Signs. At special signs as identified in Section 10.4 may be permitted.

10.4 SPECIAL SIGNS - GENERAL

Subject to compliance with Section 10.3, the following special types of signs may be permitted subject to compliance with the limitations and conditions prescribed herein; provided further, that the area of any such sign(s) shall not be included in computing the total allowable sign area or number of signs permitted for any lot or use.

1. Name signs or nameplates, which do not exceed 1 square foot in area and display only the name of the property or the premises upon which displayed or the owner or lessee thereof, or of the address thereon.

2. Informational signs, provided such sign is not more than 5 square feet in area, bearing no advertising message and located wholly within the lot to which the sign is appurtenant.

3. Street address number, no trespassing, no parking, and other warning signs, provided such sign is located on the lot to which the sign is appurtenant and not exceeding 4 square feet in area: 1 non-illuminated nameplate not exceeding 2 square feet in area for each dwelling unit.

4. Memorial signs or tablets, including names of buildings and dates of erection, provided they are cut into the surface or the facade of the building or structure not more than 2 inches from the face of the building.

5. Public utility company signs, provided such sign indicates danger or serves as an aid to public safety, or shows the location of underground facilities or of public telephones.

6. Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, which signs are not visible from a public street, right-of-way, or parking lot.

7. Time and temperature devices, provided such sign is not higher than permitted detached signs, located on private property and bearing no advertising message.

8. Traffic or other Municipal Signs (sign required by law), Railroad crossing signs, legal notices, and such temporary emergency or non-advertising signs as may be authorized by the City.

9. Public Convenience Signs. Signs not exceeding 1 square foot in area, erected for the convenience of the public, such as signs identifying restrooms, walkways, and similar features or facilities.

10. Community Activity Signs. Signs specifically approved by the City for the purpose of advertising or identifying special civic events or activities deemed to be of city-wide significance and/or general public interest.

11. Temporary Real Estate Signs. Permitted in accordance with Section 10.5.

12. Parkways. No special signs shall be posted at any time in median or parkway.

10.5 DIRECTIONAL AND KIOSK SIGNS

Directional and Kiosk signs are part of a city-wide program for providing directional signs to new residential projects, while minimizing confusion among prospective purchasers who wish to inspect a housing project, and promoting traffic safety and reducing visual blight from the proliferation of signs.

The City regulations for Directional and Kiosk Signs are found in Section 17.196.12 of the Lake Elsinore Municipal Code, and are made a part of these sign regulations for the Alberhill Villages community.

10.6 TEMPORARY REAL ESTATE SIGNS
Temporary real estate signs for the purpose of sale, lease or rental of real property or buildings may be permitted subject to the following limitations:

1. Conditions for Approval—General
   
a. The Master Homeowner Association, Sub-Association, or City may prescribe design review procedures and permit application procedures to permit temporary real estate sign, which may include the following:

   1) A certificate of letter of authorization shall be obtained from the property owner of the property where the sign is to be located (granting authorization to install said sign).

   2) All signs shall be set back not less than 10 feet from the right-of-way line of any public street.

   3) Not more than 1 real estate sign may be located within any 300 linear feet of street frontage, nor may more than 1 real estate sign be located on the frontage of any 1 parcel.

   4) No sign shall be so located as to create a hazardous traffic condition.

   5) Except as may be otherwise specified herein, any temporary real estate sign shall be removed within 12 months from the date of approval or within 15 days after the close of escrow or date of lease or rental of such property, whichever period is the lesser, provided, however, that such time limitation may be extended (for good cause shown) by the City Community Development Director.

2. On-Site Real Estate Signs. One (1) unlighted sign not exceeding thirty-two (32) square feet in area nor exceeding sixteen (16) feet in height may be permitted on any lot in any zone, subject to the following limitations:

   a. Subdivision Sales. Signs may be erected along each street frontage for the purpose of land and/or building sales in tracts, parcel maps, or records of survey, when two (2) or more lots are involved and when the signs are located on the land to which the signs refer. Not more than four (4) signs of any type or description shall be employed, and no sign shall exceed an area of 50 square feet or 16 feet in height nor shall the aggregate area of all such signs exceed 100 square feet.

3. Off-Site Real Estate Signs. Off-site directional real estate signs, for the purpose of directing potential buyers or tenants to new residential subdivisions are permitted subject to the design review approval process.

   
a. No signs shall be placed in any parkway of the Alberhill Villages community, on a street tree, or on a utility pole

b. All signs shall be placed not less than 10 feet back from face of curb on the residence side of any sidewalk.

5. Temporary Residential "Open House" Signs.
   
a. One (1) open house directional sign may be placed in the parkway at any 2 intersections in Alberhill Villages. An additional 3rd sign will be allowed if the home is located within a cul-de-sac street.

b. Two (2) flags and one (1) open house sign may be placed in the parkway of the open house.

c. No open house flags or signs shall be allowed in the parkways.

d. No sign shall be posted at any time in the Lake Street median or parkway.
10.7 POLITICAL CAMPAIGN SIGNS

10.7.1 Political Signs – General

Political signs are permitted in a district subject to the following limitations:

1. Time Limits. No sign shall be posted more than 50 days prior to the election to which it pertains. All political signs shall be removed within seven days following the election to which they pertain.

10.7.2 Political Signs – Exceptions

Political signs shall be prohibited in locations listed below:

1. Public Right-of-Way. No political sign shall be posted within the street right-of-way (including, but not limited to, median islands, tract entry planters, tree wells and parkways), or on any traffic-control sign, private or public utility company poles.

2. Public Facilities. No political sign shall be posted on any building or on any land owned by the City. (Ref. City Ord. 937, 1992, Code 1987 § 17.94.110.)

10.8 CONSTRUCTION SIGNS

Construction signs not exceeding 32 square feet may be maintained in any zone on an active construction site. A sign permit must be obtained prior to erection of the sign. Any such sign(s) shall be removed not later than three working days after the building department the project to be completed.

10.9 FLAGS, BANNERS, PENNANTS, BALLOONS, WINDOW AND INTERIOR SIGNS

1. Use. The use of flags, banners, pennants, balloons, and exterior window signs is prohibited except in connection with promotional sales sign programs of businesses, which meet the requirements as described in this section.

2. Time Limitations. Flags, banners, pennants, and exterior window signs will be permitted for a maximum of 8 weeks within each quarter.

3. Size of Signs, Flags, or Banners.
   a. The maximum size of any banner, flag or pennant shall not exceed 12 square feet.
   b. Interior and window signs shall not obscure more than 50 percent of the total window area of any window visible from a public street, right-of-way or parking lot.

4. Maximum Number. Not more than 1 pennant or pennant shall be displayed on each frontage on a public street, right-of-way, or parking lot.

10.10 RESIDENTIAL SIGNS - GENERAL

Except as provided in Section, no outdoor advertising sign shall be erected, installed, or maintained for the identification or advertising or any residential use except as permitted herein; provided, further, that the following additional provisions apply:

1. All signs shall be stationary,

2. No signs, excepting nameplates, shall be directly lighted,

3. Roof signs shall be prohibited;
4. All signs shall be subject to review and approval by the design review board.

10.10.1 Single Family Residential

1. Identification Signs. Two (2) single-faced or one (1) double-faced identification sign at the main point of entry to the development, containing only the name and street address of the development, not exceeding 24 square feet in area for each face, and not exceeding 4 feet in height. One (1) additional 24 square feet, 4-foot high single-faced identification sign shall be permitted along any other public street right-of-way upon which the property has frontage, providing such street frontage exceeds 330 feet. The setback of the particular zone shall apply.

