AMENDED AND RESTATED ALBERHILL VILLAGES SPECIFIC PLAN

CITY OF LAKE ELSINORE

COMMUNITY DEVELOPMENT DEPARTMENT

(951) 674-3124

ADOPTED BY CITY COUNCIL: FEBRUARY 28, 2017

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APPROVED BY THE CITY COUNCIL ON FEBRUARY 14, 2018

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INCORPORATING:
MODIFICATIONS IN RESPONSE TO APPLICANT AND CITY REQUEST FOR CLARIFICATIONS
PLANNING COMMISSION RECOMMENDATIONS
TO THE
ALBERHILL VILLAGES SPECIFIC PLAN
ADOPTED BY THE CITY COUNCIL ON JUNE 14, 2016

PREPARED JOINTLY BY:
CITY STAFF & PACIFIC CLAY PRODUCTS

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Chapter

1. EXECUTIVE SUMMARY

1.1. PROJECT OVERVIEW

The Alberhill Villages Specific Plan (AVSP or Villages) is a blueprint for the development of a sustainable new community, at the northwestern gateway of the City of Lake Elsinore in southwestern Riverside County. The fully developed site of approximately 1,375 acres will provide 8,024 residential units, distributed over a wide variety of unit types and sizes. The plan also includes approximately 2,310,300 square feet of commercial building development including a University Town Center with 1,335,800 square feet of retail/community space, and medical/ office development. Additional mixed use areas will be placed in two other strategic phased locations offering 974,500 square feet of retail and service uses. Approximately 63.6 acres are designated for a university or similar education institutional use which could accommodate 6000 students and 1,500,000 square feet of indoor facilities. Regional and community amenities include an 850 student capacity elementary school on a 12-acre site, over 194 acres of natural or enhanced open space with multi-use trails, a 41.5-acre Recreational Lake and Lakeside Park, as well as a 45.9-acre City Regional Sports Park, and a 14.3-acre Public Community Park. When fully developed, over a period of approximately thirty-five (35) years, Alberhill Villages will be a thriving sustainable community of nearly 28,000 people enjoying the advantages of a highly livable, environmental 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 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 core, its grid-inspired street design, its compact design, its walkable, pedestrian-friendly development patterns, and its extensive recreational facilities 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 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 Alberhill Villages Specific Plan is a significant economic "blueprint" for sustainable communities of today and tomorrow.

AVSP is distinguishable as a sustainable community for nearly 28,000 new residents and a projected 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 region with higher education** by designating land that could support a 6,000-student university that could offer both traditional as well as adult education programs. Education-related office uses will support this university complex. The university concept will provide for a performing arts center, entertainment center, and other attractions for students, Lake Elsinore residents and visitors, thus reducing miles of travel for students and residents seeking higher education and cultural enrichment.

3. **At least one elementary will also be located within the communit**y, paired with neighborhood and community parks, and places for religious assembly for potential joint uses and shared parking reduction. The 12.0-acre elementary school site is of sufficient size to provide for a K-6 to K-8 expansion. This is consistent with the request of the Lake Elsinore Unified School District.

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, across from 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 by creating jobs, increasing sales tax revenue, and contributing to other city revenues such as property taxes as wage earners gain purchasing power to buy real estate within the City.

5. **Restoration of hundreds of acres of mined land** 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 segments as the AVSP urban land uses are developed. The Mining Reclamation Plan will be amended 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 auto.

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. **An employment / business park** which help provide a jobs/housing balance by generating significant temporary and permanent jobs. The medical profession is targeted in conjunction with the university's nursing program and potential new hospital and medical office center.

9. This project will **support the establishment of Alberhill area waste water facilities**, which will allow additional needed industrial, commercial, and residential development to occur in northwestern Lake Elsinore; an area which has previously been hindered by a lack of sewer availability. Elsinore Valley Municipal Water District (EVMWD), the water district for the region, provides a sewer system that includes a lift station system and force mains conveying sewage to the existing Regional Wastewater Treatment Plant.

10. **A multi-purpose park and open space system that meets the community's needs** while providing visual relief, passive and active recreational opportunities, biological habitat, wildlife corridors, and ground water recharge of the area consistent with applicable state and federal laws and the MSHCP.

11. **A modified grid system of road ways** that provides for a simple organized element of urban landscape, and hence, provides an easier to negotiate 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, which has concluded that it has sufficient water supply for the project.** In addition to planning domestic water, AVSP supports EVMWD regional reclaimed water facilities.

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

14. The project will **expand the existing roadway system** with the improvements to Lake Street, Temescal Canyon Road, Lincoln Avenue, and Nichols Road

15. **Natural spring water from south of the site will flow into the lakes to provide a natural water source to the Alberhill Village 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 AVSP (Villages) project area is located in northwest Lake Elsinore, just south of Interstate 15 (I-15), in the vicinity of Lake Street and Temescal Canyon Road (see Figure 1-1, Regional Map and Figure 1-2, Vicinity Map). 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 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.

The "project core" of the Villages, as shown in the graphic below, consists of a regional University Town Center with retail, office, high density housing, a University campus with 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 which 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 / biking areas. The following graphic illustrates the structure of the AVSP planned community in a more abstract form:

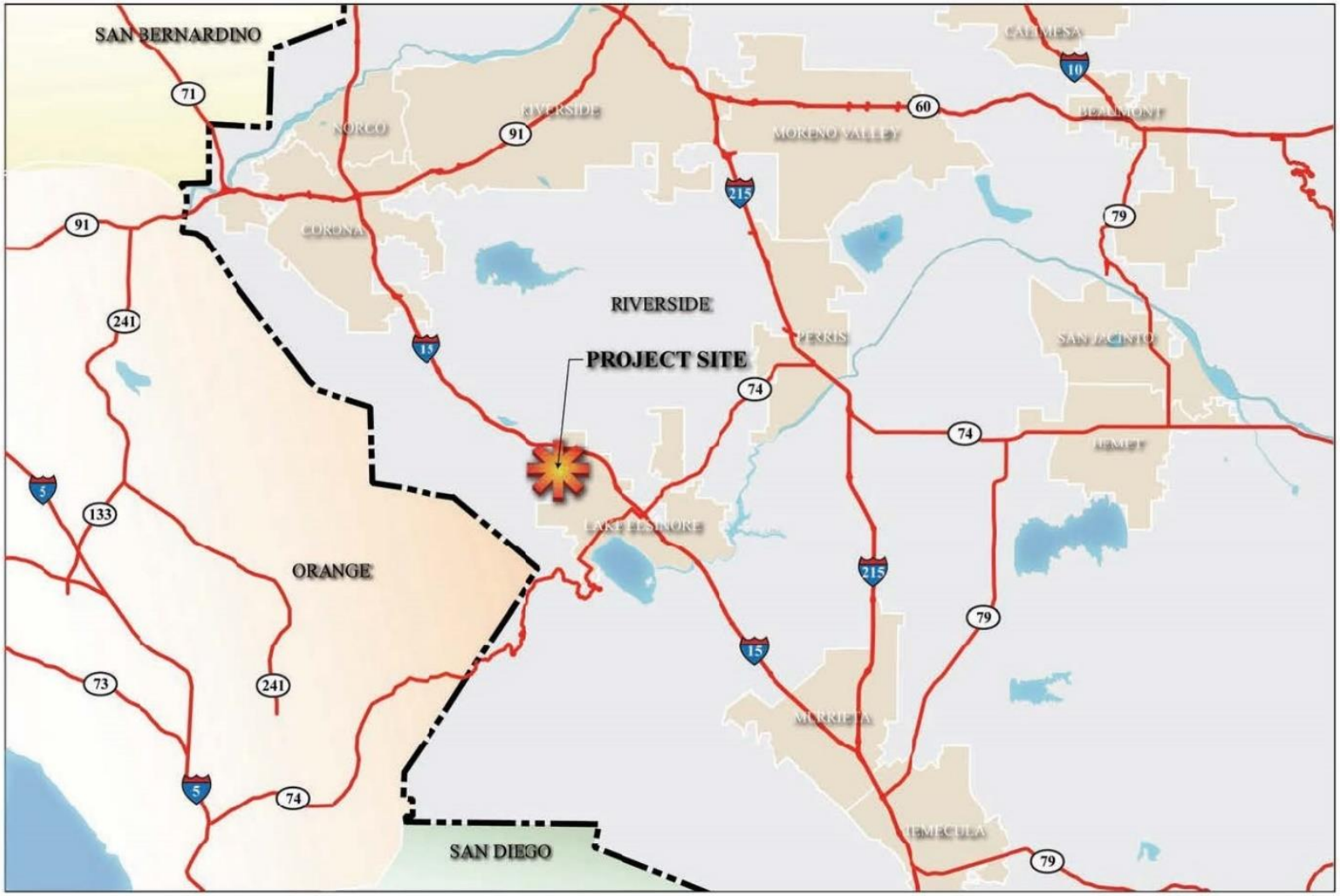

Figure 1-1

Alberhill Villages Specific Plan

Regional Map

0' 15,000' 30,000'

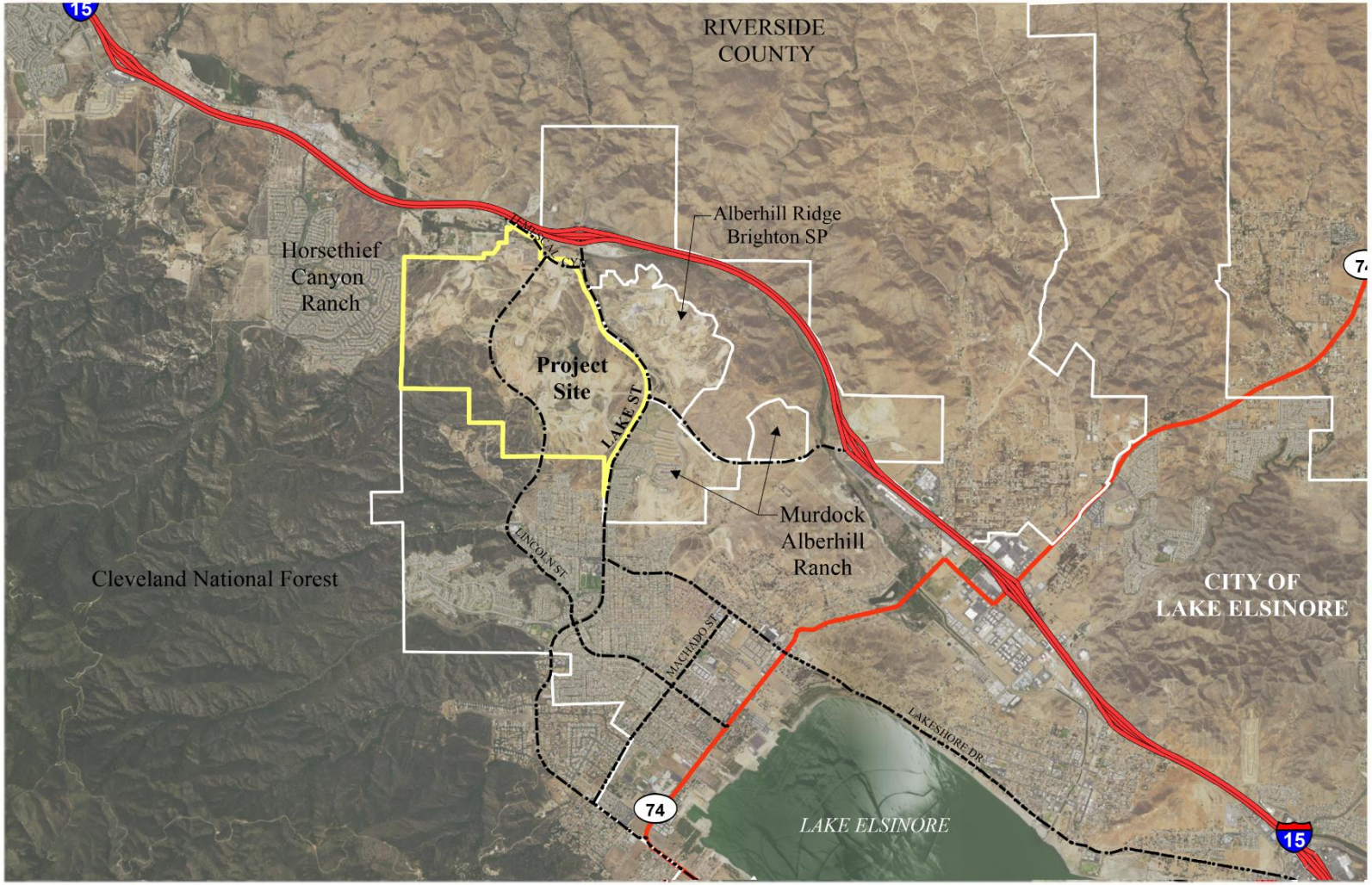

Figure 1-2
Vicinity Map

Alberhill Villages Specific Plan

0' 3,000' 6,000'

An important feature of the AVSP 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 Multiple Species Habitat Conservation Plan (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, including a wildlife corridor along the entire western AVSP boundary with a minimum width of 500 feet, to allow for the safe passage of wildlife through or around the Specific Plan area and interfacing with the MSHCP on the periphery.

1.2. PURPOSE OF THE SPECIFIC PLAN

The purpose of the AVSP is to:

1) Incorporate the 1,375-acre Pacific Clay site, which was annexed into the City in March 2008, into a specific plan document as a first tier entitlement for a master planned community consisting of up to 8,024 units to the site. In addition to these residential units, the Pacific Clay site will include approximately 3,810,300 square feet of non-residential development, including commercial, office and institutional uses, which are also contemplated in the City of Lake Elsinore General Plan, adopted December 13, 2011;
2) Incorporate the areas noted above into a single Environmental Impact Report (EIR).

Figure 1-2 identifies Alberhill Villages in relation to the I-15 Freeway / Lake Street interchange.

It is anticipated that the AVSP maximum entitlement limits will be reached in approximately 30 years. 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 redevelopment may occur at a higher intensity, similar to other urbanizing areas in Southern California (San Diego and Irvine).

The AVSP establishes a basic framework or foundation for future phased development with a carefully developed, illustrated, and protected backbone system of circulation rights-of-way, land uses, open space, public facilities, and interface with on-going mining operations. The content of this Specific Plan meets state requirements for a specific plan under Government Code §§65450- 65457:

(a) 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).

(b) 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 discretionary authority to review implementing project design 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). The proposed process should minimize the need to amend the AVSP in the future, thereby reducing costs while maintaining the City of Lake Elsinore oversight.

This three tier implementation plan allows for the establishment of:

Tier 1 An overall land use, development regulation and backbone circulation plan for the entire project area within the **Specific Plan**.

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

Tier 3 The processing of tentative tract maps through the City's **Subdivision** process and detailed site plans through the City's **Design Review** process when site specific development plans are prepared in anticipation of processing building permits.

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 document.

This Alberhill 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
- Districts and planning areas
- 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 dictate that additional details for development within each phase become more certain. Each PDP shall be considered by the Planning Commission and the City Council at a noticed public hearing in accordance with Chapter 5 "Implementation."

Each PDP and PDP Amendment shall include the following information:

- Refined land uses by subarea
- Design Guidelines
- Specified access points
- Entry statement locations
- Treatments for important edge conditions including school/residential interfaces, park/residential interfaces, and neighborhood center/residential interfaces
- The relationship and separation of ongoing mining operations from new development
- Traffic Impact Analyses (see Section 3.5 Item 11 regarding TIA requirements for first PDP)
- Detailed description of infrastructure (roads, water, sewer, parks and recreation facilities, and utilities) phasing
- Traffic calming devices
- Updated Development Status Matrix identifying the number of units, mixed-use square footage, and ADTs used to date (See Table 5-4)
- First PDP must include Detailed Design & Concept Plan for Regional City Sports Park (see Table 3-2)

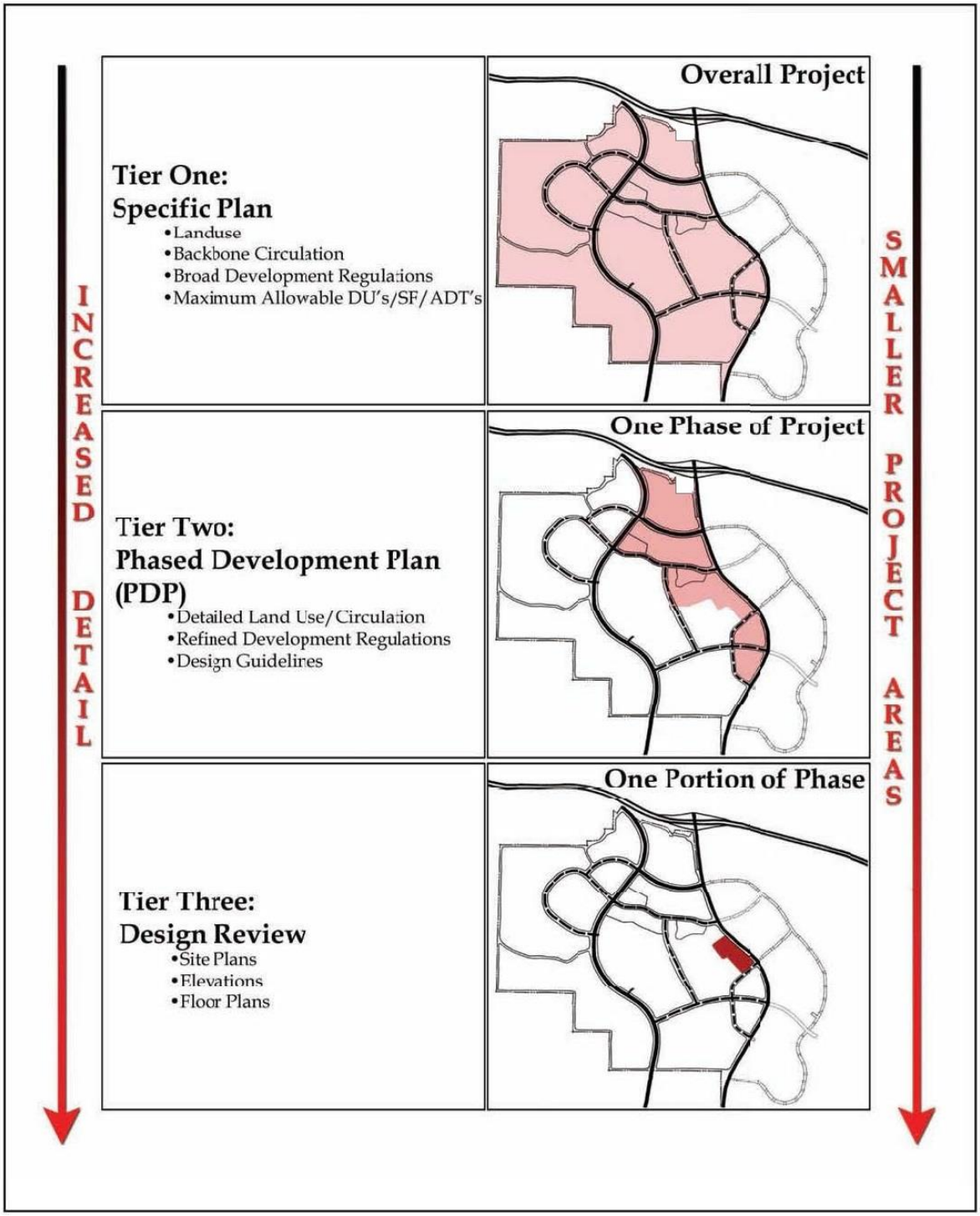

Figure 1-3

Implementation Process

Alberhill Villages Specific Plan

Tier 3 Design Review/Subdivision Approval

Approval of subdivisions of land and design review will occur at a later point in the process similar to other developments within the City. At this stage, detailed drawings and information are submitted to City staff for processing to the Planning Commission and City Council for approval in accordance with the procedures set forth in the Lake Elsinore Municipal Code, provided the subject site or proposed lots are within the area of a previously approved Phased Development Plan (PDP). Specific information submitted at this stage includes, at a minimum:

1) **Residential Single-Family:**
   a. A Tentative Tract Map, scaled and fully dimensioned;
   b. Exhibits 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;
   c. Architectural Drawings of the Elevations and Floor Plans
   d. Technical Studies
   e. Landscape & Irrigation plans
   f. Updated Development Status Matrix identifying the number of units, mixed-use square footage, and ADTs used to date (See Table 5-4)

2) **Commercial, Mixed-Use, Multi-Family, Schools:**
   a. Design Review application and/or Conditional Use Permit , where applicable
   b. 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;
   c. Architectural Drawings of the Elevations and Floor Plans
   d. Technical Studies
   e. Sign and Lighting Design
   f. Landscape & Irrigation plans
   g. Updated Development Status Matrix identifying the number of units, mixed-use square footage, and ADTs used to date (See Table 5-4)

Subdivisions, Design Review, and Conditional Use Permits to be pursuant to the provisions of the City of Lake Elsinore Municipal Code.

Discretionary Actions

Subdivision maps may be processed concurrently with a PDP application or subsequent to the approval of a PDP. Design Review of site plans, floor plans, and elevation drawings may also be processed concurrently with subdivision maps or subsequent to these discretionary approvals.

1.4. DOCUMENT ORGANIZATION

This Executive Summary **(*Chapter 1*)** introduces the project, the purpose behind the AVSP, and the approach to accommodate the ever evolving 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 signing regulations to maintain and enhance the physical appearance and economic value of the Alberhill Villages community.

Chapter 11 includes Alberhill Villages Specific Plan definitions.

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2.1 Project Location
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2.5 Governmental Authority

Chapter

2. INTRODUCTION

2.1. PROJECT LOCATION

The Alberhill Villages Specific Plan (AVSP) is located in northwest Lake Elsinore and includes approximately 1,375 acres which was annexed into the City of Lake Elsinore (known as Pacific Clay) (refer to Figure 2-1, Pacific Clay & Alberhill Ranch Areas). The AVSP area is located just south of Interstate 15 and is west of Lake Street. (Refer to Figure 1-1, Regional Map and Figure 1-2, Vicinity Map.) The eastern project boundary borders Lake Street, the southeastern project boundary borders the Murdock Alberhill Ranch Specific Plan residential development, and the 1,000 acre Horsethief Canyon Ranch single-family planned development is located along the western boundary. (Refer to Figure 1-2, Vicinity Map).

2.2. PHYSICAL SETTING

The project area is significantly isolated from existing development with the exception of the 1,000 acre Horsethief Canyon Ranch 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 mainly residential northwest portion of the city with the I-15 freeway. The project area has been heavily impacted by the 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 unnamed drainages that trend southwest to northeast and drain to the north generally along or near the boundary with the Horsethief Canyon Ranch Planned Development to the west; emptying into an area that crosses Hostettler Road and existing 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 cleaning.

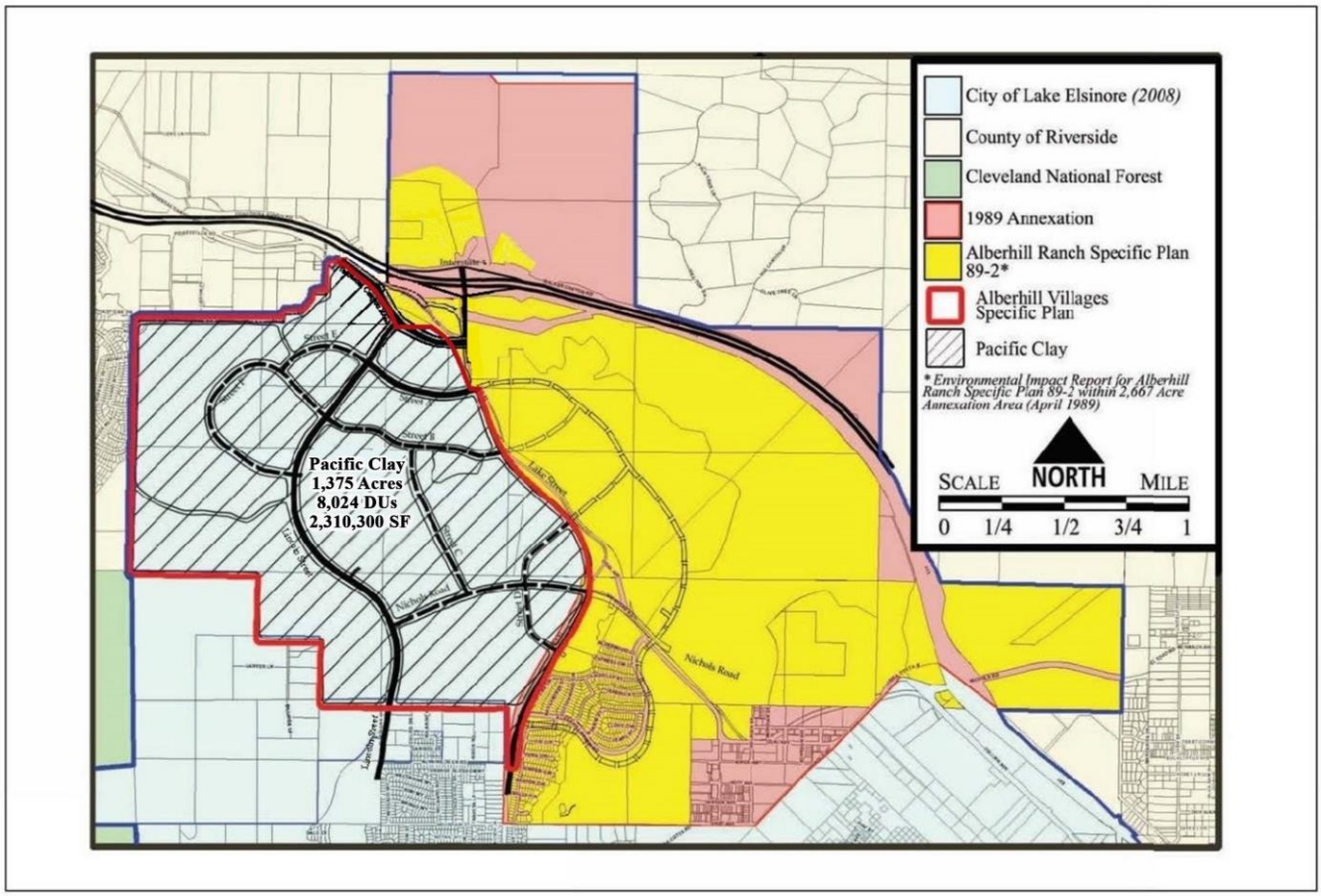


Figure 2-1

Alberhill Ranch Specific Plan

Pacific Clay & Alberhill Ranch Areas

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, including today's Pacific Clay mine, 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 1880's. Huff's company became part of a newly established community, Terra 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 men who originally discovered the coal and clay resources in the area in 1886. The community of Alberhill contained two markets, Gahagan's General Store, a post office, a smoked turkey restaurant, Winks Café, a gas station, and a school which accommodated 100 students from first through eighth grade. The Alberhill School, the only remaining building and a locally recognized historic resource, is located along Lake Street and served the area from its inception in 1912 until it was abandoned in 1964. The Alberhill School building is dilapidated and currently unsafe for human use. The mines at Terra Cotta operated until the 1940s when Pacific Clay Products Company acquired them. Pacific Clay subsequently purchased the Alberhill Coal and Clay Mine and became the sole operating clay mine in the region.

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

AVSP has been included in several entitlement actions:

- In 1978, the Pacific Clay 1,375-acre mining site was subject to Reclamation Plan No. 112 for various prior Surface Mining Permits (SMP) and was reaffirmed by the State Board Office of Mining and Reclamation in 2011.
- In 2003, the Pacific Clay 1,375 acre (now Alberhill Villages) mining site was the subject of an annexation and a Preannexation and Development Agreement. The Preannexation and Development Agreement contemplated future adoption of a specific plan for the site following annexation into the City. The annexation was completed in 2008 upon certification by LAFCO (see Figure A-6, Appendix A) and the Preannexation and Development Agreement subsequently expired.
- On February 24, 2004, Castle & Cooke properties throughout Riverside County were removed from coverage under the MSHCP pursuant to a lawsuit settlement agreement with Riverside County. The Pacific Clay properties were part of this settlement agreement and this 1,375-acre portion of the project area is not subject to the provisions of the MSHCP, but will include wildlife corridors and connections throughout the Alberhill Villages area.

- On June 14, 2016, after public hearings and adequate environmental analysis, the City Council granted the following approvals: (i) Resolution No. 2016-076 certifying the Final Environmental Impact Report (SCH No. 2012061046) for the Alberhill Villages Specific Plan No. 2010-02 (the "Final EIR"), General Plan Amendment No. 2012-01 and Zone Change No. 2012-02, Adopting Findings Pursuant to the California Environmental Quality Act, Adopting a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program; (ii) Resolution No. 2016-77 approving General Plan Amendment No. 2012-01 which amended the Lake Elsinore General Plan land use designation for the Property to "Alberhill Villages Specific Plan"; (iii) Ordinance No. 2016-1361, effective July 28, 2016, adopting the Alberhill Villages Specific Plan No. 2012 and Zone Change 2012-02 which amended the zoning for the Property to "Alberhill Villages Specific Plan."

The AVSP incorporates the 1,375-acre Pacific Clay site into one specific plan document covered by one project EIR. This new Amended and Restated Alberhill Villages Specific Plan is a first tier entitlement for a master planned community consisting of up to 8,024 units to the site. In addition to these residential units, the Pacific Clay site will include approximately 3,810,300 square feet of commercial and office uses, which are also contemplated in the City of Lake Elsinore General Plan, adopted December 13, 2011.

The governing General Plan Land Use Designation is set forth in the City of Lake Elsinore 2011 General Plan which designates the Alberhill Villages Specific Plan project area with conceptual AVSP land uses and circulation intensities reflected in the various Elements of the 2011 General Plan.

2.5. GOVERNMENTAL AUTHORITY

The adoption of the AVSP by the City of Lake Elsinore is authorized by California Government Code, Title 7, Division 1, Chapter 3, Article 8, §65450 through §65457. 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)**

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 **(details to be provided in a subsequent Phased Development Plans)**

- 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 Plan)**

The AVSP will be adopted as a zoning ordinance and, as such, modifications may be made to the additional non-state mandated Specific Plan requirements contained in the City's Municipal Code**.**

Contents

3.1 Vision, Goals, and Objectives
3.2 Land Use
3.3 Overlay Zones
3.4 Villages and Planning Areas
3.5 Project-wide Development Standards
3.6 Circulation Network
3.7 Public Services and Utilities
3.8 Grading

Chapter

3. DEVELOPMENT PLAN

3.1. VISION, GOALS, AND OBJECTIVES

Vision

The vision for the AVSP is to reclaim a more than 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 will create a comprehensive and functional community that blends with the City of Lake Elsinore and provides a major entry statement for the north end of town.

Land Use

Goal 1: To provide a jobs/housing balanced 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 traveling 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 northwestern portion of the city.

Objective 2-2: Re-route Temescal Canyon Road as well as relocating the bridge over Temescal Creek to tie into Lincoln Avenue as a major alternate arterial highway through the northern portion of the city towards the I-15 freeway.

Objective 2-3: 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 2-4: Utilize a modified grid system that aids in dispersing vehicular traffic throughout the project site to minimize congestion on backbone roads.

Objective 2-5: Minimize signalized intersections along Lake Street and Temescal Canyon Road, 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 2-6: Provide pedestrian linkages and hiking trails to open space and recreational areas.

Objective 2-7: 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.

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 a lift station and a sewer force main system, to provide sewer treatment service and sewer trunk lines to the area.

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 (EVMWD) 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 and install "purple pipes" to encourage the use and installation of reclaimed water for the future for the region.

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 applicable reclamation plan, interim mining development requirements as implemented in the AVSP and Surface Mining and Reclamation Act (SMARA) requirements.

Objective 4-2: Provide for phased development within the AVSP area to ensure mining activities will continue until resources are fully extracted.

Sustainability

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

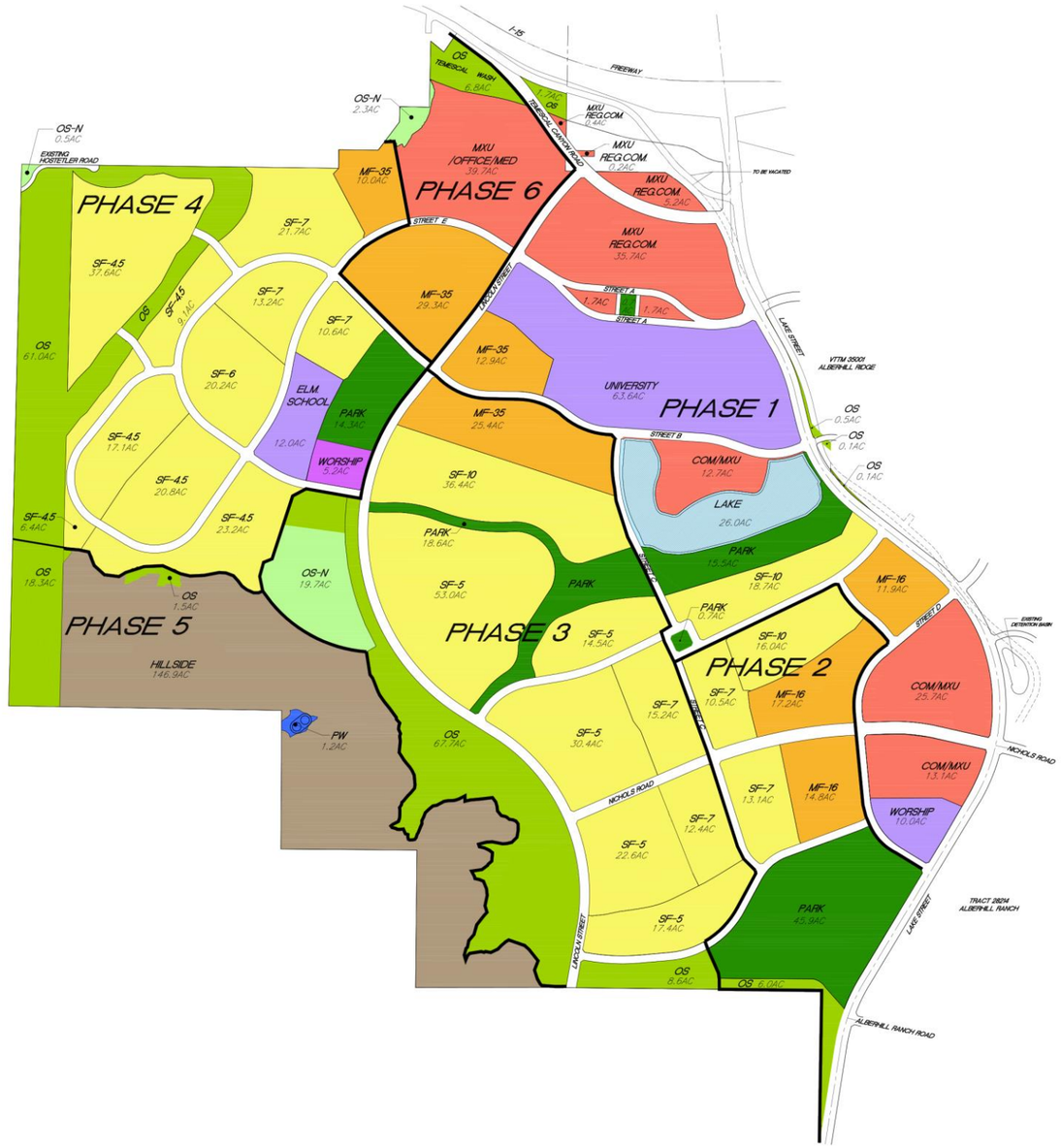
Objective 5-1: Promote the efficient use of natural resources and environmentally sustainable behaviors through the thoughtful siting and design of buildings and associated infrastructure and the use of feasible technological advances that reduce the environmental impact of development.

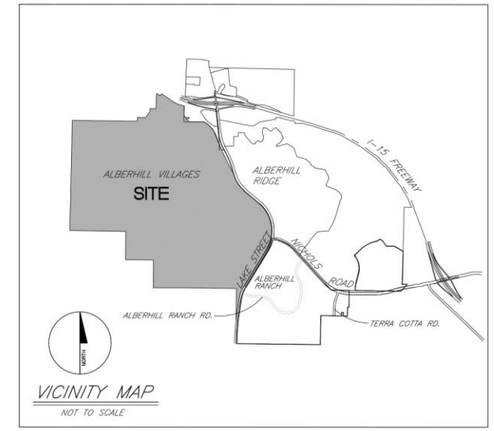
Objective 5-2: Create quality employment opportunities that will provide living wages, encourage commercial uses that will generate sales tax revenue, and reduce resource and infrastructure costs through compact development and sustainable design.

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 (refer to Figure 3-1, Comprehensive Land Use Plan) contains a total of twelve (12) land use designations grouped into six (6) land use categories: Regional Mixed-Use, Institutional/Educational, Residential, Hillside Residential, Community Mixed-Use, and Open Space, described as follows:





LEGEND:

- HILLSIDE RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- SCHOOL
- WORSHIP
- LAKE
- PUBLIC WATER FACILITY
- PARKS
- OPEN SPACE-NATURAL
- OPEN SPACE-RESTORED (DETENTION/DEBRIS BASIN/ SLOPE/ LOW FLOW CHANNEL)

Figure 3-1
Comprehensive Land Use Plan

Alberhill Villages Specific Plan

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 major roads: Lake Street, Lincoln Street and Temescal Canyon Road. 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 1,670 dwelling units and 1,335,800 square feet of non-residential uses have been allocated to this land use category. Land use designations within this category include Mixed Use/Office/Medical, Mixed Use/Regional Commercial and Open Space, as shown on the Comprehensive Land Use Plan Figure 3-1

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 451 dwelling units has been allocated to this area to help meet the housing needs of the university as well as the surrounding community. Land use designations within this category include University and Multi-Family Residential, as shown on the Comprehensive Land Use Plan Figure 3-1

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 southwest hillside area. A variety of housing types for seniors, including congregate care, will also be available for future residents. A maximum of 5,685 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 paseos can also be accommodated within this land use category and will serve as focal points for the Villages and neighborhoods. Land use designations within this category include Single-Family Residential, Multi-Family Residential, Elementary School, Worship, Park, Lake and Open Space, as shown on the Comprehensive Land Use Plan Figure 3-1

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 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 MSHCP conserved lands. Land use designations within this category include Hillside Residential and Open Space, as shown on the Comprehensive Land Use Plan Figure 3-1

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 square feet 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 60 units and 382,000 square feet of non-residential uses. Land use designations within this category include Commercial/Mixed Use and Worship, as shown on the Comprehensive Land Use Plan Figure 3-1

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 National Forest off- site to the south and the MSHCP core areas off-site to the north. (Refer to Figure 3-2, Open Space Vicinity Map.) The intent of these wildlife connections is to facilitate connections to allow for safe passage of wildlife around the community and towards the existing I-15 under passes that permit wildlife to safely cross the I-15 freeway into core MSHCP areas (Figure 3-2, Open Space Vicinity Map and Figure 3-3 Open Space Map.) 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 Open Space Corridor Sections and Figure 3-5 Temescal Creek Open Space Corridor Sections). Land use designations within this category include Open Space.

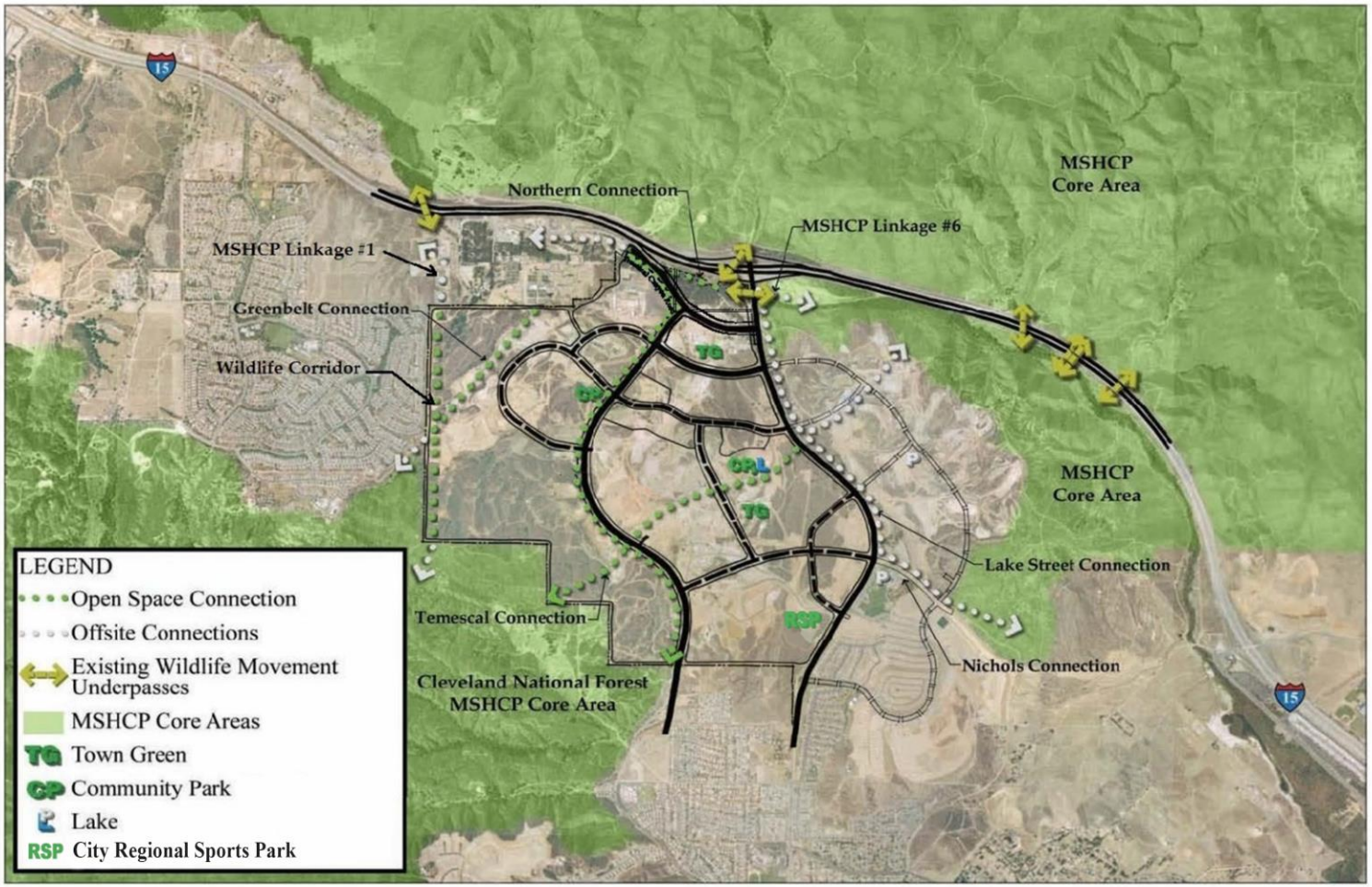


Figure 3-2
Open Space Vicinity Map

Alberhill Villages Specific Plan

0' 1,500' 3,000'

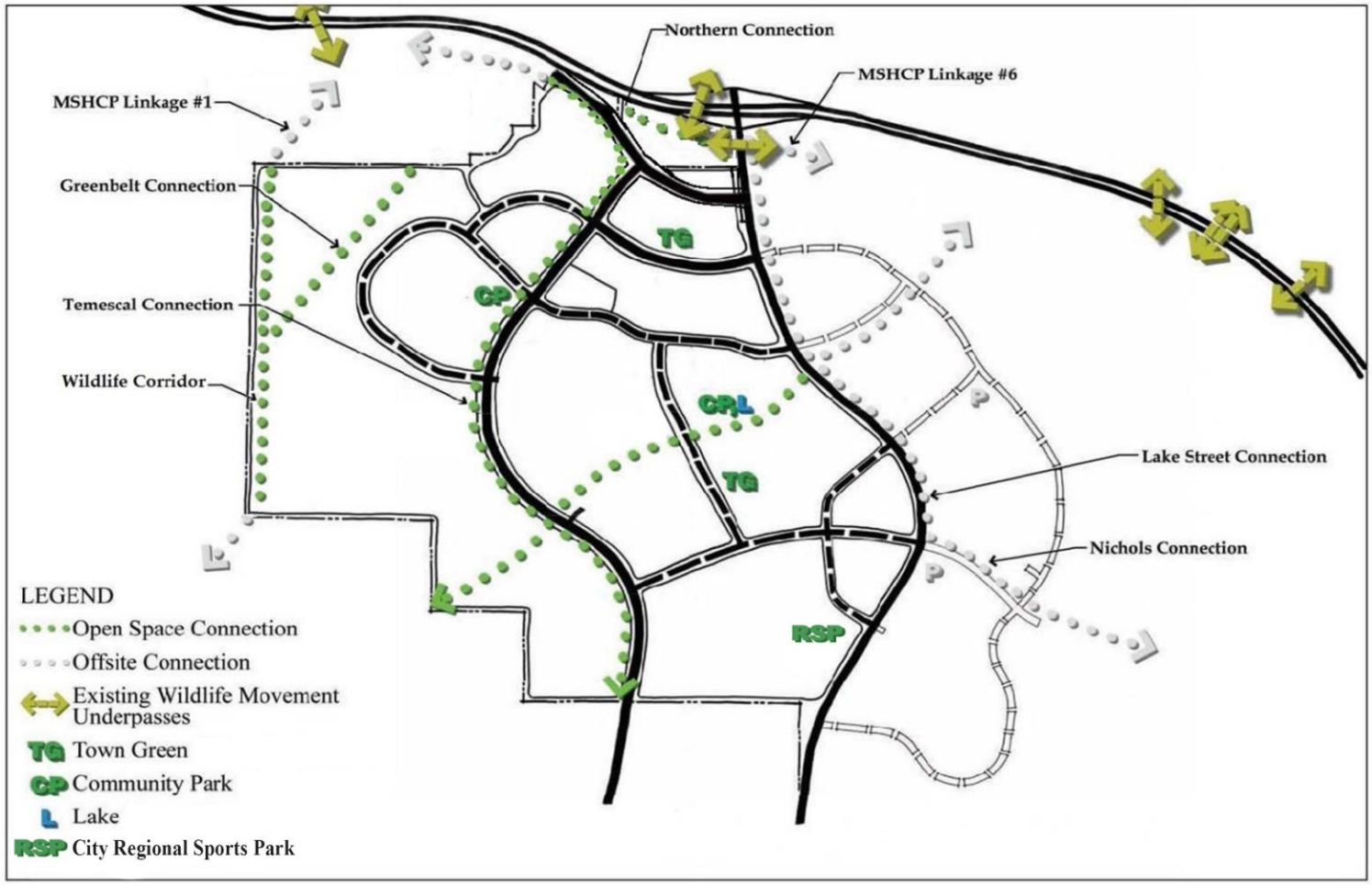
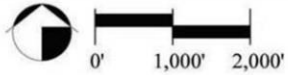


Figure 3-3

Alberhill Villages Specific Plan

Open Space Map



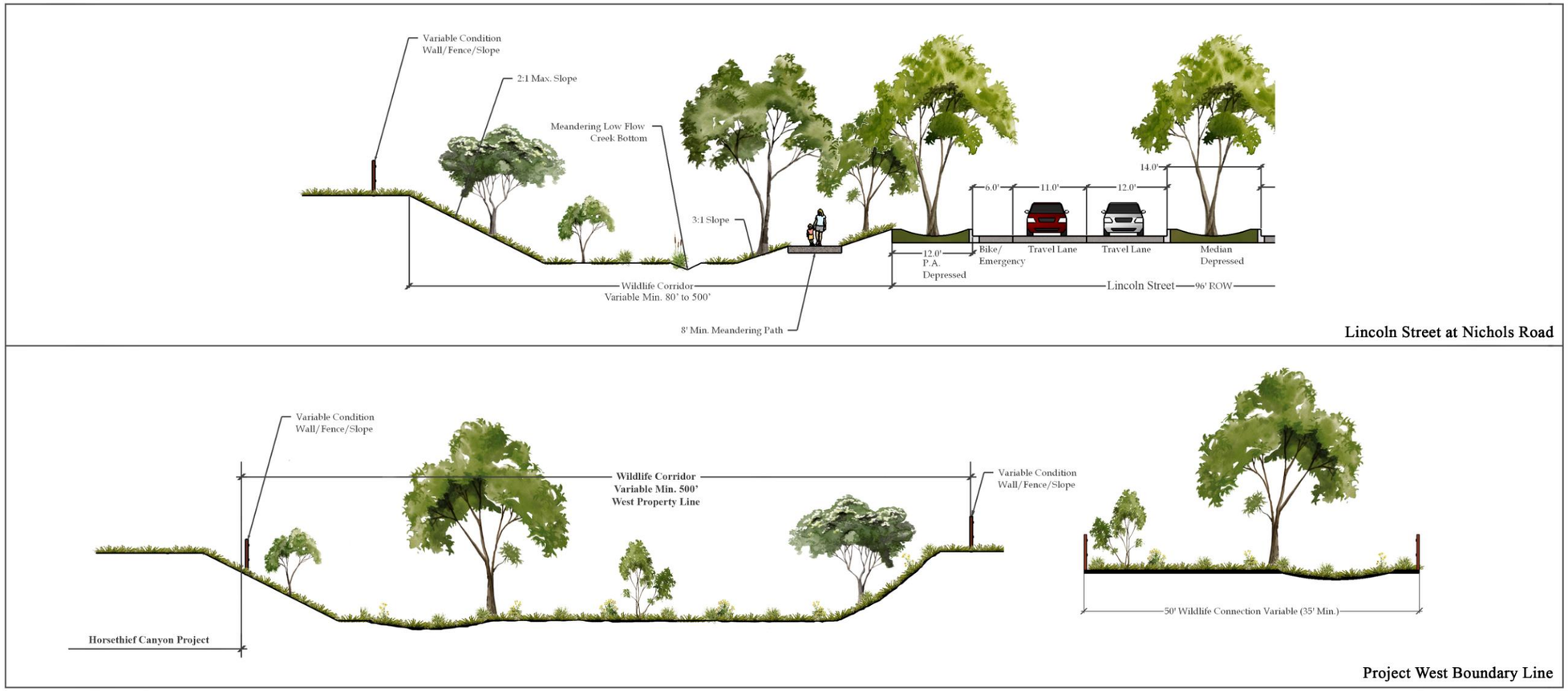


Figure 3-4
Open Space Corridor Sections

Alberhill Villages Specific Plan

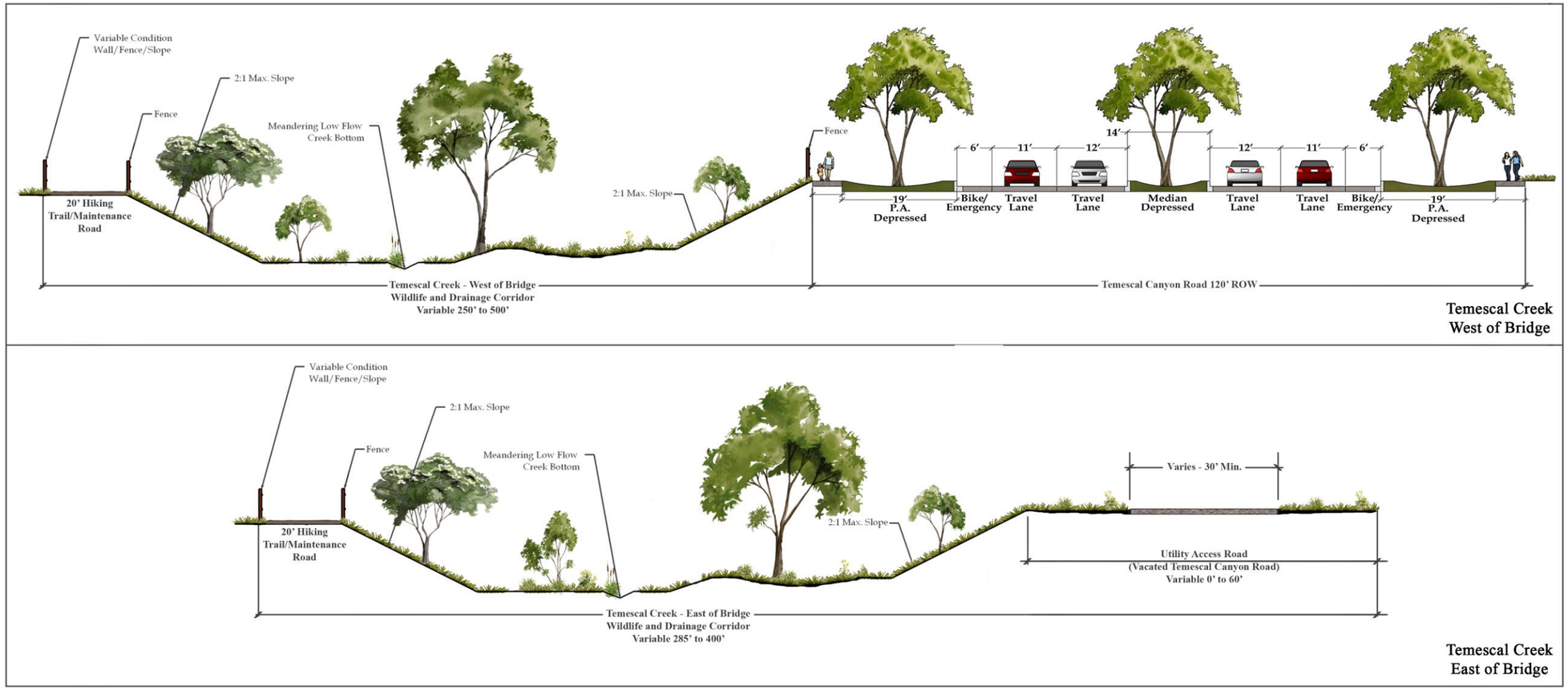


Figure 3-5

Temescal Creek Open Space Corridor Sections

Alberhill Villages Specific Plan

3.3. OVERLAY ZONES

A mining overlay zone will be maintained over the entire AVSP area in order to accommodate ongoing mining operations. The AVSP Development Regulations provide standards for these mining operations to avoid conflicts with adjacent urban development. (Refer to Figure 3-5, Overlay Zones.)

This document also provides the ability for the AVSP area to evolve by establishing intensification overlay zones 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 times that 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. A subsequent PDP does not necessarily have to follow the same geographic boundaries as the previously approved PDP. 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 zone. Any subsequent PDP or intensification that allows an increase in density requires the approval of an amendment to the AVSP.

Areas outside of the intensification overlay zone are not suitable for re-intensification. Subsequent PDPs outside the intensification overlay zone shall retain the land use designations and intensities under which these areas were developed.

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, housing for various types of occupants including students, teachers, alumni, senior citizens, working professionals, and families, a potential office/medical center, and entertainment uses. This Village also includes a wildlife corridor along Temescal Creek at the northern boundary of the AVSP near Interstate 15 that will have minimum width between 250 and 500 feet.

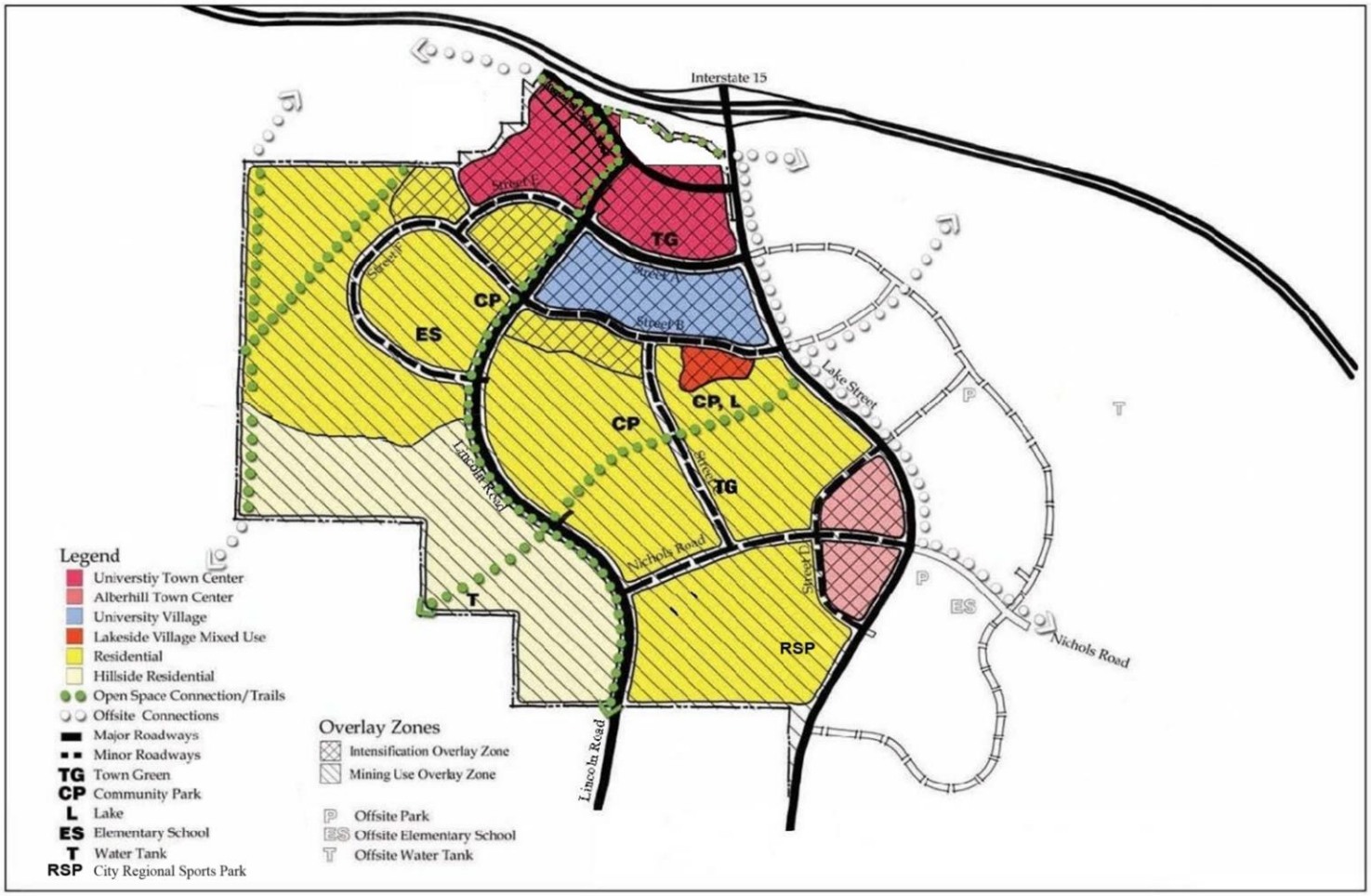


Figure 3-6

Overlay Zones

Alberhill Villages Specific Plan

0' 1,000' 2,000'

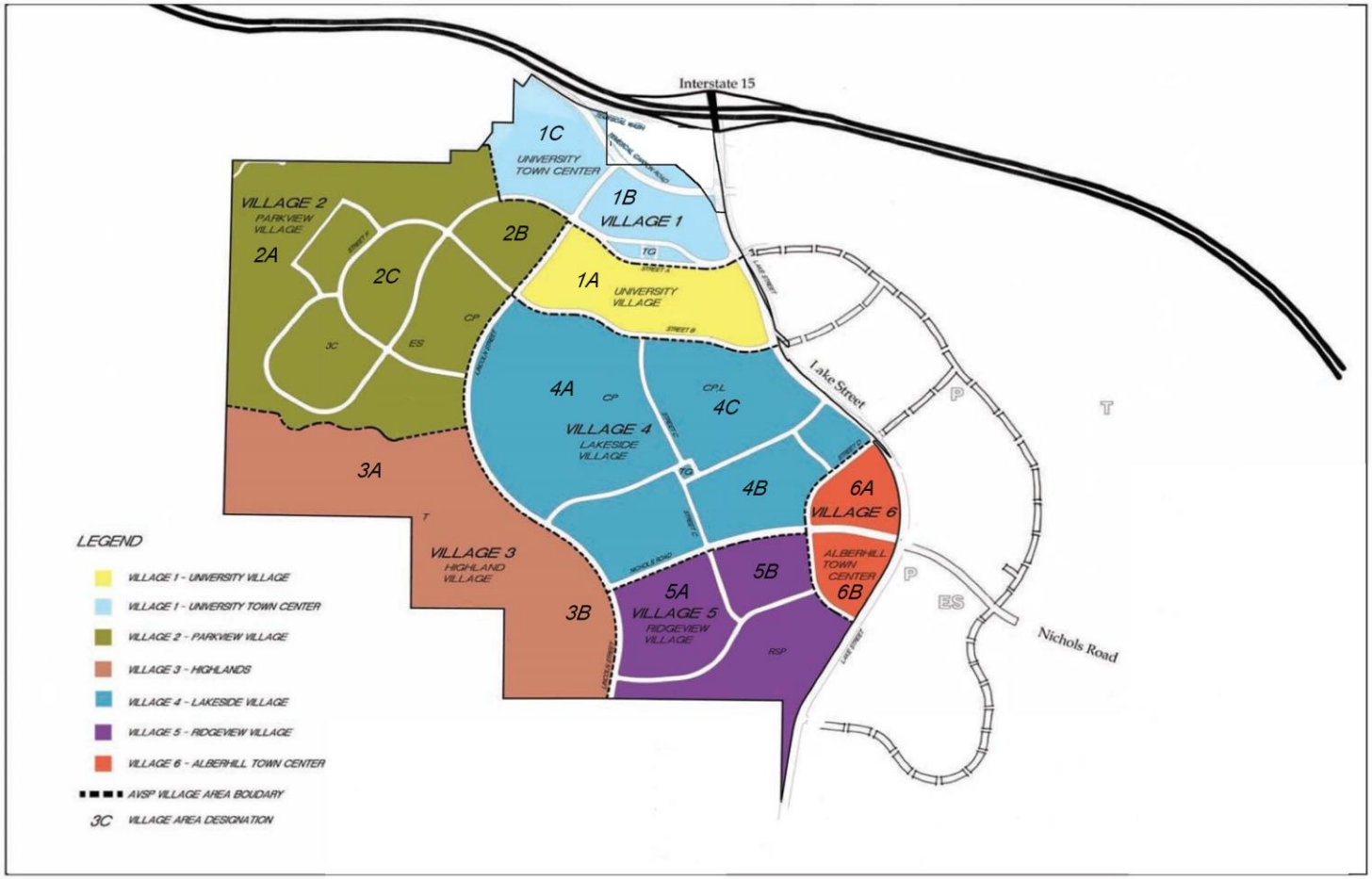


Figure 3-7

Village and Planning Areas Map

Alberhill Villages Specific Plan

0' 1,000' 2,000'

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. A wildlife corridor, with a minimum width of 500 feet, runs along the western boundary of the AVSP and a pedestrian open space/trail corridor is provided along a tributary of a canyon drainage that will carry a portion of the storm water runoff. 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 hillside 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 connections that run along the western boundary of the AVSP and Temescal Canyon Road/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 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: Ridgeview

The Village will be anchored by 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 a 45.9-acre sports park. 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 which creates a pleasant pedestrian environment complete with public spaces.

Planning Areas

Each Village is divided into smaller Planning Areas or Neighborhoods. 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, Land Use Summary by Planning Area, identifies the maximum allowable dwelling units, non-residential square footage, and students permitted by Planning Area (or Neighborhood) and Phase.

Table 3-1 Land Use Summary by Planning Areas.

PHASE	PLANNING AREA	LAND USE	ACRES	DWELLING UNITS (MAX)	F.A.R.	NON-RESIDENTIAL BLDG. (SQ. FT.)	SCHOOL CAPACITY (STUDENTS)
1	1A	UNIVERSITY	63.6		0.54	1,500,000	6,000
	1A	MF-35	12.9	451			
	1B	MU/REG COM	1.7	15	0.35	26,000	
	1B	PARK (TG)	0.7				
	1B	MU/REG COM	1.7	15	0.35	26,000	
	1B	MU/REG COM	35.7	206	0.46	717,500	
	1B	MU/REG COM	5.8	30	0.33	82,300	
	1B	OS (TEM CREEK)	1.7				
	1B	OS (LAKE ST)	0.7				
	4C	COMMERCIAL/MU	12.7	60	0.69	382,000	
	4C	LAKE	26.0				
	4C	PARK (TG)	0.7				
	4C	PARK	15.5				
	4C	SF-10	18.7	190			
	4B	MF-16	11.9	192			
	6A	COMMERCIAL/MU	25.7	100	0.35	392,500	
	6B	COMMERCIAL/MU	13.1	50	0.35	200,000	
	6B	WORSHIP	10.0				600
		SUBTOTAL	**258.8**	**1,309**		**3,326,300**	**6,600**
2	4B	SF-10	16.0	160			
	4B	SF-7	10.5	74			
	4B	MF-16	17.2	275			
	5B	SF-7	13.1	92			
	5B	MF-16	14.8	237			
	5B	PARK	45.9				
	5B	OS	6.0				
		SUBTOTAL	**123.5**	**838**		**0**	**0**
3	4A	MF-35	25.4	889			
	4A	SF-10	36.4	364			
	4A	PARK	18.6				
	4A	SF-5	53.0	265			
	4A	SF-5	14.5	73			
	4A	SF-5	30.4	152			
	4A	SF-7	15.2	106			
	5A	SF-5	22.6	113			
	5A	SF-7	12.4	87			
	5A	SF-5	17.4	87			
	5A	OS	8.6				
	3B	OS	67.7				
	3B	OS-N	19.7				
		SUBTOTAL	**341.9**	**2,136**		**0**	**0**
4	2A	SF-4.5	37.6	169			
	2A	SF-4.5	9.1	41			
	2A	SF-4.5	6.4	29			
	2A	SF-4.5	17.1	77			
	2A	SF-4.5	20.8	94			

PHASE	PLANNING AREA	LAND USE	ACRES	DWELLING UNITS (MAX)	F.A.R.	NON-RESIDENTIAL BLDG. (SQ. FT.)	SCHOOL CAPACITY (STUDENTS)
	2A	SF-4.5	23.2	104			
	2A	SF-7	21.7	152			
	2A	MF-35	10.0	350			
	2A	OS-N	0.5				
	2A	OS	61.0				
	2C	SF-6	20.2	121			
	2C	SF-7	13.2	92			
	2C	SF-7	10.6	74			
	2C	ELM SCHOOL	12.0				850
	2C	PARK	14.3				
	2C	WORSHIP	5.2				600
		SUBTOTAL	**282.9**	**1,303**		**0**	**1,450**
5	3A	HILLSIDE	146.9	8			
	3A	PW	1.2				
	3A	OS	18.3				
	3A	OS	1.5				
		SUBTOTAL	**167.9**	**8**		**0**	**0**
6	1C	MU/OFFICE/MED	39.7	1,404	0.28	484,000	
	1C	OS (TEM CREEK)	6.8				
	1C	OS-N	2.3				
	2B	MF-35	29.3	1026			
		SUBTOTAL	**78.1**	**2,430**		**484,000**	**0**
		STREETS	**121.9**				
		TOTAL	**1,375.0**	**8,024**		**3,810,300**	**8,050**

3.5. PROJECT-WIDE DEVELOPMENT STANDARDS

In order to ensure the orderly and sensible development of the land uses proposed for the Alberhill Villages Specific Plan, land use planning and design standards have been incorporated into the Specific Plan document. These land use planning and design standards, will assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

Additionally, project-wide development standards have also been prepared to complement those described throughout the Specific Plan document. The project-wide standards are:

1) All mitigation measures set forth in the Alberhill Villages Program Environmental Impact Report (State Clearinghouse No. 2012061046) are incorporated by reference and shall be incorporated where applicable as conditions of approval for implementing development projects within the Alberhill Villages Specific Plan.

2) Uses and development standards will be in accordance with City of Lake Elsinore Municipal Code, as amended by the Alberhill Villages Specific Plan and will be further defined by the Specific Plan design guidelines, future detailed Phased Development Plans, and future detailed development proposals including subdivisions, design review approvals and conditional use permits.

3) Standards and guidelines relating to signs, landscaping, parking and other related design elements will conform to City of Lake Elsinore Municipal Code, as amended by the guidelines and standards within the Alberhill Villages Specific Plan.

4) Development of the property shall be in accordance with the mandatory requirements of the Lake Elsinore Municipal Code and State laws; and shall conform substantially to the Alberhill Villages Specific Plan, unless otherwise amended.

5) Lots created pursuant to this Specific Plan and subsequent tentative maps shall be in conformance with the Alberhill Villages Specific Plan development regulations applied to the property, and all other applicable City standards and the California Subdivision Map Act.

6) Flag lots shall not be permitted.

7) A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

8) Construction of the Specific Plan, including recordation of final subdivision maps, may be done progressively in phases, provided vehicular access, public facilities and infrastructure is constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development.

9) Wildlife corridor crossings at Lake Street, Temescal Canyon Road and Lincoln Street within the Alberhill Villages Specific Plan shall be designed and constructed to include wildlife movement underpasses of sufficient size to accommodate large mammals. No pedestrian paths, trails and bikeways or roads shall be located within any wildlife corridor; but may be located adjacent to them. All wildlife corridors shall be separated from any adjacent pedestrian paths, trails and bikeways and roads by appropriate

fencing to minimize wildlife/human interaction. Such fencing shall be approved by the Community Development Department prior to installation.

10) Site-specific Traffic Impact Analyses (traffic studies) shall be required for each Phased Development Plan (PDP) and for all subsequent implementing development projects in accordance with the City's Traffic Impact Analysis Preparation Guide requirements in effect at the time of Traffic Impact Analysis preparation.

11) Prior to approval of the first Phased Development Plan (PDP), a TIA evaluating cumulative impacts of the AVSP on regional transportation facilities within the City's sphere of influence, including without limitation, Temescal Canyon Road- Lake Street to Indian Truck Trail, Lake Street – I-15 to Mountain Avenue, and Nichols Road – Lake Street to I-15, shall be completed in consultation with the County of Riverside and WRCOG. To ensure that impacts of the AVSP on the regional road network are mitigated on a fair share basis, a Phased Road Improvement Plan shall be prepared in conjunction with the first Phased Development Plan and, to the maximum extent allowable in accordance with the TUMF program, any regional road improvements constructed by the developer shall be exchanged for TUMF fee credits.

12) Passive solar heating techniques shall be employed whenever practicable within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, adequate roof overhangs and proper wall insulation.

13) Prior to approval of a Final Map, Parcel Map, Residential Design Review, or Conditional Use Permit (as applicable), the project developer shall annex into Community Facilities District No. 2015-1 (Safety) or such other Community Facilities District for Law Enforcement, Fire and Paramedic Services established at the time of such approval to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City. Alternatively, the project developer may form a new Community Facilities District for Law Enforcement, Fire and Paramedic Services or propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Public Safety services. Community Facilities District No. 2015-1 or other CFD for law enforcement, fire and/or paramedic services will be subject to an biennial review by the City and adjustments to special taxes collected thereunder will be made in accordance with the requirements of the Mello-Roos Community Facilities Act of 1982, as amended from time to time.

14) Prior to approval of a Final Map, Parcel Map, Design Review, or Conditional Use Permit or building permit (as applicable), the project developer shall annex into Community Facilities District No. 2015-2 (Maintenance Services) or such other Community Facilities District for Maintenance Services established at the time of such approval to fund the on-going operation and maintenance of the (i) public right-of-way, including street sweeping, (ii) the public right-of-way landscaped areas and parks to be maintained by the City; and (iii) for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including streets, parkways, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project. Alternatively, the project developer may form a new Community Facilities District for Maintenance Services or propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Maintenance Services.

3.6. CIRCULATION NETWORK

Regional access to the specific plan 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. Temescal Canyon Road will be reconfigured with a relocation of the bridge over Temescal Creek in order to link with both Lincoln Street and Lake Street. In order to minimize congestion near the freeway, the first signalized intersection within the project site has been located on Lake Street approximately 900 to 1,000 feet from the I-15 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 30-year period. The framework and right of ways have been planned to accommodate these potential future features. With the I-15 freeway expected 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 which 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 will also contribute 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 will be adopted as part of each PDP to spread out peak travel times through ridesharing, van-sharing, employee flex-time, and bike-to-work programs.

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 Temescal Canyon Road 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 shall be implemented in PDPs including roundabouts, neck- downs, cul-de-sacs, divided roadbeds, knuckles, pocket parks, and neighborhood focal points (refer to Appendix B, Sample Traffic Calming Devices). Similar devices may also be utilized as long as they meet the goals and intent of the circulation system for this Specific Plan.

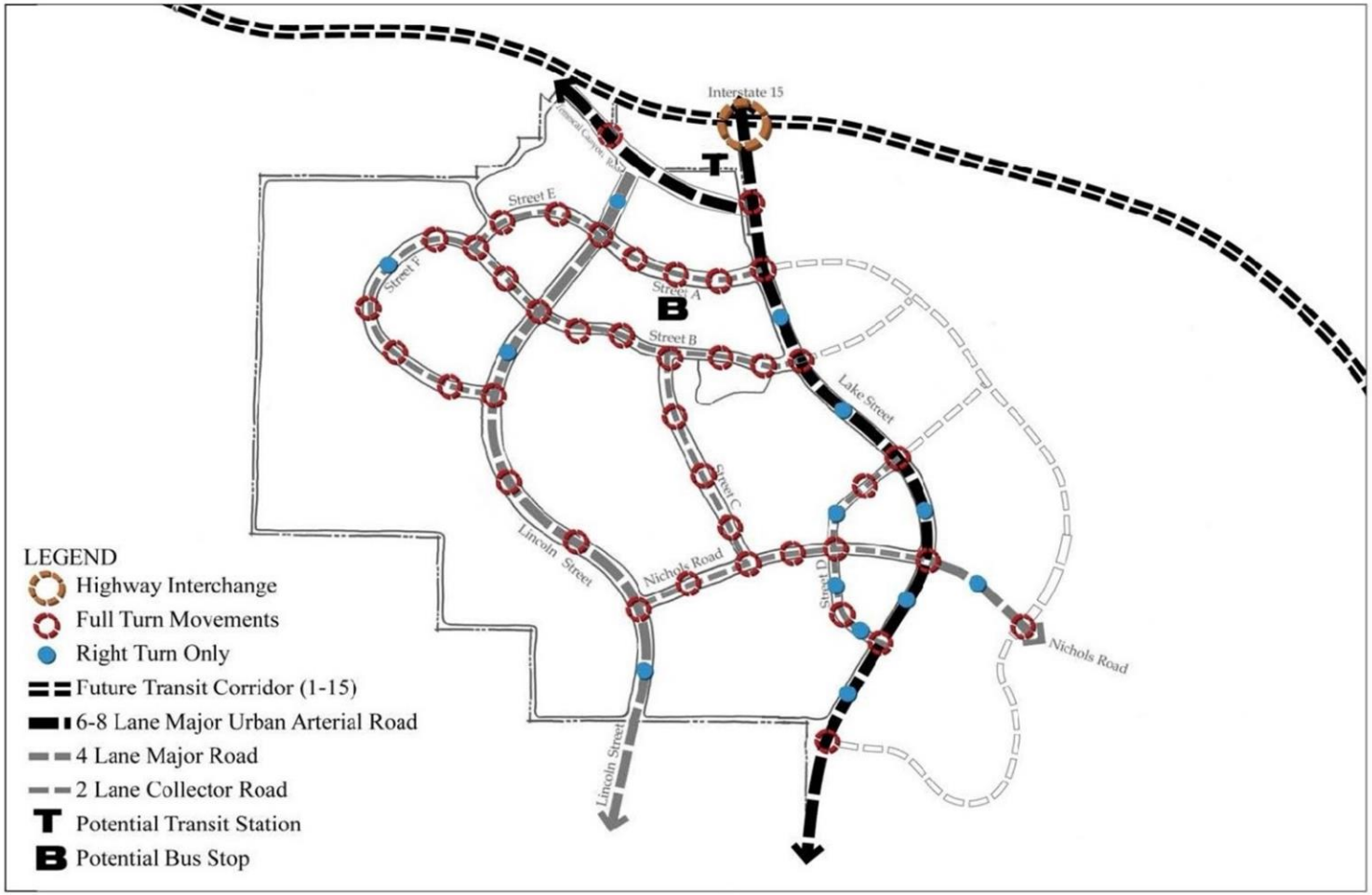


Figure 3-8

Alberhill Villages Specific Plan

Circulation Plan

3.7. 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. The proposed 1601 zone tanks will be located on the eastern ridge to the 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 1801 zone tanks. Water will be supplied by EVMWD which supplies water from a combination of water wells and imported water.

Sewer

Wastewater treatment will occur at the existing EVMWD Regional Wastewater Treatment Plant. AVSP will install portions of the EVMWD Master Plan Lift Station and Force Main system in order to convey wastewater flows to the existing EVMWD Regional Wastewater Treatment Plant. The collection system of appropriately sized pipes will accommodate sewer service for the area with the backbone sewer lines located in Temescal Canyon Road and Lake Street. Sewer lines and Lift Stations will be sized to convey ultimate sewer flows at build-out.

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-swales while major flows are intended to be conveyed in underground facilities. The major offsite flows from Rice Canyon District and Horsethief 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 pipes, and box culverts will be used to convey flows ultimately to the Temescal Creek Channel.

Sediment basins will generally be maintained by a Homeowner's Association. Some facilities may be maintained by the Riverside County Flood Control and Water Conservation District if that agency accepts the facility(ies) for maintenance. Similarly, the City of Lake Elsinore may maintain sediment basins, if it accepts them for maintenance. However, absence acceptance by the Riverside County Flood Control District or the City, the basins will be maintained by a Homeowner's Association. Removal of debris from the basins should occur after each major storm event, but at least once each year.

Solid Waste

The City of Lake Elsinore has a franchise agreement with CR&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/demolition 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 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

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 officers 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 may be located within the University Town Center Village.

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 sizing facilities. One elementary school student capacity of 850 has been identified within the AVSP area.

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.

Parks

The integration of recreational components and recreation-oriented open space is critical to the overall success of any community as it is through these spaces that the interaction between people can occur. One of the basic features of the AVSP is the inclusion of various public and private recreation and open space components to ensure a distinctive quality of life. These areas will meet the many recreational needs of the Villages' residents and visitors, as well as, the recreational needs of many of the City of Lake Elsinore's residents.

The recreational facilities and park sites within the AVSP include the following:

- A 45.9-acre City Regional Sports Park – see Figure 4-16
- A Regional Recreational Lake & Lakeside Park totaling 41.5 acres
- An active 14.3-acre Public Community Park
- A 6.0-acre community garden
- Two town greens (approximately ¾ acres each)
- Thirty-five (35) Private Pocket Parks (approximately one (1) acre each)
- Pedestrian Paseos
- Trails
- Plazas/Hardscapes

Park and recreation facilities needed to serve the AVSP area are included within the AVSP. The Developer will construct either all or portions of the parks and recreational facilities; dedicate or transfer title to the appropriate entity; and identify maintenance responsibility within the AVSP as set forth in Table 3-2 below:

Table 3-2 Park and Recreation Facility Responsibility

Facility	Construction Description	Future Ownership	Maintenance Entity	Commencement	Completion
45.9-acre Regional City Sports Park	1) Design & Concept Plan for entire park site and proposed Phasing Plan				1) Submitted with First PDP
	2) Rough grading of entire park site by Developer at Developer's cost in accordance with City approved rough grading plans and drawings			2) Commencement upon the later of plan approval or City's receipt of Alberhill Park Fees totaling $6,000,000	2) 18 months from commencement
	3) Adjacent offsite public roadway and utility infrastructure for park to be constructed and funded by Developer		3) City of Lake Elsinore / applicable utility provider	3) Commencement upon the later of completion of rough grading or City's receipt of Alberhill Park Fees totaling $7,500,000	3) 2 years from commencement
	4) Onsite park improvements for park Phase 1 (i.e., park improvements that can be constructed at a cost not exceeding the Alberhill Park Fees then received by City), to be constructed by Developer, with Alberhill Park Fees then received by City OR City may elect to construct park improvements with Alberhill Park Fees then received by City	4) Dedication to City of Lake Elsinore	4) City of Lake Elsinore	4) Commencement upon the later of completion of adjacent offsite roadway and utility infrastructure or City's receipt of Alberhill Park Fees totaling $10,000,000	4) 2 years from commencement

Facility	Construction Description	Future Ownership	Maintenance Entity	Commencement	Completion
	5) Subsequent park phases (i.e., onsite park improvements to be constructed in phases at a cost not exceeding the remaining balance[1] Alberhill Park Fees then received by City), to be constructed by Developer, with the remaining balance[1] of Alberhill Park Fees then received by City OR City may elect to construct park improvements with the remaining balance of Alberhill Park Fees then received by City	5) Dedication to City of Lake Elsinore	5) City of Lake Elsinore	5) To be determined by City based upon scope of park phase improvements that can be constructed at a cost not exceeding the remaining balance[1] of Alberhill Park Fees then received by City	5) To be determined based on scope of park phase improvements, but not more than 2 years from commencement
14.3-acre Public Community Park	Turnkey, constructed and funded by Developer	Dedication to City of Lake Elsinore	City of Lake Elsinore	Detailed site plan, construction & engineering drawings prepared by developer and submitted to City prior to recordation of first Final Map in Phase 4	Upon issuance of one-half of Residential building permits in Phase 4
41.5-acre Recreational Lake & Lakeside Park	Turnkey, constructed and funded by Developer	Grant deed to HOA	HOA	Detailed site plan, construction & engineering drawings prepared by developer and submitted to City prior to	Upon issuance of 1,500 cumulative Residential building permits (including building permits for single family and multi family

[1] Remaining balance shall mean that balance of the Alberhill Park Fees then received by City less the portion thereof that has been previously spent or committed for "onsite" park improvements.

Facility	Construction Description	Future Ownership	Maintenance Entity	Commencement	Completion
				recordation of first Final Map in in Phase 2	residential dwelling units) in the Project
35.1-acre Private Pocket Parks	Turnkey, constructed and funded by Developer	Grant deed to HOA	HOA	Detailed site plan, construction & engineering drawings prepared by developer and submitted to City prior to recordation of first Final Map in in respective Phase	Upon issuance of one-half of Residential building permits in respective Phase
2 – 0.75-acre Town Greens	Turnkey, constructed and funded by Developer	Grant deed to HOA	HOA	Detailed site plan, construction & engineering drawings prepared by developer and submitted to City prior to recordation of first Final Map in in respective Phase	Upon completion of adjacent streets
6.0-acre Community Garden	Turnkey, constructed and funded by Developer	Grant deed to HOA	HOA	Detailed site plan, construction & engineering drawings prepared by developer and submitted to City prior to recordation of first Final Map in in Phase 3	Upon completion of adjacent streets

The location and definition of these recreation areas shall be reviewed and approved as part of each Phased Development Plan and the subdivision and Design Review processes. The design concept of joint use of facilities through the location of public parks adjacent to school playgrounds is encouraged. In lieu of maintaining any or all of the park facilities referenced above through a HOA, Developer shall have the right to participate in a Project-wide CFD for the maintenance of park facilities within AVSP. The City shall coordinate with the Developer the formation and administration of the Project-wide CFD.

3.8. GRADING

A mining reclamation plan is required by the Surface Mining and Reclamation Act of 1975 (SMARA) Section 2774, and governed by the City's Municipal Code (LEMC Chapter 14.04). Reclamation Plan 112, as amended from time to time, will direct the disposition of the land in both form and vegetation upon completion of the mining activity. Refer to Figure 3-8, Slope Analysis, for a general slope analysis of the existing conditions of the site. RP-112 will be amended by the Developer prior to the issuance of a grading permit for development to ensure that the reclamation of the mining site will be completed in phases to correspond to project development phasing and that the reclaimed end use of the mining site will be those land uses provided in the AVSP and any approved PDP.

During development, highly visible slopes along major roadways, such as those along Lake Street and Lincoln, 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 visual 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.

The separate ongoing mining activity within portions of the project area may leave 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.

Figure 3-9
Slope Analysis

Alberhill Villages Specific Plan

0' 1,000' 2,000'

Contents

4.1 Purpose and Intent
4.2 Development Regulations
4.3 Land Use Regulations
4.4 Circulation Requirements
4.5 Parking Requirements
4.6 Recreation / Open Space Requirements
4.7 Stormwater Management Techniques

Chapter

4. DEVELOPMENT REGULATIONS

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 location of these zones within the Districts and Planning Areas of the Specific Plan, as shown on the Comprehensive Land Use Plan (Figure 3-1) will be fine-tuned at the time a 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 AVSP regulations supersede otherwise applicable City zoning ordinances. Where the Specific Plan or a subsequent PDP is silent on other regulatory areas, the Lake Elsinore Municipal Code 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.