10.10.2 Multiple-Family Residential

In addition to signs permitted in Section 10.4, the following signs may be permitted:

1. Identification Signs. Two (2) single-faced or one (1) double-faced identification sign at the main point of entry to the development, containing only the name and street address of the development, not exceeding 24 square feet in area for each face, and not exceeding 4 feet in height. One (1) additional 24 square feet, 4-foot high single-faced identification sign shall be permitted along any other public street right-of-way upon which the property has frontage, providing such street frontage exceeds 330 feet. The setback of the particular zone shall apply.

2. For Sale, Lease, or Hire Signs. One unlighted sign not exceeding 12 square feet on area pertaining only to the sale, lease or hire of the particular building, property or premises upon which displayed.

3. Temporary Identification and Advertising Signs. One (1) on-site sign not exceeding 50 square feet in area. Such sign shall be permitted for a period of time not to exceed 6 months and may be renewed for 1 additional 6-month period. Such sign shall pertain only to the development on the property.

10.11 COMMERCIAL AND PROFESSIONAL OFFICE SIGNS

10.11.1 Commercial - Attached

1. Attached Signs. Attached signs as defined in this section, either lighted or unlighted, may be permitted on any building or structure in any commercial zone when used for any commercial use.

2. Allowable Sign Area. The maximum allowable area of any attached sign shall be based on a calculation of the linear dimension(s) of the building face(s) fronting on a public street, right-of-way, or parking lot, as follows:

a. Single-occupancy buildings. Allowable sign area shall not exceed one (1) square foot for each linear foot of building face. One (1) sign shall be permitted for each separate building frontage on a public street, right-of-way, or parking lot. In no case shall any such sign(s) exceed 120 square feet in area.

b. Multiple-occupancy buildings. In the case of a multiple-occupancy commercial site having a common wall or walls, the allowable attached sign area shall be one (1) square foot per foot of building face. One (1) sign shall be permitted for each street frontage of each separate occupancy. In no case shall any such sign(s) exceed 120 square feet in area.

10.11.2 Commercial - Detached

Excepting as provided in Section 10.4, detached signs shall be permitted in the commercial zone, subject to the following limitations:

1. Allowable Number of Signs. Not more than one (1) detached identification sign shall be permitted for each lot frontage along a public street.
2. **Allowable Height of Permitted Signs.**
   - a. Site of Five (5) Acres or Less. Detached signs shall not exceed 12 feet in height.
   - b. Sites of More than Five (5) Acres. Detached signs shall not exceed 16 feet in height.
   - c. Attachments to Permitted Signs. There shall be no attachment of other signs or panels to detached signs unless approved by the design review board.

3. **Area of Permitted Signs.** One hundred (100) square feet.

4. **Sign Incentive.** Where a multiple-occupancy building utilizes only a monument sign as a detached sign containing no more than 60 square feet in area and not exceeding 8 feet in overall sign height, a second monument sign, not to exceed 60 square feet in area and a maximum of 8 feet in height, may be permitted on the same street frontage, provided the monument signs are separated by a minimum of 100 feet.

5. **Sign Setback.** No detached sign, as permitted in this section, shall be located less than 15 feet from any property line separating a multi-occupancy commercial center from another property.

6. **Internal Directory.** One (1) internal directory sign containing a list of businesses located in a multi-use center, not exceeding 6 feet in height and a maximum of 48 square feet in area, shall be permitted adjacent each main entry drive of a commercial center provided that such sign is not designed to be readily visible from a public street.

### 10.11.3 Professional Office – Attached

1. **Attached Signs.** Attached signs as defined in this section, either lighted or unlighted, may be permitted on any building or structure in a professional office zone when used by any professional office use.

2. **Allowable Sign Area.** The maximum allowable area of any attached sign shall be based on a calculation of the linear dimension(s) of the building face(s) fronting on a public street, right-of-way, or parking lot, as follows:
   - a. Single-occupancy buildings. Allowable sign area shall not exceed one (1) square foot for each linear foot of building face. A maximum of two (2) signs shall be permitted for each separate building frontage on a public street.
   - b. Multiple-occupancy buildings. In the case of a multiple-occupancy professional office site having a common wall or walls, the allowable attached sign area shall be one (1) square foot per foot of building face. In no case shall any such sign(s) exceed 60 square feet in area.

### 10.11.4 Professional Office – Detached

Excepting as provided in Section 10.4, detached signs shall be permitted in all single and multiple-occupancy uses in all professional office zones provided hereinafter subject to the following limitations:

1. **Allowable Number of Signs.** Not more than one (1) detached identification sign shall be permitted for each lot frontage along a public street.

2. **Allowable Height of Permitted Signs.** Detached signs shall not exceed 8 feet in height and shall be constructed to be architecturally compatible with the adjacent building.

3. **Attachments to Permitted Signs.** There shall be no attachment of other signs or panels to detached signs unless approved by the design review.

4. **Area of Permitted Signs.** Thirty-six (36) square feet.
5. **Sign Setback.** No detached sign, as permitted in Section 10.11.2, shall be located less than 15 feet from any property line separating one parcel from another parcel.

6. **Internal Directory.** One (1) internal directory sign containing a list of businesses located in a multiple-use center, not exceeding 5 feet in height and a maximum of 20 square feet in area, shall be permitted adjacent each main entry drive of a commercial center provided that the sign is located a minimum of 50 feet from a public street and further that the sign is not designed to be readily visible from a public street.

10.12 COMMERCIAL FREEWAY SIGNS

10.12.1 **Freeway Oriented Signs in Commercial Planned Areas.**

Freeway oriented signs are only permitted for parcels or shopping centers with freeway frontage. They are permitted as freestanding or wall mounted signs. Freestanding signs may identify centers, multiple tenants and/or single tenants. Wall mounted signs may identify single tenants occupying an entire building and located on a parcel. All signs must comply with CalTrans standards when located within the agency's regulatory areas.

A. **Requirements for Freestanding Freeway Oriented Signs in Commercial Planned Areas.**

1. Number of signs permitted:

   a. One single tenant identification sign per parcel that is occupied entirely by one business, not located in a shopping center shall be permitted. These businesses with a freestanding freeway oriented sign are not permitted a single tenant identification monument sign along their street frontage. However, if three or more parcels join together to erect a multitenant freeway oriented sign, they each shall also be allowed a single-tenant identification monument sign along their street frontage.

   b. One multitenant identification sign per shopping center, if the shopping center is larger than seven acres.

   c. Two multitenant identification signs per shopping center if the center has greater than one thousand three hundred thirty feet of frontage.

2. **Maximum sign area for each sign shall be:**

   a. Fifty square feet for single-tenant identification signs;

   b. One hundred square feet for multitenant identification signs.

3. **Maximum sign structure height shall be thirty feet.**

4. **A freestanding freeway oriented sign shall only be allowed as a pylon sign. Pole signs are not permitted.**

5. **A maximum of three tenants may be on a multitenant sign.**

B. **Requirements for wall mounted freeway oriented business identification signs in commercial districts are the same.**
11.3 ISSUES & AREAS OF MITIGATION MEASURES

Issue Area: Aesthetics/ Light & Glare

Mitigation Measures:

AES-1: During Project construction, the Developer’s Construction Project Manager shall ensure that the appropriate screening and visual buffers are provided (such as temporary fencing with opaque material), to screen ongoing construction activities from residential land uses developed within previous phases.

AES-2: Construction plans shall delineate the required setback for residential development from all mining operations according to Reclamation Plan 112 and the City’s Municipal Code Mining M3-Ordinance (Ord. 1150 Section 2, 2005. Code 1987 Section 17H.03).  

AES-3: Prior to issuance of building permits for each implementing development Project, the Developer of the implementing development Project shall submit a detailed Landscape Plan, for review and comment only by the City’s Planning Division. The Landscape Plan shall, at a minimum, address special edge treatments for adjacent off-site mining areas, and the use of native vegetation in accordance with the M3 zone, in effect at the time of annexation date of the Project area dated 2005.