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 is divided into Residential Single-Family (RS), 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

Zone	HR	MXU [6]			RSF [6]		RM [6]		RMH [6]		RH [6]
		Regional University Town Center, Lakeside Village	**Community Alberhill Town Center**	**Institutional University Village**	**Detached**		**Detached**	**Attached**	**Detached**	**Attached**	**Attached**
Development Regulations											
Density	0-0.5				2-6		6-12	6-12	12-18	12-18	18-24 (35) [1]
Multi Family Lot Size (min SF)	NA	50,000	50,000	50,000	NA		NA	2,250	NA	1,350	1,000
Single Family Lot Size (min SF) [2]	25,000	NA	NA	NA	5,500		5,000	NA	2,400	NA	NA
Multi Family Lot Coverage (max)	NA	100%	100%	100%	NA		NA	60%	70%	70%	80%
Single Family Lot Coverage (max)	30%	NA	NA	NA	50%		55%	NA	70%	NA	NA
Building Setbacks: (min) *Thoroughfares (Temescal Canyon Road and Lake Street) measured from ROW*	50	35	30	30	25		25	25	25	25	25
Existing residential [1,5]	50	50	NA	NA	35		35	50	50	50	50
Open Space Connections	50	30	NA	NA	20		20	20	20	25	25
All other setbacks					To be addressed in a subsequent PDP						
Height	30	100	46	50	30		45 [3]	45 [3]	45	45 [3]	55 [4]
Minimum Dwelling Unit Size					No minimum						
FAR					To be addressed in a subsequent PDP						
Use Regulations					Refer to Section 4.3						
Parking					Refer to Section 4.4						

1 Bonus density tied to performance criteria.
2 Single Family Lot sizes allow for a variety of single-family product types including, but not limited to, patio homes, wide and shallow lots, single family cluster, and zero lot lines.
3 Allows for potential 3 story product.
4 Allows for potential 4 story product to achieve proposed 35 DU / Ac.
5 These setbacks address the adjacency of existing residences in the Horsethief Canyon Ranch development and the buildings and structures along the project's northwest boundary.
6 Minimum project area for each zone is 5 acres.

4.3. LAND USE REGULATIONS

4.3.1 Mixed Use (MXU)

- Distributed throughout the Villages to provide easy and convenient access
- Three primary markets – regional, community, and institutional
- Typical 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.
- Applies to Mixed Use/Office/Medical, Mixed Use/Regional Commercial, and Commercial/Mixed Use land use designations.

Permitted Uses:

- Retail uses, excluding adult-oriented 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 clinics
- Entertainment uses including, but not limited to, bowling alleys, movie theaters, playhouses, and game arcades (excluding adult-oriented 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
- 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.
- Small family day care homes, large family day care homes and residential day care facilities in accordance with the provisions of the City of Lake Elsinore Zoning Ordinance.
- Public utility distribution and transmission facilities excluding private radio, television, antenna and towers.
- Public and Private parks, playgrounds, community centers, plazas, and recreational buildings
- Open space/wildlife connections
- Trails; Drainage and flood control facilities
- Accessory uses and structures for residential uses, as described below
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed permitted uses.

Uses Subject to a Conditional Use Permit

The following uses shall require a conditional use permit pursuant to the requirements and procedures set forth in 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
- Animal veterinary clinics
- Places of religious assembly
- Wireless telecommunications facilities
- Government buildings and service 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
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed uses requiring a conditional use permit

4.3.2 Hillside Residential (HR)

- 0-0.5 dwelling units per acre
- Assigned to hillside areas where large lot, single family detached residences will be located
- See Table 4-1
- Applies to the Hillside Residential and Public Water Facility (PW) land use designations.

Permitted Uses:

- Single-family residential detached dwelling units
- Second units pursuant to the applicable provisions of the City of Lake Elsinore Zoning Ordinance
- Public and Private Parks, playgrounds, community centers, and recreational buildings
- Open space/wildlife connections
- Drainage and flood control facilities, water tank facility
- Trails
- Small family day care homes, large family day care homes and residential day care facilities in accordance with the provisions of the City of Lake Elsinore Zoning Ordinance.
- Places of Religious Assembly
- Accessory uses and structures as described below
- HOA managed storage facilities
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed permitted uses.

Uses Subject to a Conditional Use Permit:

The following uses shall require a conditional use permit pursuant to of the requirements and procedures set forth in the City of Lake Elsinore Zoning Ordinance.

- Horticultural uses, including growing of fruits, nuts, vegetables, and ornamental plants for commercial purposes
- Wireless telecommunications facilities
- Uses which exceed the height limit established in Table 4-1
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed uses requiring a conditional use permit

4.3.3 Single-Family Residential (RSF)

- 2-6 dwelling units per acre
- Assigned to areas where single family detached residences will be located
- See Table 4-1
- Applies to Single-Family Residential land use (SF-4.5, SF-5, SF-6) land use designations

Permitted Uses:

- Single-family residential detached dwelling units
- Second units pursuant to the applicable provisions of the City of Lake Elsinore Zoning Ordinance
- Public and Private parks, playgrounds, community centers, and recreational buildings
- Places of religious assembly
- Open space/wildlife connections
- Drainage and flood control facilities
- Trails
- Accessory uses and structures as described below
- Small family day care homes, large family day care homes and residential care facilities in accordance with the provisions of the City of Lake Elsinore Zoning Ordinance
- Public utility distribution and transmission facilities excluding private radio, television, and paging antenna and towers
- Public and private elementary and high schools and colleges and universities
- Manufactured (factory-built) houses in compliance with the provisions of the City of Lake Elsinore Zoning Ordinance
- HOA managed storage facilities
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed permitted uses.

***Uses Subject to a Conditional Use Permit**:*

The following uses shall require a conditional use permit pursuant to the requirements and procedures set forth in the City of Lake Elsinore Zoning Ordinance.

- Wireless telecommunications facilities
- 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
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed uses requiring a conditional use permit

4.3.4 Medium Density Residential (RM)

- 6-12 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
- Applies to Single-Family Residential land use (SFR-7, SF-10) land use designations

Permitted Uses:

- Single-family residential attached and detached dwelling units.
- Second units pursuant to the applicable provisions of the City of Lake Elsinore Zoning Ordinance.
- Public and Private 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 as described below
- Small family day care homes, large family day care homes and residential care facilities in accordance with the provisions of the City of Lake Elsinore Zoning Ordinance
- Public utility distribution and transmission facilities excluding private radio, television, antenna and cell towers
- Manufactured (factory-built) houses in compliance with the provisions of the City of Lake Elsinore Zoning Ordinance
- HOA managed storage facilities.
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed permitted uses.

Uses Subject to a Conditional Use Permit:

The following uses shall require a conditional use permit pursuant to the requirements and procedures set forth in the City of Lake Elsinore Zoning Ordinance.

- Wireless telecommunications facilities
- Government buildings and service facilities
- Public and private elementary, and high schools and colleges and universities

- Uses which exceed the height limit established in Table 4-1
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed uses requiring a conditional use permit

4.3.5 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.
- See Table 4-1
- Applies to Multi-Family Residential (MF-16) land use designations

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 the applicable provisions 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
- Public or private parks, playgrounds, community centers, and recreational buildings
- Places of religious assembly
- Government buildings and service facilities
- Public and private elementary, and high schools and colleges and universities
- Open space/wildlife connections
- Drainage and flood control facilities, water storage, pumping facilities
- Trails
- Accessory uses and structures as described below.
- Small family day care homes, large family day care homes and residential care facilities in accordance with the provisions of the City of Lake Elsinore Zoning Ordinance
- Public utility distribution and transmission facilities excluding private radio, television, antenna and cell towers
- Manufactured (factory-built) houses in compliance with the provisions of the City of Lake Elsinore Zoning Ordinance
- HOA managed storage facilities
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed permitted uses.

***Uses Subject to a Conditional Use Permit**:*

The following uses shall require a conditional use permit pursuant to the requirements and procedures of the City of Lake Elsinore Zoning Ordinance.

- Uses which exceed the height limit established in Table 4-1
- Wireless telecommunications facilities
- Other uses where the Community Development Director determines that the

proposed use is substantially the same in character and intensity as the above-listed uses requiring a conditional use permit

4.3.6 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.
- See Table 4-1
- Applies to Multi-Family Residential land use (MF-35) land use designations.

Permitted Uses:

- Multi-family residential dwelling units including, but not limited to, condominiums, triplexes, four-plexes, row houses, and apartment housing
- Public or private parks, playgrounds, community centers, and recreational buildings
- Government buildings and service facilities
- Places of religious assembly
- Public and private elementary, and high schools and colleges and universities
- Open space/wildlife connections
- Drainage and flood control facilities, water storage, pumping facilities
- Trails
- Accessory uses and structures as described below
- Small family day care homes, large family day care homes and residential care facilities in accordance with the provisions of the City of Lake Elsinore Zoning Ordinance
- Public utility distribution and transmission facilities excluding private radio, television, antenna and cell towers
- Manufactured (factory-built) houses in compliance with the provisions of the City of Lake Elsinore Zoning Ordinance
- HOA managed storage facilities
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed permitted uses.

***Uses Subject to a Conditional Use Permit**:*

The following uses shall require a conditional use permit pursuant to the requirements and procedures of the City of Lake Elsinore Zoning Ordinance.

- Uses which exceed the height limit established in Table 4-1
- Wireless telecommunications facilities
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed uses requiring a conditional use permit

4.3.7 Public & Private Parks

- Distributed throughout the Villages to provide recreational opportunities for Villages' residents and visitors, as well as, many of the City of Lake Elsinore's residents
- Applies to Park and Lake land use designations.

Permitted Uses:

- Age tiered playgrounds and play areas
- Outdoor full- and half-court basketball
- Baseball fields
- Soccer fields
- Football fields
- Olympic size swimming pool with cabana and shaded seating
- Volleyball courts
- Skateboard facility
- Multi-use open fields
- Zero-depth water play area
- Meandering trails and view benches
- Trash dumpster enclosures throughout the site accessible from the roadways and dog walking "bag" dispensaries
- Individual picnic tables with charcoal barbecues throughout
- Group picnic and barbecue areas at each event area
- Park benches
- Trash receptacles
- Restrooms
- Concession Stands
- Lakes, including noncommercial fishing there from
- Aquatics Center
- Community Center in public parks. Non-commercial community association recreation and assembly buildings and facilities in a private park.
- Parking lots, only for the above-listed permitted uses
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed permitted uses.

Uses Subject to a Conditional Use Permit*:*

The following uses shall require a conditional use permit pursuant to the requirements and procedures of the City of Lake Elsinore Zoning Ordinance.

- Wireless telecommunications facilities
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed uses requiring a conditional use permit

4.3.8 Open Space

- The Villages includes re-created and restored natural wildlife and open space connections to provide continuity to the National Forest off- site to the south and the MSHCP core areas off-site to the north.
- The intent of these wildlife connections is not to encourage, but also not to discourage, large wildlife into the community, and to facilitate connections to allow for safe passage of wildlife around the community and towards the existing under passes
- Applies to Open Space and Natural Open Space land use designations

Permitted Uses:

- Natural open space
- Natural drainages and drainages restored to natural conditions
- Wildlife corridors
- Pedestrian paths and trails
- Bikeways
- Public access roadway across designated open space adjacent to the 45.9 acre City Regional Sports Park at Alberhill Ranch Road
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed permitted uses

Uses Subject to a Conditional Use Permit*:*

The following uses shall require a conditional use permit pursuant to the requirements and procedures of the City of Lake Elsinore Zoning Ordinance.

- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed uses requiring a conditional use permit

4.3.9 Institutional and Worship

- The 63.1-acre University land use designation has been set aside for the development of a university campus or similar educational institutions intended to serve the existing and proposed communities as well as the larger region
- The design of the 12 acre Elementary School will be determined by the Elsinore Valley Unified School District in consultation with the District's architect and the California Division of State Architect.
- Applies to University, Elementary School and Worship land use designations

Permitted Uses:

- Within the University land use designation, institutions of higher learning providing facilities for teaching and research and authorized to grant academic degrees, including:
    a. On-campus housing for University students

b. Education-related office uses
c. University related commercial uses

- Elementary Schools within the Elementary School land use designation
- Places of Religious Assembly within the Worship land use designation

***Uses Subject to a Conditional Use Permit**:*

The following uses shall require a conditional use permit pursuant to the requirements and procedures of the City of Lake Elsinore Zoning Ordinance.

- Places of Religious Assembly within the University land use designation
- Other uses where the Community Development Director determines that the proposed use is substantially the same in character and intensity as the above-listed uses requiring a conditional use permit

4.3.10 Residential Accessory Structures

The following accessory building and uses may be located on the same lot with a permitted dwelling; provided, that they are found to be compatible with the residential character of the neighborhood and that any buildings or structures are harmonious with the architectural style of the main building. With the exception of open trellis-type patio covers and detached garages, all accessory buildings and/or structures shall be located only on one-half of the lot.

A. Uses.

1. Home occupations
2. Noncommercial hobbies.
3. Keeping of household pets (when no commercial activity is involved). For the purpose of this section, a household pet is an animal clearly considered customary to a residential use, e.g., dogs, cats, birds, and fish. Said pets shall be limited to a maximum of three weaned dogs and/or cats. Birds shall be permitted only inside the main dwelling units, unless a use permit is obtained.

B. Structures.

1. Group I. Sheds, children's playhouses, and similar enclosures of less than 120 square feet provided they do not exceed a maximum height of six and one-half feet. Such structures may be located on the property line provided the design of the structure complies with the City's fire and building codes.
2. Group II. Unenclosed structures such as carports, gazebos, and patio covers (both trellis-type and solid) as well as detached enclosed structures not included in Group I but containing less than 600 square feet of floor area such as sheds, cabanas, children's playhouses and workshops, provided they do not exceed a maximum height of 15 feet and are located no closer than five feet to a side property line, or 10 feet to a rear property line. Attached, enclosed structures in this category, such as garages and enclosed patios, shall be located no closer to a property line than the setback prescribed for the main dwelling unit.
3. Group III. Garages, stables, enclosed patios, workshops, cabanas, and similar enclosed structures containing 600 or more square feet of floor area, provided they do not exceed a maximum height of 17 feet and, unless otherwise provided in this

section, are located no closer to a property line than the setback prescribed for the main dwelling unit, except that straight-in entry garages may be required a greater setback.

a. Antennas, satellite dishes, and similar devices.
b. Swimming pools, jacuzzis, spas, and associated equipment; provided they may be permitted only within rear yard areas or the enclosed portion of a side yard.

Open trellis-type patio covers may be located in a front yard area but shall not encroach more than five feet into the required setback.

4.3.11 Multi-Family Density Bonuses

The purpose of this section is to satisfy the City's obligations under Government Code Section 65915 et seq. (the "State Density Bonus Law"), as amended from time to time. Applicants who seek such density bonuses for housing development within the Multi-Family Residential (MF-35) land use designation shall comply with the provisions of the Lake Elsinore Municipal Code (LEMC) Chapter 17.58. Interpretation of the requirements, definitions, and standards for providing density bonuses and incentives for development within the AVSP shall be governed by LEMC Chapter 17.58 as it may be amended for time to time and shall be construed so as not to be inconsistent with the State Density Bonus Law.

4.3.12 Interim Surface Mining Land Uses

4.3.12.1 Purpose; Preexisting Operations.

The intent of this section is to allow preexisting mining operations and related land uses on the Pacific Clay property to continue as an interim use until replaced by development in accordance with the land uses designated in the AVSP. For purposes of Section 4.3.12, "preexisting mining operations" means (1) any operation activity which is legally occurring in an area at the time the area is designated as part of the Alberhill Villages Specific Plan by the City, and (2) any legal structure existing in an area at the time the area is designated part of the Alberhill Villages Specific Plan by the City.

Preexisting mining operations include two types of surface mining activities (1) extraction activities and (2) processing/crushing activities.

Extraction activities are conducted during the day by machines that scrape the resources from the surface and include onsite transport and storage. Extraction activities are comparable to construction grading activities. Extraction activities do not involve blasting. Products extracted from within the boundaries of RP 112 include clay for the manufacturing of tile and brick and other architectural items. Decomposed granite, sand and rock are also mined for landscaping and other uses

Processing/Crushing activities are conducted in the southeast portion of the Pacific Clay property by a rock crushing plant, conveyor belt system and sand plant (see Figure 4-1-). The processing/crushing activities are conducted during the day and night and, particularly during nighttime operations, generates significant noise, dust, light and glare.

Interim mining activities shall be consistent with Reclamation Plan 112, as amended by the City in August 2011 and as may be amended from time to time as development within the AVSP

occurs. Any proposed expansion of existing mining operations shall be permitted only in accordance with the Surface Mining and Reclamation Act (Cal. Pub. Res. Code §§ 2710 et seq.: "SMARA"), LEMC Chapter 14.04, and RP 112 as the same may be amended from time to time, and shall be subject to any applicable approvals required thereunder.

4.3.12.2 Accessory uses.

In addition to preexisting mining operations (as defined in Section 4.3.12.1), the following accessory buildings and uses may be located in the same area in conjunction with the interim mining use; provided, that they remain incidental and secondary to the primary use and are compatible with RP 112,

A. Retail and wholesale distribution of materials produced on the site; provided that retail distribution sales do not occupy more than 2.5 total acres within the AVSP area on which mining operations are conducted.

B. Storage of trucks, excavating vehicles, machinery, or other similar equipment or non-product material used in the operation, where suitable screening of the storage is provided as may be required in connection with the future approval of new residential development or public rights-of-way.

C. Scales and weighing equipment.

D. Offices and maintenance shop structures, including use of mobilehomes, provided such structures are constructed subject to and in accordance with a validly issued City building permit.

E. Residences and mobilehomes for caretakers or watchmen and their families; provided, that no more than one residence per 500 acres of mining area may be permitted by the City and further provided such structures are constructed subject to and in accordance with a validly issued City building permit.

4.3.12.3 Development standards.

The following minimum standards shall apply to all interim mining uses within the AVSP:

A. Minimum Area. Not less than 200 acres gross.

B. Minimum Width. Not less than 200 feet.

C. Yards. Subject to the setback requirements in Section 4.3.12.4. F, front, rear, and side, not less than 50 feet for any use permitted in Section 4.3.12 and not less than 500 feet when the use is adjacent to any residential designated property; provided further, however, that any structure exceeding 45 feet in height shall have front, side, and rear yard spaces equal to the height of said structure and not less than 50 feet.

D. Structure Height. With the exception of preexisting mining operations, no habitable building or permanent structure shall exceed 45 feet in height, unless a variance is approved by the Planning Commission. In no event, however, shall a habitable building exceed 75 feet in height or shall any other structure exceed 100 feet in height.

4.3.12.4 Special development and landscape improvement standards.

The following special development and landscape improvement standards are designed for interim mining and related uses which are located within the AVSP. Any interim mining and quarry operations shall be subject to the following standards:

A. Noise Suppression. All equipment and premises employed in conjunction with any of the interim mining-related uses shall be constructed, operated and maintained in accordance with the requirements of the Noise Control provisions of the City of Lake Elsinore Municipal Code.

B. Roads and Driveways. Best management practices shall be implemented and all roads and driveways shall be kept wetted while being used or shall be treated with oil, asphaltic concrete or concrete, or other palliative to prevent the emission of dust.

C. Access Roads. All private access roads leading off any paved public street onto property used for any purpose permitted in Section 4.3.12 shall be paved to a minimum width of 24 feet with asphaltic concrete or equal, not less than three inches in thickness with adequate compacted base material for not less than the first 100 feet of said access road.

D. Air and Water Pollution. All operations shall be conducted in compliance with the requirements of the South Coast Air Quality Management District and the State Water Quality Control Board.

E. Slopes of Excavations. No production from an open pit quarry shall be permitted which creates an average slope steeper than one foot horizontal to one foot vertical; provided, however, that a steeper slope may be permitted where soil content or material is such that a vertical-cut excavation is safe in the opinion of the Division of Industrial Safety, Department of Industrial Relations of the State of California.

F. Setbacks, Distancing and Landscaping. Preexisting mining operations shall comply with the following (refer to Figure 4-1):

1. For Crushing Operations which includes batch plants and crushing equipment.

   a. Within the 1500 feet of the property boundary of any new residential development – prohibited. No residential building permit will be issued for construction within 1500 feet of the rock crushing or batch plants. In addition, this equipment shall not be moved within 1500 feet of any existing residential use.

   b. Within the 500 feet of the property boundary of any new non-residential development – prohibited. No building permit for a non-residential use will be issued for construction within 500 feet of the rock crushing or batch plants. In addition, this equipment shall not be moved within 500 feet of any existing non-residential use.

   c. Between 500 feet and 1,500 feet of the property boundary shall be screened to a height of at least ten (10) feet by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a six-foot-high chain link fence, including all necessary gates, except where such a fence would be impractical, as in the bed or flood channel of a wash or watercourse, because of differences in

elevation.

2. For Processing Operations which includes brick manufacturing, kilns, conveyor belt system and sand washing apparatus.

   a. Within the 500 feet of the property boundary of any new residential development – prohibited. No residential building permit will be issued for construction within 500 feet of kilns, conveyor belt system or sand washing apparatus. In addition, this equipment shall not be moved within 500 feet of any existing residential use.

   b. Within the 500 feet of the property boundary of any new non-residential development – prohibited. No building permit for a non-residential use will be issued for construction within 500 feet of the kilns, conveyor belt system and sand washing apparatus. In addition, this equipment shall not be moved within 500 feet of any existing non-residential use.

   c. Between 500 feet and 1,500 feet of the property boundary shall be screened to a height of at least ten (10) feet by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a six-foot-high chain link fence, including all necessary gates, except where such a fence would be impractical, as in the bed or flood channel of a wash or watercourse, because of differences in elevation.

3. For Excavation Operations which includes onsite material excavation, material transport and storage.

   a. Within 150 feet of the property boundary – excavation prohibited without issuance of a conditional use permit except for excavation immediately adjacent to Lake Street from Temescal Canyon Road to Alberhill Ranch Road is permitted for purposes of rough grading the future roadway widening of the Lake Street corridor.

   b. Within 300 feet of the property boundary of any new residential or non-residential development – prohibited. No residential building permit will be issued for construction within 300 feet of excavation operations.

   c. Between the 150-foot setback from existing residential or non-residential use and 300-foot setback from existing residential use or non-residential use developed within the AVSP and the property boundary shall be screened to a height of at least ten (10) feet by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a six-foot-high chain link fence, including all necessary gates, except where such a fence would be impractical, as in the bed or flood channel of a wash or watercourse, because of differences in elevation.

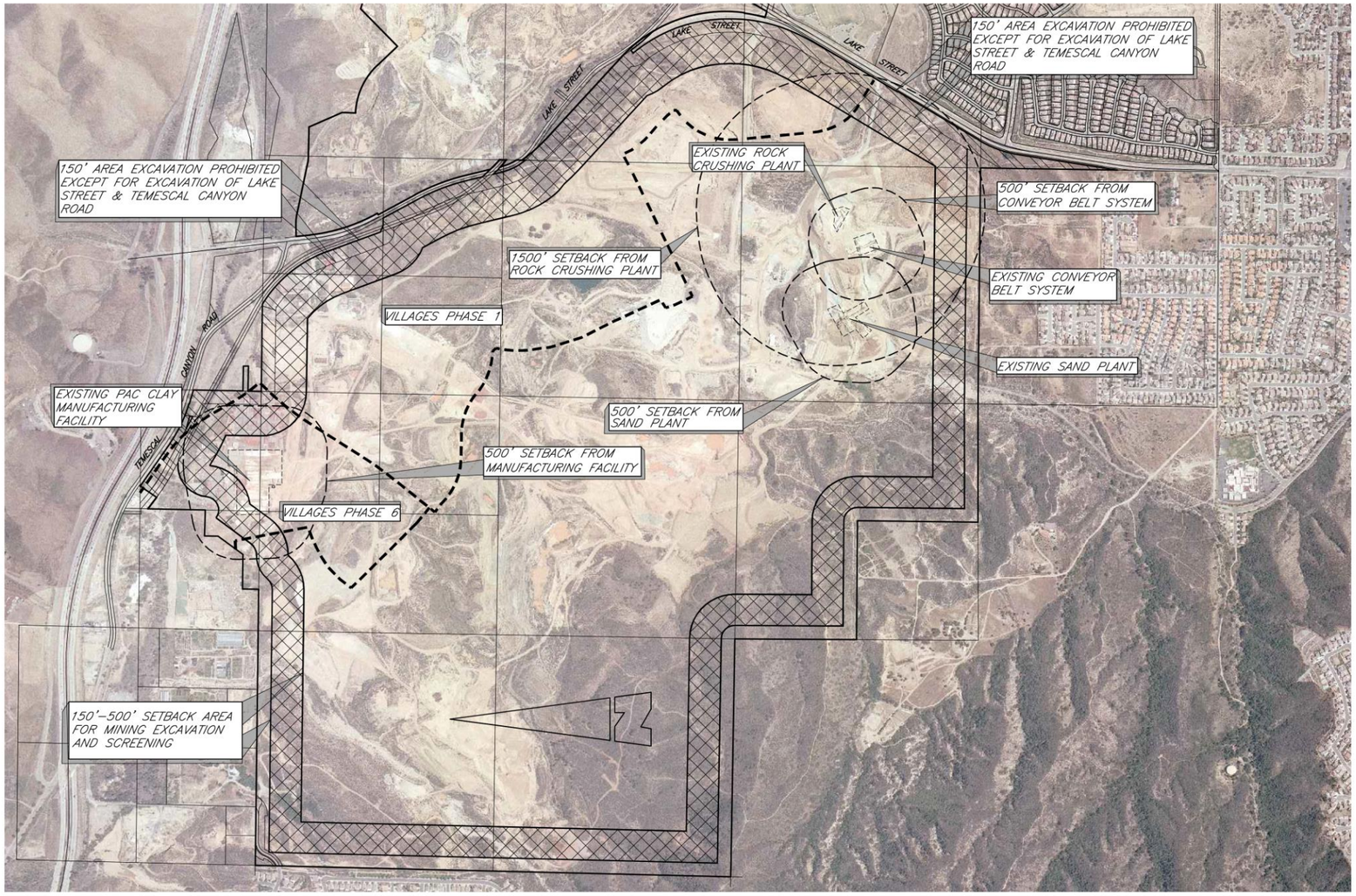


Figure 4-1
Mining Setback Exhibit

Alberhill Villages Specific Plan

G. Reclamation. Consistent with proposed phased development in AVSP, the Developer will submit applications to the City to amend RP 112 in order to provide for reclamation in phases with the land uses provided in the AVSP and any approved PDP to be the reclaimed end use. Prior to any new development of any non-mining use within a phase, the property within that phase shall be reclaimed in accordance with RP 112, as may be amended from time to time, and applicable provisions of the Surface Mining and Reclamation Act of 1975 and LEMC Chapter 14.04.

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 1 Level (Specific Plan), and are further defined more specifically at the Tier 2 Level (Phased Development Plan). The Tier 1 Level address the backbone circulation system which includes Lake St., Temescal Canyon Rd. (extension), Lincoln Avenue (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 2 Level address the circulation system on a project or Tract level, and 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 minimum width specified in the City of Lake Elsinore Standard Specifications.
- **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:** 5-foot 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 shall be used. Bio-retention design shall be used, where practicable. Dry streambeds, weirs, and ponds are encouraged.

Walking Paths / Mixed Use Trails:

- **Width:** Extends from street curb through parkway area to building façade with planting areas (tree wells) dispersed throughout.
- **Material:** Durable paving which emphasizes pedestrian scaled patterns. Focal points, such as mid-block crossings, plazas, street art locations, and intersections shall use enriched paving, utilizing pedestrian-scaled patterns, subject to the approval of the City Engineer.
- **Features:** Dry streambeds, weirs, and ponds are encouraged.
- **Open-Space Corridor Widths:** Non-contiguous Regional Trails: 10-foot minimum width.

Includes Lake Street and Temescal Canyon Road**;** Hiking Paths: 5-foot minimum width within open space corridors; Surfaces: Permeable surfaces, such as decomposed granite, shall be used where practicable depending upon road gradient. 6% or less permeable material strongly encouraged.

Travel Lanes:

- **Width:** 11-foot minimum, 16-foot maximum.
- **Material:** Recycled content shall be used where practicable.

Parking Lanes:

- **Width:** 7-foot minimum, 8-foot maximum.
- **Materials:** Recycled content shall be used where practicable.

Emergency / Bike Lanes (Lake St., Nichols Rd., Temescal Canyon Rd.)

- **Width:** 5-foot minimum, 6-foot 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-foot minimum when walks are contiguous to streets, 5 ft. minim when parkway is adjacent to curb; Materials: Plantings, mulching, limited non-pervious materials, recycled content encouraged; Close tree spacing encouraged.
- **Collector Streets:** Planting width: 5-foot 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-foot. minimum, non-adjacent to curb; Not required when regional trail (8-foot minimum) occurs on same side of street; Materials: Recycled content encouraged.

Intersection Treatments:

- **Roundabouts:** 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 shall be used. Signage is to be appropriately placed.

- **Corner or Curb:** Variable radii depending on particular street type.
- **Crosswalk:** Special striping and color contrasts on high traffic volume 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 "wayfinding".
- **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 plazas for autos, bicycles and pedestrians, all 3 sharing space equally, in typically narrow and circuitous routes.
- **Lighting:** Pedestrian scale reinforces overall community identity; Dark Sky policy.

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.

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, Street A which bisects the campus and the University Town Center 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 median ranging up to 26 feet wide, and is complimented by a 100-foot to 250-foot wide 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 landscapes 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 Figures 4-2.1, 4-2.2 and 4-2.3.)

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.(Refer to Figure 4-3)

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 siltation collection, drainage, utility easement, enhanced wildlife connection, and a naturalized landscape. (Refer to Figures 4-4 and 4-5.)

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 University Town Center Villages. These three roads, when combined with other streets and the pedestrian, bicycle paths, provide the inter-locking modified grid that allows residents and visitors a variety of choices when moving around, though, and among the Alberhill Villages. (Refer to Figures 4-6 and 4-7.)

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 University Town Center 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 socialized 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 Figures 4-8, 4-9 and 4-10.)

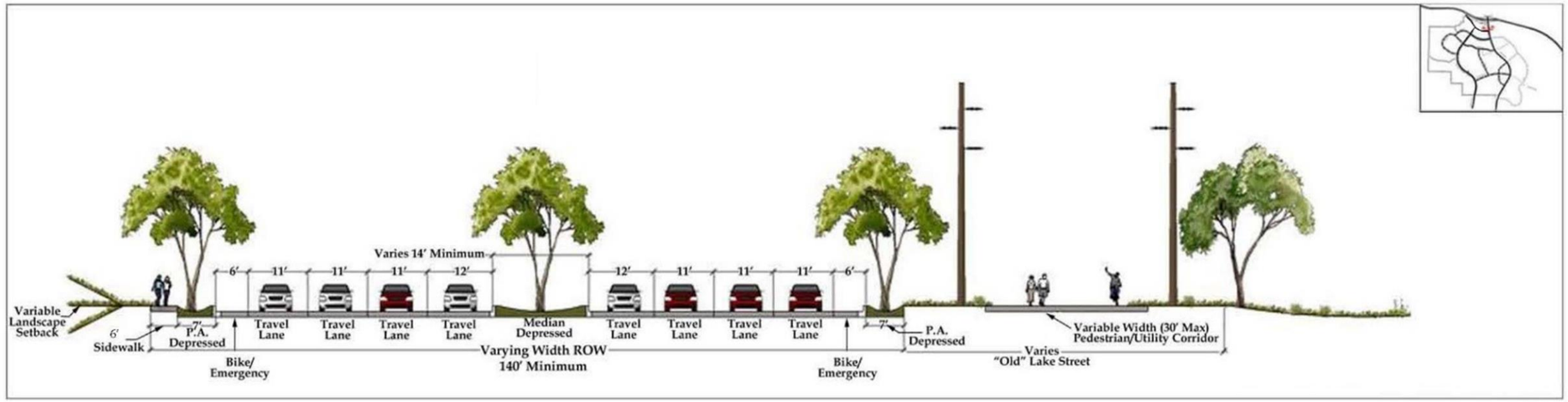


Figure 4-2.1
Lake Street Road Section - 8 Lanes

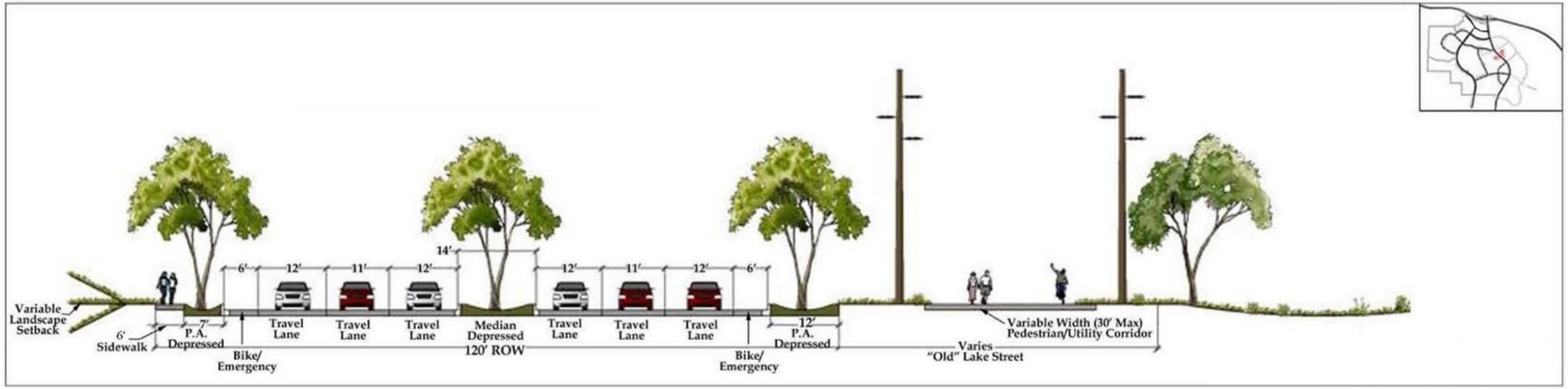


Figure 4-2.2
Lake Street Road Section - 6 Lanes
North of Nichols Road

Alberhill Villages Specific Plan

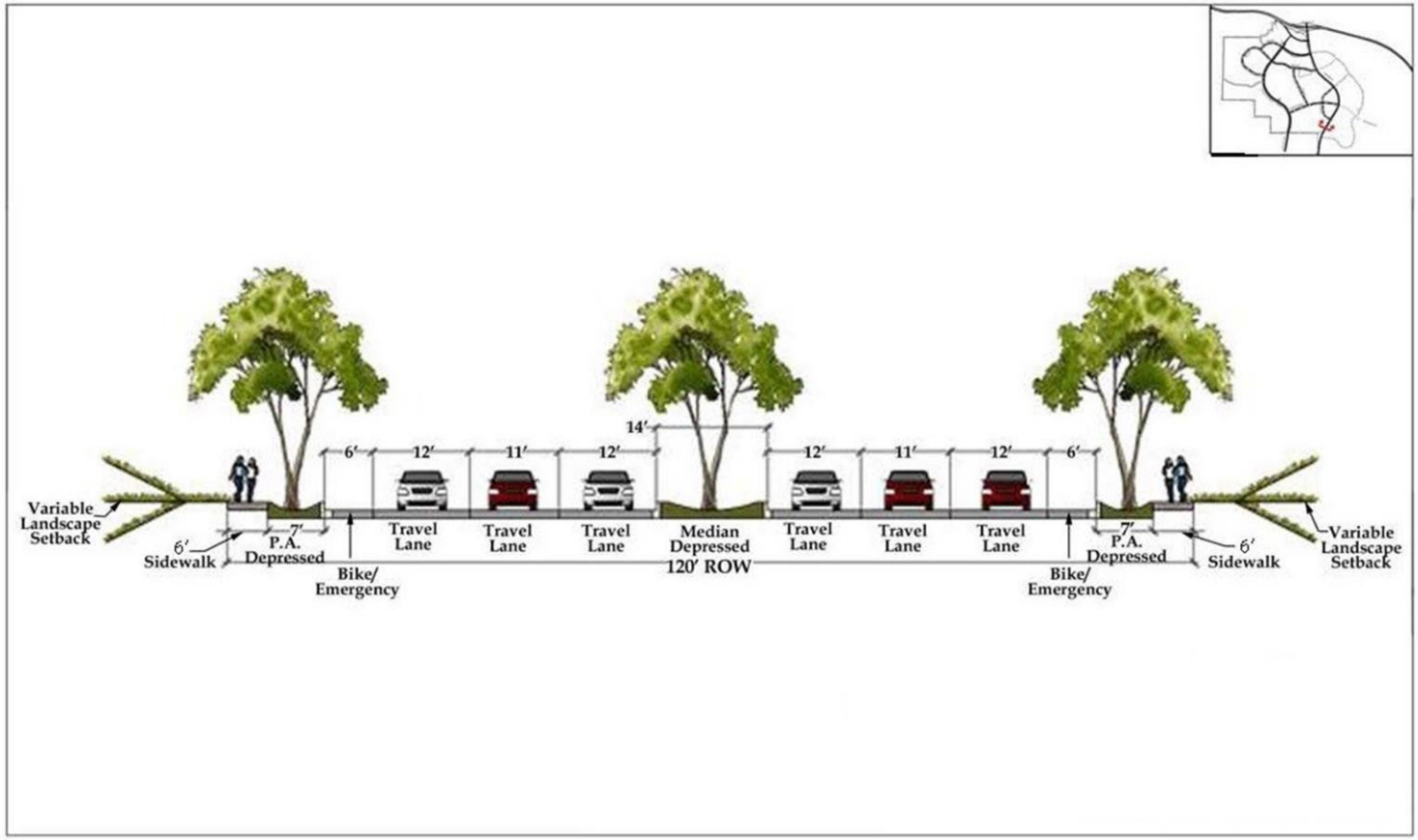


Figure 4-2.3
Lake Street Road Section - 6 Lanes
South of Nichols Road

Alberhill Villages Specific Plan

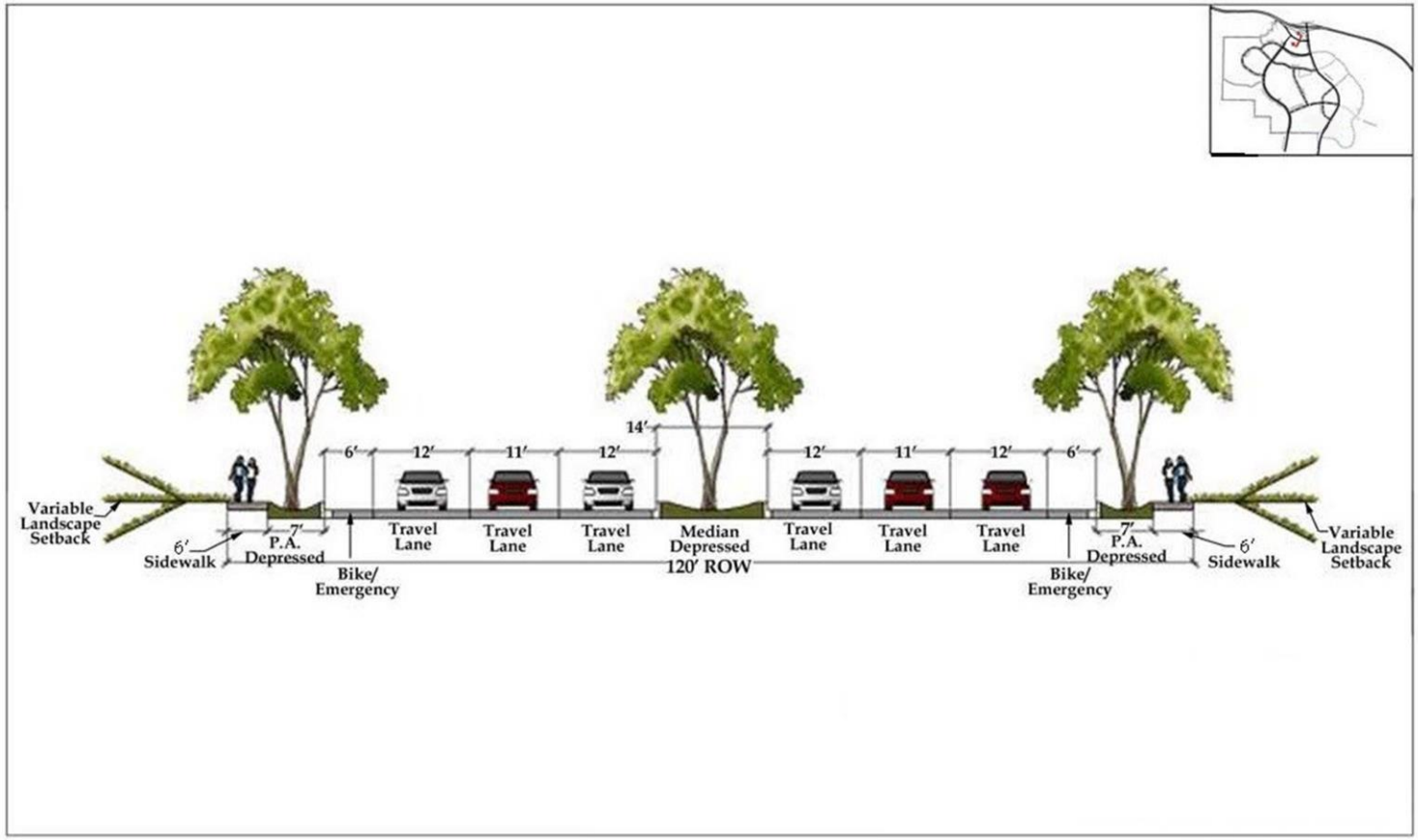


Figure 4-3
Temescal Canyon Road - 6 Lanes

Alberhill Villages Specific Plan

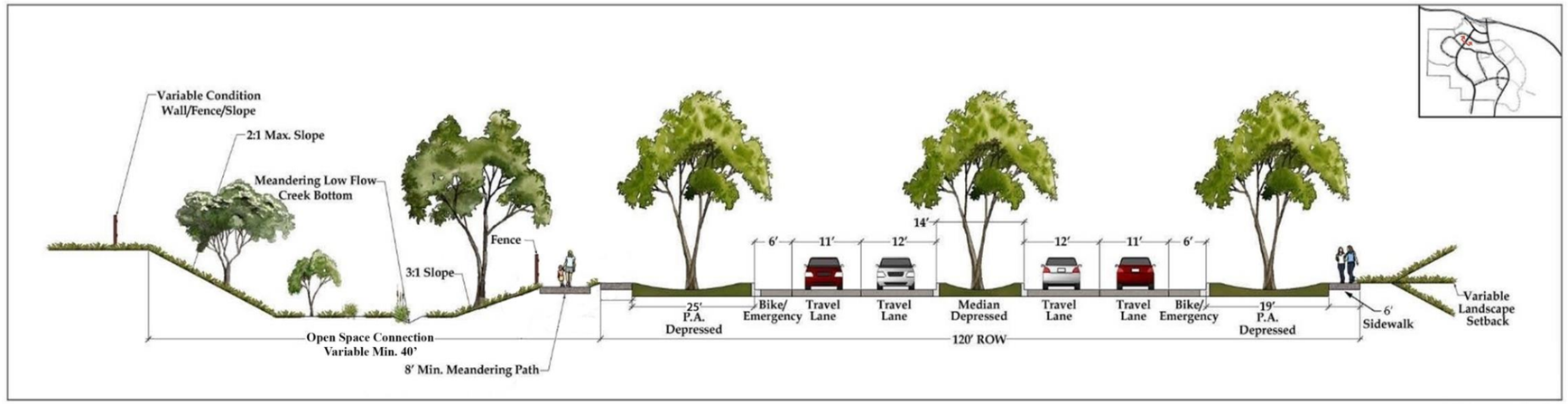


Figure 4-4
Lincoln Street Section - 4 Lanes
North of Street B

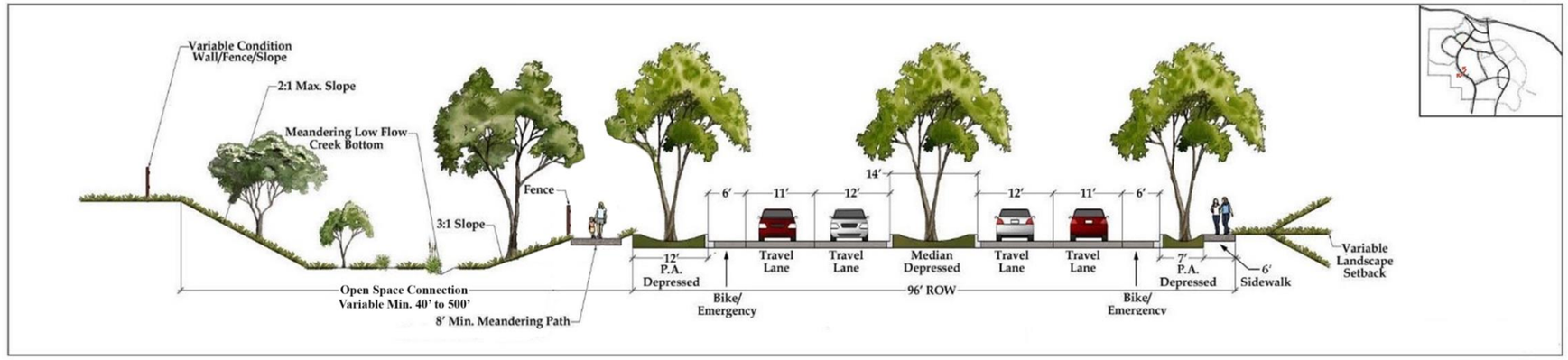


Figure 4-5
Lincoln Street Section - 4 Lanes
South of Street B

Alberhill Villages Specific Plan

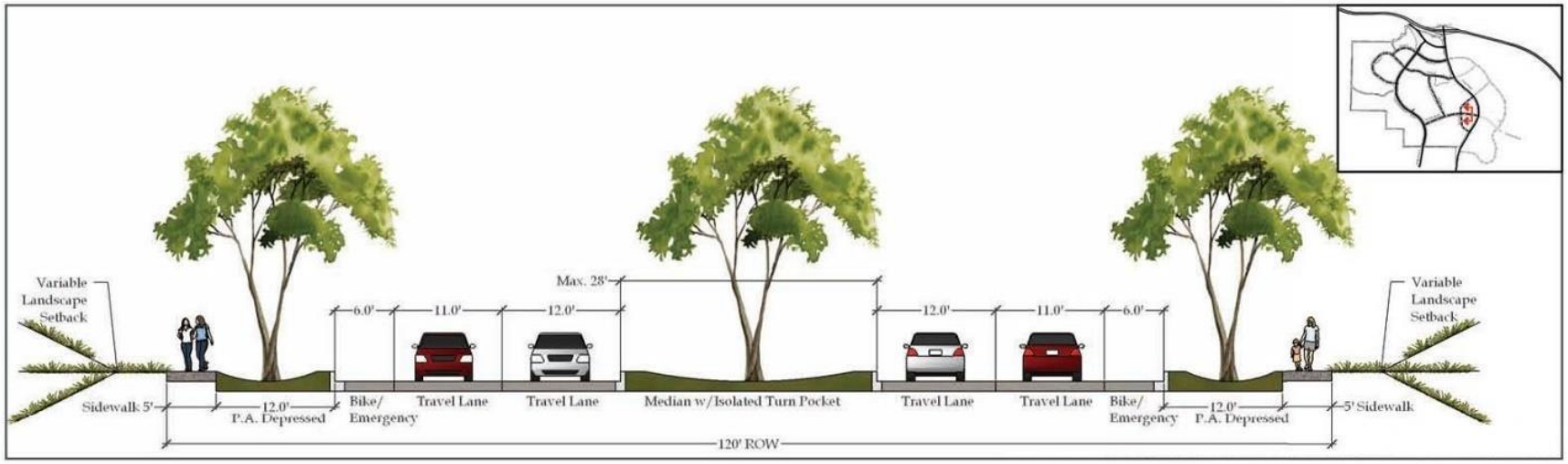


Figure 4-6
Nichols Road - East End Condition

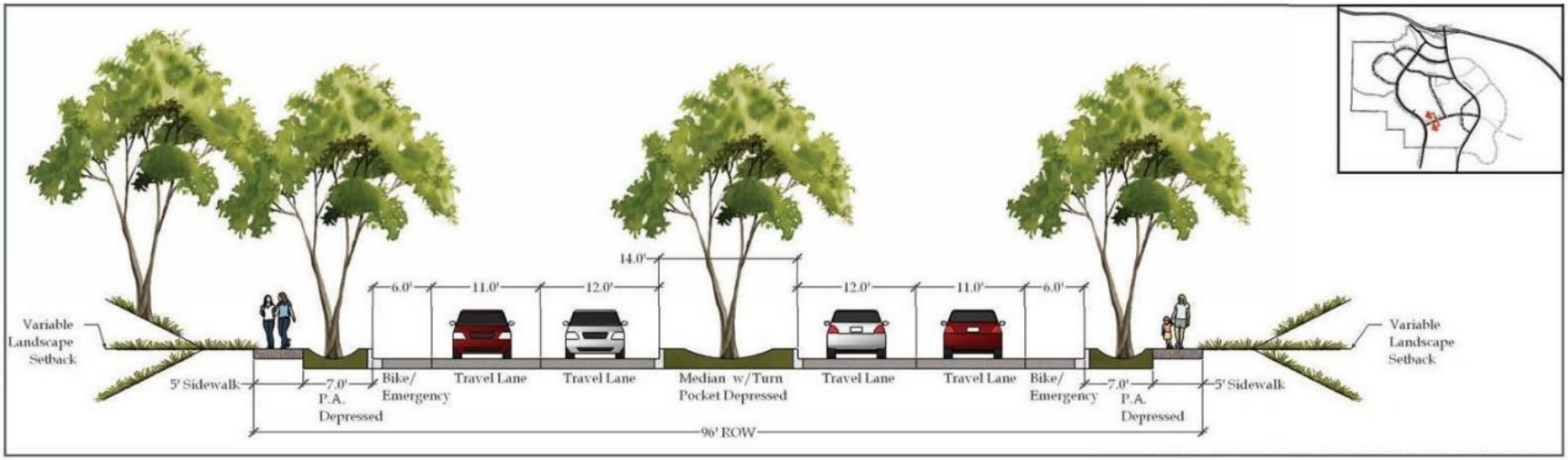


Figure 4-7
Nichols Road - West End Condition

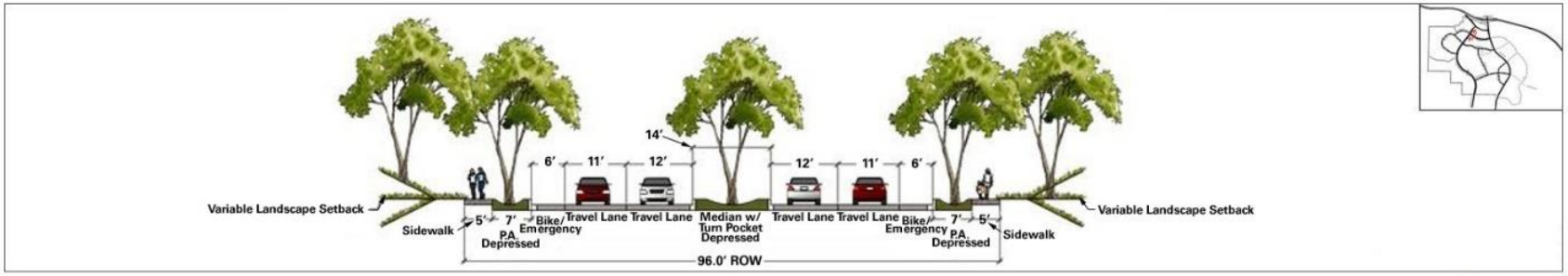


Figure 4-8
Street A Road Section - Condition 1

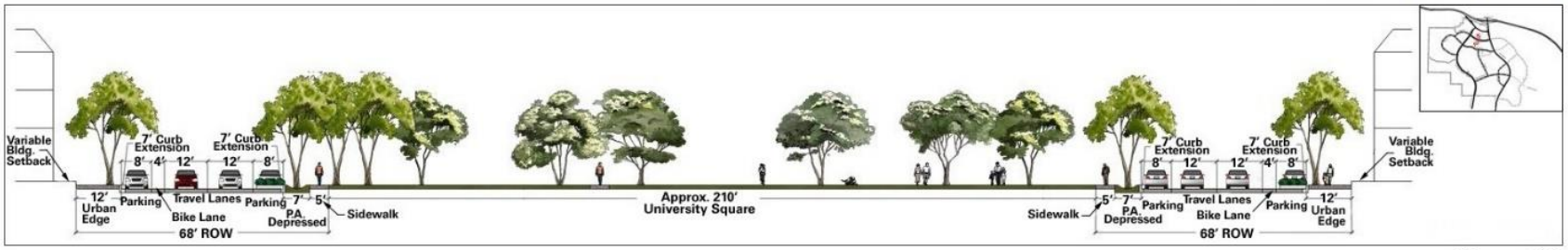


Figure 4-9
Street A Road Section - Condition 2

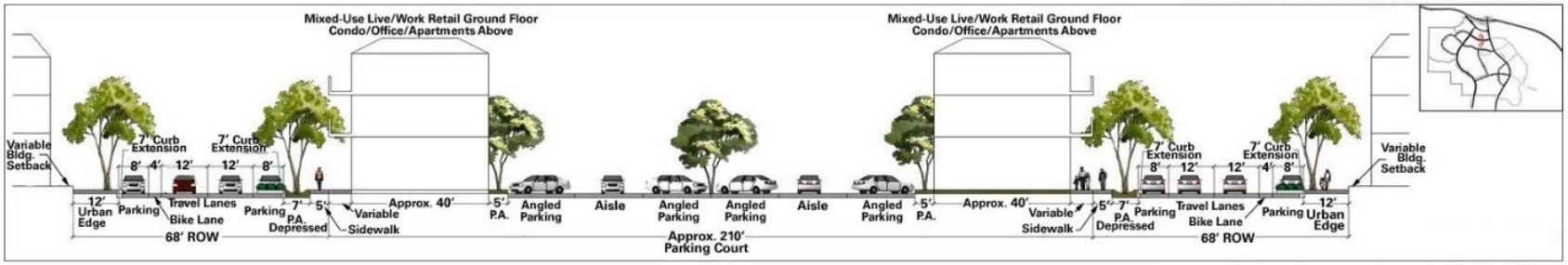


Figure 4-10
Street A Road Section - Condition 3

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 wells 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 4-11.)

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 this main north-south auto, pedestrian, and bicycle route. (Refer to Figures 4-12 and 4-13.)

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 4-14.)

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 4-15.)

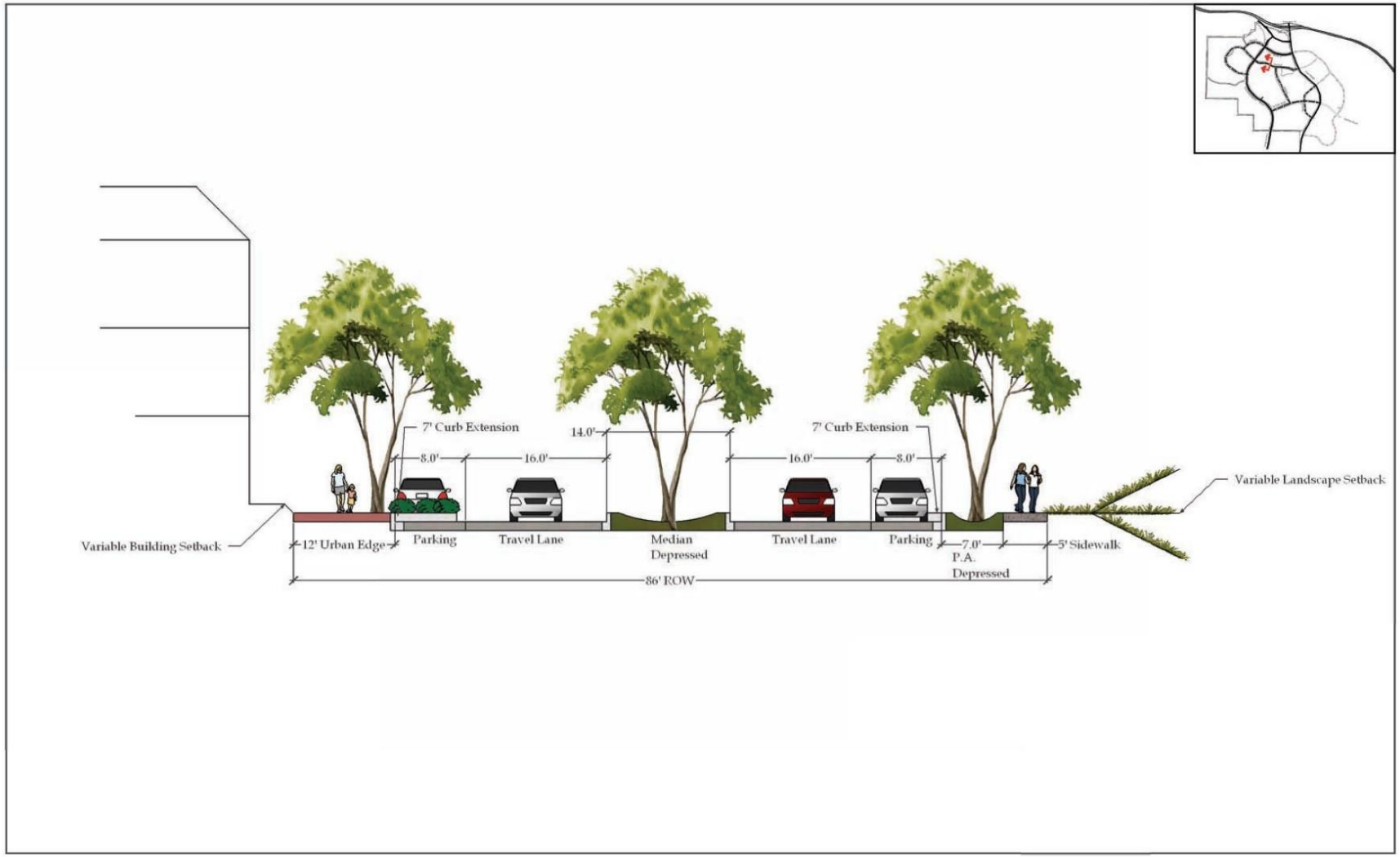


Figure 4-11
Street B Road Section

Alberhill Villages Specific Plan

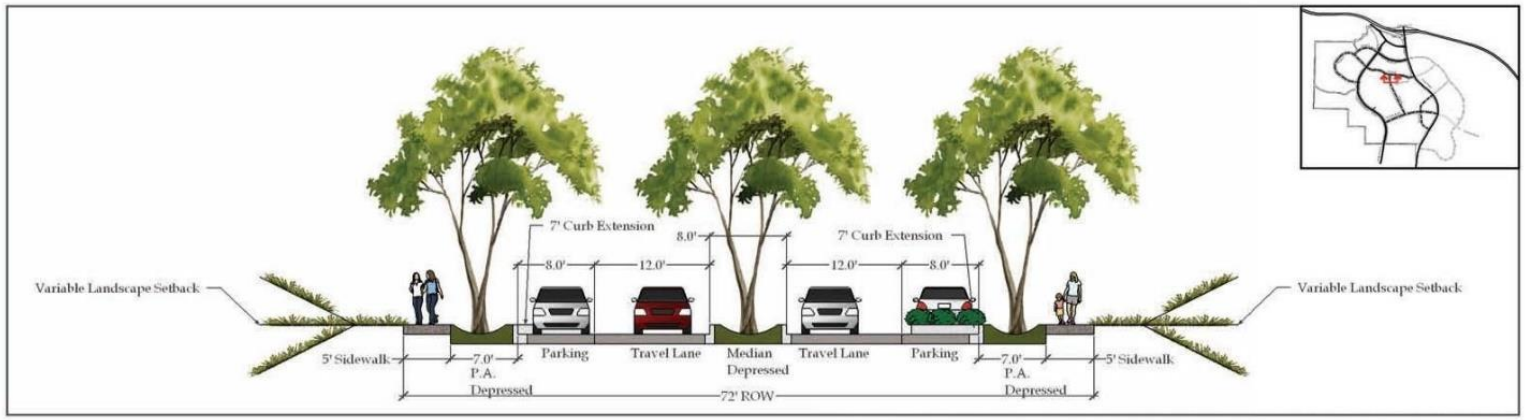


Figure 4-12
Street C Road Section - Northern Condition

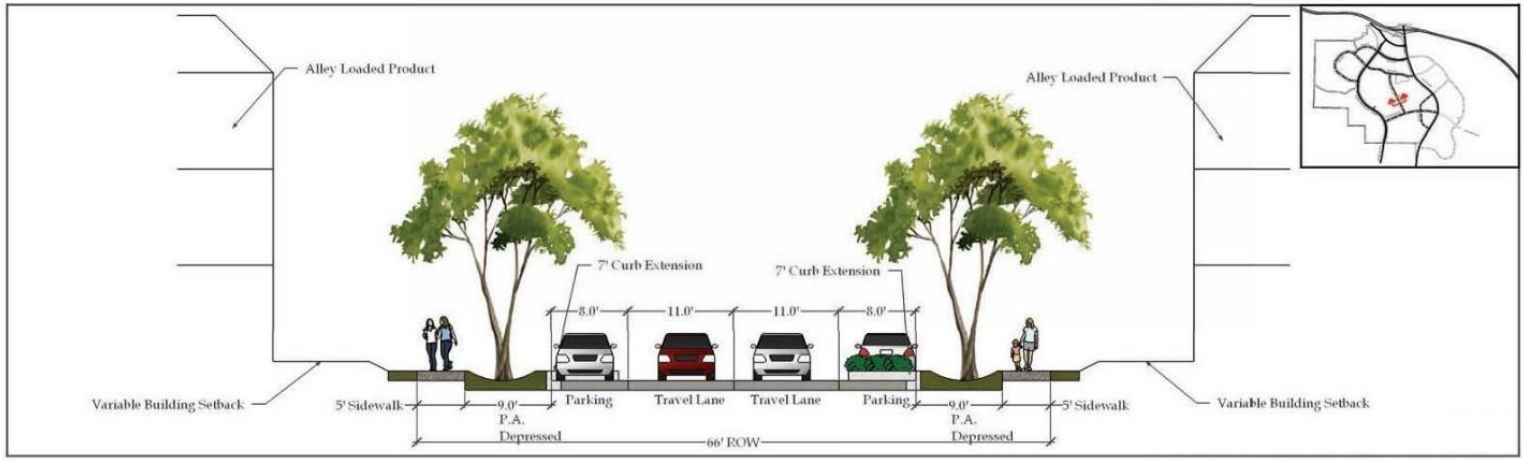


Figure 4-13
Street C Road Section - Southern Condition

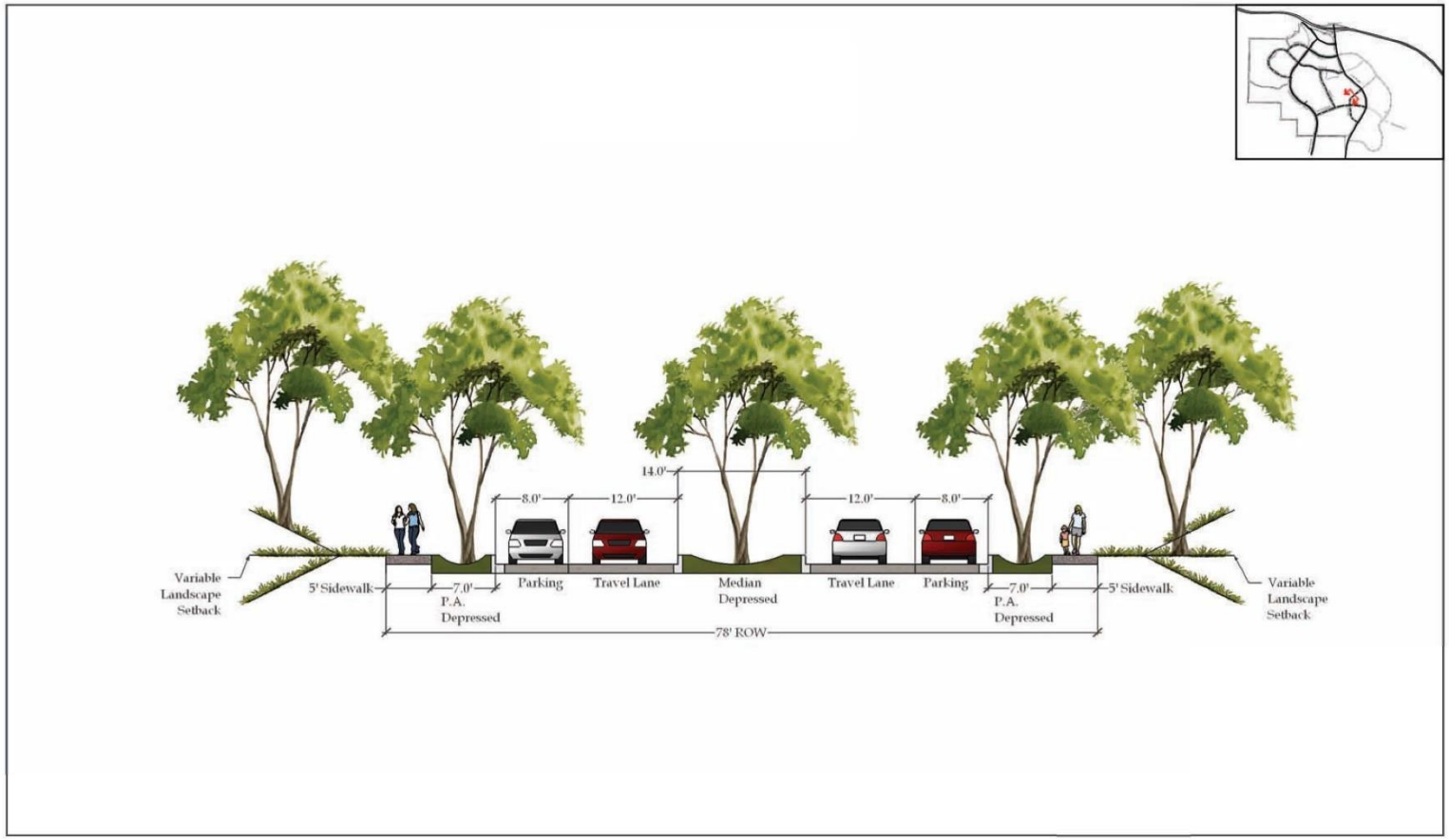


Figure 4-14
Street D Road Section

Alberhill Villages Specific Plan

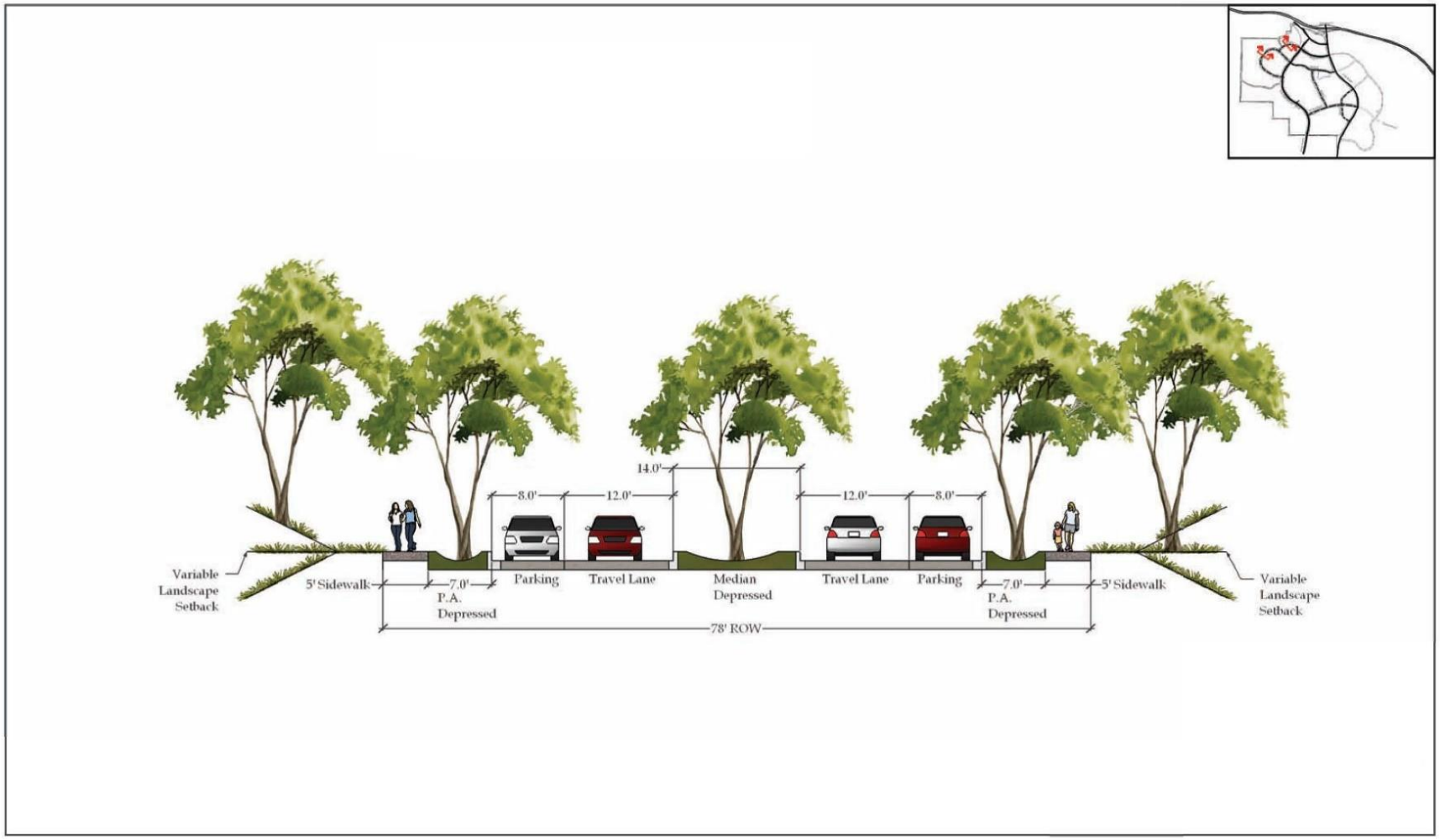


Figure 4-15
Streets E and F Road Section

Alberhill Villages Specific Plan

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 and train). 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 newer parking trends, specific parking and loading requirements will be addressed at either the PDP or Design Review stages 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 PDP 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
- Aisle 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

Any areas not covered in a PDP 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 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 183 acres of parks and lakes. Final determination of park dedication will be made at the subdivision map level.

The project's parks will consist of: a 45.9-acre City Regional Sports Park for regional national tournaments and local sports teams; a 41.5-acre Recreational Lake and Lakeside Park facility including a 26.0-acre Lake and a 15.5-acre Public Park area; an active 14.3-acre community park bordering a 12.0-acre elementary school with its own recreation play fields and potentially shared school play facilities, a 6-acre community garden, two (2) town greens which are approximately ¾ acres each. The 14.3 acre Community Park is adjacent to a community place of worship. The thirty-five (35) smaller private pocket parks are approximately one (1) acre each and will be built by developers and maintained by a HOA. Thirty-five (35) acres of private pocket parks will be distributed throughout the Villages within easy walking distance of the surrounding residences and each private pocket park will provide specialized private amenities such as private pools, basketball courts, volleyball courts, and tennis courts.

Each Village illustrated in Figure 4-9, 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 homes 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.

1. **Private Pocket Parks** – Parks of this nature are typically less than one (1) acre in size. 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 will be built by developers and maintained by a HOA and are intended to serve the immediate surrounding residents. Each private pocket park will provide its own specialized programing and include different private amenities such as private pools, basketball courts, tennis courts, and volleyball courts.

2. **City Regional Sports Park** –This 45.9 acre City Regional Sports Park is found in Phase 2 of the Alberhill Villages Specific Plan. The City Regional Sports Park includes: four baseball fields in a wagon wheel design, four volleyball courts, four basketball courts, four soccer fields, tot-lots, water park play area, restrooms, and concession stands as shown on Figure 4-16. The City Regional Sports Park is situated along Lake Street and across from the existing Alberhill Ranch Community Park and future school site. The City Regional Sports Park shall be developed and funded as more particularly set forth in Table 3-2. Upon completion, the 45.9-acre City Sports Parks shall be maintained by the City.

3. **Public Community Park** – Community parks are typically between 11 - 40 acres in size and are designed to serve 15,000 - 20,000 residents within a one and one-half mile (1 ½ mile) service radius, as well as visitors to the area and are utilized for active and passive recreation. The project provides a 14.3-acre community park bordering a 12.0-acre elementary school with its own recreational fields. This 14.3-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. The Community Park will be constructed by the developer(s) and dedicated to the City as a fully-improved "turnkey" park. The 14.3-acre Public Community Park shall be

maintained by the City.

4. **Recreational Lake** & **Lakeside Park** – Regional parks are typically 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 41.5-acre Recreational Lake & Lakeside will be located at the heart of the project, along with the university, the Recreational Lake & Lakeside Park will be the focal point of Alberhill Villages. The recreational lake totaling approximately 26.0-acres will be surrounded by playfields, picnic areas, active areas, as well as passive park uses such as an outdoor amphitheater and 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. The Recreational Lake & Lakeside Park shall be maintained by a HOA.

5. **Town Green** – Two (2) town greens approximately ¾ 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 Elsinore 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. The town green shall be maintained by a HOA.

6. **Plazas / 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. Plazas / Hardscapes shall be maintained by a HOA.

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 built 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. Community Garden shall be maintained by a HOA.

8. **Trails** – The project will provide approximately 8,000 lineal 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, designed to separate wildlife from humans, also function as wildlife corridors which connect to the Cleveland National Forest and connect into the MSHCP Core areas.

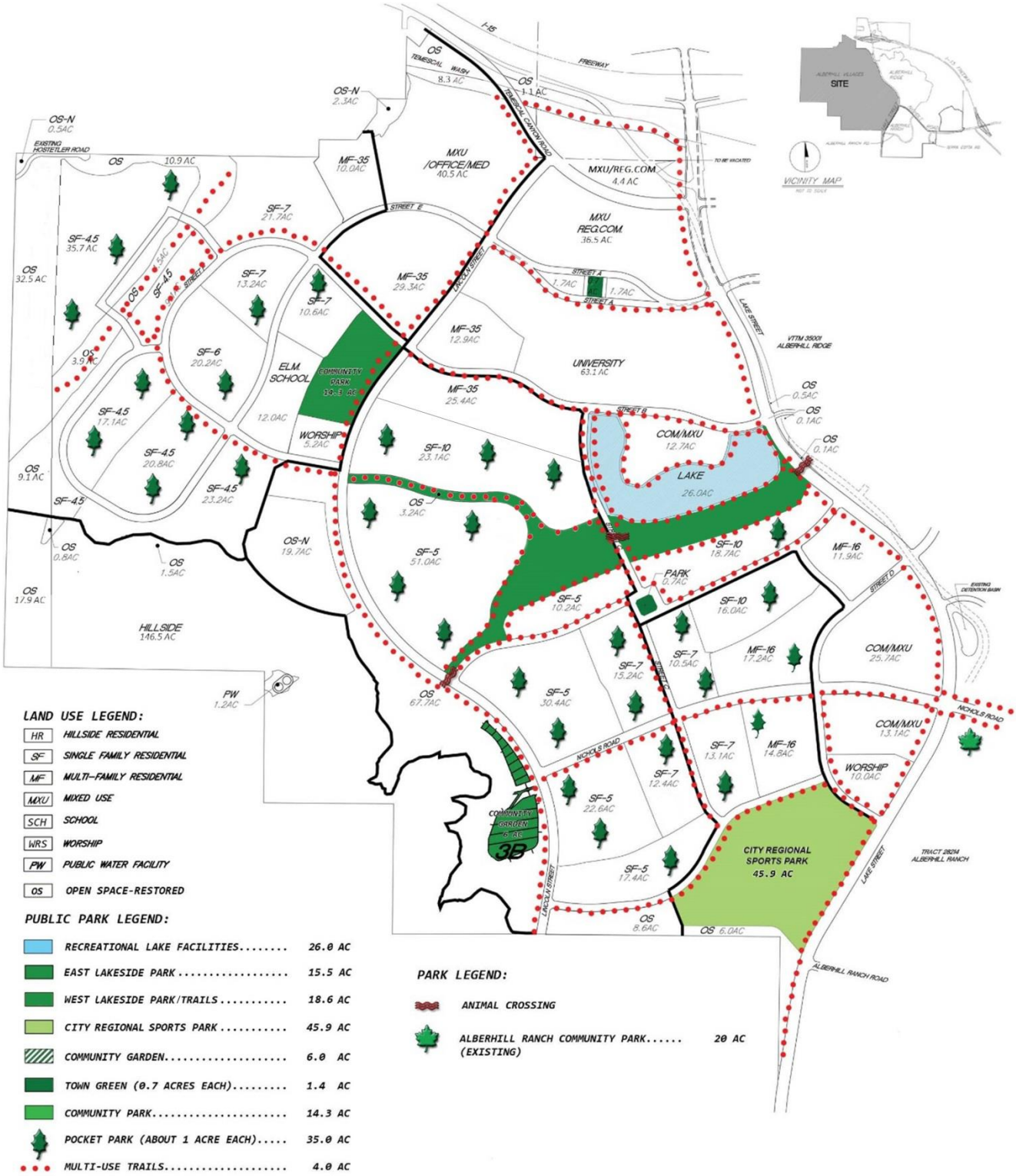


Figure 4-16
Park Plan

Alberhill Villages Specific Plan

POTENTIAL SPORTS PARK AMENETIES

4 SOCCER FIELDS
4 BALLFIELDS
4 VOLLEYBALL COURTS
4 BASKETBALL COURTS
3 RESTROOMS
1 CONCESSION STAND
5 PICNIC AREAS
3 TOT LOTS
1 ZERO-WATER PLAY AREA
ALL FIELDS LIGHTED (*)
CIRCULAR PARKING
TWO POINTS OF ACCESS
PEDESTRIAN WALKWAYS
LANDSCAPED SLOPES
PARKING: 51 HANDICAP STALLS & 746 STANDARD STALLS

TOTAL ACREAGE: 45.9 AC

Figure 4-17
City Regional Sports Park Plan

Alberhill Villages Specific Plan

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 (refer to Appendix C, Sample Stormwater Management Techniques). Additional techniques may be implemented in a PDP provided that they meet the goals and intent of this specific plan. All development within the AVSP shall comply with the NPDES requirements in effect at the time each implementing development application (Conditional Use Permit, Design Review and/or subdivision) is approved.

Chapter

5. IMPLEMENTATION

Contents

5.1 Implementation Process
5.2 Transfer of Development between Villages and Planning Areas
5.3 Development Approvals Required
5.4 Development Status Matrix
5.5 Specific Plan/PDP Modifications and Amendments
5.6 Phasing
5.7 Financing and Maintenance

5.1. IMPLEMENTATION PROCESS

To administer the Specific Plan and control the build-out of residential units and commercial/office square footage, a three-tier land use and development entitlement process will be followed for all development areas and projects within the AVSP area. The three-tier implementation process consists of: 1) adoption of the Specific Plan Zoning Ordinance; 2) adoption of Phased Development Plans (PDPs); and, 3) the more precise Design Review/Subdivision approval process that corresponds with actual development plans. The three-tier implementation approach postpones certain land use, development standards and design details that cannot be anticipated until economic, market, and trend development concepts become certain. Phased Development Plans (PDPs) must be processed in accordance with the provisions of the AVSP concurrent with or prior to the processing of subdivision maps and/or Design Review site plans. Tier 2 and Tier 3 entitlements will be subject to further CEQA review and opportunities for public participation.

Specific Plan (Tier 1)

This Specific Plan is developed in accordance with the provisions of the Specific Plan District (SPD) Zone 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 2)

Phased Development Plans (PDPs) must be processed in accordance with the provisions of this section of the AVSP, concurrent with or prior to the processing of subdivision maps and/or Design Review site plans. 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, design guidelines and circulation and infrastructure phasing milestones for a geographic area within the Specific Plan when development in the area is imminent based on market demand.

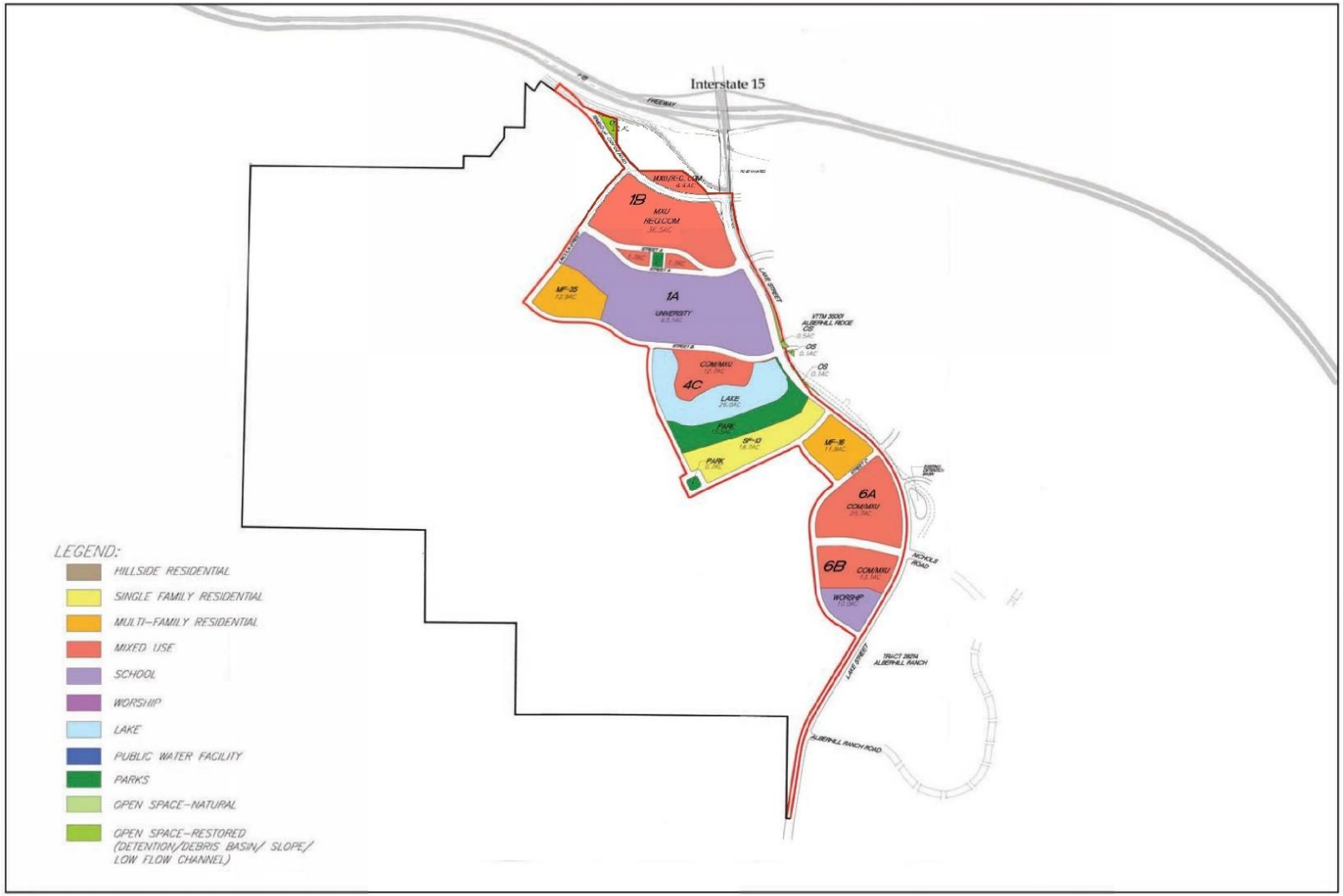


Figure 5-1
Example Tier 2 Land Use Map

Alberhill Villages Specific Plan

0' 1,000' 2,000'

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. 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 and Planning Areas it covers into smaller Subareas. Subareas earmarked for current 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 (ADTs) by residential type. Adjacent Subareas within the same Planning Area not scheduled for current development will continue to be used as mining areas. These adjacent Subareas containing ongoing interim mining activity will be included in a subsequent PDP once urban development for these areas becomes known.

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 2 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 in accordance with Section 4.3.12 of this AVSP.

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 for review and approval. For example, a PDP can refine the development regulations to reduce the height limit of structures within a zone. A PDP can also introduce ADT transfers from one planning area to another or from one subarea to another, based on the criteria set forth in Section 5.3. PDP’s will include design guidelines for the public edge conditions that occur within the project. These edge conditions include, but are not limited to, major streetscapes, school/residential interfaces, park/residential interfaces, neighborhood center/residential interfaces, and open space/trails. Location of traffic calming devices, entry points, pedestrian access points and architectural focal points will also be addressed in the PDP document.