AES-4: All landscaping shall be installed, in accordance with landscape and irrigation standards that are part of the Specific Plan at the time of review and comment on each Project area’s Landscape Plan, and prior to issuance of occupancy permits for a particular phase or area.

AES-5: Landscaping should be consistent with the AVSP and any supplemental Phased Development Plan (PDP) and Design Review (DR) in order to strengthen the visual cohesiveness of the community and provide a harmonious transition between man-made features and the natural features of the site.
AEB-6: Disturbed and un-landscaped areas shall be replanted with native plant materials that are compatible with the theme and that respond to the functional consideration of the region.

AEB-7: To the extent practicable, removal of existing native trees and vegetation along Temescal Creek shall be prohibited during Project construction and grading (this can be accomplished by staking sensitive habitat at the limits of grading to avoid incidental disruption). The Project grading plan shall clearly indicate permit limits and areas to remain. If not possible, native landscape shall be replaced.

AEB-8: Under the Landscaping and Lighting Act of 1972 (part 2, Division 15 of the Streets and Highways Code) and the City of Lake Elsinore Municipal Code, a Landscaping and Lighting District, or other mechanism, may be formulated to set standards for maintenance of landscape and lighting installations.

AEB-9: Any lights used to illuminate the parking areas, driveways, and other exterior or interior areas, shall be designed and located so that direct lighting is confined and minimized to the individual planning elements of AVSP. The Developer shall submit photometric lighting plans for each commercial, multi-family and recreational project. Directional lighting should be of a minimum intensity (wattage) of one foot-candle, or as otherwise necessary, for public safety.

AEB-10: Project design should incorporate additional techniques to reduce light and glare such as use of opaque glass instead of reflective glass, and earth tone building materials in high visibility areas.

Issue Area: Air Quality and Greenhouse Gas

Mitigation Measures:

AQ-1: Construction activities may cause NOx, ROG, PM-10 and PM-2.5 emissions to substantially exceed SCAQM CEQA thresholds if multiple activities/phases overlap or are compressed into shorter time-frames. Reasonable and feasible mitigation cannot likely reduce impacts to a less-than-significant level. Mitigation during construction is required to achieve a reduced level of impact includes: the contractor shall implement the following measures:

Dust Control:

The following measures are in accordance with the current SWPP guidelines:
• Apply soil stabilizers according to manufacturers' specifications to inactive areas (previously graded areas inactive for ten days or more).
• Prepare a high wind dust control plan and implement at elements and terminate soil disturbance when winds (as instantaneous gusts) exceed 25 mph.
• Stabilize previously disturbed areas if subsequent construction is delayed.
• Water actively graded surfaces 3 times per day.
• Cover all stock piles with tarp if left undisturbed for more than 72 hours.
• Replace ground cover in disturbed areas as soon as feasible.
• Provide water spray curing loading and unloading of earth material.
• Install wheel washers, shake plates and gravel where vehicles enter and exit the construction site on paved roads or wash off trucks and any equipment leaving the site each trip.
• All streets shall be swept at least once a day using SCAQMD Rule 1186.1 certified street sweepers or roadway washing trucks if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
• All trucks hauling dirt, sand, soil or other loose materials are to be covered.
• Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.

Diesel exhaust particulates and NOx emissions may have a significant impact during construction because of the size scope of the project. Measures to reduce exhaust emissions include:

Exhaust Emissions:
• Require 50-day low-NOx tune-ups for off-road equipment.
• Limit allowable idling to 5 minutes for trucks and heavy equipment.
• Utilize equipment whose engines are equipped with diesel oxidation catalysts if available.
• Utilize diesel particulate filter on heavy equipment where feasible.
• If Tier 2 or Tier 3 off-road construction equipment is not available, require alternative fueled off-road equipment.
• Configure construction parking to minimize traffic interference.
• Where available, use electricity from power poles rather than temporary diesel or gasoline power generators over 45HP. If generators are over 45HP, they will have to comply with the Air Quality Management District rules.
• Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
• Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable.
• Reroute construction trucks away from congested streets or sensitive receptor areas.
• Provide dedicated turn lanes for movement of construction trucks and equipment on-site and off-site.

AQ-2: Prior to the final staff approval of each final subdivision map, the Developer shall provide an exhibit to the city demonstrating that the following measures have been planned to be incorporated into the AVBP design to reduce reliance on the single occupancy vehicle for that PDP phase or future PDP phases per the subdivision map. No approval of the exhibit is required by the city. The exhibit should include such techniques or programs such as:

• Provide for increased utilization of public transit by providing a park-and-ride facility and opportunities on-site for the future shuttle link to the planned Metrolink station in Perris or downtown Lake Elsinore. If the Metrolink station in Perris or downtown Lake Elsinore is not implemented, the Project would not be required to provide the shuttle link on the Project site.
• Provide one or more secure, convenient bus stop locations, including, where feasible, seating, signage, shelters, and trash receptacles.
• Provide safe, appropriately lighted, and attractively landscaped physical linkages between land uses that encourage bicycling and walking as alternatives to driving through the provision of bike lanes and/or walking paths.
• Off-street bicycle parking shall be distributed throughout the commercial areas of the Alberhill Villages Specific Plan and placed conveniently near building entrances without obstructing pedestrian movement.

AQ-3: Prior to issuance of a building permit(s), the Developer shall demonstrate that the following measures to conserve energy have been incorporated into building design:

• Submit plans demonstrating that the new residential buildings shall exceed 2013 energy efficient requirements or the current California Title 24 energy efficiency requirements in effect at the time of building permit issuance.
• Submit plans demonstrating that the new commercial buildings shall include the following green building design features:
  ➢ Utilize Low-E and ENERGY STAR windows where feasible.
  ➢ Install high-efficiency lighting systems and incorporate advanced lighting controls, such as auto shut-offs, timers and motion sensors.
  ➢ Install high R-value wall and ceiling insulation.
  ➢ Incorporate use of low pressure sodium and/or fluorescent lighting, where feasible.
• Require acquisition of new ENERGY STAR qualified appliances and equipment. Implement passive solar design strategies in new construction. Examples of passive solar strategies include orienting building to enhance sun access, designing narrow structures, and incorporating skylights and atria.
• Where feasible and appropriate as determined by the City Engineering Division and Building and Safety Division, structures shall be designed to support the added loads of rooftop solar systems and be provided with appropriate utility connections for solar panels, even if installation of panels is not planned during initial construction.
AQ-4: Prior to issuance of building permit(s), the Developer shall demonstrate that the following water and energy conservation measures have been incorporated into the landscape plan:

- Participate in green waste collection and recycling programs for landscape maintenance if available.
- Require use of landscaping with low water requirements and fast landscape growth.
- Plant trees or vegetation to shade buildings and thus reduce heating/cooling demand.

AQ-5: Prior to the issuance of any City ministerial permits for development for the AVISP (grading, etc.), the Developer shall submit a Climate Action Plan compliance document for ministerial review only to the Planning Director consistent with the Climate Action Plan Compliance Report located within Chapter 7 of the Alibarhill Villages Specific Plan.

- The auditing mechanism for the CAP is discussed further within Chapter 7 - Measure Implementation and Performance. The City staff should evaluate CAP measures every five years identifying achievement of the performance indicators, participation rates, implementation costs, and community benefits realized, remaining barriers to implementation, and recommendations for changes to the CAP.
- This CAP evaluation may be submitted to the City Council in conjunction with the General Plan status report due to that year as required by State Government Code Section 65400.
- In addition, CAP measure review should include an assessment of the implementation of applicable Scoping Plan measures to determine if adjustments to the CAP must be made to account for any shortfalls in Scoping Plan implementation.

Issue Area: Biological/Jurisdictional Waters Mitigation Measures:

BIO-1: A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of the Project site containing suitable burrowing owl habitat according to the project Developer’s biologist. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for owls.