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 2 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

3. Milestones for construction of roads and trails as established by the applicable TIA

4. Trail linkages and bike lanes, including the inclusion of Class IV bikeways.

D. Public Facilities and Services Master Plan

1. Proposed distribution, location, extent, and intensity of sewage, water, drainage, solid waste disposal, energy, police, fire, and schools

2. Other essential services and utilities proposed to be located near the plan area and needed to support the land uses described in the PDP

3. Milestones for construction of required facilities as established by the applicable impact assessment

E. Subarea Grading Concept

1. Project perimeter edge conditions

2. Major roads

3. Planning area pads and 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. Water, Sewer, and Drainage Plans

F. Conceptual vignettes, as necessary, to depict site planning and design guidelines

Each PDP and PDP Amendment shall include the information set forth in Section 1.3 of this AVSP and such other information as reasonably required by City staff to evaluate the PDP application. PDPs shall be reviewed by staff and considered at a noticed public hearing by the Planning Commission for recommendation to the City Council. Final action for each PDP shall be made by the City Council following a noticed public hearing. PDPs may be approved, conditionally approved or denied, in accordance with the provisions set forth in this AVSP and/or the Development Agreement. Several PDPs may be processed concurrently with development occurring in several PDPs at the same time.

Figure 5-2
Example Tier 2 Structure Diagram

Alberhill Villages Specific Plan

NTS

Design Review (Tier 3)

Prior to issuance of a building permit for any structure or sign, Design Review shall be approved pursuant to the requirements and procedures of the City of Lake Elsinore Zoning Ordinance, amended as outlined below. 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.

In addition to the items required by the Lake Elsinore Zoning Ordinance, Design Review and Design Review Amendments shall include the information set forth in Section 1.3 of this AVSP and the following items must be submitted with the site plan 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

Design Review shall be reviewed by staff and considered at a noticed public hearing by the Planning Commission for recommendation to the City Council. Final action for each Design Review shall be made by the City Council following a noticed public hearing. Design Review may be approved, conditionally approved or denied, in accordance with the provisions set forth in this AVSP and/or the Development Agreement.

Subdivision Map Processing

Subdivision maps maybe submitted concurrently with Tier 2 or Tier 3 applications.

5.2. TRANSFER OF DEVELOPMENT BETWEEN VILLAGES AND PLANNING AREAS

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

1). If a constructed development is under the maximum allowable dwelling units or square footage permitted for the area per Table 3-1 of the AVSP, the additional units or square footage can be added in future development proposals 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 may be considered during the PDP or Design Review phases. Any transfers shall require a traffic analysis that looks at daily traffic flows and peak turn movements to determine the feasibility of the proposed density transfer.

Table 5-1 Transfer of Development Criteria

Transfer Criteria for Planning Areas	ADTs Allowed to be Transferred
Between Like Subareas	50 %
Between Adjacent Planning Areas	25 % *
Across One Major Thoroughfare	15 % *
Across Two Major Thoroughfares	10 % / Max. 1000
Transfer Criteria for Mixed-Use Districts and Planning Areas	**ADTs Allowed to be Transferred**
Between Like Planning Areas	*
Between Adjacent Districts	*
No transfers between regional and community MXU are allowed	

* 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, various discretionary and ministerial permits and applications must be submitted and approved, as summarized in Table 5-2.

Table 5-2 Required Development Approvals

PERMIT/APPROVAL	AGENCY	PURPOSE
Specific Plan	City of Lake Elsinore	Incorporate the Pacific Clay site into a specific plan to implement the General Plan land use plan for the area.
Phased Development Plan	City of Lake Elsinore	Specifies greater details regarding the type of development that will occur within a phase of the specific plan.
Subdivision Maps	City of Lake Elsinore	Create legal lots.
Site Plans	City of Lake Elsinore	Review architectural details prior to building permit issuance.

PERMIT/APPROVAL	AGENCY	PURPOSE
Right-of-Way Permits	City of Lake Elsinore	Work in public right-of-way.
Grading Permits	City of Lake Elsinore	Site preparation.
Final Map	City of Lake Elsinore	Final mapping of approved subdivision lots.
Improvement Plans	City of Lake Elsinore	Plans for roads/utilities.
Building Permits	City of Lake Elsinore	Construction of buildings.
National Pollutant Discharge Elimination System (NPDES) Permit	Santa Ana Regional Water Quality Control Board (SARWQCB)	Discharge approval.
General Construction Storm Water Permit	SARWQCB	Storm water runoff.
Waste Discharge Requirements Permit	SARWQCB	Waste discharge.
Water District Approval	EVMWD	Water service
Sewer District Approval	EVMWD	Sewer service
School District Approval	LEUSD	School service
Fire District Approval	Riverside County Fire	Fire service
Caltrans Approval	California Department of Transportation	Modification of on-ramps and off-ramps
CDF&G 2081 or 1600 Permits	California Department of Fish and Game	Incidental take and streambed alteration
PERMIT/APPROVAL	**AGENCY**	**PURPOSE**
401 Water Quality Permit	Regional Water Quality Control Board	Discharges into waters of the US
USACE 404 Permit	US Army Corp of Engineers	Construction activities within the waters of the US
LEAPS Process	City of Lake Elsinore	For right-of-way within the MSHCP core areas outside of the Pacific Clay site.

Some of the discretionary actions listed above can occur simultaneously. Subdivision maps and design review plans 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 plans. Subdivision maps may also 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

IMPLEMENTING ENTITLEMENT ACTION	TIER 1 SPECIFIC PLAN	TIER 2 PHASED DEVELOPMENT PLAN	TIER 3 DESIGN REVIEW
Subdivision Maps	N/A	O	O
Transfer of Development (within or outside of the Specific Plan area)	N/A	O	O
Updating Development Status Matrix	N/A	R	R
Site Plan	N/A	O	R

O = Optional; R = Required

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 Lake Elsinore in effect at the time of application submittal. Future tentative, or parcel maps and site plan review packages must be in substantial conformance with the development standards and design guidelines of the AVSP and the associated PDP. Mitigation measures for environmental impacts shall be reviewed during the tentative map/site plan review stage. Tentative map approvals shall condition the approval and recordation of final maps as necessary to implement adopted mitigation measures and conditions of approval which are applicable to the mapped area and legally allowable or otherwise acceptable to the Developer.

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.

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 or outside of the specific plan area, for each PDP, PDP Amendment, Subdivision and Design Review Site Plan, the following Development Status Matrix shall be updated by the Developer for review and approval by the City 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, PDP Amendment, Subdivision and Design Review stages and utilized to track the approved development to ensure that the maximum entitlements allotted per the AVSP are not exceeded.

Table 5-4 Development Status Matrix

Location	Land Use	Approx. Acres	Units		Square Feet			Total ADT's allocated per Specific Plan	ADT's Previously Transferred	ADT's Transferred per this Phase One PDP	Max. Allowable Transfer In (See Specific Plan for Criteria)	Total Available ADT's (not cumulative See Specific Plan criteria)	Total ADT's Used with this Phase One PDP	Remaining ADT's Available
			Detached	Attached	Retail	Office								
University Village														
PA 1a														
University Town Center														
PA 1b														
Parkview Village														
PA 2a														
PA 2b														
PA 2c														
Highland Village														
PA 3a														
PA 3b														
Lakeside Village														
PA 4a														
PA 4b														
PA 4c														
Ridgeview Village														
PA 5a														
PA 5b														
Alberhill Town Center														
PA 6a														
TOTALS														

5.5. SPECIFIC PLAN/PDP MODIFICATIONS AND AMENDMENTS

5.5.1 SPECIFIC PLAN AND PHASED DEVELOPMENT PLAN MINOR MODIFICATIONS

Minor Modifications to the approved AVSP and any subsequent PDP may be allowed at the discretion of the Community Development Director. Any minor modifications must be consistent with the purpose and intent of the approved AVSP document. All modifications or amendments to the approved Specific Plan or an approved PDP, other than such minor changes, shall be processed as a Specific Plan amendment and/or a PDP amendment and are subject to all Specific Plan and/or PDP procedures.

5.5.1.1 Minor Modifications to the Specific Plan and Adopted Phased Development Plan

The purpose of Minor Modifications is to provide a ministerial process to determine whether adjustments in the AVSP and approved PDP provisions, uses, conditions, or situations arise that are not clearly addressed by the Specific Plan or adopted PDP, but comply with the intent of the standards, development caps, design concepts, and policy direction of the Specific Plan/PDP.

The following minor modifications to the Specific Plan/PDP do not require an amendment to the AVSP/PDP and are subject to review and approval by the Community Development Director and, where specified, the City Engineer. The Community Development Director and City Engineer shall have the discretion to refer a minor modification request to the Planning Commission. A request for a minor modification shall not require a public hearing. The following modifications constitute minor changes to the approved Specific Plan or an approved PDP::

1. Minor changes in roadway alignments and street sections are allowed, provided such changes are consistent with the streetscape concept for roads, and are subject to approval of the City Engineer and Community Development Director.

2. The phasing program as described below may be modified, provided the objectives of the program 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 proposed development. Any deviations from the Specific Plan Phasing Plan shall be subject to the approval of the City Engineer and Community Development Director.

3. Determinations as to whether a use not listed Section 4.3 (Land Use Regulations) is substantially the same in character and intensity as the listed permitted or conditionally permitted uses, or an accessory use or structure, or a prohibited use.

4. Adjustments to the plans or tables contained in AVSP or adopted PDPs which do not change the conceptual design for the Specific Plan or the adopted PDP and do not change the requirements for providing adequate infrastructure facilities.

5. Modification of development standards contained in Chapter 4, which do not change the conceptual design for the Specific Plan and do not deviate more than 10 percent from any numerical development standard stated in the Specific Plan/PDP; provided that the Community Development Director shall give notice to contiguous property owners prior to approving a minor modification of a development standard.

6. Minor modifications to the architectural, landscape, or sustainability design guidelines necessary to respond to actual site conditions or to creative new design concepts.

7. Adjustments to individual Planning Area boundaries, provided the acreage of adjusted planning areas does not vary more than 10 percent from that stated in the Specific Plan.

8. Modifications of a similar nature to those listed above or determinations regarding issues, conditions, or situations which arise in the implementation of the Specific Plan/PDP and which are not addressed by the Specific Plan or the adopted PDP, which are deemed minor by the Community Development Director, and which are in keeping with the intent of this Specific Plan.

5.5.1.2 Minor Modification Submittal Requirements

An application for determination of Minor Modification may be submitted in conjunction with an application for Design Review, or at any other time as may be necessary for development. Applications shall be in writing or forms provided by the Community Development Director and shall include at a minimum the following:

1. Name and address of the applicant.

2. Evidence that the applicant is the owner of the property involved or has authorization from the owner to make such application.

3. Location of subject property, including Assessor's Parcel Number(s).

4. Description of proposed facility, use, modification of use, or modification of Specific Plan figure, text, standard(s), or provision(s).

5. If deemed necessary by the Community Development Director, a site plan and/or elevation illustrating the proposed use, development, structure(s), or modification(s) of the Specific Plan. Plans shall be submitted in a format acceptable to the Community Development Director.

6. A written justification of the proposed modification identifying the pertinent portions of the Specific Plan that the proposal is in substantial conformance with. Specific reference should be made to the purpose for the Minor Modification, as described a.

7. Such other information deemed necessary by the Community Development Director to determine substantial conformance with the provisions of the Specific Plan.

8. Fees as determined by the Community Development Director for the processing of the application, including referring the application to the Planning Commission.

5.5.1.3 Minor Modification Findings and Procedures

The Community Development Director shall make the determination of Minor Modification in accordance with the following procedures after making certain findings as described below. The Community Development Director, or designee, shall approve, approve with conditions, or deny

the request based on findings that the request:

1. Substantially conforms with the objectives and policy direction of the AVSP, and/or with the intent of applicable provisions if modifications to those provisions are being requested;

2. Will not adversely affect public health and safety; and

3. Will not adversely affect adjacent development areas.

Such determination shall be made in accordance with the following procedures:

1. The determination shall be made in conjunction with the ministerial Minor Design Review process as outlined in the Lake Elsinore Zoning Ordinance.

2. Where no Design Review permit is involved, determination shall be made according to the following ministerial process:

    a) Following receipt of an application, the Community Development Director shall inform the applicant in writing within 30 calendar days that the application is complete or that additional information is needed to complete review;

    b) Within ten 10 business days of determining the application is complete, the Community Development Director shall issue a determination approving, conditionally approving, or denying the application;

    c) Written notice of such determination shall be given to the applicant by mail within 7 calendar days after the date of the determination.

    d) The decision of the Community Development Director shall be final on the expiration of 15 calendar days from and including the date of mailing of the notice of the decision unless a notice of appeal is filed by the applicant with the Community Development Director within such time.

The determination of Minor Modification by the Community Development Director shall be subject to appeal by the applicant to the Planning Commission with the following procedures:

1. The applicant for the determination of Minor Modification may appeal the Community Development Director's decision on the application by filing a written notice of appeal with the Community Development Director, including an appeal fee, prior to the time the decision becomes final.

2. The Planning Commission shall consider the appeal within 30 calendar days of the filing of the appeal with the Community Development Director. No public hearing or notice shall be required.

3. The Planning Commission may affirm or modify the determination of Minor Modification by the Community Development Director, and its decision shall be final unless appealed to the City Council.

The determination of Minor Modification by the Planning Commission shall be subject to appeal by the applicant to the City Council with the following procedures:

1. The applicant for the determination of Minor Modification may appeal the Planning Commission's decision on the application by filling a written notice of appeal to the City Clerk, including an appeal fee, prior to the time the decision becomes final.

2. The City Council shall consider the appeal within 30 calendar days of the filing of the appeal with the City Clerk. No public hearing or notice shall be required.

3. The City Council may affirm or modify the determination of Minor Modification by the Planning Commission, and its decision shall be final.

5.5.2 SPECIFIC PLAN AMENDMENTS AND PHASED DEVELOPMENT PLAN MODIFICATIONS

5.5.2.1 Amendments to the Specific Plan and Approved Phase Development Plans

Changes to the AVSP and changes to approved PDPs which do not qualify as minor modifications, as described below, require filing of a Specific Plan Amendment (SPA)/PDP Amendment. The following are guidelines for the SPA process:

1. Specific Plan Amendments, shall not require a concurrent General Plan Amendment unless it is determined by the City that the proposed amendment would substantively affect General Plan goals, policies, or programs for the AVSP area.

2. All Specific Plan Amendments, shall be subject to the requirements of the CEQA and any applicable City of Lake Elsinore environmental guidelines.

3. Phased Development Plan Amendments, shall not require a concurrent Specific Plan Amendment or a General Plan Amendment unless it is determined by the City that the proposed amendment would substantively affect Specific Plan or General Plan goals, policies, or programs for the AVSP area.

4. All Phased Development Plan Amendments, shall be subject to the requirements of the CEQA and any applicable City of Lake Elsinore environmental guidelines.

Specific Plan Amendments and PDP Amendments shall be acted upon in the same manner that the Specific Plan/PDP was adopted, and can be amended as often as deemed necessary by the City Council. The amendment process is generally described as follows:

1. The Planning Commission shall review all proposed amendments to the adopted AVSP, and PDP Amendments. Upon the close of the required noticed public hearing, the Planning Commission shall act by resolution to adopt, modify, or deny the proposed Specific Plan Amendment or PDP Amendment. If the Planning Commission adopts or modifies the proposed Specific Plan or PDP Amendment, its recommendation and findings are forwarded to the City Council for action. Denials by the Planning Commission shall be final unless appealed to the City Council.

2. The City Council shall review the Planning Commission's findings and

recommendations. Upon the close of the required noticed public hearing, the City Council shall act by resolution or ordinance to adopt, reject, or modify the proposed Specific Plan Amendment or PDP Amendment. If approved by the City Council, the proposed Specific Plan Amendment or PDP Amendment shall be adopted by ordinance.

3. Prior to approving or conditionally approving any Specific Plan Amendment or PDP Amendment, findings must be made by the Planning Commission and City Council. It must be determined that the Specific Plan Amendment or PDP Amendment:

    a. Is consistent with the goals and policies of the Lake Elsinore General Plan and the AVSP;

    b. Results in development of a desirable character which will be compatible with existing and proposed development within the AVSP;

    c. Contributes to a mix of land uses that produces a vital, walkable community compatible with existing and proposed development within the AVSP; and,

    d. Does not conflict with the goal of creating an environmentally-sensitive, sustainable community compatible with existing and proposed development within the AVSP.

5.6. 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 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 rate and phasing of development will be determined by these factors over the continuous evolution of the project area. 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 (Sports Park 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)

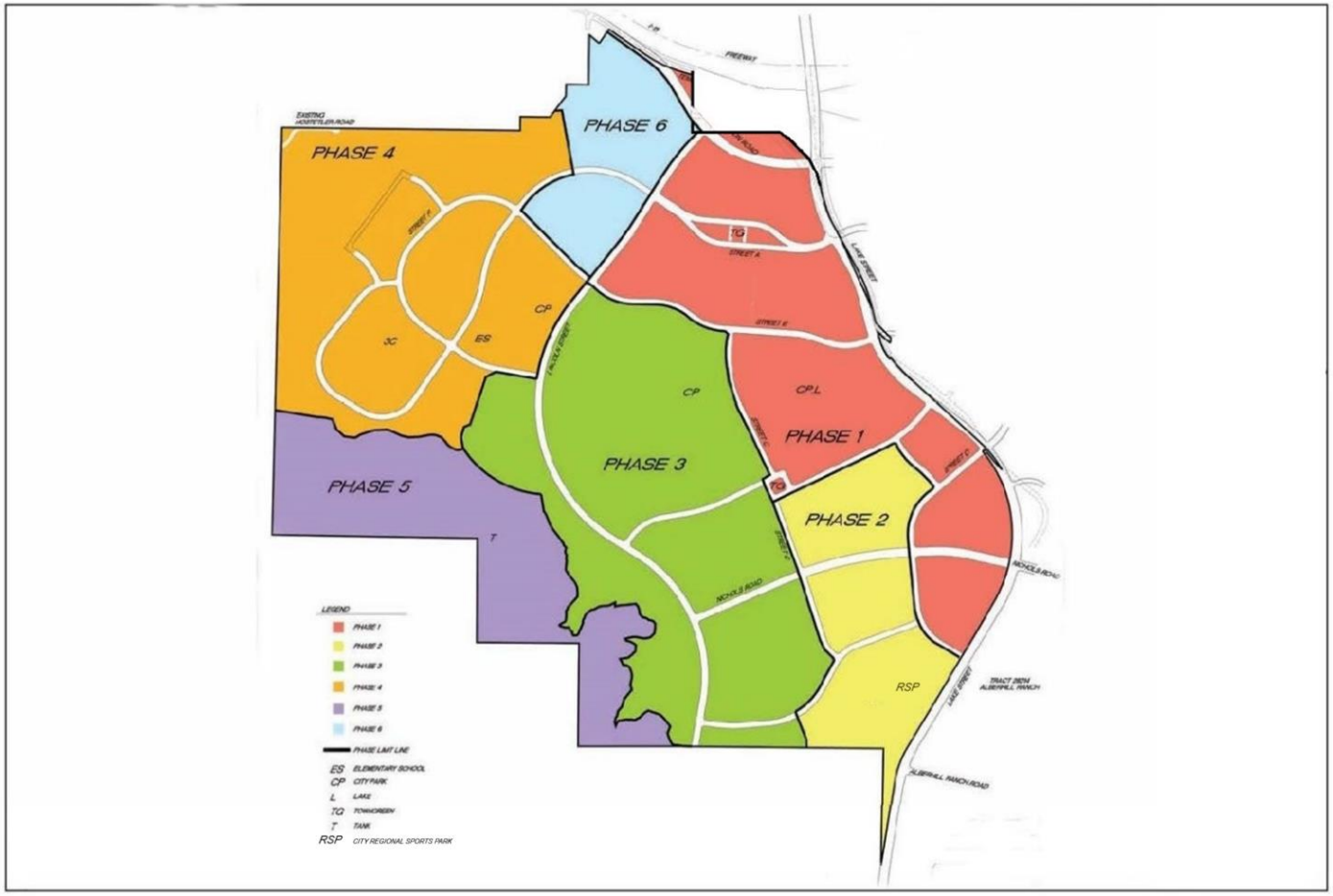


Figure 5-3
Conceptual Phasing Plan

Alberhill Villages Specific Plan

0' 1,000' 2,000'

5.7. FINANCING AND MAINTENANCES

The recommended financing mechanisms listed in Table 5-5 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, 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 will be provided by a combination of the City of Lake Elsinore, EVMWD, maintenance districts and homeowner associations. 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.

Table 5-5 Financing Mechanisms

REQUIRED FACILITY	RECOMMENDED FINANCING MECHANISM(S)
Circulation and street improvements and expansion	Developer financing, formation of financing district, reimbursement agreements,
Drainage and Storm Water Management	Developer financing, formation of financing district and/or reimbursement agreements, and citywide Park, Open Space, and Storm Drain Community Facilities District (CFD), fees in lieu of facilities
Water	Developer financed and constructed water mains, booster stations and water tanks within AVSP, payment of connection fees to Elsinore Valley Municipal Water District (EVMWD), CFD, fee credits via reimbursement agreements.
Sewer	Developer financed and constructed sewer mains within AVSP, payment of connection fees (EVMWD), CFD, fees in lieu of construction of treatment facilities, fee credits via reimbursement agreements.
Schools	Payment of school impact fees (LEUSD), school site purchase

Public parks	Public parks shall be developed, funded, dedicated and maintained as more particularly set forth in Table 3-2.
Private parks and trails	Developer financed and constructed private park and trail facilities and open space within AVSP
Fire, paramedic, and law enforcement	Citywide Public Safety Community Facilities District (CFD),

Contents

6.1 Introduction
6.2 Alberhill District Plan Consistency
6.3 General Plan Format
6.4 Community Form
6.5 Public Safety and Welfare
6.6 Resource Protection and Preservation

Chapter

6. GENERAL PLAN CONSISTENCY ANALYSIS

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 divided the City and its sphere of influence into sixteen Districts, which are incorporated into a separate "Districts" chapter of the General Plan, and contain additional policies to guide the development of each District. The AVSP is located within the Alberhill District.

6.1.1. Methodology

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 General Plan goals and policies. Following the policies within each of these General Plan Chapters is a reference to the corresponding Section where AVSP conformance to the General Plan was discussed.

Table 6-1 General Plan Content

Lake Elsinore General Plan Chapters	Mandatory Elements	Issues
Community Form (Chapter 2.0)	Land Use, Circulation, Housing	Diversity of Land Uses, Recreation, Aesthetics, Environmental Resources, Historical & Cultural Resources, Circulation, Growth Management, Housing, Parks & Recreation.
Public Safety and Welfare (Chapter 3.0)	Public Safety, Noise	Air Quality, Hazards & Hazardous Materials Flooding, Seismic Activity, Noise, Community Facilities & Protection Services (fire, police, schools, libraries, animal services, water, wastewater, electricity, natural gas, refuse, recycling, telecommunications).
Resource Protection and Preservation (Chapter 4.0)	Conservation, Open Space	Biological Resources, Open Space, Water Resources, Mineral Resources, Cultural & Paleontological Resources, Historic Preservation, Aesthetics, Sustainable Environment (greenhouse gas emissions, energy conservation).

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 includes a Land Use Map and 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 SMARA developments are reflected in the City's municipal code."

Response: The AVSP details a phased development approach that:

- Provides consistency with final 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 30+/- acres of enhanced 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 Pacific Clay and Pacific Aggregate 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 land 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 MSHCP areas to the north, west, and southeast areas of the Alberhill District."

AH2.4 "Support the placement of community 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; 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;

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 Cotta town."

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 reclamation 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.

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 northerly 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.

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. No significant roads transverse the site in either a north/south or 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 level of service required by the City."

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

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 improvements will provide connection points to future streets that will access property to the east;

- 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 west to Temescal Canyon Road. (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 2 (Phased Development Plan) level.

6.2.5 Parks and Recreation

The Alberhill District currently contains the Alberhill Ranch Community Park that is 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 planned 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. Another park is located at McVicker Canyon Park 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 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:

AH5.1 "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."

AH5.2 "Support joint-use of recreational facilities with the Lake Elsinore Unified School District (LEUSD)."

AH5.3 "Pedestrian and hiking trails shall be considered 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 144.2+/- acres of

community parks, pocket parks and open space corridor / multi-use trails, a +/-26.0 acre recreational lake, and various open space /wildlife corridors, including a wildlife corridor with a minimum width of 500 feet along the entire western edge of the specific plan and a wildlife corridor along Temescal Creek at the northern boundary of the AVSP near Interstate 15 that will have a minimum width between 250 and 500 feet.

- Lake Street will be bordered by a 1 mille +/- long reconstructed and natural riparian corridor that will be linked to other open space corridors and multi-use trails
- The AVSP encourages the side-by-side siting of public parks with school playgrounds 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.

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 <u>Land Use</u>

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:

"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."

a. *"Encourage development of unified or clustered community-level and neighborhood-level commercial centers and discourage development of strip*

commercial uses."

b. *"Encourage the development of sit-down restaurant establishments where appropriate and discourage the proliferation of drive-through fast food establishments."*

c. *"Encourage development of a mix of industrial uses including light industrial, clean manufacturing, technology, research and development, medium industrial, and extractive uses."*

d. *"Encourage the development of large planned industrial and/or professional office parks on large parcels."*

e. *"Encourage development of institutions including hospitals and educational campuses and facilities."*

f. *"Encourage the use of paseos, greenbelts, linear parks, and trails within future developments."*

g. *"Encourage a jobs/housing balance of one job for every 1.05 households by the year 2030."*

h. *"Encourage rehabilitation and new construction to replace aging commercial facilities."*

Response: The AVSP includes a balance of residential, commercial, recreational, public and open space lands that includes educational campuses (University and Elementary School), paseos, greenbelts and trails. The Commercial uses will create jobs that will facilitate achieving a jobs/housing balance consistent with General Plan policies. Therefore, the AVSP is consistent with these General Plan policies.

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. "*

Response: These General Plan policies apply to recreational development that will make the Recreational Lake and Lakeside Park a recreational destination. In total, the AVSP proposes 161+/- acres of active and passive park facilities including the City Sports Park, Public Community Park, the Recreational Lake and

Lakeside Park, numerous pocket parks, open space corridor / multi-use trails, and various open space /wildlife corridors. These AVSP facilities will create additional destination recreation opportunities within the City of Lake Elsinore. Therefore, the AVSP is consistent with these General Plan policies.

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 hillsides 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."*

Response: The AVSP includes a mix of residential, commercial, recreational, public and open space lands, paseos, greenbelts and trails which encourage sensitive treatment of hillsides and preserves important aesthetic features. Therefore, the AVSP is consistent with these General Plan policies.

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 uses, 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."*

Response: These General Plan policies address the preservation of historic structures and development in the Historic Main Street part of the City of Lake Elsinore. These policies do not apply to the AVSP project site.

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 Trails Master Plan."*

e. *"The City will monitor traffic and congestion on Grand Avenue and Corydon 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."*

Response: As the AVSP develops, it will comply with the above policies addressing the interconnection and coordination of traffic signals, proper intersection "sight distance" requirements, the use of shared driveways in commercial development where appropriate and the creation of a system of bike lanes and multi-use trails within the AVSP. Therefore, the AVSP is consistent with these General Plan policies.

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."*

Response: The AVSP includes a balance of residential, commercial, recreational, public and open space lands that includes educational campuses (University and Elementary School), paseos, greenbelts and trails. The Commercial uses will create jobs that will facilitate achieving a jobs/housing balance. Therefore, the AVSP is consistent with these General Plan policies.

6.4.4 Housing

The Housing Element is one of the seven General Plan elements mandated by the State of California in Sections 65580 to 65589.8 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."*

Response: The AVSP provides a variety of housing opportunities consistent with the City's General Plan policies. It also includes density bonus incentives, consistent with the City's Density Bonus Ordinance, to encourage the development of housing for very low, low and moderate income persons. Therefore, the AVSP is consistent with these 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."*

Response: The AVSP provides for proper location of commercial and industrial land uses, and mitigated commercial/residential interfaces. The AVSP provides a variety of housing types that will contribute to a reduction of overcrowding. It is therefore consistent with these General Plan policies.

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 to 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 ion the Regional Housing Needs Assessment (RHNA)."*

e. *"Locate higher-density residential development in close proximity to public transportation, services and recreation. "*

f. *"Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families."*

g. *"Continue to support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderate incomes."*

h. *"Provide access to emergency shelters with emergency support for City residents, including disadvantaged groups."*

i. *"Promote use of the Density Bonus provisions of the Zoning Code as a way to integrate affordable housing into the community fabric."*

Response: Consistent with these General Plan policies, the AVSP will provide adequate and affordable housing for all segments of the population.

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."*

Response: 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."*

Response: 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."*

Response: The AVSP supports and will comply with all policies and laws requiring compliance with 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."*

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

6.4.5 <u>Parks & Recreation</u>

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. 91-42 and the Quimby 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."*

Response: The AVSP provides a variety of recreational opportunities including:

- A 45.9-acre City Regional Sports Park
- A Regional Recreational Lake & Lakeside Park totaling 41.5 acres
- An active 14.3-acre Public Community Park
- A 6.0-acre community garden
- Two town greens (approximately ¾ acres each)
- Thirty-five (35) Private Pocket Parks (approximately one (1) acre each)
- Pedestrian Paseos
- Trails
- Plazas/Hardscapes

These park and recreation facilities needed to serve the AVSP area are included within the AVSP, and shall be developed, funded, dedicated and maintained as more particularly set forth in Table 3-2.
Therefore, the AVSP is consistent with these General Plan policies.

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."*

Response: The AVSP includes a balance of land uses includes paseos, greenbelts and trails. Bikeways will also be provided within the AVSP. These facilities will be located to connect to other such facilities creating area-wide linkages. Therefore, the AVSP is consistent with these General Plan policies.

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). "

Response: The AVSP will comply with all NPDES requirements at the implementing development project stage.

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."*

Response The City of Lake Elsinore will continue to work with regional and State governments in the development of mitigation measures to improve air quality. The AVSP will comply with all applicable regional and State regulations related to air quality.

6.5.2 <u>Hazardous Materials</u>

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 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 Interceptor (SARI) line 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."

Response: The AVSP is not located in proximity to active or inactive landfills. Individual implementing development projects will be evaluated for their potential to become a hazardous waste generator. The AVSP will comply with all applicable local, regional, State and federal laws and regulations regarding hazardous wastes. Therefore, the AVSP is consistent with these General Plan policies.

6.5.3 Wildland Hazards

6.5.3.1 Integrated 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 aesthetics 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 barbeques and from highway use such as cigarette littering."*

Response: The AVSP will comply with 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."*

Response: The AVSP will comply with the City's implementation 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."*

Response: The AVSP requires that structures be built to 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."*

Response: The AVSP requires that structures be built to 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."*

Response: The AVSP supports the City's policies of promoting effective police and public safety standards to protect life and property.

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."*

Response: 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.

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."*

Response: 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

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 loads for these projects are 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."*

Response: The AVSP implements 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 expand 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."

Response: The AVSP supports the City's policies of providing long term solutions to waste hauling. See Section 7.6 of 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."*

Response: 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 right interests 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 (MSHCP), 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 ion the MSHCP as unsuitable 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 Siting 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 reduce, modify or add to the regional interconnections and linkages based on new biological analyses brought forward during the CEQA and Lake Elsinore Acquisition Processes (LEAP)."*

Response: The City of Lake Elsinore participates in the MSHCP and will continue to comply with applicable MSHCP requirements and to coordinate with the RCA for all project subject to MSHCP procedures. The AVSP is exempt from the provisions of the MSHCP; but will comply with all State and federal laws and regulations, including the federal and State of California Endangered Species Acts, in order to protect sensitive plant and wildlife species.

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 resources 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 conservation, 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 selecting and locating trees to support wildlife, improve air and water quality, and reduce energy consumption."*

Response: The AVSP will comply with all State and federal laws and regulations, including the federal and State of California Endangered Species Acts, in order to protect sensitive plant and wildlife species.

6.7.1 <u>Open Space</u>

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."*

Response: The AVSP includes a mix of open space lands, paseos, greenbelts and trails which encourage sensitive treatment of hillsides and preserves important aesthetic features. Therefore, the AVSP is consistent with these General Plan policies.

6.7.2 <u>Water Resources</u>

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."*

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."

Response: The AVSP will comply with all NPDES requirements at the implementing development project stage.

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."*

Response: 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 waive 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 reburial of 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."*

Response: The AVSP was subject to SB 18 consultation procedures, which were completed as part of project review. It is not subject to the requirements of AB 52. Mitigation measures set forth in the Environmental Impact Report prepared for the AVSP will assure compliance with these General Plan policies.

6.7.4.2 Analytical Approach

Support state-of-the-art research designs and analytical 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."*

Response: The AVSP was subject to SB 18 consultation procedures, which were completed as part of project review. Mitigation measures set forth in the Environmental Impact Report prepared for the AVSP will assure compliance with these General Plan policies.

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."*

Response: An analysis of potential impacts related to paleontological resources was included in the Environmental Impact Report in compliance with these General Plan policies.

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."*

Response: An analysis of potential impacts related to paleontological resources was included in the Environmental Impact Report in compliance with these General Plan policies. The AVSP is not located in the Lake Elsinore historic district.

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 resources 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."*

Response: These General Plan policies are not applicable to the AVSP.

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-ways, 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."*

Response: The AVSP signage program includes the requirement to incorporate the City's identification symbol into project monumentation. The AVSP will incorporate native drought-tolerant landscaping in appropriate locations. The AVSP also allows for the incorporation of public art requirements into PDPs. The AVSP complies with those of the above policies that are applicable.

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 hillside 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."*

Response: Individual implementing projects within the AVSP will be evaluated for compliance with the applicable General Plan policies which encourage the incorporation of development designs and concepts regarding the preservation of

public views.

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.*"

Response: The current vested mining operation will be phased out commensurate with the phasing of the development.

6.7.7 <u>Sustainable Environment</u>

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 world, 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 (City discretionary actions)."*

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."*

Response: See Chapter 7, Climate Action Plan Consistency.

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Chapter

7. CLIMATE ACTION PLAN COMPLIANCE

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. The 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, Comprehensive 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 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.

The City's General Plan Land Use Map, at the time of CAP preparation, contained the same mix and intensity of planned land uses reflected in the AVSP. Since consistency exists between the AVSP and the General Plan Land Uses existing at the time of CAP preparation, the conclusion can be reached that the AVSP is consistent with the CAP.

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 2008 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 possible reduce cumulatively, the impacts of regional GHG emissions. The key to lower 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. Table 5-3, Implementation Matrix, contains this information in a matrix format.

Strategy T-1 <u>Increase Bicycle, Pedestrian and Public Travel</u>

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. 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. 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), 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 internally link 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."*

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 verification of the developer's performance, and 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 district (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 Nicholas Road arterials.
- Bicycle and pedestrian footpath connections from the internal residential PAs to core commercial, office, recreational and university areas.
- Class IV bikeways will be considered for inclusion in the AVSP during the PDPs approval process.

Bikeways will also 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 Alberhill 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. 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 the Alberhill Town Center.

Strategy T- 2 <u>Manage Vehicle Parking</u>

Measure T-2.1 Designated Parking for Fuel-Efficient Vehicles. *"Amend the Municipal Code to require that new non-residential development designate 10% of total parking spaces for any combination of low-emitting, fuel-efficient and carpool/vanpool vehicles (consistent with CalGreen Tier 1, Sections A5.106.5.1 and A5.106.5.3), 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. Non-commercial development within the AVSP shall designate 10% of total parking spaces for any combination of low emitting, fuel efficient and carpool/vanpool vehicles. Compliance will be verified at the Design Review stage.

Strategy T- 3 <u>Increase in Efficiency in Land Use Patterns</u>

Measure T-3.1 Mixed-Use, High Density, Infill and Transit Oriented Development. "*As part of the General Plan Update process, revise 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 Ballpark 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 Temescal Canyon Road, Lincoln Street, Nichols Road or Lake Street, each a major transportation route. Eleven (11) of the 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 6 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: a 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 effectuate said Measure. The AVSP includes opportunities for mixed-use development within its Mixed Use/Office/Medical, Mixed Use/Regional Commercial, and Commercial/Mixed Use land use designations.

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 1,500 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: Density bonus provisions have been included within the AVSP within Chapter 4 (Development Regulations).

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: Neighborhood commercial areas are found in the University Town Center (PA 1b, 1c), Lakeside Village (PA 4c), and the Alberhill Town Center (PA 6a, 6b).

Strategy T-4 <u>Reduce Trips</u>

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 <u>Increase the Use of Low and Zero-Emissions Vehicles</u>

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.
- Public Transit hubs and I-15 proposed rail system.
- Natural gas filling stations at marketplace costs within PAs to facilitate the use of 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: This is a measure that is not applicable to the AVSP.

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 forthright agency policy management, all work together toward the goal of reduced energy consumption and long term energy resource availability.

Strategy E-1 <u>Reduce Energy Demand of New Construction</u>

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 is spaces adjacent to buildings.

- Restoration to a perennial stream and native landscape palette of one (1) mile of degraded ephemeral streambed along the Lake Street corridor.

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 A5.106.11.2.1), and implement through conditions of approval."*

Response: Non-residential buildings constructed in the AVSP will comply with City ordinance adopted as of the Design Review Stage which imposes Solar Reflectance Index requirements, and 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 described in the California Green Building Code; implement through conditions of approval. Alternately, 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: All buildings constructed in the AVSP will comply with City ordinance adopted as of the Design Review Stage which imposes Energy Efficient Building Standards, and will be verified at the Design Review stage.

Strategy E-2 <u>Increase Energy Efficiency of Existing Buildings</u>

Measure E-2.1 Energy Efficiency Upgrades and Retrofits. 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 <u>Increase Energy Efficiency of Existing Buildings</u>

Measure E-3.1 City HVACs.

Measure E-3.2 Energy Efficient Street and Traffic Signal Lights.

Measure E-3.3 Street Light Automatic Day lighting 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 <u>Decrease Water Consumption</u>

Measure E-4.1 Landscaping Ordinance. *"Though 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 palettes 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 A5.303.2.3.1), and implement through conditions of approval."*

Response: All buildings constructed in the AVSP will comply with City ordinance adopted as of the Design Review Stage which imposes Indoor Water Conservation requirements, and will be 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 83,710 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 A5.408.3.1). 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.

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8.3 General Landscape Requirements
8.4 Entry Monumentation & Signage
8.5 Streetscape
8.6 Landscape Interface Between Uses
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8.9 Bikeway System
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8.11 Parks & Open Space
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Chapter

8. LANDSCAPE DESIGN REGULATIONS

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 theme of clay brick, 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.

8.2. LANDSCAPE PLAN

This section contains the landscape design guidelines and standards for use in the preparation of the Landscape plans throughout Alberhill Villages.

8.1.1 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 sensitivity, 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;

9. Buffer perimeter walls where they occur by using evergreen trees and large evergreen shrubs, and large masses of groundcovers and vines;

10. 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;

11. Pedestrian connections, bus stops and residential streets should offer canopy trees and flowering accent trees to provide shade and color;

12. Specimen and flowering accent trees should be used at entries and at the end of long streets within open space areas, as appropriate;

8.1.2 Landscape Plan Regulations

1. The project proponent and/or 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 these 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 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's Water Efficient Landscape Requirements, and California Code of Regulations Title 23 Division 2 Chapter 2.7. 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 equal), undercut nozzles, mist emitters, low volume bubblers, and sub-surface drip systems or other appropriate devices.

7. Future merchant 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 PDP 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.

10. 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:

    a. Final Grading Plans;
    b. Certified Irrigation Plans;
    c. Landscaping Plans satisfying the requirements of City of Lake Elsinore Municipal Code, and California Code of Regulations Title 23 Division 2 Chapter 2.7;
    d. Wall and Fence Plans;
    e. Lighting Plans.

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) Hardscape: includes walkways, driveways, planters, fountains, columns and pilasters.; and 2) Softscape: 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, sports parks and community parks, pocket parks, paseos, multi-use trails and other common open spaces. Responsibility to maintain these areas is as follows:

1. Street right-of ways including parkways, medians, roundabouts (turnarounds), and certain slope areas should be maintained by the City of Lake Elsinore, Landscape Maintenance District (LMD), Homeowners Association or other approved legal entity.

2. Active sports parks and community parks should be maintained by the City of Lake Elsinore, LMD or other legal entity.

3. Common areas such as open spaces, pocket parks, multi-use trails, paseos and pedestrian corridors should be maintained by a Homeowners 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.

8.3.1 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 correct function. Ties are to be adjusted to avoid creating abrasions or girdling on 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.

8.3.2 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 (CCRs):

1. Except for patio covers, gazebos, and play equipment, the top of all landscape hardscape features, such as garden walls, fences, statues, 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 substance, 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 two (2) 15-gallon trees are required in each front yard, if feasible in the planting area provided. At corner lots, three (3) 15-gallon trees are required. The preferred location is as close to the street as possible.

6. The unpaved ground area visible from the street must be covered with plant materials. Large areas of bare earth are not permitted. Shrubs 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, statues, 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 final inspection and 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 strongly 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 <u>Entry Monumentation – General Standards</u>

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 Entry (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, pre-cast 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 hardscape 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. The Specimen trees and other accented 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. City of Lake Elsinore branding shall be incorporated into all monumentation described in Section 8.4, ENTRY MONUMENTATION & SIGNAGE.

10. 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 Temescal Canyon Road (new) just south of the I-15, and on Lincoln Avenue just north of the project boundary. In addition to the general standards in Section 8.4.2 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 clay 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 accented planting, where noted, should be highlighted with accented and energy efficient landscape lighting.