If active nests are identified on-site during the pre-construction survey, they shall be avoided or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 100 meters (approximately 330 feet) of an active nest during the breeding season (February 1 through August 31), and 165 feet during the non-breeding season (September 1 through January 31).

If burrowing owls occupy the site and cannot be avoided, passive relocation shall be used to exclude owls from their burrows. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure owls have left the burrow. Artificial natural or artificial burrows that are beyond 50 meters from the impacted area shall be provided in a ratio of 1:1 in adjacent suitable habitat that is contiguous with the foraging habitat of the affected owls. The Project area shall be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent recolonization. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

BIO-2: No new clearing, grubbing, grading or other ground-disturbance activities shall occur on each implementing development Project site until the following requirements have been met for the California gnatcatcher (Polioptila californica):

Presence/absence surveys by the project Developer’s biologist shall be conducted within the footprint where new clearing, grubbing, grading or other ground-disturbance activities is
proposed within identified "suitable" habitat, if any. Said surveys shall also include all land within 500 feet of the ground-disturbance footprint.

If surveys document absence of CAGN no additional avoidance or minimization measures are required. Surveys in which the species is not detected are considered valid for one year. New surveys shall be conducted on any previously surveyed areas where clearing, grubbing, grading or other ground-disturbance activities are not commenced within one year and whenever new areas are proposed for ground-disturbance activities.

If surveys document the presence of California gnatcatcher (CAGN) impacts to CAGN would be mitigated below the level of significance when the survey and impact area are fenced and direct impacts are avoided and construction within 500 feet of occupied habitat occurs only between September 1 and January 31 to avoid indirect impacts to nesting CAGN. If avoidance is not feasible a Section 7 Consultation or Section 10 Consultation and Biological Opinion (BiOp) shall be initiated by the project developer with the USFWS, and mitigations measures to avoid or minimize adverse Project effects to CAGN, as identified by the USFWS shall be implemented. Potential impacts will be reduced to below the level of significance through implementation of one or more of the following measures, which individually or in combination will reduce potential impacts to below the level of significance:

1) Avoidance;
2) Minimization of Impacts;
3) Acquisition and set aside of similar CAGN habitat either on-site or off-site at a 1:1 ratio;
4) The purchase of off-site compensation land.

BIO-3: Should construction of implementing development Projects occur during the breeding season for the least Bell’s vireo (LBV) or southwestern willow flycatcher (SWIFW) (March 15 through September 15), presence/absence surveys shall be conducted prior to construction, or presence can be assumed. If surveys document the presence of LBV and SWIFW, impacts to LBV and SWIFW would be mitigated below the level of significance when occupied riparian forest/woodlands/scrub is fenced and direct impacts are avoided and construction within 500 feet of occupied habitat occurs only between September 15th and March 15th to avoid indirect impacts to nesting LBV. If avoidance is not feasible, a temporary noise barrier shall be used during construction, at the appropriate location(s), in coordination with CDFW and the USFWS. The noise barrier shall attenuate noise levels of 60 dBA or less, at the edge of breeding habitat. If surveys indicate that these species are not present, this measure will not be required. Additional or alternative measures to avoid or minimize adverse Project effects to LBV and SWIFW, as identified by the USFWS in Section 7 or Section 10 Consultation, shall be implemented.

BIO-4: Prior to issuance of a grading permit(s) for areas within the Aberhill Villages Specific Plan that contain biologically significant riparian/wetland habitat as determined by the City's biological consultant, the Developer shall implement one or more of the following measures to mitigate for impact to riparian/wetland habitat at a 1 to 1 ratio:

- On-site or off-site replacement of USACE/RWQCB jurisdictional "waters of the U.S." "waters of the State" and wetlands at no less than a 1 to 1 replacement to impact ratio, or as required by the agency. Off-site replacement shall include the purchase of mitigation credits at an agency-approved off-site mitigation bank or payment into an in-lieu fee agreement, such as San Jacinto River invasive removal project through Santa Ana Watershed Authority.

- On-site or off-site replacement of CDFW jurisdictional streambed and associated riparian/habitat at no less than a 1 to 1 replacement to impact ratio, or as required by the agency. Off-site replacement shall include the purchase of mitigation credits at an agency-approved off-site mitigation bank or payment into an in-lieu fee agreement, such as San Jacinto River invasive removal project through Santa Ana Watershed Authority.

BIO-6: Prior to issuance of a grading permit for any implementing development proposals that contain potential "waters of the U.S." and "waters of the State", an updated jurisdictional delineation of the subject property documenting all drainages including ephemeral drainages shall be completed. Potential impacts to any "waters of the U.S." and "waters of the State" will be reduced to below the level of significance through implementation of one or more of the following measures, which individually or in combination will reduce potential impacts to below the level of significance, subject to U.S Army Corps of Engineers and California Department of Fish and Wildlife approval through the Section 404 and Section 1600 Streambed Alteration Agreement permitting process.
• Avoidance of on-site jurisdictional features;
• Enhancement of avoided on-site drainages;
• Restoration of on-site riparian habitat following ground-disturbance activities;
• On-site or off-site mitigation of residual impacts to jurisdictional areas at a 1 to 1
  ratio; or such other ratio as negotiated between the Developer, the U.S.
  Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB)
  and the California Department of Fish and Wildlife (CDFW) during the Section 404/401/1922
  permitting process.

BIO-6: In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the
California Fish and Wildlife Code ground-disturbance activities including the removal of
trees and vegetation shall be avoided, to the greatest extent possible, during the nesting
season (generally February 1 to August 31) of potentially occurring native and migratory
bird species.

If site-preparation activities are proposed during the nesting/breeding season (February
1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to
the issuance of grading permits, to determine if active nests of species protected by the
MBTA or the California Fish and Wildlife Code are present in the construction zone.

If active nests are not located within the Project area and appropriate buffer (500 feet) of an
active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-
listed), or within 100 feet of sensitive or protected songbird nests, earth-moving activities
may be conducted during the nesting/breeding season. However, if active nests are located
during the pre-activity field survey, no grading or heavy equipment activity shall take place
within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive
or protected (under MBTA or California Fish and Wildlife Code) birds nests (non-listed), or
within 100 feet of sensitive or protected songbird nests until the nest is no longer active.
Development can proceed if no occupied nests are identified within 500 feet of any active
nesting.

BIO-7: Though the Stephens’ kangaroo rat was not found on-site, suitable habitat
however, exists on-site within the ruderal/non-native grassland and disturbed sage scrub
habitats located on site. The Project Site is located in the Stephens’ Kangaroo Rat Fee
Assessment Area (Riverside County Ordinance 653:10). To reduce potential impacts to the
Stephens’ Kangaroo rat, and in accordance with Riverside County Ordinance 653:10, the
Stephens’ Kangaroo Rat Mitigation Fee payment of $500.00 per gross developed acre is
required – paid to the Riverside County SKR Habitat Conservation Plan Fee or other
responsible agency. The mitigation fee shall be required prior to the issuance of a grading
permit. If a deferral agreement instrument is recorded by the Developer, the fee may be
defered to the issuance of the first building permit within the development. Fee amounts
are determined by Riverside County Transportation and Land Management Agency (TLMA)
Building & Safety and Planning Land Use staff and can be paid at any TLMA Permit
Assistance Center.

The rosary boa, designated as a CDFW California Species of Concern, was not found on-
site during the 14 days of general and focused biological surveys and site reconnaissance
even though suitable habitat was present. The rosary boa is generally sparsely distributed in
rocky chaparral and coastal sage scrub habitats, and has a high potential to occur within
these habitats. Additional surveys are to be conducted by project Developer’s biologists
before grading is permitted, and if found, the rosary boa will be relocated to habitat suitable
areas outside the development area under the supervision of project Developer’s biologist.
In addition, the “endangered” fairy shrimp, also not found during the 14 days of general
and focused biological surveys and site reconnaissance, may have a potential for existence
due to the presence of numerous seasonal pools observed on-site. A prosencobiosis
survey shall be conducted prior to any on-site grading for listed endangered fairy shrimp.

BIO-8: The Developer shall be responsible for avoiding two species of native trees that
were located on-site: the southern coastal live oak riparian forest located in the northwest
corner of the Site that includes coastal live oak (Quercus agrifolia) and the arroyo willow
(Salix lasiocarpa). The oak trees and willows are large, mature, and in good health. The
City of Lake Elsinore does not have a native tree ordinance. If oak trees will be impacted
the Developer shall mitigate the loss at a 3 to 1 replacement with 36” box trees, or shall
relocate the native oak trees.

BIO-9: If necessary, as advised by Developer’s biologist, prior to the commencement of
construction activity, a temporary sound may be erected adjacent to construction between
the AVSP’s development footprint and any occupied Critical Habitat Areas to ensure that
wilde are not subject to noise that would exceed residential noise standards (65 dBA) or ambient noise levels (whichever is higher). Once construction is completed, the temporary sound wall shall be removed.

**BIO-10:** Any boat landing and proposed for construction located adjacent to the occupied Critical Habitat Areas shall be designed and operated to maintain noise levels at 65 dBA or ambient noise levels (whichever is higher).

**Issue Area: Cultural Resources**

**Mitigation Measures:**

**CR-1:** Prior to issuance of grading permit(s) for the Project, the Project Developer shall retain an archaeological monitor to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation by the project Developer’s archaeologist in consultation with the appropriate museum.

**CR-2:** At least 30 days prior to seeking a grading permit, the Project Developer shall contact the appropriate Native American tribal group to notify the Native Americans’ grading, excavation and the monitoring program, and to coordinate with the City of Lake Elsinore and the tribal group to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; Project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The City and Native American tribal groups shall have 30 days from notification by the Project Developer and the City to submit a draft agreement mutually acceptable by all the three parties. If within 30 days, all three parties cannot agree on a mutually acceptable agreement, then the Project Developer will refer to Mitigation Measure CR-3 for project monitoring.

**CR-3:** Prior issuance to any grading permit, the Project Developer shall file a pre-grading report with the City to document the proposed methodology for grading activity observation. Said methodology shall consider the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in CR-1, the archaeological monitor’s authority to stop and redirect grading will be exercised in consultation with the appropriate Native American Indian Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading excavation and ground breaking activities, and shall also have the authority to stop and redirect grading activities in consultation and in agreement with all accepted parties consistent with state law.

**CR-4:** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the Project area to the appropriate Native American Tribe or museum for proper treatment and disposition.

**CR-5:** All sacred sites, as determined by the project Developer in consultation with the Native American Tribe, should they be encountered within the Project area in consultation with Project archaeologist and Native American Indian Tribe, shall be avoided, preserved and relocated, if feasible.

**CR-6:** If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the Project archaeologist, and the appropriate Native American Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources.

**CR-7:** Prior to the approval of any final subdivision map or the issuance of any grading permit, that includes the “old” Alberhill School site, the Developer shall provide to the City of Lake Elsinore an evaluation of the School House structure completed by a qualified architectural historian to determine its historical significance and integrity for relocation or structure elements. The Developer will replicate the character of the schoolhouse in another location within AVSP as a community center/hoa building. A portion of the new HOA building will provide a history of the 100-year-old mining area and the history of the Native Americans for both residents and visitors alike.
CR-8: Prior to the issuance of grading permits for each Project Phase or PDP, a qualified paleontologist shall be retained to prepare a Paleontological Resources Survey for the Project site by phase or PDP to determine the site-specific potential of finding paleontological resources within the Project site by the proposed Phase for development. If the approved Paleontological Resources Survey determines that it is unlikely that paleontological resources will be uncovered by earth-moving activities, grading and construction activities may proceed, subject to compliance with mitigation measures CR-1 through CR-7. However, if the approved Paleontological Resources Survey determines that it is likely that paleontological resources will be uncovered during earth-moving activities, a qualified paleontologist shall be retained to develop a Paleontological Resources Monitoring and Treatment Plan (PRMTP) for information submission only to the City Community Development Director. Following Planning Director review and comments of the PRMTP, grading and construction activities may proceed in compliance with the provisions of the approved PRMTP. If comments are not received within 30 days from the City Planning Director, the grading and construction activities may proceed with the submitted PRMTP. Comments received from the City Planning Director may be considered by the Project Developer in the final PRMTP.

The PRMTP shall include the following measures:

a. Identification of those locations within the Project site where paleontological resources are likely to be uncovered during grading.

b. A monitoring program specifying the procedures for the monitoring of grading activities by a qualified paleontologist or qualified designee.

c. If fossil remains large enough to be seen are uncovered by earth-moving activities, a qualified paleontologist or qualified designee shall temporarily divert earth-moving activities around the fossil site until the remains have been evaluated for significance and, if appropriate, have been recovered; and the paleontologist or qualified designee allows earth-moving activities to proceed through the site. If potentially significant resources are encountered, a letter of notification shall be provided in a timely manner to the Planning Director, in addition to the report (described below) that is filed at completion of grading.

d. If a qualified paleontologist or qualified designee is not present when fossil remains are uncovered by earth-moving activities, these activities shall be stopped and a qualified paleontologist or qualified designee shall be called to the site immediately to evaluate the significance of the fossil remains.

e. At a qualified paleontologist or qualified designee’s discretion and to reduce any construction delay, the Developer shall assist in removing fossiliferous rock samples to an adjacent location or temporary stockpiling pending eventual transport to a laboratory facility for processing.

f. A qualified paleontologist or qualified designee shall collect all significant identifiable fossil remains. All fossil sites shall be plotted on a topographic map of the Project site.

g. If the qualified paleontologist or qualified designee determines that insufficient fossil remains have been found after fifty percent of earthmoving activities have been completed, monitoring can be reduced or discontinued.

h. Any significant fossil remains recovered in the field as a result of monitoring or by processing rock samples shall be prepared, identified, catalogued, curated, and accessioned into the fossil collections of the San Bernardino County Museum, or another museum repository complying with the Society of Vertebrate Paleontology standard guidelines. Accompanying specimen and site data, notes, maps, and photographs shall be archived at the repository.

i. Within 6 months following completion of the above tasks or prior to the issuance of occupancy permits, whichever comes first, a qualified paleontologist or qualified designee shall prepare a final report summarizing the results of the mitigation program and presenting an inventory and describing the scientific significance of any fossil remains accessioned into the museum repository. The report shall be submitted to the Community Development Department – Planning Division and the museum repository. The report shall comply with the Society of Vertebrate Paleontology standard guidelines for assessing and mitigating impacts on paleontological resources.

Issue Area: Geology, Soils, Mineral Resources and Seismicity
Mitigation Measures:

G-1: Site specific geotechnical investigations, including subsurface fault studies, shall be completed prior to the approval of each grading permit.

G-2: Soil, seismic and foundation investigations shall be performed for each tract structural site. Structural foundations shall be designed to resist the effects of compressible/collapsible and expansive soils. The investigation shall also include engineering design for slope stabilization in northwest and southwest facing slopes that are cut into the Silurian Foundation. Recommendations may include over excavating and capping cut lots with granitic bedrock, Santiago Peak Volcanic and the Bedford Canyon Formation located on site with at least three feet of compacted fill to create easily excavatable pads for foundation, utility, and landscaping purposes. Similar grading plans for interior streets located in hard bedrock cut areas may also be recommended in the investigations as addition to measures on the handling and selective replacement and/or removal off-site of overkilled rock. These structures and grading characteristics shall be indicated in the construction design plans and subject to approval by the City Engineering Division prior to issuance of grading permits.