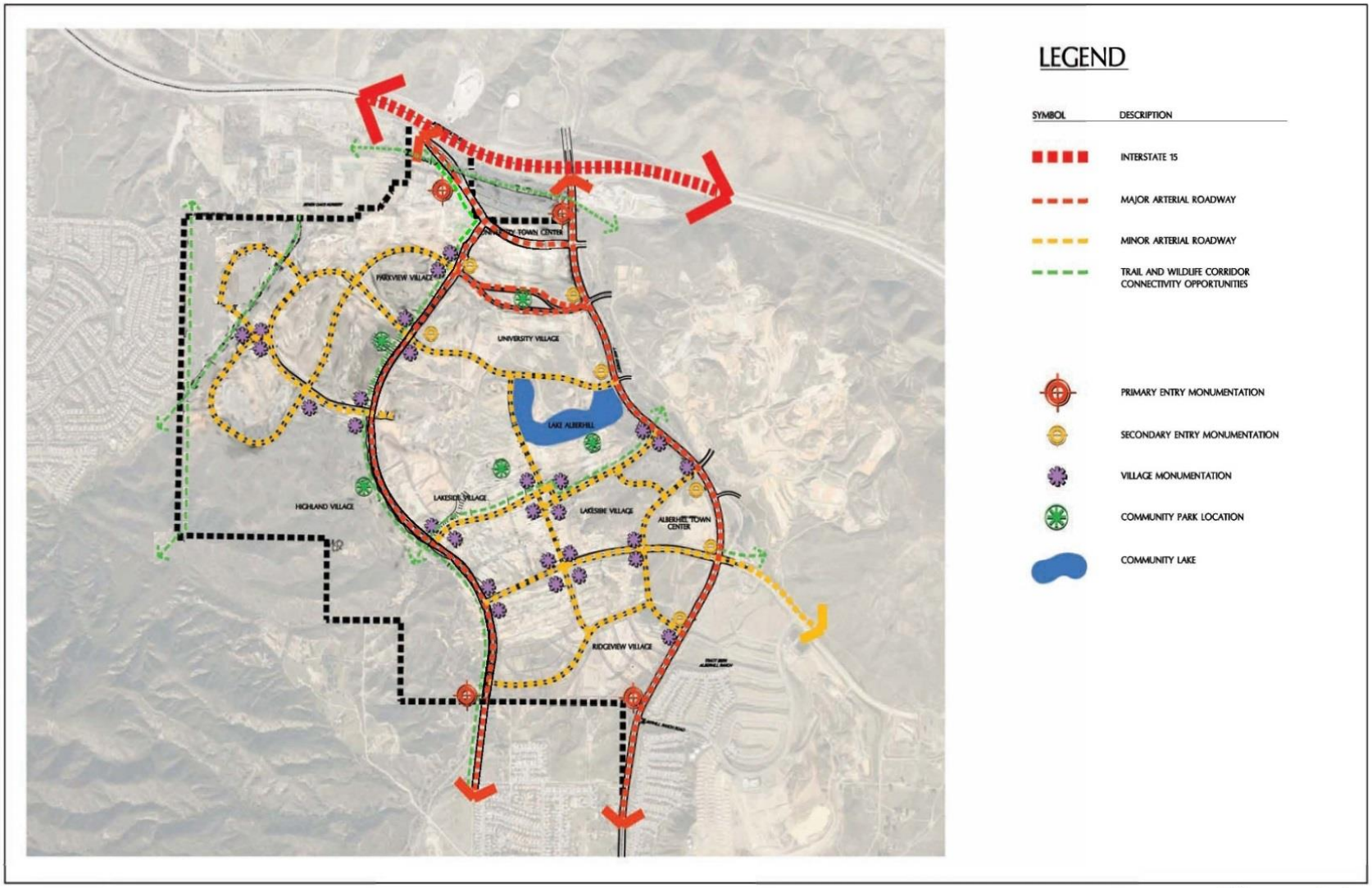


Figure 8-1
Circulation & Monumentation Master Plan

Alberhill Villages Specific Plan

NTS

8.4.4 Secondary Entry - Standards

Secondary entries are used to identify entries into special use areas of the community such as the Alberhill Town Center, University Village, and University Town Center areas (refer to Figure 8.1 CIRCULATION & MONUMENTATION MASTER PLAN). In addition to the general standards in Section 8.4.2 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 in part 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. Wall, column, pilaster and other hardscape elements shall feature clay brick as the predominant visual accent material.

5. The Village entry monument sign may have wash lighting as an option.

6. The landscape will 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. Additional village identification logo placement opportunities may occur in areas such as enhanced paving, post carvings in portal or shade structures, smaller directional signage, historical references to the Alberhill town and mining history of the area, art in the landscape.

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 8.4.2 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 monuments 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.

8.4.6 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 8.4.2 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 8.4.2 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 8.4.2 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 8.4.2 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 interpretative 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 1:1 at a trail edge, and the native surrounding flora subject to possible destruction, there should be a split rail guard rail, vinyl rail fence, or similar obstruction constructed to deter pedestrian traffic from wandering off the designated trail. Also, where grades are steeper than 35%, steps and hand

rails should be considered.

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/or 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 mulch 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.

8.5.2 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 raised 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 banding should incorporate clay brick pavers, or be clay colored stamped or decorative concrete.

8.5.3 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 terra cotta 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 master 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 landscaped 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 landscaped 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 roundabouts occur, the medians should include street trees and low growing drought resistant groundcover accented 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 roundabouts, where occurring, is encouraged. Where appropriate, the median paving materials should include clay brick or similar elements.

8.5.7 Traffic Circles / Roundabouts - Standards

The landscaping within traffic circles and roundabouts is to be a visually important focal point. The minimum landscape standards to be found within roundabouts may include:

1. Enhanced brick, interlocking pavers, or colored/stamped concrete recommended in hardscape 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 roundabout. 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 hardscape (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 material 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**
8.6.2	**Residential / School**
8.6.3	**Residential / Streetscape Landscape Buffer**
8.6.4	**Residential / Open Space**
8.6.5	**Residential / Park**
8.6.6	**Residential / Village Center / Commercial**
8.6.7	**Natural Area or Open Space at Street Edge**
8.6.8	**Street Edge / Open Space**
8.6.9	**Street Edge / Commercial**
8.6.10	**Street Edge / Residential**
8.6.11	**Park/School/Places of Religious Assembly**
8.6.12	**Detention Basin**
8.6.13	**Bio-Swale**
8.6.14	**Trail Edge**

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 groundcover.

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 Alberhill Villages Specific Plan (see Chapter 9, Lighting).

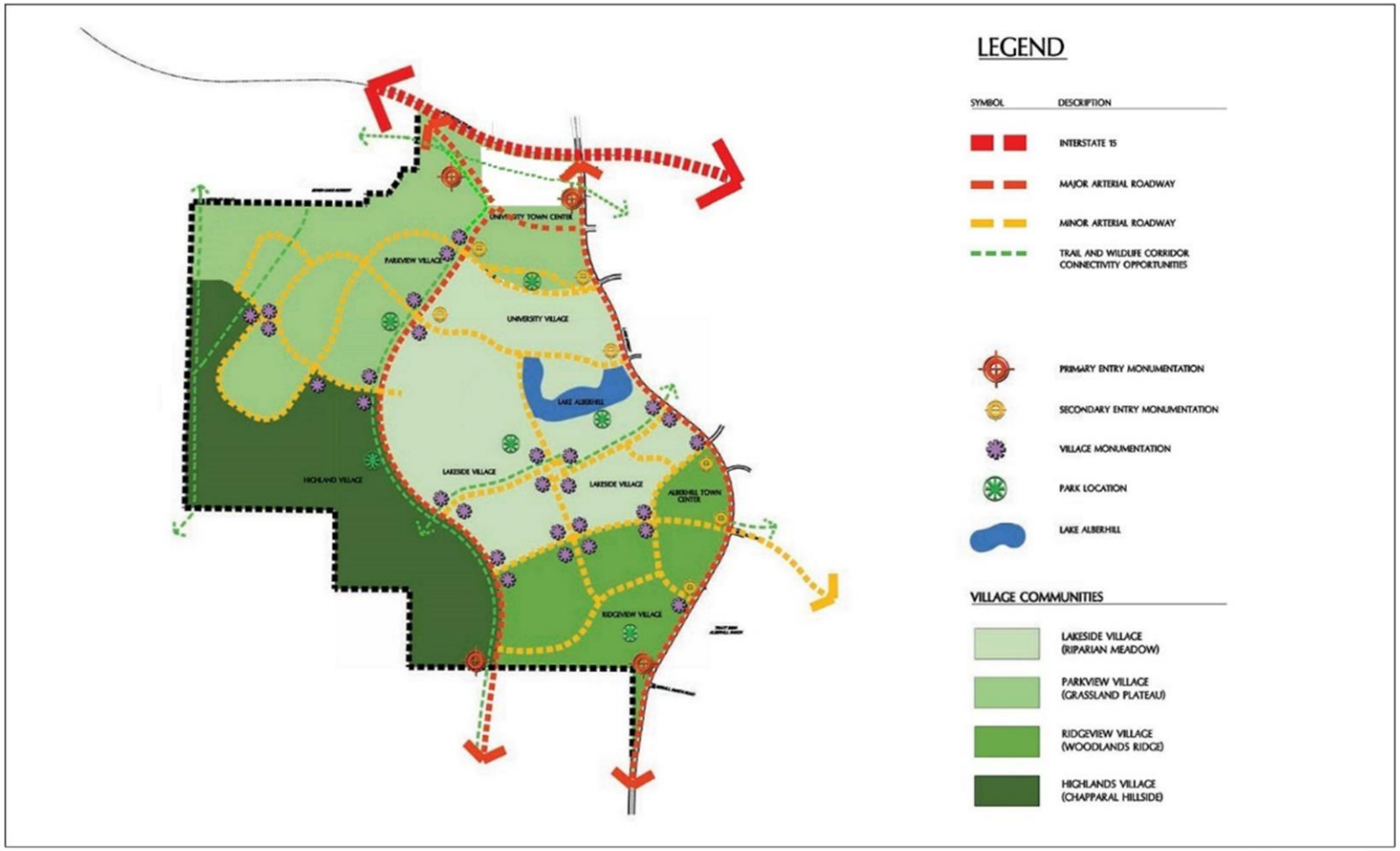


Figure 8-2
Planting Master Plan

Alberhill Villages Specific Plan

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. A solid wall with a double row of evergreen trees and evergreen shrubs along arterial highway and collector street edges of the streetscape are suggested for this particular interface.

2. 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.

3. Most areas at this interface will require evergreen landscaping 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. A solid wall with a double row of evergreen trees (where possible) and shrubs along the residential edge of the streetscape are encouraged.

2. Landscaping against walls and tubular steel fences should be evergreen but remain low and unobtrusive. Use planting and berming to screen views 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/village center interface), and views must be kept open for safety officers to be able to monitor any activity.

4. Pathway and safety lighting is to be considered and all lighting will have a shields and screens as to not reflect back into any residence.

5. Views into and out of the University Village, University Town Center, and the Alberhill Town Center should be enhanced and / or screened as appropriate.

6. 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 open 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 paseo 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:

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 lands 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. 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 filter 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 material.

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 are 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, 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 area 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-visually 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, pilasters, and fence 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 pilasters 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 pilasters 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 pilasters, 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 feet and a maximum height of 6 feet.

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 requirements.

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 clay 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.

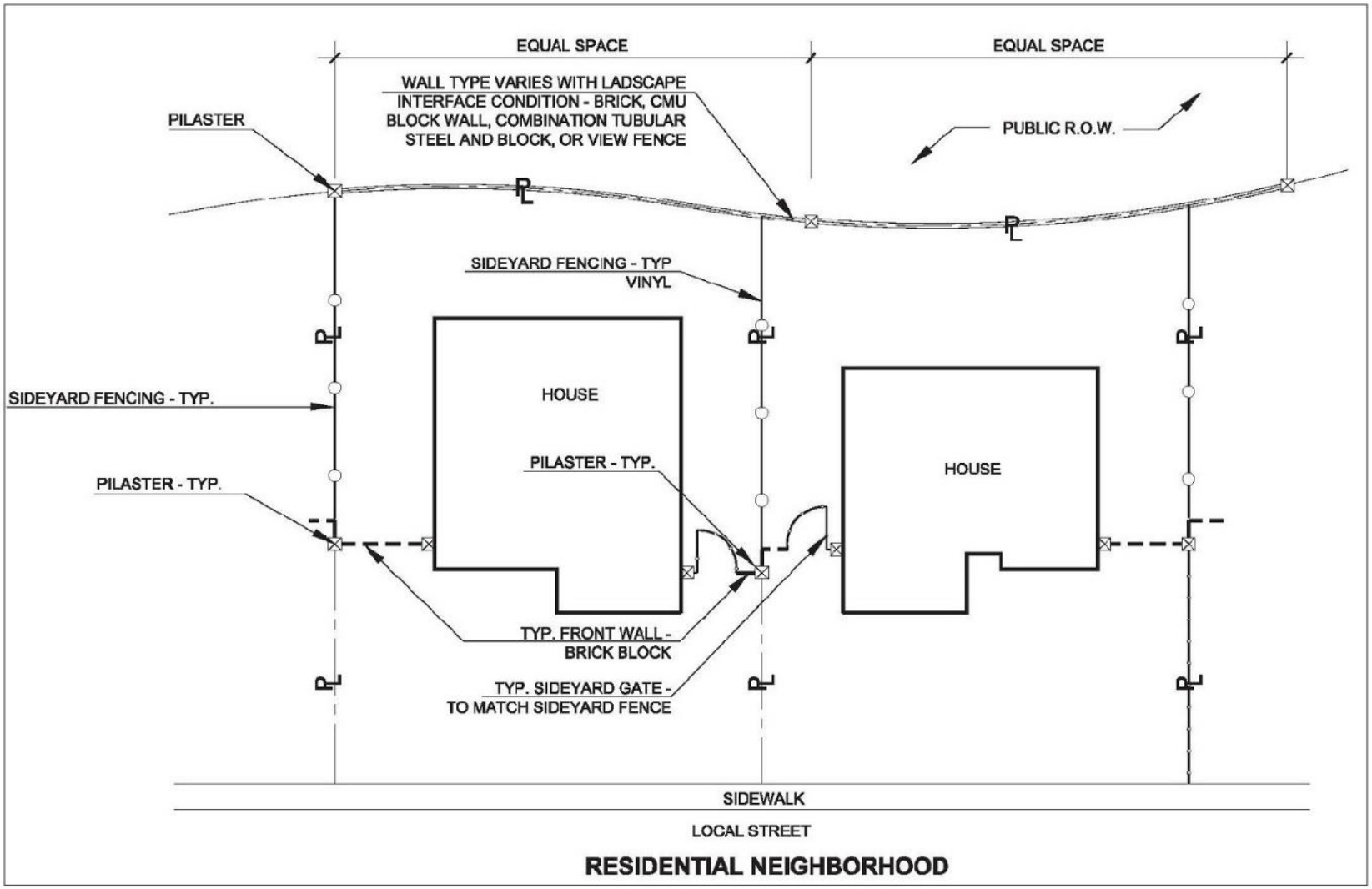


Figure 8-3
Typical Wall and Fence Program

Alberhill Villages Specific Plan

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 undisturbed 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.

5. Preservation of existing landscape material, when possible.

6. 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 understory 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. Slopes adjacent to natural open space shall be planted with indigenous grasses and California native species.

8. Trees should screen approximately 20 percent of the rear elevation of homes at maturity. The trees shall incorporate “windows” to view corridors where appropriate.

9. Retaining walls and perimeter walls exposed to public views shall be landscaped where appropriate while maintaining the overall theme of the community.

10. Selection of plant material shall be subject to adaptability to prevailing wind and soil conditions and maintenance considerations.

8.8.3 Fuel Modification - Standards

The intent of the fuel management program is to minimize opportunities for brush fires, particularly near development, while considering all 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. 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.

Primary bikeways are divided into three classes: Class I, Class II, and Class IV. 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. A Class IV Bikeway is a bikeway for the exclusive use of bicycles and includes a required separation between the bikeway and the through vehicular traffic. Lake Street and Nichols Road are listed as Class II Bikeways in the City General Plan.

8.9.1 Bikeway Standards

1. A Class I bikeway is a completely separated right-of-way for the exclusive use of bicycles. The right-of-way for Class I Bikeways may be substantial, and separated from roadways by landscaped strips or other barriers.

   There are no specific Class I bikeways designated in the AVSP, however, individual implementing development proposals will have the opportunity to

incorporate Class I bikeways into their design, where appropriate. Class I bikeways shall be paved and be a minimum 8 feet in width to allow two-way bicycle traffic.

2. A Class II bike trail is a separate painted lane within the roadway adjacent to the curb 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 Temescal Canyon Road to Lake Street;
   c. Nichols Road – Temescal Canyon Road to Lake Street;
   d. Nichols Road – West end extension of existing Nichols Road.

3. 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. These may be either Class II or Class III bikeways. Class III bikeways provide a right-of-way designated by signs or permanent markings and are shared with pedestrians or vehicles.

4. A Class IV Bikeway (separated bikeway) is a bikeway for the exclusive use of bicycles and includes a required separation between the bikeway and the through vehicular traffic. The separation may include, but is not limited to, grade separation, flexible posts, inflexible physical barriers, or on-street parking. Separated bikeways typically operate as one-way bikeway facilities in the same direction as vehicular traffic on the same side of the roadway. However, two-way separated bikeways can also be used, usually in lower speed (35 miles per hour or less) environments.

8.10. 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.

8.10.1. 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 ½".
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 and shall meet all City of Lake Elsinore lighting requirements for equestrian trails.
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. When a trail crosses a vehicular corridor, then a small swing gate with a spring loaded button shall be installed to protect both the vehicle and the user.
9. 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.
    c. 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.

8.11. PARKS & OPEN SPACE

Landscaping in the parks and open space area shall be consistent with the theme of AVSP and adhere to the City landscape criteria and ordinances at the time of each respective development dedication so that the landscaping supports the respective use of the parks and open space facilities shown on Figure 4.6.

8.11.1 Private Pocket Parks

Private Pocket Parks will range in size providing localized opportunities for outdoor recreation within each village or planning area. At a minimum, private pocket parks should incorporate the following guidelines:

1. Private Pocket Parks may be located either on the perimeter, interior, or at the entry to each village.
2. Private Pocket 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 multi-use open fields.
3. All Private Pocket Parks should feature a central point of interest and will most likely bisect or be a focal 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. Private Pocket Parks should consider and include where appropriate, the following uses, facilities and functions:

   - Play Areas for 0-12 year age groups.
   - Multi-use Open Fields
   - Individual picnic table 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 urns throughout.
   - Swimming pool and related facilities
   - Seating Areas
   - Automobile parking area.
   - Bicycle parking area.
   - Drinking Fountains
   - Optional Dog Walking Designated Areas.
   - Dog walking maintenance “bag” service devices.
   - Restrooms

8.11.2 City Regional Sports Park

Any planned City Regional Sports Park should reflect the overall theme consistent to their respective Village or adjacent neighborhoods. At a minimum, City Regional Sports 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 to the park landscape (refer to Section 8.6 (Landscape Interfaces) for additional information and edge treatment at the active park areas.
3. City Regional Sports Parks may include areas of mainly active uses but may include areas of passive use. Uses may include the following:
   a. Age tiered tot lots.
   b. Outdoor full- and half-court basketball.
   c. Baseball fields.
   d. Soccer fields.
   e. Football fields.
   f. Swimming pool with cabana and shaded seating.
   g. Volleyball courts
   h. Skateboard facility
   i. Multi-use open fields.

j. Meandering trails and view benches.
k. Trash dumpster enclosures throughout the site accessible from the roadways and dog walking “bag” dispensaries.
l. Individual picnic tables with charcoal barbecues throughout.
m. Group picnic and barbecue areas at each event area.
n. Park benches and trash receptacles throughout.
o. Seating areas
p. Automobile parking areas.
q. Bicycle parking areas.
r. Lighting at sports courts and fields.

8.11.3 Public Community Park

A Community Park serves the recreational needs of the overall community. The hardscape, architecture, and planting should reflect the clay brick and oak tree theme consistent to Alberhill Villages. At a minimum, Public Community Park 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.

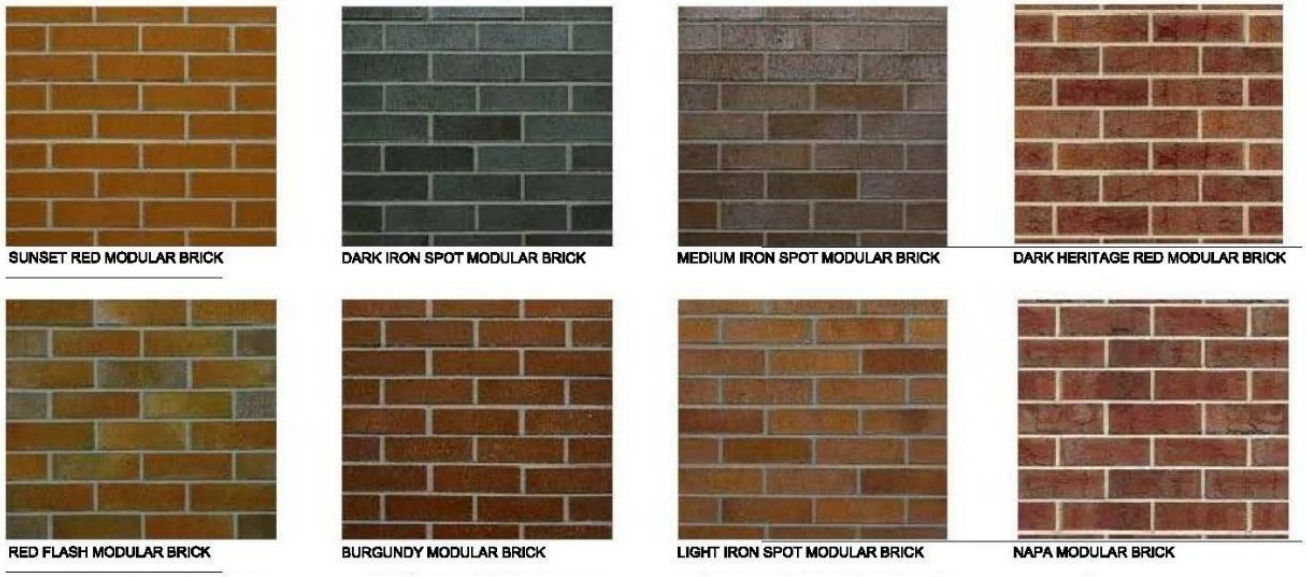
3. Developer shall encourage the City of Lake Elsinore and LEUSD to create joint use facilities for sports fields.

4. Community Parks should consider, the following active and passive uses:

   a. Clubhouse with meeting rooms, offices, kitchen, restrooms.
   b. Swimming pool with cabana and shaded seating.
   c. Age tiered tot lots.
   d. Full-size soccer fields.
   e. Football field.
   f. Skateboard facility
   g. Multi-use area with meandering trails and view benches.
   h. Meandering trails and view benches.
   i. Pedestrian trails and park site walkways.
   j. Trash dumpster enclosures throughout the site accessible from roadways and dog walking “bag” dispensaries.
   k. Individual picnic table and barbecue areas at each event area.
   l. Park benches and trash receptacles throughout.
   m. Seating areas
   n. Automobile parking area.
   o. Restrooms

8.12. THEMED SITE MATERIALS, FINISHES, STREET FURNITURE

In order to communicate a consistent theme throughout the Alberhill Villages community, several hardscape 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 hardscape and fixtures that carry similar themes as those items presented.

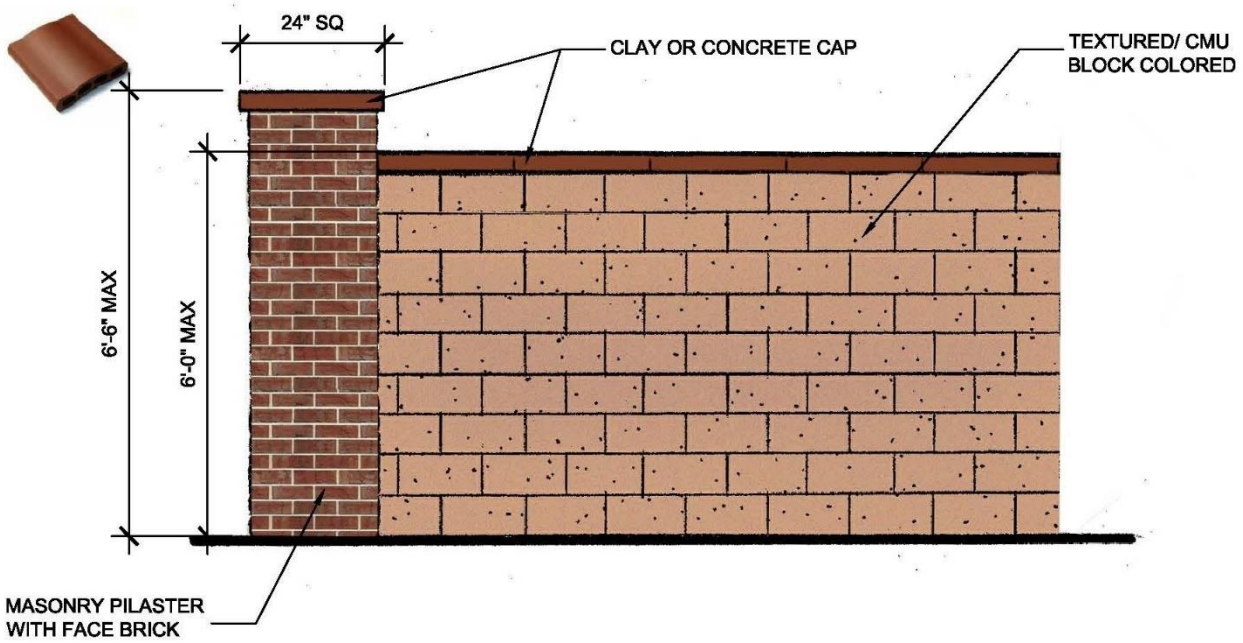


Example Brick Colors From Pacific Clay To Be Used For Monumentation Signage & Throughout Alberhill Villages

Note: All monumentation signage shall use Western Ridge-Black Hills Common Tumbled Standard Pacific Clay color in combination with other brick and materials providing continuity of theme between Alberhill Villages and Alberhill Ranch developments.

Figure 8-4
Conceptual Wall & Fence Detail

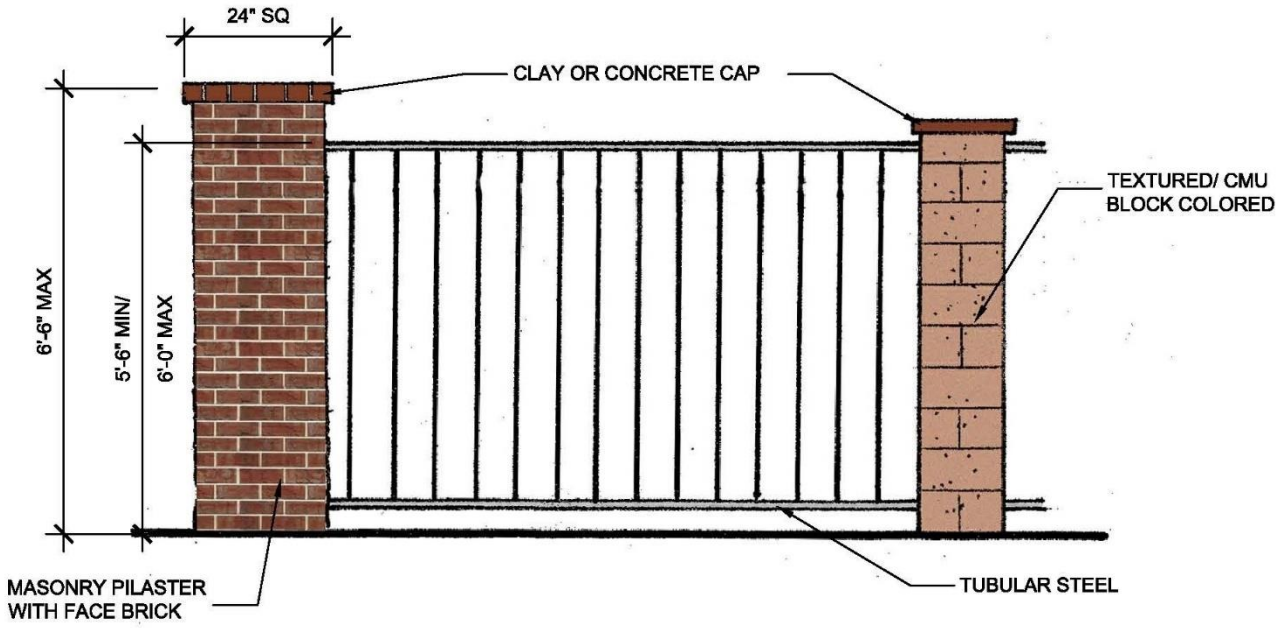
Alberhill Villages Specific Plan



Brick Pilaster With Texture Block Concrete Wall
N.T.S.

Figure 8-5
Conceptual Wall & Fence Detail

Alberhill Villages Specific Plan



Brick Pilaster With View Fencing
N.T.S.

Figure 8-6
Conceptual Wall & Fence Detail

Alberhill Villages Specific Plan

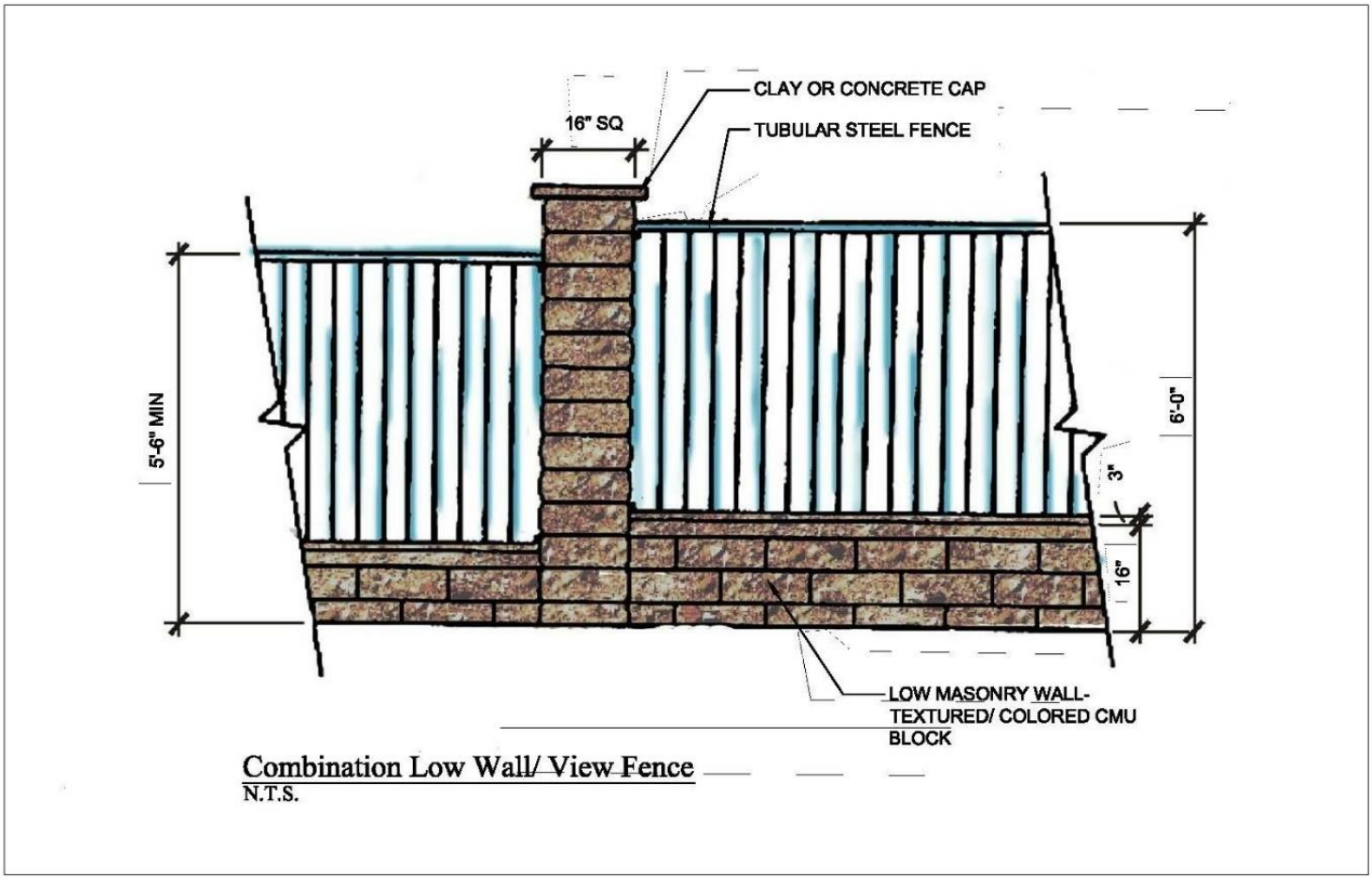
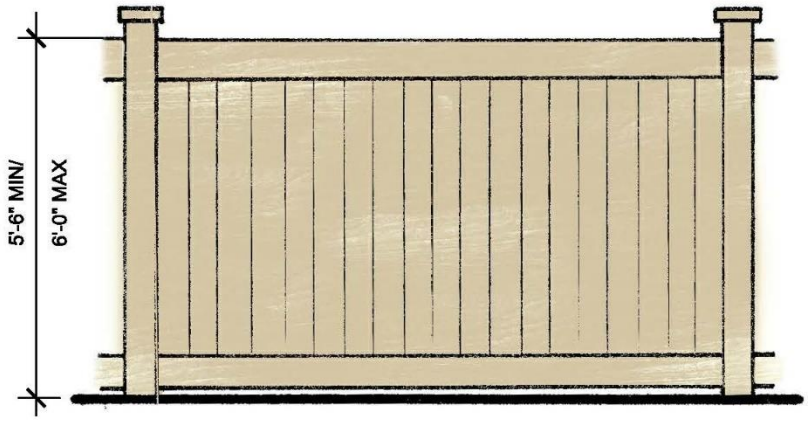


Figure 8-7
Conceptual Wall & Fence Detail

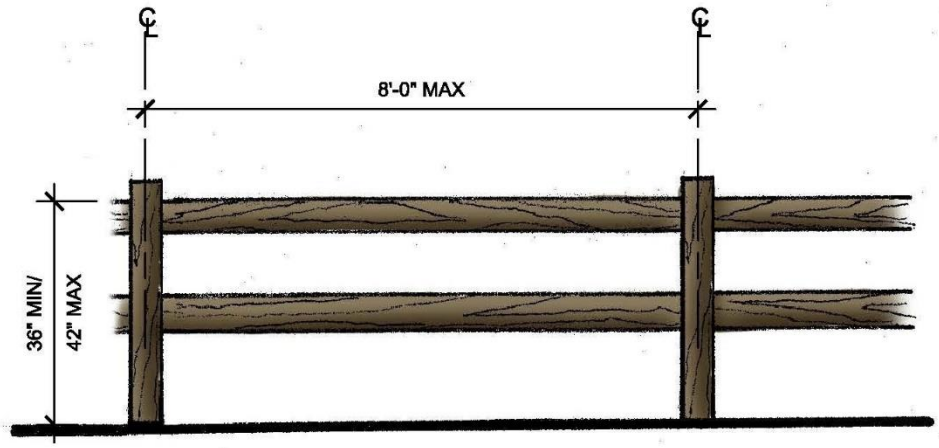
Alberhill Villages Specific Plan



Vinyl Fence
N.T.S.

Figure 8-8
Conceptual Wall & Fence Detail

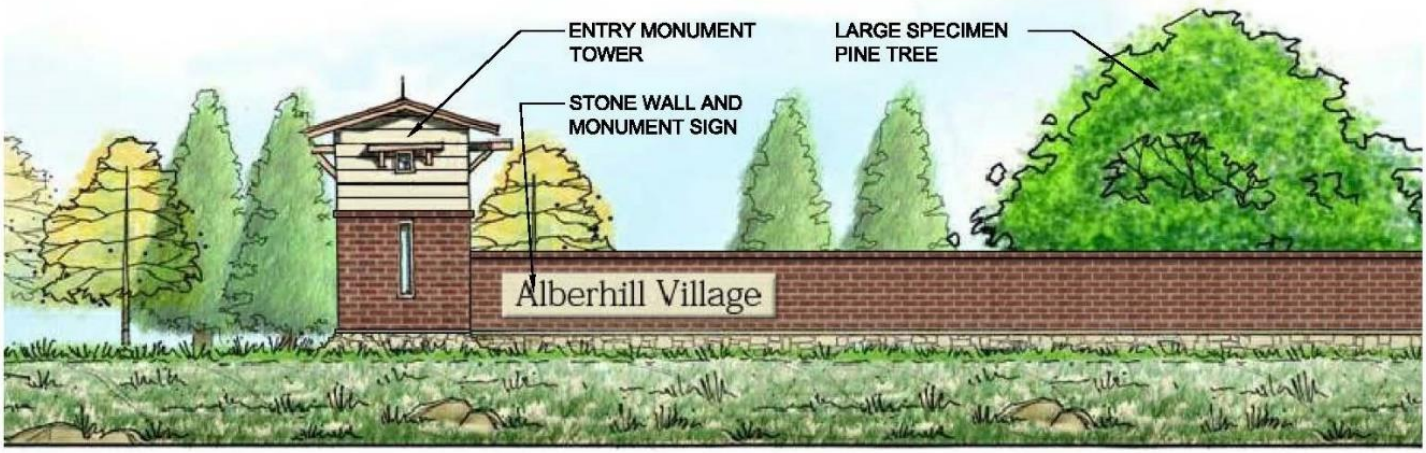
Alberhill Villages Specific Plan



Vinyl or Precast Concrete Rail Fence
N.T.S.

Figure 8-9
Conceptual Wall & Fence Detail

Alberhill Villages
Specific Plan



Primary Monumentation
N.T.S.

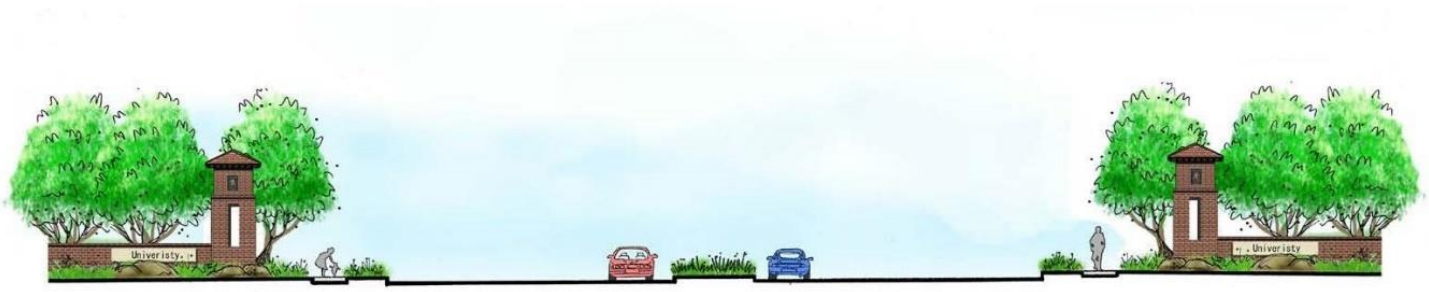
Figure 8-10
Conceptual Monumentation Signage

Alberhill Villages Specific Plan

Secondary Monumentation- Professional
N.T.S.

Alberhill Villages
Specific Plan

Figure 8-11
Conceptual Monumentation Signage



Secondary Monumentation- University
N.T.S.

Figure 8-12
Conceptual Monumentation Signage

Alberhill Villages Specific Plan

Secondary Monumentation- Commercial
N.T.S.

Alberhill Villages
Specific Plan

Figure 8-13
Conceptual Monumentation Signage

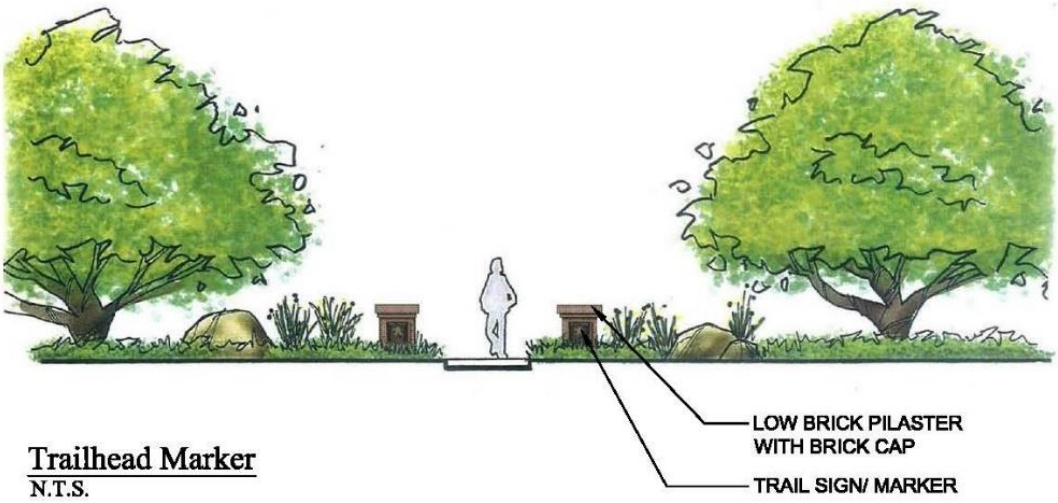
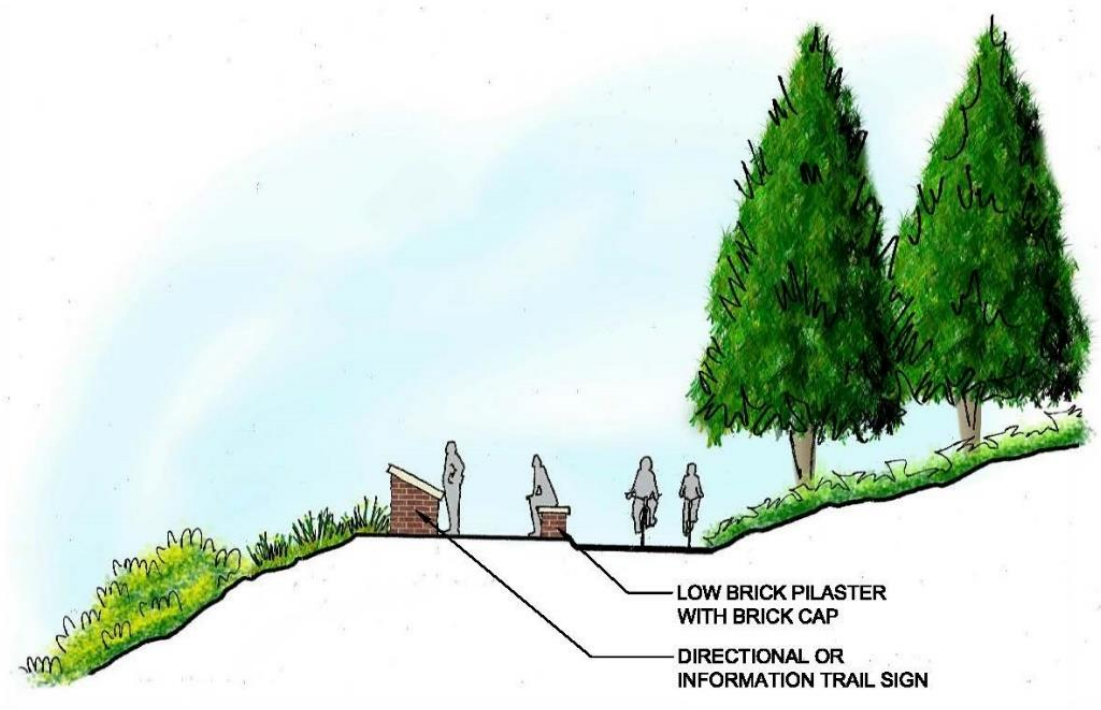


Figure 8-14
Trail Monumentation

Alberhill Villages Specific Plan



Informational or Directional Monumentation
N.T.S.

Alberhill Villages
Specific Plan

Figure 8-15
Trail Monumentation

Contents

9.1 Introduction
9.2 Lighting Design Guidelines
9.3 Light Fixture Examples

Chapter

9. LIGHTING DESIGN GUIDELINES

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 whenever possible and not into the general night sky.

All public street lighting should comply with City of Lake Elsinore standards where applicable. Lighting proposed within the commercial, residential, park and 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 complementary to the style selected for Alberhill Villages community as a whole. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme.

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 in effect at the time buildings are constructed. 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:

1. Lights shall be durable, easy to maintain and be designed so as to be made from unbreakable plastic if possible, and may be recessed or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal-resistant.

2. All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways, and building entrances shall be well lit for security reasons.

3. No freestanding lighting fixtures shall exceed the maximum height established by the City of Lake Elsinore. All pole lighting heights and light spread shall comply with the City of Lake Elsinore's lighting requirements.

4. Any service area lighting shall be contained within the service yard boundaries and enclosure walls.

5. 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. Concealed uplight fixtures should illuminate trees and other site features. Refer to Monumentation section of the guidelines for additional information.

6. The type and location of lighting should minimize direct glare onto adjoining properties. Lighting should be shielded to confine all rays within the property.

7. 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.

8. In order to prevent light spill-over, lighting and illuminated signs shall be located to confine illumination to the premises.

9. 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

10. The level of on-site lighting as well as lighting fixtures shall comply with any and all applicable requirements and policies of the City of Lake Elsinore. Energy conservation, safety and security should be emphasized when designing any light system.

11. Industrial type utility type lights are not permitted.

12. Future facility signs should be used to identify and provide arrow direction to residential subdivisions and other development areas.

9.3. LIGHT FIXTURE EXAMPLES

Light Fixture Family

The following decorative street light family of fixtures may be used along all framework streets and neighborhood streets. All lighting elements listed below 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. The following are acceptable styles of light fixtures:

Contents

10.1 Purpose
10.2 General Sign Guidelines
10.3 Sign Regulations – General
10.4 Special Signs - General
10.5 Temporary Real Estate Signs and Political Campaign Signs
10.6 Directional and Kiosk Signs
10.7 Construction Signs
10.8 Flags, Banners, Pennants, Balloons, Window and Interior Signs.
10.9 Residential Signs - General
10.10 Commercial and Professional Office Signs

Chapter

10. SIGNAGE REGULATIONS

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 to:

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 of 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.

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 poll);

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 ALBERHILL 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. Inflatable Signs. Inflatable signs are not allowed;

10. 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 it identifies or advertises.

11. 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.

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 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 Landscaping. 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 where such structures or uses 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-or-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. All special signs as permitted in Section 10.4 may be permitted.

7. Statue Signs. Statues designed primarily for commercial-promotional activity shall be subject to design review and approval;

8. 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.

10.4. 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 displaying 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 note 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 façade 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 signs shall be posted at any time in median or parkway.

10.5. TEMPORARY REAL ESTATE SIGNS AND POLITICAL CAMPAIGN SIGNS

Temporary signs, such as real estate signs and political signs shall comply with the provisions of the Lake Elsinore Municipal Code.

10.6. 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 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 the Lake Elsinore Municipal Code, and are made a part of these sign regulations for the Alberhill Villages community.

10.7. CONSTRUCTION SIGNS

Construction signs not exceeding 32 square feet may be maintained in any zone on an active construction site. A valid 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.

10.8. 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 120 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 banner or pennant shall be displayed on each frontage on a public street, right-of-way, or parking lot.

10.9. RESIDENTIAL SIGNS - GENERAL

Except as provided in Section 10.5, no outdoor advertising sign shall be erected, installed, or maintained for the identification or advertising of 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

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 one additional six-month period. Such sign shall pertain only to the development on the property.

10.10. 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 or 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 for each tenant shall be one (1) square foot per foot of the tenant's 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, except as permitted in subsection E of this section.

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 multiple-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 for 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 through the design review process.

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.

Contents
Definitions

Chapter

11. DEFINITIONS

Alberhill Park Fee – The "Alberhill Park Fee" as defined in and required by the Development Agreement.

AVSP or Specific Plan – This Amended & Restated Alberhill Villages Specific Plan adopted by the City Council on February ____, 2017.

Architectural Focal Point – A highly visible unique architectural feature that the community can identify with.

City Regional Sports Park- A regional active sports park that serves the City's desired "Sports Capital" theme to attract local, regional and national tournaments. The City Regional Sports Park is situated along Lake Street and across from the existing Alberhill Ranch Community Park and future school site.

Design Review – The 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 Chapter 17.82 of the City of Lake Elsinore Zoning Ordinance with amendments as outlined in the specific plan.

Development Agreement – The Development Agreement No. _____ dated _____entered into by and between the City of Lake Elsinore and Pacific Clay Products, Inc. regarding the Project, as approved by Ordinance ____ adopted by the City of Lake Elsinore on _____.

Developer – Pacific Clay Products, Inc., its successors and assigns.

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 fully shielded light source where the bulb and/or glowing lenses are not visible above 90 degrees or a horizontal plane.

Gross (acres) – The entire land area within the boundaries of a subarea or lot.

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.

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.

Noticed public hearing – A public hearing noticed in accordance Lake Elsinore Municipal Code Section 17.192.020 and applicable state planning and zoning laws.

Open Space – Land set aside for the use and enjoyment of residents and visitors of the AVSP area. This land may include parks, plazas / hardscaped 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.

Par 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, as conceptually shown on Figure 5-3, for which one or more PDPs will be prepared once development for such area becomes imminent.

Phased Development Plan (PDP) – A plan to implement a specific Phase of the specific plan, or a portion thereof. 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.

Preexisting mining operations - (1) any operation activity which is legally occurring in an area at the time the area is designated as part of the Alberhill Villages Specific Plan by the City, and (2) any legal structure existing in an area at the time the area is designated part of the Alberhill Villages Specific Plan by the City.

Private Pocket-Park – A small park generally one acre or less in size mostly intended to serve the active and passive recreational needs of surrounding residents.

Project – The Alberhill Villages project as more particularly described in Section 1.1 of this AVSP

Public 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.

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 outside of the specific plan area to redevelopment areas in other parts of the City.

Under crossing – A tunnel underneath a busy roadway or freeway which 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.

Yield Plan – A plan which identifies the maximum development which 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 AVSP identifies the zones to implement each land use category. The precise placement of these zones is to be defined in a Phased Development Plan.

APPENDIX A
Entitlement History

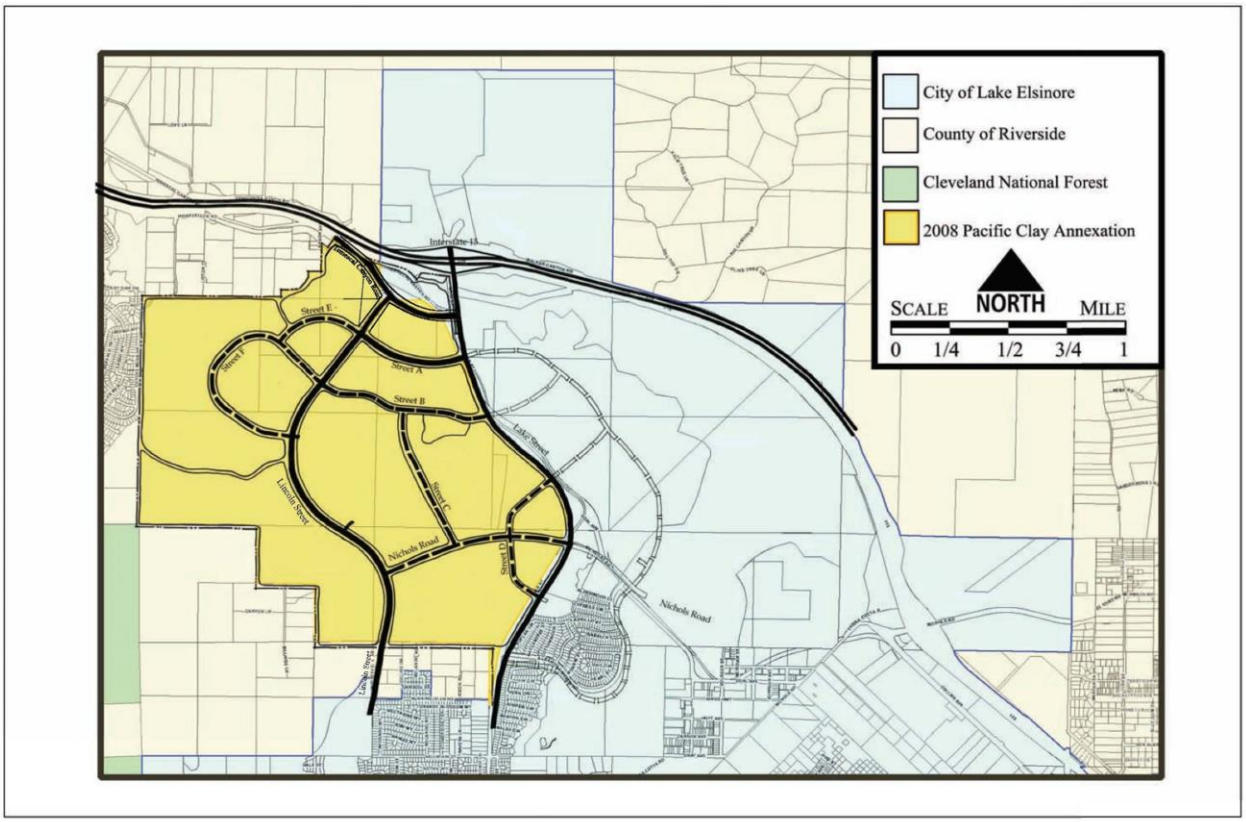


Figure A-1

Pacific Clay Annexation

Alberhill Villages Specific Plan

0 1/4 mile 1/2 mile

APPENDIX B
Sample Traffic Calming Devices

Figure B-1

Alberhill Villages Specific Plan

Roundabouts / Divided Roads

Figure B-2

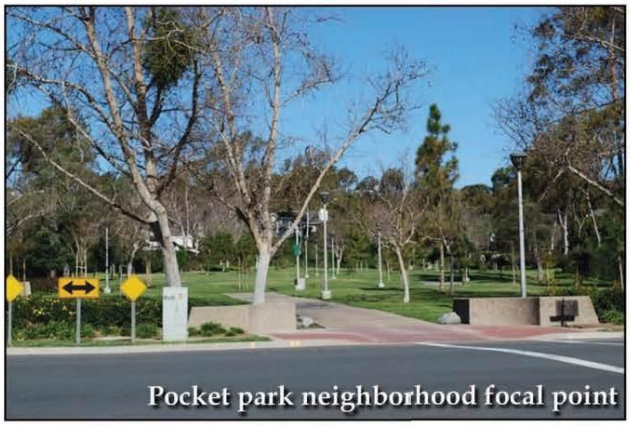
Alberhill Villages Specific Plan

Traffic Circle, Extended Curbs

Figure B-3

Alberhill Villages Specific Plan

Mid Block and Knuckle Planted Islands



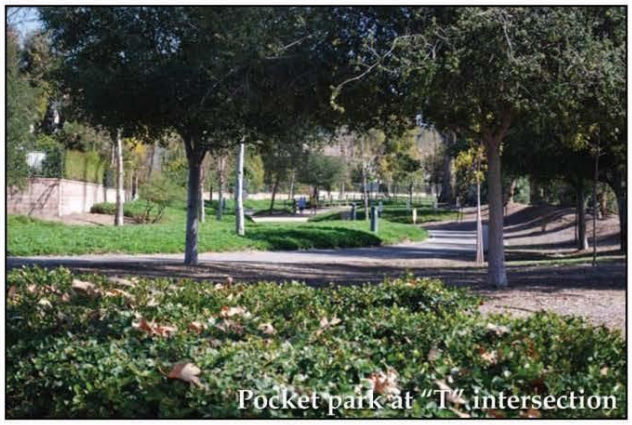


Figure B-4

Alberhill Villages Specific Plan

Neighborhood Focal Points

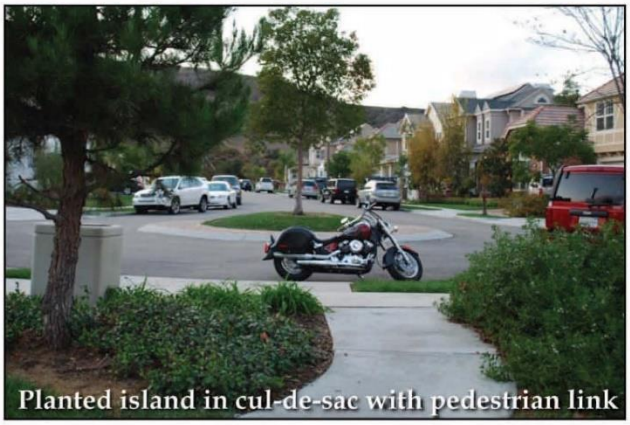


Figure B-5

Cul-de-sac Planted Islands

Alberhill Villages Specific Plan

APPENDIX C

Sample Stormwater Management Techniques

Swale with "meadow grass" planting

Low flow swale with underground storm water system

Depressed median

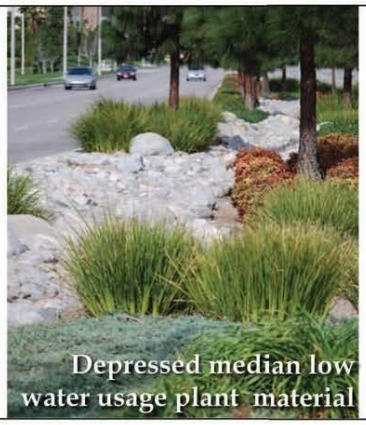

Depressed median low water usage plant material

Figure C-1

Alberhill Villages Specific Plan

Swales, Depressed Medians

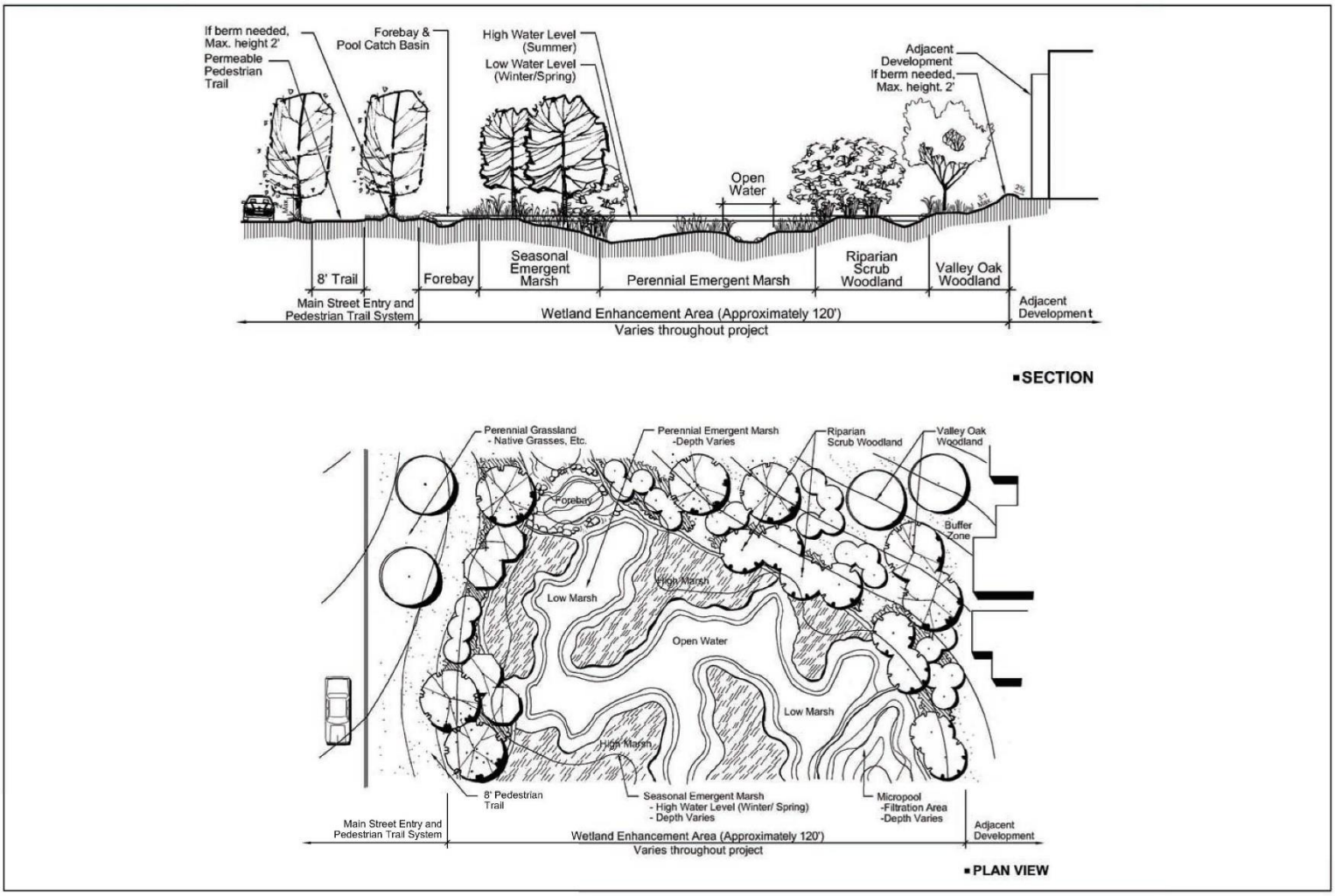


Figure C-2

Alberhill Villages Specific Plan

Techniques for Cleansing Runoff - Large Areas

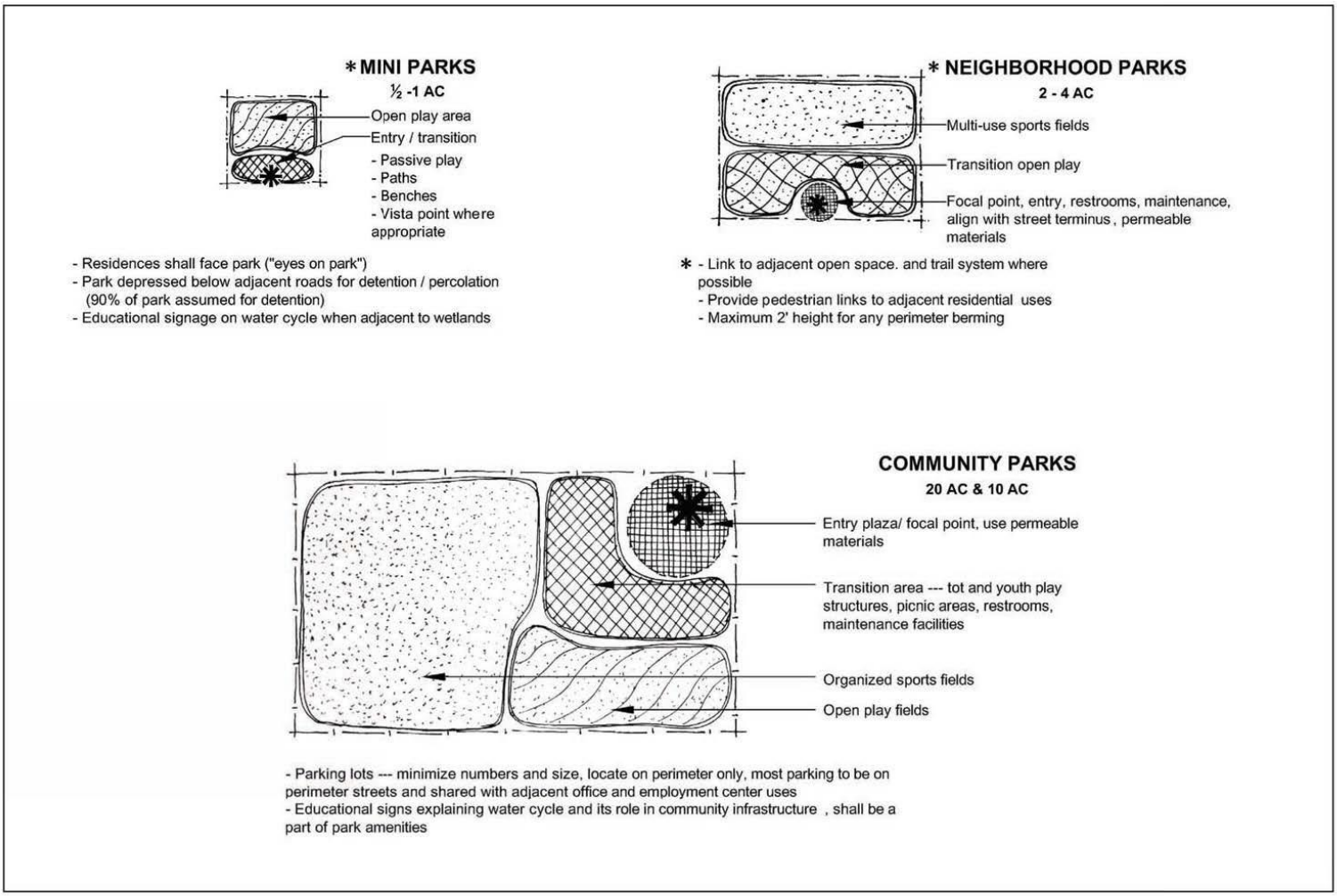


Figure C-3

Alberhill Villages Specific Plan

Techniques for Handling Detention in Parks and Schools

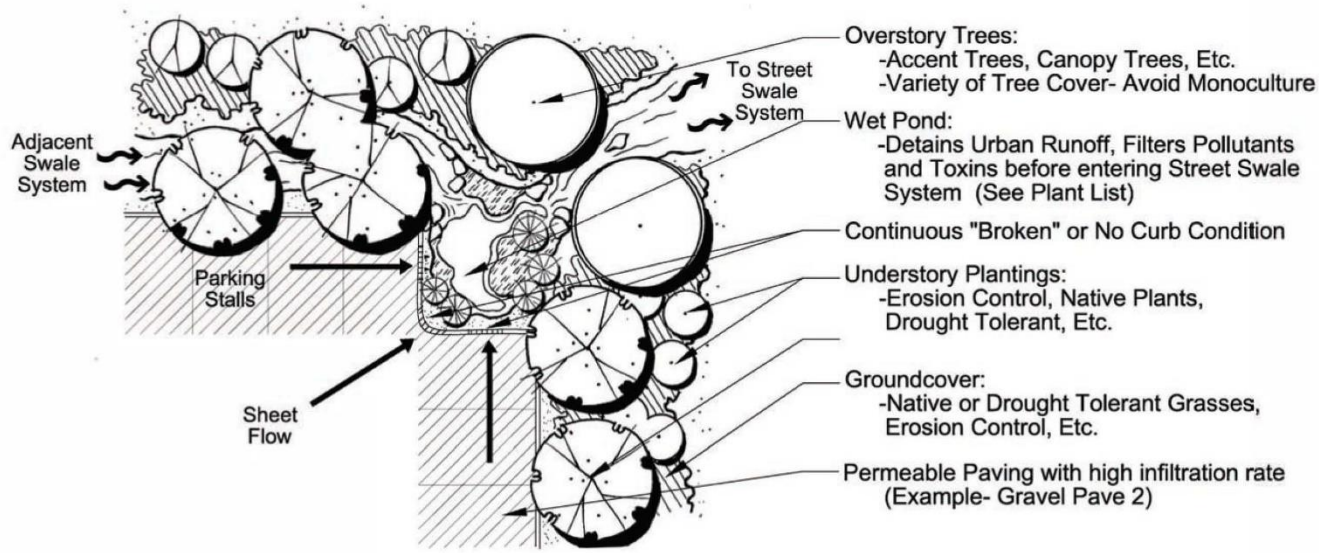


Figure C-4

Alberhill Villages Specific Plan

Parking Lot Bio-infiltration

APPENDIX D
Approval Documents

APPENDIX D-1

RESOLUTION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ALBERHILL VILLAGES SPECIFIC PLAN (SCH NO. 2012061046) - WITHOUT ATTACHMENTS

RESOLUTION NO. 2016-076

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2012061046) FOR THE ALBERHILL VILLAGES SPECIFIC PLAN NO. 2010-02, GENERAL PLAN AMENDMENT NO. 2012-01 AND ZONE CHANGE NO. 2012-02, ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, Pacific Clay Products, Inc. submitted applications to the City of Lake Elsinore ("City") requesting approval of Specific Plan No. 2010-02, General Plan Amendment No. 2012-01 and Zone Change No. 2012-02 which are collectively referred to herein as the "Project"; and,

WHEREAS, the Project consists of a 1,400-acre site located south of Interstate 15 and west of Lake Street and includes approximately 8,244 dwelling units; 4,007,000 square feet of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; a university campus or similar educational institution; and supporting uses including schools, parks, places of religious assembly, open space and green belt paseos; the General Plan Amendment (GPA) includes that the project site's land use designation be changed to "Alberhill Villages Specific Plan"; the GPA also proposes changes to the General Plan's Circulation Element within the project site. The Zone Change proposes to change the project site's zoning from a mix of zoning designations to "Alberhill Villages Specific Plan"; and,

WHEREAS, the City has prepared an Environmental Impact Report (State Clearinghouse No. 2012061046: the "EIR") on the Project pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.: "CEQA"), the State Guidelines for Implementation of the California Environmental Quality Act (California Code of Regulations, Sections 15000 et seq.: the "State CEQA Guidelines"), and the City's Procedures for Implementing the State CEQA Guidelines and its other procedures relating to environmental evaluation of public and private projects; and,

WHEREAS, the City transmitted for filing a Notice of Preparation of the Draft Environment Impact Report (DEIR) on or about June 14, 2012, in accordance with the CEQA Guidelines, for distribution to those agencies which have jurisdiction by law with respect to the Project and to other interested persons and agencies, and sought the comments of such persons and agencies; and,

WHEREAS, pursuant to CEQA Guidelines, Section 15082(c)(1), on July 17, 2012, the City held a duly noticed scoping meeting in order to facilitate consultation regarding the scope and content of the environmental information in the DEIR; and,

WHEREAS, the City transmitted for filing a Notice of Availability/Notice of Completion of a DEIR and in accordance with the State CEQA Guidelines forwarded the DEIR to the State Clearinghouse, for distribution to those agencies which have jurisdiction by law with respect to the Project, and to other interested persons and agencies, and sought the comments of such persons and agencies; and,

WHEREAS, notice to all interested persons and agencies inviting comments on the DEIR was published in accordance with the provisions of CEQA and the State CEQA Guidelines and the Lake Elsinore Municipal Code and posted at the Office of the County Clerk of Riverside County on November 5, 2015; and,

WHEREAS, the State Clearinghouse posted the DEIR for a 55-day public comment period which ran from November 5, 2015, to December 31, 2015; and,

WHEREAS, all actions required to be taken by applicable law related to the preparation, circulation, and review of the DEIR have been taken; and,

WHEREAS, the Planning Commission has been delegated with the responsibility of making recommendations to the City Council for certifying EIRs, and,

WHEREAS, the DEIR was sent to the Planning Commission Members on February 11, 2016. The DEIR (referred to hereinafter as, "EIR") was considered by the Planning Commission on February 16, 2016, at a duly noticed public hearing where the Planning Commission considered evidence presented by the Community Development Department and other interested parties on the adequacy of the DEIR. The Planning Commission adopted Planning Commission Resolution No. 2016-16 recommending that the City Council certify the EIR for the Project; and,

WHEREAS, the City has prepared a Final EIR ("FEIR") that contains responses to the comments that were received regarding the DEIR; and,

WHEREAS, on June 14, 2016, at a duly noticed public hearing, the City Council has considered the recommendation of the Planning Commission as well as evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated into these findings by this reference.

SECTION 2. The City Council has considered and evaluated all written and oral staff reports and comments received from persons who have reviewed the EIR, the comments submitted on the EIR; the responses to those comments, the public

testimony and such other matters as are reflected in the record of the public hearing on the Project and the EIR.

SECTION 3. The City Council finds that the EIR for the Project is adequate and has been completed in compliance with CEQA, the State CEQA Guidelines, and local procedures adopted by the City pursuant thereto. The City Council has reviewed and considered the information contained in the EIR and finds that the EIR represents the independent judgment of the City.

SECTION 4. The City Council hereby makes, adopts, and incorporates herein as its "findings of fact" regarding the potential environmental impacts of the Project, the analysis and conclusions set forth in the EIR (including, without limitation, the mitigation measures therein set forth) and in the Environmental Findings and Statement of Overriding Considerations Regarding the EIR for the City of Lake Elsinore Alberhill Villages Specific Plan project (SCH #2012061046), attached hereto as Exhibit "A".

SECTION 5. A Mitigation Monitoring and Reporting Program ("MMRP") for the Project has been prepared in accordance with Section 21081.6 of CEQA, and the City Council hereby adopts the MMRP, which is attached hereto as Exhibit "B."

SECTION 6. The City Council finds that for each of the significant impacts which are subject to a finding under CEQA Section 21081(a)(3), that each of the social, economic, and environmental benefits of the Project, independent of the other benefits, outweigh the potential significant unavoidable adverse impacts and render acceptable each and every one of the unavoidable adverse environmental impacts. Therefore, a Statement of Overriding Considerations has been prepared and is attached hereto as Exhibit "A" (Environmental Findings and Statement of Overriding Considerations) and incorporated herein by this reference.

SECTION 7. Based upon all of the evidence presented and the above findings, the City Council of the City of Lake Elsinore certifies the EIR for the Project with Errata and Responses to Comments, the Findings of Fact and Statement of Overriding Considerations, and the MMRP.

SECTION 8. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED AND ADOPTED at a meeting of the City Council of the City of Lake Elsinore, California, on the 14th day of June, 2016.

Brian Tisdale
Brian Tisdale, Mayor

ATTEST:

Susan M. Domen
Susan M. Domen, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Susan M. Domen, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2016-076 was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of June 14, 2016, and that the same was adopted by the following vote:

AYES: Council Members Hickman, Johnson and Manos; Mayor Pro Tem Magee and Mayor Tisdale
NOES: None
ABSENT: None
ABSTAIN: None

Susan M. Domen
Susan M. Domen, MMC
City Clerk

APPENDIX D-2

ORDINANCE ADOPTING THE ALBERHILL VILLAGES SPECIFIC PLAN NO. 2010-02 AND ADOPTING ZONE CHANGE NO. 2012-02

ORDINANCE NO. 2016-1361

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING THE ALBERHILL VILLAGES SPECIFIC PLAN NO. 2010-02 AND ADOPTING ZONE CHANGE NO. 2012-02

WHEREAS, Pacific Clay Products, Inc. submitted an application to the City of Lake Elsinore ("City") requesting approval of the Alberhill Villages Specific Plan No. 2010-02 and its related cases ("Project") relating to properties located just south of Interstate 15 and west of Lake Street; the eastern project boundary borders Lake Street, the southeastern project boundary borders the Murdock Alberhill Ranch Specific Plan residential development, the western boundary borders the 1,000-acre Horsethief Canyon Ranch single-family development, and the southwest boundary borders the Cleveland National Forest ("the Properties"); and,

WHEREAS, Pacific Clay Products, Inc. also filed an application with the City of Lake Elsinore to change the zoning of the City's Official Zoning Map Zone Change No. 2012-02 ("Zone Change") for properties located just south of Interstate 15 and west of Lake Street; the eastern project boundary borders Lake Street, the southeastern project boundary borders the Murdock Alberhill Ranch Specific Plan residential development, the western boundary borders the 1,000-acre Horsethief Canyon Ranch single-family development, and the southwest boundary borders the Cleveland National Forest ("the Properties") from RMU (Residential Mixed Use), HR (Hillside Residential), LDR (Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential), R (Recreational), OS (Open Space), PI (Public Institutional), GC (General Commercial) and CMU (Commercial Mixed Use) to AVSP (Alberhill Villages Specific Plan); and,

WHEREAS, the proposed Specific Plan is consistent with the subject property's adopted Low Density Residential ("LDR"), Medium Density Residential ("MDR"), High Density Residential ("HDR"), Residential Mixed Use ("RMU"), General Commercial ("GC"), Commercial Mixed Use ("CMU"), and Open Space ("OS"), General Plan Land Use Designations which would allow a maximum of 8,244 dwelling units; and,

WHEREAS, the Specific Plan and Zone Change conform to and are consistent with the proposed General Plan Amendment No. 2012-01 that accompany them for the Properties; and,

WHEREAS, the Project is subject to the provisions of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.: "CEQA") and the State Implementation Guidelines for CEQA (14 California Code of Regulations Sections 15000, et seq.: "CEQA Guidelines"); and,

WHEREAS, pursuant to CEQA Guidelines Section 15063, the City conducted an Initial Study to determine if the Project would have a significant effect on the environment. The Initial Study revealed that the project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels; the Initial Study also determined that some impacts could not be mitigated to insignificant levels and a Draft Environmental Impact Report (DEIR) was prepared (SCH# 2012061046); and,

WHEREAS, pursuant to CEQA Guidelines, on or about June 14, 2012 the City transmitted for filing a Notice of Preparation of the Draft EIR; and pursuant to CEQA Guidelines on July 17,

2012, the City held a duly noticed scoping meeting in order to facilitate consultation regarding the scope and content of the DEIR; and in accordance with CEQA Guidelines Section 15073, the DEIR was made available for public review and comment for fifty-five (55) days beginning on November 5, 2015 and ending on December 31, 2015; and,

WHEREAS, the Planning Commission has been delegated with the responsibility of making recommendations to the City Council pertaining to proposed Specific Plans, General Amendments, and Zone Changes; and,

WHEREAS, on February 2, 2016, at a Planning Commission work session and on February 16, 2016, at a duly noticed public hearing the Planning Commission considered evidence presented by the Community Development Department and other interested parties with respect to this item; and adopted Planning Commission Resolution No. 2016-16 recommending that the City Council certify the EIR for the Project and adopted Planning Commission Resolution No. 2016-19 recommending the City Council approve the Alberhill Villages Specific Plan No. 2010-02 and Zone Change No. 2012-02 by ordinance; and,

WHEREAS, in response to comments to the DEIR and in preparation of the Final Environmental Impact Report (FEIR) and Mitigation Monitoring and Reporting Program, City staff has recommended certain revisions to the proposed Specific Plan, including a reduction of approximately 25 acres from the proposed 1,400 acre Project site and a three to five percent reduction in residential and non-residential development; and,

WHEREAS, pursuant to Section 17.188.050 and Section 17.204.130 of the Lake Elsinore Municipal Code, the City Council has the authority to approve, modify, conditionally approve or deny zone changes, specific plans and general plan amendments; and,

WHEREAS, on June 14, 2016, at a duly noticed public hearing, the City Council has considered the recommendation of the Planning Commission as well as evidence and recommendations presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. On June 14, 2016, after consideration and evaluation of all written reports and comments and oral testimony presented by the Community Development Department and other City departments, property owners, residents and other interested parties and such other matters as are reflected in the record of the noticed public hearing on the Project, the City Council adopted Resolution No. 2016-076 finding and determining that the Environmental Impact Report (State Clearinghouse No. 2012061046: the "EIR") is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA); that the DEIR was made available for public review and comment for fifty-five (55) days beginning on November 5, 2015 and ending on December 31, 2015; that responses to comments received during the public review period were prepared and incorporated into the FEIR and that the Draft and the FEIR represents the City's independent judgment. Based upon those findings and determinations, the City Council by Resolution No. 2016-076 certified the FEIR, adopted certain environmental findings, and adopted a Mitigation Monitoring and Reporting Program. The FEIR provides the necessary environmental clearance for Alberhill Villages Specific Plan No. 2010-02 and Zone Change No. 2012-02.

Section 2. The City Council has reviewed and analyzed the proposed Alberhill Villages Specific Plan No. 2010-02 and Zone Change No. 2012-02 pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 65000 et seq.), the Lake Elsinore General Plan and proposed General Plan Amendment, and the Lake Elsinore Municipal Code and finds and determines that the proposed Alberhill Villages Specific Plan No. 2010-02 and Zone Change No. 2012-02 are consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the Lake Elsinore General Plan and proposed General Plan Amendment and the Lake Elsinore Municipal Code.

Section 3. That in accordance with the State Planning and Zoning Law and Chapter 17.204 (SPD Specific Plan District) of the Lake Elsinore Municipal Code, the City Council hereby makes the following findings for the approval of the Alberhill Villages Specific Plan No. 2010-02 and Zone Change No. 2012-02:

1. The location and design of the proposed development shall be consistent with the goals and policies of the City's General Plan and with any other applicable plan or policies adopted by the City.

   The land uses and densities associated with the Alberhill Villages Specific Plan provide a variety of lot and home size product type and non-residential uses in order to implement the objectives of the City's General Plan and the project proponents. It also includes a land use change from the existing General Plan designations of Low Density Residential, Medium Density Residential, High Density Residential, Residential Mixed Use, General Commercial, Commercial Mixed Use, and Open Space for the 1,375-acre site. Using these designations, the City's General Plan allows a maximum of 8,244 dwelling units and 4,007,000 square feet of non-residential uses. The proposed project allows a maximum of 8,024 homes and 3,810,300 square feet of non-residential uses.

2. The proposed Specific Plan and Zone Change will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

   The proposed Alberhill Villages Specific Plan and Specific Plan Zoning will allow for the development of the Alberhill Villages Specific Plan, a master planned development with approximately 8,024 dwelling units; 3,810,300 square feet of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; a university campus or similar education institution; and supporting uses including schools, parks, places of religious assembly, open spaced and green belt paseos.

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

A Traffic Impact Analysis dated October 14, 2015, was prepared by Linscott, Law and Greenspan (LLG) for the Alberhill Villages Specific Plan and its related cases. The Traffic Impact Analysis provided mitigation measures through all phases of development of the Specific Plan. Additionally, the Alberhill Villages Specific Plan has been conditioned to provide infrastructure road improvements to Lake Street, Nichols Road and Tesmescal Canyon Road as well as providing additional paved access to proposed residential and non-residential development within the project site and in proximity to the project site.

4. The overall design of the specific plan will produce an attractive, efficient and stable development.

   Design standards and guidelines have been incorporated into the specific plan to ensure an attractive, efficient and vibrant project. Visual graphics and photos accompany the design guidelines that capture the atmosphere and cohesiveness that the specific plan seeks to emulate.

5. The proposed Specific Plan and Zone Change will not be a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

   The proposed Zone Change has been analyzed relative to its potential to have detrimental effects and conditions have been imposed on the subject project to ensure that the health, safety and welfare of surrounding residents will be protected.

6. The proposed development will not have a significant effect on the environment.

   The effects of the project has been analyzed in the FEIR (SCH #2012061046) prepared for the Alberhill Villages Specific Plan and its related cases, and adequate mitigation measures have been prepared where necessary.

Section 4. Based upon the evidence presented, both written and testimonial, and the above findings, the City Council hereby adopts Alberhill Villages Specific Plan No. 2010-02 and Zone Change No. 2012-02.

Section 5. If any provision of this Ordinance or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections, or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end each phrase, section, sentence, or word is declared to be severable.

Section 6. This Ordinance shall become effective at 12:01 a.m. on the thirty-first (31st) day after the date of adoption.

Section 7. The City Clerk shall certify to the passage of this Ordinance and shall cause a synopsis of the same to be published according to law.

PASSED AND ADOPTED, at a meeting of the City Council of the City of Lake Elsinore, California, on the 28th day of June, 2016.

Robert E. Magee
Robert E. Magee, Mayor Pro Tem

ATTEST:

Susan M. Domen
Susan M. Domen, MMC
City Clerk

APPROVED AS TO FORM:

Barbara Leibold
Barbara Leibold
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Susan M. Domen, MMC, City Clerk of the City of Lake Elsinore, California, hereby certify that Ordinance No. 2016-1361 was introduced at the regular City Council meeting of June 14, 2016, and adopted at the regular City Council meeting of June 28, 2016, by the following roll call vote:

AYES: Council Members Johnson, Manos, and Mayor Pro Tem Magee
NOES: None
ABSENT: Mayor Tisdale and Council Member Hickman
ABSTAIN: None

Susan M. Domen
Susan M. Domen, MMC
City Clerk

APPENDIX D-3

RESOLUTION APPROVING GENERAL PLAN AMENDMENT NO. 2012-01

RESOLUTION NO. 2016-077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 2012-01

WHEREAS, Pacific Clay Products, Inc. submitted an application to the City of Lake Elsinore ("City") to amend the City's General Plan Land Use designations ("General Plan Amendment") for properties located just south of Interstate 15 west of Lake Street; the eastern project boundary borders Lake Street, the southeastern project boundary borders the Murdock Alberhill Ranch Specific Plan residential development, the western boundary borders the 1,000-acre Horsethief Canyon Ranch single-family residential development, and the southwest boundary borders the Cleveland National forest from Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Residential Mixed Use (RMU), General Commercial (GC), and Open Space (OS), to "Alberhill Villages Specific Plan" (SP) ("the Properties"); and,

WHEREAS, Government Code Section 65358 empowers the legislative body to amend all or part of an adopted general plan if to do so would be in the public interest and so long as no mandatory element of the General Plan is amended more frequently than four times during any calendar year; and,

WHEREAS, General Plan Amendment No. 2012-01 (the "project") is part of the City's First (1st) Cycle amendments to the Lake Elsinore General Plan's Land Use Element for the 2016 calendar year; and,

WHEREAS, the Planning Commission has been delegated with the responsibility of making recommendations to the City Council pertaining to proposed General Amendments; and,

WHEREAS, on February 2, 2016, at a public work session and on February 16, 2016, at a duly noticed public hearing the Planning Commission considered evidence presented by the Community Development Department and other interested parties with respect to this item; and adopted a Planning Commission Resolution No. 2016-18 recommending City Council approval of General Plan Amendment No. 2012-01; and,

WHEREAS, on June 14, 2016, at a duly noticed public hearing, the City Council has considered the recommendation of the Planning Commission as well as evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, **THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

Section 1. The City Council has reviewed and analyzed the proposed General Plan Amendment pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 65000 et seq.), the Lake Elsinore General Plan and the Lake Elsinore Municipal Code,

finds and determines that the proposed General Plan Amendment is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the Lake Elsinore General Plan and the Lake Elsinore Municipal Code.