G-3: Prior to issuance of building permits, all compressible/collapsible soils as identified by the soil and foundation investigations shall be removed to the level of underlying competent soils or bedrock. Unsuitable soil materials include stockpiles, uncompacted fill, alluvium, older alluvium and landslides. Varying depths of removal, depending on the type of soil material, shall be required, as recommended in the investigations. The grading characteristics shall be indicated in the construction design plans and are subject to review and approval by the City Engineering Division.

G-4: Following completion of rough grading, a lot-by-lot classification shall be conducted to determine specific foundation recommendations of soils at exposed finished grade. The recommendations shall be indicated on construction design plans and are subject to review and approval by the City Engineering Division.

G-5: All structures shall be designed to resist seismic acceleration of 0.47g (two thirds of peak acceleration of 0.7g). This design resistance shall be demonstrated to the satisfaction of the City’s Building Official on the construction design plans prior to issuance of building permits.

G-6: To reduce liquefaction and subsidence potential in the soil geologic study, study recommendations to include over-excavation and recompaction and removal of sand/alluvial soils and other soft soils and replacement with fill shall be implemented. Compliance with this measure shall be demonstrated on construction design plans for review and approval by the City Engineering Division, prior to issuance of grading permits.

G-7: Locally sheared or gouged bedrock materials that are exposed in areas of mapped inactive faults shall either both be removed and capped, or be fill and stabilized in accordance with recommendations in the required soils investigation report.

G-8: Fault setbacks shall be documented and observed from active faults and fissures identified in the seismic study. Compliance with this measure shall be demonstrated on maps and construction design plans for review and approval by the City Engineering Division prior to issuance of grading permits.

G-9: Cut and fill slopes, underground utility trenches, buttresses and stabilization fills shall be designed to accommodate the addition of rain/irrigation water, while not adversely impacting structures and infrastructure. Engineering design of these areas is subject to review and approval by the City. Compliance with this measure shall be demonstrated on the soils report/geotechnical report prior to issuance of grading permits, to the satisfaction of the City Engineering Division.

G-10: To reduce the potential of the rise in ground water, due to the slow-down in mining dewatering activity, recommendations of compliance with this measure shall be demonstrated on construction design plans for review and approval by the City Engineering Division, prior to issuance of grading permits.

G-11: Site Specific Phase 1 Environmental Assessment shall be completed prior to approval of each implementing development proposal. The results of the report(s) will be
Mitigation Measures:

HAZ-1: As part of the approval process for a Phased Development Plan, Subdivision, Map or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with the use and storage of hazardous materials and removal of hazardous materials through implementation of Policies 3.3 and 3.5 of the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter of the General Plan. (Ref. General Plan EIR Mitigation Measure MM Hazards 1).

HAZ-2: As part of the approval process for a Phased Development Plan, Subdivision, Map or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with exposure to hazardous materials through implementation of General Plan Policies 3.3 and 3.5 of the Hazardous Materials section of the Public Safety and Welfare chapter. Proposed development on or adjacent to the SARS line would be required to analyze risks specific to sensitive land uses and the extent of subsurface components involved with building in these locations. (Ref. General Plan EIR Mitigation Measure MM Hazards 2).

HAZ-3: As part of the approval process for a Phased Development Plan, Subdivision, Map or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with wildfire hazards through implementation of Policies 4.1 through 4.3 of the Wildfire Hazards section of the Public Safety and Welfare chapter of the General Plan. (Ref. General Plan EIR Mitigation Measure MM Hazards 5).

Issue Area: Hydrology and Drainage

Mitigation Measures:

HY-1: Prior to issuance of grading permits, the projects' Developer shall obtain coverage under the General Construction Permit. The project Developer is required to electronically file and submit all Permit Registration Documents (PRDs) into the State Water Board's Storm Water Multi-Application and Report Tracking System (SMARTS) web-site prior to the commencement of construction. PRDs consist of: 1) Notice of Intent (NOI); 2) Risk Assessment; 3) Site Map; 4) Stormwater Pollution Prevention Plan (SWPPP); 5) Annual Fee - must be mailed, and, 6) Signed Certification Letter.

HY-2: All drainage facilities constructed in this Project shall conform to the requirements and standards of the Riverside County Flood Control and Water Conservation District or the City Engineering Division of the Public Works Department.

HY-3: Site specific drainage systems shall be designed as each planning area or phase comes on line. All phased drainage systems shall conform to a Master Plan of Drainage for the entire Alberhill Villas Specific Plan Project area or as may be later modified by the Project Developer in consultation with the appropriate public agencies. Interim drainage facilities may be designed to accommodate project cost effective facilities when appropriate.

HY-4: In order to protect the existing streambed of the Temescal Creek, an energy dissipating structure shall be provided at the outlet structure at each storm drain system discharge point in the Temescal Creek, if necessary. Erosion control devices shall also be provided if necessary.

HY-5: Prior to the issuance of grading permits, the Developer shall develop a Storm Water Pollution Prevention Plan (SWPPP) that emphasizes structural and non-structural Best Management Practices (BMP's), in compliance with the Environmental Protection Agency's (EPA's) National Pollutant Discharge Elimination System (NPDES) program requirements. The SWPPP indicates how stormwater pollution will be controlled only during plus one year after construction. Stormwater pollutants that may be present at the Project include the following:

- Sediment;
- Nutrients (fertilizers);
- Bacteria and Viruses;
HY-6: Best Management Practices (BMPs) shall be specified in the Project Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to reduce the level of pollutants indicated above from entering the Temescal Creek. Recommended practices during construction include site stabilization to limit sedimentation. Following is a list of recommended BMPs to be used during construction, in addition to the list referenced within the SWPPP:

- Preservation of Existing Vegetation;
- Seeding, Planting, and Mulching of Disturbed Areas;
- Dust Control;
- Construction Road Stabilization;
- Stabilized Construction Entrance;
- Outlet Protection;
- Temporary Debris Basins; and,
- Sandbagging, StH Fence, Straw Waddles.

HY-7: The site’s SWPPP shall also specify BMPs for post construction. Post construction BMPs may be divided into two categories, structural and non-structural. A list of recommended non-structural BMPs is provided below, in addition to the list referenced within the SWPPP:

- Public Education/Involvement;
- Housekeeping Practices;
- Catch Basin Sterilizing;
- Street Cleaning, and;
- Storm Drain System Cleaning.

HY-8: Structural BMPs shall be considered to be incorporated into the design of the community that will improve water quality and potentially enhance wetland mitigation opportunities, in addition to the list referenced within the WQMP:

- Retention Basins;
- Grass-Lined Channels and Swales;
- Detention Basins;
- Infiltration Trenches;
- Water Quality Inlets; and,
- Water Quality Basins

HY-9: On-site drainage shall be placed in grass-lined or otherwise vegetated channels and swales where ever possible, taking advantage of greenbelts and native landscaped areas within the Project’s limits.

HY-10: Prior to final approval of street improvement plans or any required slope revegetation plans, the Project Developer shall provide evidence to the City of Lake Elsinore that a Conditional Letter of Map Revision (CLOMR) has been issued by FEMA for the Project. The grading plan shall substantially conform to the CLOMR.

HY-11: Prior to the first building permit final inspection in area(s) subject to the FEMA floodplain designation, the Project Developer shall provide evidence to the City of Lake Elsinore that a Final Letter of Map Revision (FOMR) has been issued by FEMA verifying that flood control measures have been completed and the residential development areas are permanently removed from the FEMA floodplain designation (1 percent annual chance of flooding).

Issue Area: Land Use
Mitigation Measures:

LIU-1: The Project Developer shall submit evidence to the City Building and Safety Division in the form of an Acoustical Study for each phase of development in order to verify in accordance with the M3 zone the separation of proposed land uses and mining operations meets acceptable noise standards as established by the California Uniform Building Code and City of Lake Elsinore (refer also to Mitigation Measure within the 5.6 NOISE section).
determined necessary by an Acoustical Study that additional buffering is required, buffers will include, but not limited to, any of the following or combination of the following:

a. Adequate setbacks (minimum setback of 300 feet from any zone, which is in compliance with the M3 ordinance) from the area of extraction.
b. Dense mature vegetation, landscaping and accompanying irrigation systems for maintenance of said landscaping.
c. Noise and site barriers consisting of earthen berms and/or concrete reinforced block walls minimum of 6ft high.

LU-2: Prospective homebuyers shall be informed in writing as part of the California Department of Real Estate (DRE) of the surrounding mining operations, prior to the offering for sale of a home, through the distribution of an information pamphlet explaining the phasing of the planned residential community land uses and the mining operations.

Issue Areas: Noise

Mitigation Measures

NSE-1: To reduce construction-related noise, site preparation, grading and construction activities shall be limited to those hours as set forth in noise control provisions of the Lake Elsinore Municipal Code.

NSE-2: All construction equipment, fixed and mobile, shall be equipped with properly operating and maintained mufflers.

NSE-3: All stationary noise generating construction equipment and any construction staging areas shall be located as far as practical from existing residences. If impulsive noise generation such as pile driving or jack-hammers is necessary close to noise-sensitive users, activity scheduling to minimize off-site impacts, or erection of temporary barriers, shall be necessary.

NSE-4: An acoustical expert will submit to the City on behalf of the Project Developer a noise study that will evaluate existing and projected noise levels affecting each phase of building development proposed in the AVSP. As detailed site plans come forward for the Specific Plan area, site design in the form of setbacks from the roadway or noise attenuation shall be required to reduce noise levels to acceptable standards. An exterior noise level of 60 dBA CNEIL in usable outdoor space shall be the noise exposure goal for such maximally noise-sensitive uses. If such a level is not attainable with reasonable available noise control measures, the General Plan finds levels up to 65 dBA CNEIL to be acceptable.

In the event that patios and balconies are determined to occur within the 65 dBA noise contour, noise attenuation shall be required to reduce noise levels to 65 dBA CNEIL or lower. This may include the use of architectural treatments, barriers, or other noise attenuating measures. The mitigation measures shall provide sound level reductions so that future uses within the Alberhill Villages Specific Plan area are consistent with the CNEIL levels identified in the Lake Elsinore General Plan and the Lake Elsinore Municipal Code.

NSE-5: Prior to the issuance of building permits, the Developer shall submit a detailed acoustical study demonstrating that all the structures will meet applicable City interior noise levels and exterior living area noise levels, in accordance with applicable noise standards and zoning regulations.

a. The study shall be prepared by a licensed acoustical expert; and,
b. The study shall document projected ultimate noise exposure for interior office, retail and residential spaces and shall demonstrate that the Alberhill Villages Specific Plan design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards.

NSE-6: Prior to the issuance of any building permits for residential uses, the Developer shall incorporate appropriate buffering and/or sound attenuation in the building siting and designs to limit potential incompatibilities with the nearby land uses according to the submitted acoustical study. Noise levels for the residential units shall be reduced to 65 dBA for exterior noise levels and 45 dBA for interior noise levels.

125
NOE-7: Upon submittal of building permits for commercial uses, the Project shall incorporate all mitigation measures to minimize hours of operation and reduce exterior noise levels resulting from potential noise source locations, such as loading docks, speakerphones, music/live entertainment, to 65 dBA ONEL from 7 a.m. to 10 p.m. and 60 dBA from 10 p.m. to 7 a.m. These measures shall be implemented according to the submitted acoustical study.

NOE-8: ASVP residential development will be planned in accordance with the M-3 zone. The rock crushing operations onsite the 1,372-acre mining area shall demonstrate that the City of Lake Elsinore zoning ordinance standard of 40 dB (L50) will not be exceeded at any single family residence. If future crushing activities are restricted to 7 a.m. to 10 p.m., this condition shall apply.

Issue Area: Retail and Fiscal Impact Analysis

Mitigation Measures:

The AVSP DPFG Fiscal Study dated September 18, 2015 and submitted to the city, notes the positive fiscal impacts to the City of Lake Elsinore throughout the approximate 30-year development time frame.

Issue Area: Transportation and Circulation

Mitigation Measures:

TC-1: Prior to the start of construction for each phase of the Alberhill Villages Specific Plan Project the Developer shall implement the following measures documented in a construction traffic management plan to be reviewed by the City Engineer:

- Control of any street closure, detour, or other disruption to traffic circulation;
- Routes that construction vehicles will utilize on the site;
- Hours of construction traffic (not to occur during AM or PM peak hour);
- Off-site vehicle staging and parking areas;
- Proposed construction staging plan for the Project;
- Posted information for contact in case of emergency or complaint; and,
- Hours of construction and traffic control during construction shall not interfere with ingress/egress to and from the residential, commercial and other land uses from each phase built and to be built-out.

TC-2: The Project shall participate in the phased construction of the on-and off-site intersection improvements described in Section 4.4 of the Specific Plan, based on a phased improvement nexus report prepared by the Project Developer or Developer’s engineer and submitted with the first subdivision map. The nexus construction will be based on a periodic review of project and baseline traffic conditions.

*Where required, and where improvements are not covered by these Citywide and TUMF programs; mitigation shall be implemented through a fair-share contribution report submitted by the Project Developer licensed engineer or as otherwise determined by the City Engineer in agreement with and in consultation with the Project Developer engineer.

126
12 DEFINITIONS

Administrative Approval – An action in conformance with this AVSP, which provides initial approval once reviewed by the Community Development Director and receives final action at public hearing. Includes Phased Development Plans and Design Review for all phases of the Project.

Applicant – Any person, or legal entity having an interest in development of the AVSP. Also referred to as Developer and/or Landowner.

ARSPA – Abbreviation for Aberhill Ranch Specific Plan Amendment.

Architectural Focal Point – A highly visible unique architectural feature that the community can identify with.

Approval – An action of official(s) agreeing to something or accepting something as satisfactory.


City Regional Sports Park – This 45.9-acre City Regional Sports Park is found in Phase 2 of the Aberhill Villages Specific Plan. Based on City staff requirements, the facilities within the City Regional Sports Park include: 4 soccer fields, 4 baseball fields, 4 volleyball courts, 4 basketball courts, 3 restrooms, 1 concession stand, 5 picnic areas, 3 tot lots, 1 zero-water play area, 740 standard parking stalls, 51 handicap stalls, and all fields lighted properly. During the Subdivision Map process, the Developer will dedicate the City Regional Sports Park to the City by way of dedication (Offer), within ten working days of the recording of the first subdivision map in Phase 2.

Community Park – A large park that serves the needs of the broader community and that is designed for providing active and structured recreation opportunities as well as accommodating passive recreational pursuits.

Cost Recovery System (CRS) Account – A City program that tracks City staff’s and City consultant personnel’s time and expenses on private projects, subject to a private developer cost reimbursement.

Consumer Price Index (CPI) – Measures changes in the price level of a market basket of consumer goods and services purchased by households. The CPI is a statistical estimate constructed using the prices of a sample of representative items whose prices are collected periodically.

Deemed Complete – Supposed or believed to be thorough and comprehensive.

Design Review – The ministerial process of City review and approval of site plans, floor plans, and elevation drawings identifying architectural details prior to the issuance of building permits based on the requirements of this Specific Plan.

Developer – Any person, or legal entity, proponent, applicant, owner or other entity having an interest in development of the AVSP. Also referred to as Applicant and/or Landowner.

Development Status Matrix – A table used to track the number of approved dwelling units, square footage of mixed-use development, and ADTs used and available for transfer at the Phased Development Plan and Design Review stages of implementation.

District – A specifically delineated region of the specific plan consisting of two or more planning areas within which broad regulations and requirements are aimed at establishing a unified character.

Edge Condition – The treatment of the interface between two different uses to reduce or minimize potential conflicts.
Equivalent Dwelling Unit (EDU) – The amount of commercial or office space, which is equivalent to one dwelling unit based on the traffic demand created by one single family housing unit.

Focal Point Event Area – A social gathering place such as a plaza, mini-park, town green, or amphitheater.

Full Cut Off - A felly shielded light source where the bulb and/or glowing lenses are not visible above 90 degrees or a horizontal plane.

Guest Builder or (Future Merchant Builders) – An entity who constructs residential or commercial development in place of the Project’s Proponent or Applicant.

Gross (acres) – The entire land area within the boundaries of a subarea or lot.

Guideline - A guideline is a statement by which to determine a course of action. A guideline aims to streamline particular processes according to a set routine or sound practice. By definition, following a guideline is never mandatory. Guidelines are not binding and are not enforced.

Home Owner or other Business Association – An organization set up under the rules of the State of California to privately regulate activity within the organization.

Index - Linking the value of (prices, wages, or other payments) automatically to the value of a price index.

Intensification Overlay – An area, which may be developed at a lower intensity initially and then redeveloped with additional development at a later time consistent with land uses established in the specific plan based on changes in market conditions.

Interface – The location at which two different uses converge.

Land Use Category – An area of land within the specific plan identified for an intended use such as for residential, institutional, or mixed-use development.

Land Use Plan – A conceptual plan created by analyzing and evaluating land use needs and circulation patterns and arranging land use categories, roads, and open space systems in a manner that forms a functional and livable community.

Land Use Structure Diagram – A diagram that identifies access points, regional trail linkages, open space linkages, development type/neighborhood form, and transitional edges for each subarea within a Phased Development Plan.

Loading Area – A portion of a site developed to accommodate loading spaces and related aisles, access drives, and buffers. The loading area is intended to serve the temporary parking of loading vehicles while loading or unloading.

Mini-Park – A small park generally one acre or less in size mostly intended to serve the passive recreational needs of surrounding residents.

Mining – An act or where an excavation is made in the earth for the purpose of extracting minerals. Mining within AVSP will be subject to the General Plan Extractive Overlay and the M-3 ordinance (Ord. 1150 Section 2, 2005. Code 1987 Section 17.61.030) existing at the time of the adoption of the AVSP.

Mitigation Measures - Means the elimination, reduction or control of the adverse environmental impact of the AVSP project.

Multi-Use Trail – A trail designed to accommodate a variety of recreational pursuits such as walking, running, bicycling, dog-walking, and sitting.

Net (acres) – The total area within the boundaries of subarea or lot exclusive of slopes, public streets or other public dedications or easements, which prevent the surface use of the property for a building site or construction of structures.

Neighborhood Park – A park somewhat larger than a mini-park intended to serve the recreation needs of people living or working within an approximate 1-mile area.
Nexus – City impact fees and or conditions shall only be utilized when an empirical connection can be made between the impact of AVSP development and the need for AVSP infrastructure to accommodate the Project, related to Notan/Dolan court cases. The nexus review in relation to the AVSP Circulation Plan shall be based on a minimum Level of Service (LOS) of D pursuant to the adopted General Plan.

Notices – Any notice, or other document to be given pursuant to this Initiative that either the City or the Developer is required or may desire to give or deliver to the other shall be given in writing by (i) personal delivery, (ii) certified mail, return receipt requested, postage prepaid or (iii) a national overnight courier service that provides written evidence of delivery and addressed as follows:

To City: The City of Lake Elsinore 130 South Main Street Lake Elsinore, CA 92530 Attention: City Manager

To Developer at an address to be provided to the City within 30 days of the adoption of this Specific Plan.

Any party may change its notice address by giving written notice thereof in accordance with this paragraph. All notices hereunder shall be deemed given: (a) if delivered personally when delivered; (b) if sent by mail, postage prepaid, on the third day after deposit in the U.S. mail; (c) if sent by overnight courier, on the first business day after delivery to the courier.

Open Space – Land set aside for the use and enjoyment of residents and visitors of the ARSPA area. This land may include parks, plazas / landscaped areas, and/or re-created natural areas.

Open Space Connection – A linear re-created naturalized area intended to accommodate for the movement of wildlife through or around the project site in a manner which allows for safe passage under roadways and provides for connectivity to MSHCP areas located off-site.

Parking area – A portion of a site devoted to the temporary parking of motor vehicles including the actual parking spaces, aisles, access drives, and related landscaping.

Per Course - Obstacles or stations distributed along the length of a path or trail to promote physical fitness training. Exercise equipment may consist of natural features including climbable rocks, trees, and river embankments, or manufactured products such as stepping posts, chin-up and climbing bars.

Phase – A geographic region within the AVSP area for which a PDP will be prepared once development for the area becomes imminent.

Phased Development Plan (PDP) – A plan to implement a specific phase of the specific plan. The document includes additional detail beyond what was provided in the specific plan.

Planning Area – An area of land, which is a division of a District and is depicted in the specific plan and statistical summary.

Planning Director – The person responsible at the City for reviewing the land use aspects of the AVSP and may be also called the Community Development Director or other person that the City may assign.

Private Parks - The Developer will build and complete the private parks and will transfer the title to a private Homeowner’s Association. The location and definition of these private recreation areas shall be reviewed as part of a subsequent Phased Development Plan and Design Review process.

Proponent - Any person, or legal entity having an interest in development of the AVSP. Also referred to as Applicant, Developer, and/or Landowner.
Site Plan - A drawing of a property showing the property lines, any structures that currently exist on the land, proposed structure locations, ingress and egress, parking, landscape areas, signs, fences, walls, and preliminary grading information.

Special Permit – A permit issued by the City of Lake Elsinore for the purpose of transferring development outside of the Specific Plan area.

Stage – A segment of development occurring within a Phase.

Subarea – A portion of a Planning Area, normally with only one specific land use.

Town Green – An outdoor social gathering place approximately 1 acre in size, which can accommodate community events, recreational sports, and other active or passive recreational pursuits.

Traffic Calming Device (TCD) – A device or design that is intended to reduce automobile speed.

Transfer of Development – The relocation of dwelling units and mixed-use square footage between districts, planning areas, and subareas within the specific plan using ADTs as the basis for transfers and the relocation of units and equivalent dwelling units inside of the specific plan area.

Under crossing – A tunnel underneath a busy roadway or freeway that permits the safe passage of pedestrians and/or wildlife.

Use – The purpose for which land or a building is occupied, arranged, designed, or intended.

Variance – A relaxation of the zoning requirements attached to a property due to a substantial unnecessary hardship that is unique to the property in question. Economic considerations shall not constitute the principal reason for the hardship. Any variance approved shall be the least deviation from the zoning requirements necessary to alleviate the hardship.

Voluntary Permission – Where the Developer’s permission on things such as a Subdivision Condition is given on their own free will without any coercion, forced or negotiated bargaining from the City.

Water Quality Management Plan (WQMP) - The WQMP is intended to provide information related to the project’s generation and mitigation of water quality pollutants and assessment of hydrological impacts.

Yield Plan – A plan that identifies the maximum development that can occur on a specific property given the constraints of existing zoning regulations including parking requirements, lot coverage, permitted density, height restrictions, and setbacks.

Zone – A specifically delineated area to which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings within that area. The ARSPA identifies the zones to implement each land use category. The precise placement of these zones is to be defined in a Phased Development Plan.