Section 2. The City Council has certified the Final Environmental Impact Report (FEIR) (SCH# 2012061046) and adopted the Mitigation Measures appertaining thereto. The FEIR was prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines. Appropriate findings were made, and the FEIR provides the necessary environmental clearance for General Plan Amendment No. 2012-01.

Section 3. That in accordance with the California Planning and Zoning Law and the Lake Elsinore Municipal Code, the City Council hereby makes the following findings for the approval of General Plan Amendment No. 2012-01:

1. The proposed General Plan Amendment will not be: a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

    a. *The proposed General Plan Amendment has been analyzed relative to its potential to have detrimental effects and conditions have been imposed on the subject project to ensure that the health, safety and welfare of surrounding residents will be protected.*

    b. *The application to include the Specific Plan designation on the properties just south of Interstate 15 and west of Lake Street; the eastern project boundary borders Lake Street, the southeastern project boundary borders the Murdock Alberhill Ranch Specific Plan residential development, the western boundary borders the 1,000-acre Horsethief Canyon Ranch single-family development, and the southwest boundary borders the Cleveland National Forest; providing paved access to the Alberhill Villages Specific Plan mixed use project as well as additional paved access to existing residential development in proximity to the project site.*

2. The proposed General Plan Amendment will permit reasonable development of the area consistent with its constraints.

    The proposed Specific Plan designation will allow for the development of the Alberhill Villages Specific Plan which would include approximately 8,024 dwelling units; 3,810,300 square feet of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; a university campus or similar educational institution; and supporting uses including schools, parks, places of religious worship, open space and green belt paseos.

3. The proposed General Plan Amendment would establish a land use density, intensity and usage more in character with the subject property's location, access, and constraints.

   The land uses and densities associated with the Alberhill Villages Specific Plan provide a variety of lot and home size product type and non-residential uses in order to implement the objectives of the City's General Plan and the project proponents. It also includes a land use change from the existing General Plan designations of Low Density Residential, Medium Density Residential, High Density Residential, Residential Mixed Use, General Commercial, and Open Space for the 1,375-acre site. Using these designations, the City's General Plan allows a maximum of 8,244 dwelling units and 4,007,000 square feet of non-residential uses. The proposed project allows a maximum of 8,024 homes and 3,810,300 square feet of non-residential development.

4. The proposed General Plan Amendment will not have a significant effect on the environment.

   The effects of the General Plan Amendment have been analyzed in the FEIR (SCH #2012061046) prepared for the Alberhill Villages Specific Plan and its related cases, and adequate mitigation measures have been prepared where necessary.

Section 4. Based upon the evidence presented, both written and testimonial, and the above findings, the City Council hereby approves General Plan Amendment No. 2012-01.

Section 5. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED AND ADOPTED at a meeting of the City Council of the City of Lake Elsinore, California, on the 14th day of June, 2016.

Brian Tisdale
Brian Tisdale, Mayor

ATTEST:

Susan M. Domen
Susan M. Domen, MMC
City Clerk

APPROVED AS TO FORM:

Barbara Leibold
Barbara Leibold
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Susan M. Domen, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2016-077 was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of June 14, 2016, and that the same was adopted by the following vote:

AYES: Council Members Hickman, Johnson and Manos; Mayor Pro Tem Magee and Mayor Tisdale
NOES: None
ABSENT: None
ABSTAIN: None

Susan M. Domen
Susan M. Domen, MMC
City Clerk

APPENDIX D-4

ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM

FINAL ENVIRONMENTAL IMPACT REPORT

for the

ALBERHILL VILLAGES SPECIFIC PLAN

MITIGATION MONITORING AND REPORTING PROGRAM

SCH# 2012061046

Lead Agency:

City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92530

Contact: Grant Taylor, Community Development Director
(951) 674-3124, Ext. 270

June 9, 2016

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Introduction

Pursuant to Section 21081.6 of the California Environmental Quality Act (California Public Resources Code, Sections 21000 et seq.) and Section 15097 of the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.), public agencies are required to adopt a mitigation monitoring and reporting program to ensure that the mitigation measures identified in an Environmental Impact Report are implemented. As stated in Section 21081.6(a)(1) of the Public Resources Code:

> "The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation."

MITIGATION MEASURES		IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
4.1 Geology, Soils, Mineral Resources and Seismicity					
G-1	Site specific geotechnical investigations conducted by a California-licensed geotechnical engineer, including subsurface fault studies, shall be completed prior to the approval of each implementing development proposal. All recommendations of the geotechnical study and of the geotechnical engineer shall be incorporated into the design and construction specifications, and shall be implemented by the construction contractors, to reduce seismic hazards and hazards related to unstable soils.	Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures into individual project's conditions of approval.	Review and approval of project-specific geotechnical investigation.	Public Works Department – Engineering Division Community Development Department – Planning Division	Prior to approval of discretionary land use applications.
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 soils and expansive soils. The investigation shall also include engineering design for slope stabilization on northwest and southwest facing slopes that are cut into the Silverado Foundation. Recommendations may	Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures into individual project's conditions of approval.	Review and approval of project-specific geotechnical investigation.	Public Works Department – Engineering Division	Prior to issuance of grading permits.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	include over excavating and capping cut lots within granitic bedrock, Santiago Peak Volcanic and the Bedford Canyon Formation located on site with at least three feet of compacted fill to create easily excavatible 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, in addition to measures on the handling and selective replacement and/or removal off-site of oversized 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 underlying competent soils or bedrock. Unsuitable soil materials include stockpiles, uncompacted fill, alluvium, older alluvium and landslides. Varying	Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures	Review and approval of project-specific geotechnical investigation.	Public Works Department – Engineering Division	Prior to issuance of building permits.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	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.	into individual project's conditions of approval.			
G-4	Following completion of rough grading, a lot-by-lot classification shall be conducted to determine specific foundation recommend-ations 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.	Inclusion of specific foundation recommendations in construction plans.	Review of construction plans.	Public Works Department – Engineering Division Community Development Department – Building Division	Prior to issuance of building permits
G-5	All structures shall be designed in accordance with the latest edition of the California Building Code for Seismic Zone 4 for a "Maximum Considered Earthquake," as adopted by the City of Lake Elsinore and with the appropriate site coefficients. This design resistance shall be demonstrated to the satisfaction of the City's Senior Building Division Inspector on the construction design plans prior to	Preparation of construction plans which comply with applicable California Building Code seismic requirements.	Review of construction plans.	Community Development Department – Building Division	Prior to issuance of building permits.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	issuance of building permits.				
G-6	To reduce liquefaction and subsidence potential identified in the soil/seismic study, study recommendations to include over-excavation and recompaction and removal of sandy 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. Also, the use of systems such as sub-drains for dewatering purposes could potentially be used to reduce the potential for subsidence and liquefaction.	Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures into individual project's conditions of approval.	Review and approval of project-specific geotechnical investigation.	Public Works Department – 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 fill stabilized in accordance with recommendations in the required soils investigation report.	Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures into individual	Review and approval of project-specific geotechnical investigation.	Public Works Department – Engineering Division	Prior to issuance of grading permits.

MITIGATION MEASURES		IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
		project's conditions of approval.			
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.	Identification of faults and fault setbacks on tentative tract maps, design review exhibits and construction plans.	Review and approval of tentative tract maps, design review applications and construction plans.	Community Development Department – Planning Division & Public Works Department – Engineering Division Public Works Department – Engineering Division	Prior to implementing development project approval. 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 grading plans prior to issuance of grading permits, to the satisfaction of the	Cut and fill slopes, underground utility trenches, buttresses and stabilization into grading plans and construction plans.	Review of grading plans and construction plans.	Public Works Department – Engineering Division	Prior to issuance of grading permits.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	City Engineering Division.				
G-10	To reduce the potential of the rise in the groundwater, due to the slow-down in mining dewatering activity, the recommendations contained in Mitigation Measures G-5 through G-9 shall be demonstrated on construction design plans for review and approval by the City Engineering Division, prior to issuance of grading permits.	Demonstrate compliance with Mitigation Measures G-5 through G-9 on grading plans and construction plans.	Review of grading plans and construction plans.	Public Works Department – Engineering Division	Prior to issuance of grading permits.
G-11	Prior to the approval of any Phased Development Plan or Subdivision Map as determined by the City Engineer, the applicant shall comply with the Landslide and Potential Slope Instability Recommendation contained in the *Geologic Constraints Study for an Environmental Impact Report (EIR) Submittal, Alberhill Villages Specific Plan, 1,374± Acres, West of Lake Street and South of Temescal Canyon Road, City of Lake Elsinore, Riverside County, California, by Petra Geotechnical Inc. dated March 16, 2010.*	Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures into individual project's conditions of approval.	Review and approval of project-specific geotechnical investigation.	Public Works Department – Engineering Division Community Development Department – Planning Division	Prior to approval of discretionary land use applications.
4.2 Hazards and Hazardous Materials					
HAZ-1	As part of the approval process	Review of Phased	Determination of	Community	Prior to approval of

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	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 disposal 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).*	Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.	project's avoidance of significant impacts associated with the use and storage of hazardous materials and disposal 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.	Development Department – Planning Division Public Works Department – Engineering Division	Phased Development Plans, Subdivision Maps or Design Review applications.
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 the following: • Encourage the safe disposal of hazardous materials with	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the	Determination of project's avoidance of significant impacts associated with the use and storage of hazardous materials.	Community Development Department – Planning Division Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
County agencies to protect the City against a hazardous materials incident. • Evaluate new development on or adjacent to the Inland Empire Brine Line 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. Proposed development on or adjacent to the Inland Empire Brine Line shall be required to avoid impacting the Brine Line, identify and implement implementing development project-specific measures that will mitigate any identified risk related to proximity to the Brine Line.	incorporation of any appropriate mitigation measures into individual project's conditions of approval.			
HAZ-3 As part of the approval process for implementing development projects including Phased Development Plan, Subdivision, Map, or Design Review application, each	Review of Phased Development Plans, Subdivision Maps or Design Review applications during	Determination of project's avoidance of significant impacts associated with wildfire hazards.	Community Development Department – Planning Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
implementing development projects shall be required to demonstrate their avoidance of significant impacts associated with wildfire hazards through the following requirements which will be implemented through the conditions of approval for each project: • On-going brush clearance and establish low fuel landscaping policies to reduce combustible vegetation along the urban/wildland interface boundary shall be required. • Fuel modification zones around development shall be established within high hazard areas by thinning or clearing combustible vegetation within a minimum of 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-	City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.		Community Development Department – Fire Marshal	

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
resistant material for aesthetics and erosion control.				
4.3 Hydrology and Water Quality				
HY-1 Prior to issuance of grading permits, the Project's applicant shall obtain coverage under the General Construction Permit. The Project applicant/owner is required to electronically file and submit all Permit Registration Documents (PRD's) into the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) web-site prior to the commencement of construction. PRD's consist of: 1) Notice of Intent (NOI); 2) Risk Assessment; 3) Site Map; 4) Storm Water Pollution Prevention Plan (SWPPP); 5) Annual Fee - must be mailed; and, 6) the Signed Certification Letter.	Preparation of all NPDES- required documentation	Submittal of Permit Documents to City of Lake Elsinore Engineering Division	Public Works Department – Engineering Division Regional Water Quality Control Board	Prior to issuance of grading permits. Prior to October 1 of each year following issuance of occupancy permit.
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 and the	Review of Phased Development Plans, Subdivision Maps or Design Review applications during	Review and approval of tentative tract maps, design review applications and	Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	City of Lake Elsinore Engineering Division of the Public Works Department.	City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval	construction plans.		Review applications.
HY-3	Site specific drainage systems shall be designed, as each planning area or phase come on line. Each implementing development application shall be required to provide all drainage improvements necessary to serve the implementing development project. All drainage systems shall conform to the adopted Master Drainage Plan that covers the Alberhill Villages Specific Plan Project area. In the absence of an applicable adopted Master Drainage Plan, all drainage facilities shall comply with City of Lake Elsinore and Riverside County Flood Control District requirements.	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval	Review and approval of tentative tract maps, design review applications and construction plans.	Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
HY-4 Temescal Canyon Wash (Creek) shall be preserved in or restored to its natural condition retaining its current flood capacity and flow rate in order to maintain the drainage's function as a wildlife corridor. In order to protect the existing streambed of the Temescal Canyon Wash (Creek), an energy dissipating structure shall be provided at the storm drain system discharge point, if necessary. Erosion control devices shall also be provided, if necessary. Consistent with Mitigation Measures BIO-4 and BIO-5, implementing development projects in the vicinity of Temescal Canyon Wash (Creek) shall be designed to locate development away from the Temescal Canyon Wash (Creek) riparian/wildlife corridor to allow sufficient wildlife movement and access and to preserve its other biological resources and habitat.	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval	Review and approval of tentative tract maps, design review applications and construction plans.	Community Development Department – Planning Division Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.
HY-5 Prior to the issuance of grading permits, the applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality	Preparation of all NPDES- required documentation	Review and approval of tentative tract maps, design review applications and	Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	Management Plan (WQMP) that emphasizes structural and non-structural Best Management Practices (BMPs), in compliance with the Environmental Protection Agency's (EPAs) National Pollutant Discharge Elimination System (NPDES) program requirements. The SWPPP indicates how stormwater pollution will be controlled only during, and plus one year after construction. Stormwater pollutants that may be present at the Project include the following: • Sediment; • Nutrients (fertilizers); • Bacteria and Viruses; • Organics; • Oil and Grease; • Heavy Metals; • Toxic Chemicals; and, • Floating Solids.		construction plans.		Review applications.
HY-6	The 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 entering the Temescal	Preparation of all NPDES- required documentation	Review and approval of tentative tract maps, design review applications and construction plans.	Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
Canyon Wash (Creek) and any other receiving waters to the maximum extent feasible. In addition to the list of BMPs referenced within the required SWPPP prepared for each implementing development project, the BMP's may include (but shall not be limited to) the following: • Site Stabilization to Limit Sedimentation; • 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, Slit Fence, Straw Waddles. The Final WQMP for each implementing development project shall specifically identify pollution prevention, site-design, source-control, and treatment-control BMPs that shall be used on site to control predictable pollutant				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
runoff in order to reduce impacts to water quality to the maximum extent practicable				
HY-7 The site's SWPPP and WQMP shall also specify BMPs for post construction. Post construction BMPs may be divided into two categories, structural and non-structural. In addition to the addition to the list referenced within the required SWPPP and required WQMP prepared for each implementing development project, the non-structural BMP's may include (but shall not be limited to) the following: • Public Education/Involvement; • Housekeeping Practices; • Catch Basin Stenciling; • Street Cleaning; and, • Storm Drain System Cleaning.	Preparation of all NPDES- required documentation	Review and approval of tentative tract maps, design review applications and construction plans.	Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.
HY-8 Structural BMPs shall be incorporated into the design of each Phased Development Plan so that the community will improve water quality and potentially enhance	Incorporation of structural BMPs into the design of each Phased Development	Review and approval of Phased Development Plans.	Public Works Department – Engineering Division	Prior to approval of Phased Development Plans applications.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	wetland mitigation opportunities. In addition to the list of BMP's referenced within the AVSP WQMP (Appendix C of the DEIR) the BMP's may include (but shall not be limited to) the following: • Retention Basins; • Grass-Lined Channels and Swales; • Detention Basins; • Infiltration Trenches; • Water Quality Inlets; and, • Water Quality Basins.	Plan.			
HY-9	On-site drainage shall be placed in grass-lined channels and swales wherever possible, taking advantage of greenbelts within the Project's limits.	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual	Review and approval of tentative tract maps, design review applications and construction plans.	Community Development Department – Planning Division Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

MITIGATION MEASURES		IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
		project's conditions of approval			
HY-10	Prior to final approval of street improvement plans or any required slope revetment plans, the Project Proponent 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.	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval	Review and approval of tentative tract maps, design review applications and construction plans.	Public Works Department – Engineering Division	Prior to final approval of street improvement plans or any required slope revetment plans
HY-11	Prior to the first building permit final inspection in area(s) subject to the FEMA floodplain designation, the Project Proponent shall provide evidence to the City of Lake Elsinore that a Final Letter of Map Revision (LOMR) has been issued by FEMA verifying that flood control measures have been completed and the residential	Submittal of evidence that a Final Letter Map Revision has been issued by FEMA.	Review and approval of submitted documentation.	Public Works Department – Engineering Division	Prior to issuance of building permits.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
development areas are permanently removed from the FEMA floodplain designation (1 percent annual chance of flooding).				
4.4 Land Use and Planning				
No mitigation measures required.				
4.5 Aesthetics / Light & Glare				
AES-1 During construction of implementing development projects, the construction Project Manager shall ensure that the appropriate screening and visual buffers are provided (such as temporary fencing with opaque material), to screen on-going construction activities from residential land uses developed within previous phases.	Incorporation of any appropriate mitigation measures into implementing individual implementing development project's conditions of approval	Direct observation of verification.	Construction Manager Community Development Department – Planning Division	During project construction.
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.	Incorporation of setbacks into construction plans prepared for implementing development project applications.	Review of construction plans.	Public Works Department – Engineering Division Community Development Department – Planning Division	Prior to issuance of building permits

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
AES-3	Prior to issuance of building permits for each implementing development Project, the applicant/developer of the implementing development Project shall submit a detailed Landscape Plan, for review approval by the City's Planning Division. The Landscape Plan shall, at a minimum, address special edge treatments for adjacent off-site areas, and the use of native vegetation.	Add condition of approval to each subdivision and design review application requiring the preparation and submittal of landscaping and irrigation plans.	Review of landscape and irrigation plans.	Community Development Department – Planning Division	Prior to issuance of building permits
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 approval of each implementing project's Landscape Plan, and prior to issuance of occupancy permits for a particular phase or area.	Add condition of approval to each subdivision and design review application requiring the preparation and submittal of landscaping and irrigation plans.	Review of landscape and irrigation plans. Site inspection verifying installation of approved landscaping and irrigation.	Community Development Department – Planning Division Community Development Department – Planning Division	Prior to issuance of building permits Prior to final inspection or issuance of occupancy permit.
AES-5	Landscaping shall 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	Add condition of approval to each subdivision and design review application requiring the preparation and	Review of landscape and irrigation plans.	Community Development Department – Planning Division	Prior to issuance of building permits

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
community and provide a harmonious transition between man-made features and the natural features of the site.	submittal of landscaping and irrigation plans.			
AES-6 Concurrent with the submittal of any detailed Landscape Plan required pursuant to Mitigation Measure AES-3, above, the applicant/developer of the implementing development project shall submit a survey of the native vegetation community(ies) and associated plant species located within the region adjacent to the implementing development project and the AVSP that has been prepared by a State-licensed landscape architect, qualified biologist or other qualified specialist approved by the Community Development Director or designee. The survey shall include a list of native plant species that are compatible with the identified native vegetation community(ies). The required detailed Landscape Plan shall incorporate said identified native plant species in order that disturbed and un-landscaped areas	Add condition of approval to each subdivision and design review application requiring the preparation and submittal of landscaping and irrigation plans.	Review of landscape and irrigation plans.	Community Development Department – Planning Division	Prior to issuance of building permits

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	shall be replanted with native plant materials that are compatible with the existing native vegetation of the region.				
AES-7	Removal of existing native trees and vegetation along Temescal Canyon Wash (Creek) shall be prohibited during implementing project construction and grading except when necessary to construct required hydrology or road improvements. This shall be accomplished by staking sensitive habitat at the limits of grading to avoid incidental disruption. The implementing project's grading plan shall clearly indicate permit limits and areas to remain and to be avoided. Tree removals shall be mitigated with a ratio of 3 to 1 replacement.	The implementing project's grading plan shall clearly indicate permit limits and areas to remain and to be avoided.	Review of grading plans and site inspection prior to commencement of vegetation removal/ground disturbance.	Community Development – Planning Division	Prior to issuance of grading permits.
AES-8	Prior to approval of the Final Map, Parcel Map, Design Review, or Conditional Use Permit or building permit (as applicable), the implementing development project's applicant/developer shall annex the implementing development project into	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including the	Review and approval of tentative tract maps, design review applications and construction plans.	Community Development Department – Planning Division & Administrative Services Department	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	Community Facilities District No. 2015-2 (Maintenance Services) or such other Community Facilities District for Maintenance Services established at the time of such approval to fund the on-going operation and maintenance of the public right-of-way landscaped areas and parks to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including parkways, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project.. Alternatively, the applicant/developer may propose alternative financing mechanisms to fund the Maintenance Services.	incorporation of any appropriate mitigation measures into individual project's conditions of approval		Administrative Services Department	Prior to issuance of building permit.
AES-9	Prior to the approval of each implementing commercial, multi-family and recreational development project, the applicant/developer shall submit photometric lighting plans that demonstrate that any lights used to	Review of each implementing commercial, multi-family and recreational development project and the incorporation	Review and approval each implementing commercial, multi-family and recreational development project.	Community Development Department – Planning Division	Prior to approval of each implementing commercial, multi-family and recreational development project application.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
illuminate the parking areas, driveways, and other exterior or interior areas, shall be designed and located so that direct lighting is directed and confined to the subject property. All outdoor light fixtures, including but not limited to street lights and operational, signage, and landscape lighting sources shall be shielded and situated so as to not cause glare or light spillage into adjacent areas. Directional lighting shall be a maximum intensity of one foot-candle (1 lumen per square foot), or as otherwise necessary for public safety.	of any appropriate mitigation measures into individual project's conditions of approval			
AES-10 Project design shall incorporate additional techniques to reduce light and glare, such as opaque glass instead of reflective glass, and earth tone building materials in high visibility areas.	Review of each implementing development project and the incorporation of any appropriate mitigation measures into individual project's conditions of approval	Review and approval each implementing development project.	Community Development Department – Planning Division	Prior to approval of each implementing development project application.
4.6 Population, Housing and Employment				
No mitigation measures required.				
4.7 Traffic and Circulation				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
TC-0.5 Prior to approval of the first Phased Development Plan (PDP), a TIA evaluating cumulative impacts of the AVSP on regional transportation facilities within the City's sphere of influence, including without limitation, Temescal Canyon Road to Indian Truck Trail, Lake Street, and Nichols Road shall be completed in consultation with the County of Riverside and WRCOG. To ensure that impacts of the AVSP on the regional road network are mitigated, a Phased Road Improvement Plan shall be prepared in conjunction with the first Phased Development Plan and, to the maximum extent allowable in accordance with the TUMF program, regional road improvements shall be constructed by the developer in exchange for TUMF fee credits.	Project-specific CEQA environmental analysis including review and approval of project-specific Traffic Impact Analysis (TIA) with incorporation of any mitigation measures into individual project's conditions of approval.	Review and approval of project-specific Traffic Impact Analysis (TIA).	Public Works Department – Engineering Division Community Development Department – Planning Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.
TC-1 Prior to the issuance of a grading and/or building permits for development proposed by a Phased Development Plan, Subdivision Map, or Design Review Application, start of construction of each phase of the Alberhill Villages	Submittal of a Construction Management Plan addressing traffic control during project construction.	Review and approval of Construction Management Plan	Public Works Department – Engineering Division	Prior to the issuance of grading permits and/or building permits.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
Specific Plan Project, the Applicant shall implement the following measures documented in a construction management plan to be approved by the City Engineer: • Control for any street closure, detour, or other disruption to traffic circulation; • Routes that construction vehicles will utilize to access the site; • Hours of construction traffic (not to occur during AM or PM peak hour**);** • Off-site vehicles 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	Payment of City of Lake Elsinore fees,	Documentation of payment of fees.	Community Development	Prior to issuance of building permits

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
through payment of City of Lake Elsinore fees, and participation in the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) program. Where required, improvements are not covered by these programs; mitigation shall be implemented through a fair-share contribution or as otherwise determined by the City Engineer. The improvements listed below shall be in place prior to issuance of the first building permit for each phase. • <u>Horsethief Canyon Road at Temescal Canyon Road</u> Install a traffic signal and design for three-phase operation with protective left-turn phasing for westbound left-turn movements on Horsethief Canyon Road. Widen and restripe Horsethief Canyon Road to provide an exclusive northbound free right-turn lane. Widen and re-stripe Temescal Canyon Road to provide a 2nd and 3rd eastbound through lanes, 2nd westbound through	and participation in the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) program.		Department – Building Division Administrative Services Department	and/or prior to final inspection or issuance of occupancy permits

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
lane and dual westbound left-turn lanes. • <u>Lake Street at Temescal Canyon Road</u> Widen and re-stripe Lake Street to provide a 2nd northbound left-turn lane, 3rd northbound through lane and a 3rd southbound through lane. Modify existing planned traffic signal. • <u>Lake Street at Nichols Road</u> Widen and re-stripe Lake Street to provide an exclusive northbound free right-turn lane. Install a westbound right-turn overlap phase on Nichols Road. Modify existing traffic signal. • <u>Terra Cotta Road at Lakeshore Drive</u> Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all left-turn movements on Terra Cotta Road and Lakeshore Drive. Widen and re-stripe Terra Cotta Road to provide an exclusive northbound left-turn lane and an				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
exclusive southbound left-turn lane. Widen and re-stripe Lakeshore Drive to provide a 2nd eastbound through lane, a 2nd westbound through lane and an exclusive westbound right-turn lane. • <u>I-15 Southbound Ramps/Collier Avenue at Nichols Road</u> Widen and re-stripe I-15 Southbound Ramps to provide two (2) southbound left-turns, one (1) southbound through lane and one (1) southbound free right-turn lane. Widen and re-stripe Collier Avenue to provide one (1) northbound free right-turn lane Widen and restripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, an exclusive eastbound right turn lane, dual westbound left-turn lanes, and a 2nd westbound through lane. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
proposed I-15/Nichols Road Interchange Improvement Project. • <u>I-15 Northbound Ramps at Nichols Road:</u> Widen and re-stripe I-15 Northbound Ramps to provide two (2) northbound left-turns and one (1) northbound right-turn lane. Widen and re-stripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, and a 2nd and 3rd westbound through lanes. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the proposed I-15/Nichols Road Interchange Improvement Project. • <u>Lincoln Street at A Street/E Street</u> Widen and re-stripe Lincoln Street to provide an exclusive southbound right-turn lane. Widen and re-stripe E Street to provide a 2nd eastbound left-turn lane. Modify General Plan				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
Buildout planned traffic signal. • <u>Lake Street at A Street</u> Widen and re-stripe Lake Street to provide a 3rd northbound through lane, 3rd southbound through lane and an exclusive southbound right-turn lane. Widen and restripe A Street to provide a 2nd eastbound left-turn lane, an exclusive eastbound right-turn lane, and an exclusive westbound right-turn lane. Install a southbound right-turn overlap phase on Lake Street. Modify General Plan Buildout planned traffic signal and convert from five-phase operation to eight-phase operation. It should be noted that this intersection is not impacted but has been improved due to other recommended improvements which affect the lane geometry of this intersection.				
4.8 Air Quality & Greenhouse Gas Analysis				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
AQ-1 Construction activities may cause NOx, ROG, PM-10 and PM-2.5 emissions to substantially exceed SCAQMD 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:** • 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 plan elements and terminate soil disturbance when winds (as instantaneous gusts) exceed 25 mph. • Stabilize previously disturbed areas if subsequent construction is delayed.	Submittal of a Construction Management Plan which incorporate all of the appropriate air quality mitigation measures	Verify inclusion in project specifications, site inspection	Construction Manager	During project construction

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
• Water actively graded surfaces 3 times per day. • Cover all stock piles with tarps if left undisturbed for more than 72 hours. • Replace ground cover in disturbed areas as soon as feasible. • Provide water spray during loading and unloading of earthen materials. • Install wheel washers, shaker plates and gravel where vehicles enter and exit the construction site onto 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 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				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
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 90-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 or equivalent technology. • Utilize diesel particulate filters or equivalent technology on heavy equipment. • All off-road diesel-powered construction equipment greater than 50 hp shall meet the United States Environmental Protection Agency (US EPA)-Certified Tier 3 emissions standards for off-road				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
diesel-powered construction equipment greater than 50 horsepower; until equipment that meets Tier 4 emission standards are available. • All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. • All construction equipment shall be outfitted with BACT devices certified by CARB. Any emission control device used by the contractor shall achieve emission reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for similarly sized engine as defined by CARB regulations. • Use 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if 2010 model year or newer diesel trucks cannot be obtained, the developer shall use trucks that meet EPA 2007 model year NOx emission requirements. • A copy of each unit's certification shall be provided at				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
the time of mobilization and a placard or other identification shall be affixed to approved equipment and haul trucks, • Contractors using equipment rated at less than Tier 4 shall be provided with information on the SCAQMD "SOON" program of financial assistance for accelerated equipment clean-up. • Configure construction parking to minimize traffic interference. • Use electricity from power poles rather than temporary diesel or gasoline power generators over 49HP. If generators are over 49HP, 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. • Reroute construction trucks away from congested streets or sensitive receptor areas. • Provide dedicated turn lanes for				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
movement of construction trucks and equipment on-site and off-site.				
AQ-2 Prior to the approval of each implementing development application, the applicant shall provide an exhibit demonstrating that the following measures have been incorporated into the overall AVSP design to reduce reliance on the single occupancy vehicle. These provisions shall be made 'Condition of Approval' on implementing development applications. • 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,	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.	Determination of project's incorporation of measures that reduce the reliance on single-occupancy vehicles, as set forth in Mitigation Measure AQ-2.	Community Development Department – Planning Division Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
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 building permit(s), the applicant shall demonstrate that the following measures to conserve energy have been incorporated into building design • Submit plans demonstrating that new buildings, including but not limited to residential, commercial, and educational buildings, shall exceed those California Title 24 energy	Incorporation of energy conservation measures into building plans.	Review of building plans	Community Development Department – Planning Division Community Development Department – Building Division	Prior to issuance of building permits

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
efficiency requirements in effect at the time of building permit issuance as required by the Climate Action Plan in effect at the time. • 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; and, - Incorporate use of LED and/or fluorescent lighting. - Install electric car charging stations as				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
preferred parking spaces. - Use light colored "cool" roofs and cool pavements. • Require the use of only ENERGY STAR qualified heating, cooling, and lighting devices and 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. • 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				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
initial construction. • All residential projects shall incorporate the following features: - A minimum of one (1) model home within each phase of project development shall be include an electric car charging station. Electric car charging stations shall be offered as an available option to the initial purchaser(s) of each single-family dwelling unit. - All multiple-family residential projects shall incorporate the installation of electric car charging stations for the use of their residents.				
AQ-4 Prior to issuance of a building permit(s), the applicant shall demonstrate that the following water and energy conservation measures consistent with the City of	Add condition of approval to each subdivision and design review	Review of landscape and irrigation plans.	Community Development Department – Planning Division	Prior to issuance of building permits

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	Lake Elsinore Municipal Code have been incorporated into the landscape plan: • Participate in green waste collection and recycling programs for landscape maintenance. • Each implementing development project shall comply with the water-efficient landscaping and irrigation requirements set forth in the Lake Elsinore Municipal Code that are in effect at the time of the issuance of building permits for that implementing development project. • Plant trees or vegetation to shade buildings and thus reduce heating/cooling demand.	application requiring the preparation and submittal of landscaping and irrigation plans which incorporate water and energy conservation measures consistent with the City of Lake Elsinore Municipal Code..	Site inspection verifying installation of approved landscaping and irrigation.	Community Development Department – Planning Division	Prior to final inspection or issuance of occupancy permit.
AQ-5	Prior to the future approval of a Phased Development Plan, Subdivision Map, or Design Review application by the City's decision-making authority, applicants for any	Review of Phased Development Plans, Subdivision Maps or Design Review applications during	Requiring review and approval of all Health Risk Assessments (HRAs) and Localized	Community Development Department – Planning Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
proposed new development which will result in sensitive receptors being located within 1,000 feet of mining operations, Interstate 215, or any other potential Toxic Air Contaminant (TAC) source shall conduct an evaluation of human health risks (Health Risk Assessment) and Localized Significance Threshold (LST) analysis to identify and reduce any potential health risks from construction and operation impacts to sensitive receptors. The HRA and LST analysis shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the South Coast Air Quality Management District (SCAQMD). Sensitive receptors include residential, schools, day care facilities, congregate care facilities, hospitals, or other places of long-term residency. The thresholds to determine exposure to substantial pollution concentrations are: A Maximum Individual Cancer Risk (MICR) of greater than ten (10) in	City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.	Significance Threshold (LST) analyses.	Public Works Department – Engineering Division	Review applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
one million. For non-cancer risks, the threshold is a hazard index value greater than one (1). LST thresholds shall be those recommended by SCAQMD. If the Health Risk Assessment or LST analysis shows that the incremental cancer risk exceeds these standards, the HRA and/or LST analysis shall be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level. Measures to reduce risk may include but are not limited to: • All off-road diesel-powered construction equipment greater than 50 hp shall meet the United States Environmental Protection Agency (US EPA)-Certified Tier 3 emissions standards for off-road diesel-powered construction equipment greater than 50 horsepower; until equipment that meets Tier 4 emission standards are available. • All off-road diesel-powered construction equipment greater				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
than 50 hp shall meet the Tier 4 emission standards, where available. • All construction equipment shall be outfitted with BACT devices certified by CARB. Any emission control device used by the contractor shall achieve emission reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for similarly sized engine as defined by CARB regulations. • Use 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if 2010 model year or newer diesel trucks cannot be obtained, the developer shall use trucks that meet EPA 2007 model year NOx emission requirements. • Air intakes located away from high volume roadways and/or truck loading zones. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized Maximum				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
Efficiency Rating Value (MERV) filters. Mitigation measures identified in the HRA and LST analysis shall be identified as mitigation measures in the implementing development project's environmental document and/or incorporated into the site development plan as a component of the proposed future project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City of Lake Elsinore Community Development Department.				
GHG-1: The following CAP measures as binding and enforceable upon implementing projects as required by the CAP and shall be verified by the City prior to approval of implementing project plans or prior to occupancy as appropriate: **T-1.2: Pedestrian Infrastructure** • Implementing projects shall be	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental	Determination of project's incorporation of the CAP measures described in Mitigation Measure GHG-1.	Community Development Department – Planning Division Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
required to provide sidewalks along new and reconstructed streets. • Implementing projects shall provide sidewalks or paths to internally link all uses in a project where applicable. • Implementing projects shall provide connections to neighborhood activity centers, major destinations, and transit contiguous to site. **T-1.4: Bicycle Infrastructure** • Where applicable, implementing projects shall implement a network of Class I, II and II 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. Where applicable, the implementing project shall provide connections to the network identified in these plans. **T-1.5: Bicycle Parking**	analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.			

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
• New, non-residential development that is anticipated to generate visitor traffic shall provide permanently anchored bicycle racks within 200 feet of the visitor entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. • For an implementing project proposing a building with over 10 tenant spaces, secure bicycle parking for 5% of tenant-occupied motorized vehicle parking capacity, with a minimum of one space shall be provided. **T-2.1: Designated Parking for Fuel-Efficient Vehicles** • A non-residential implementing project shall designate 10% of its total parking spaces for "Clean Air Vehicles." **E-1.1: Tree Planting**				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
• Implementing projects shall provide a 15- gal non-deciduous, umbrella-form tree per 30 linear feet of boundary length, near buildings, or to shade pavement in parking lots and streets. **E-1.2: Cool Roof Requirements** • A non-residential implementing project shall use roofing materials having solar reflectance, thermal emittance or Solar Reflectance Index 3 per CalGreen Tier 1 values. **E-1.3: Energy Efficient Building Standards** • Implementing projects shall achieve CalGreen Tier 1 energy efficiency standards. **E-3.2: Energy Efficient Street and Traffic Signal Lights** • If an implementing project involves the installation of street or traffic signal lights, such lighting shall consist of Low Emitting Diode (LED)				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
lights. **E-4.1: Landscaping** • An implementing project shall comply with the City's AB 1881 Landscaping Ordinance. **E-4.2: Indoor Water Conservation Requirements** • Implementing projects shall reduce indoor water consumption by 30%, consistent with CalGreen Tier 1, Section A5.303.2.3.1. **S-1.4: Construction and Demolition Waste Diversion** • An implementing project accompanied by a waste management plan shall demonstrate how 65% of the nonhazardous construction and demolition debris generated at the site will be recycled or salvaged.				
GHG-2: Prior to the issuance of any discretionary developments for the AVSP (including grading,	Review of Phased Development Plans, Subdivision Maps or	Review of CAP Compliance Document for	Community Development Department –	Prior to approval of Phased Development Plans, Subdivision

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
and/or similar) the Project applicant shall submit a CAP compliance document to the Director of Community Development. The Climate Action Plan Compliance Report has been prepared and is located within Chapter 7 of the Alberhill Villages Specific Plan. • The auditing mechanism for the CAP is discussed further within Chapter 6.0, subsection 6.2.2 - Measure Implementation and Performance. The City staff shall evaluate 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 evaluation may be submitted to the City Council in conjunction	Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.	compliance with City of Lake Elsinore Climate Action Plan and with Mitigation Measure GHG-2.	Planning Division Public Works Department – Engineering Division	Maps or Design Review applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
with the General Plan status report for that year as required by State Government Code Section 65400. - In addition, measure review will 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.				
4.9 Noise				
NSE-0.5 Prior to the future approval of a Phased Development Plan, Subdivision Map, or Design Review application by the City's decision-making authority, applicants for any proposed new development shall submit a project-specific noise impact analysis which evaluates potential construction-related noise impacts upon existing surrounding land uses and potential noise impacts	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the	Review and approval of project-specific noise impact analysis.	Community Development Department – Planning Division Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
from existing and projected surrounding land uses upon the proposed project.	incorporation of any appropriate mitigation measures into individual project's conditions of approval.			
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.	Review of construction plans which shall include applicable construction noise standards in contractor specifications.	On-site verification	Construction Manager Community Development Department - Building Division	During project construction.
NSE-2 All construction equipment, fixed and mobile, shall be equipped with properly operating and maintained mufflers.	Review of construction plans which shall include applicable construction noise standards in contractor specifications.	On-site verification	Construction Manager Community Development Department - Building Division	During project construction.
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	Review of construction plans which shall include applicable construction noise standards in	On-site verification	Construction Manager Community Development Department -	During project construction.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	necessary close to noise-sensitive users, activity scheduling to minimize off-site impacts, or erection of temporary barriers shall be necessary as determined by the Project specific noise study that verifies compliance with City noise standards.	contractor specifications.		Building Division	
NSE-4	As part of an application for a Phased Development Plan, Subdivision Map, or Design Review application, a noise study shall be submitted that evaluates existing and projected noise levels affecting the implementing development proposal. Design features that may be incorporated within an implementing project may include setbacks from the roadway or noise attenuation that will reduce noise levels to acceptable standards. An exterior level of 60 dB CNEL in usable outdoor space shall be the noise exposure goal for such maximally noise-sensitive uses. If such a level is not attainable with reasonably available noise control measures, the General Plan finds levels up to 65 dB CNEL are acceptable.	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.	Review and approval of project-specific noise impact analysis.	Community Development Department – Planning Division Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	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 CNEL or lower. This may include the use of architectural treatments, barriers, or other noise attenuating measures. Project specific mitigation measures shall provide sound level reductions so that future uses within the AVSP area are consistent with the CNEL levels identified in the Lake Elsinore General Plan and Lake Elsinore Municipal Code.				
NSE-5	Prior to the issuance of building permits, the applicant 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 City-approved acoustical expert, to the satisfaction of the Community Development	Submittal of detailed acoustical study demonstrative that all structures will meet City's noise standards	Review and approval of project-specific noise impact analysis.	Community Development Department – Planning Division Public Works Department – Engineering Division	Prior to issuance of building permits.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
Director; and, b. The study shall document projected ultimate noise exposure for interior office, retail and residential space and shall demonstrate that the AVSP 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 applicant shall incorporate appropriate buffering and/or sound attenuation in the building siting and designs to limit potential incompatibilities with the nearby land uses. Noise levels for the residential units shall be reduced to 65 dBA for exterior noise levels and 45 dBA for interior noise levels.	Incorporation of any appropriate mitigation measures into implementing individual implementing development project's conditions of approval	Direct observation of verification.	Construction Manager Community Development Department – Planning Division	Prior to issuance of building permits.
NSE-7 Prior to the issuance of building permits for commercial uses, the Project shall incorporate 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 CNEL	Incorporation of any appropriate mitigation measures into implementing individual implementing development project's conditions	Direct observation of verification.	Construction Manager Community Development Department – Planning Division	Prior to issuance of building permits.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	from 7 a.m. to 10 p.m. and 60 dBA from 10 p.m. to 7 a.m. These measures shall be implemented to the satisfaction of the Community Development Director or modified for special events.	of approval			
NSE-8	AVSP residential development planned for within 4,800 feet of nocturnal Pacific Aggregates rock crushing operations shall be approved only if it can be demonstrated that the nocturnal 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 to proposed residential uses within 2,400 feet of crusher locations.	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.	Review of project-specific noise impact analysis.	Community Development Department – Planning Division Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.
NSE-9	Projects that have a potential to generate construction-related groundborne vibration (e.g., use of pile drivers, rock drills, and pavement breakers), the City shall require the project applicant to	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development	Review of construction-related vibration mitigation plan.	Community Development Department – Planning Division Public Works	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	submit a construction-related vibration mitigation plan to the City prior for review and approval. The mitigation plan shall depict the location of the construction equipment and activities and how the vibration from this equipment and activity would be mitigated during construction of the project. The City shall require binding mitigation measures implementing the approved mitigation plan.	review process, including project-specific CEQA groundbourne vibration analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.		Department – Engineering Division	
NSE-10	For projects proposing new sensitive receptor uses in the vicinity of mining activities, the City shall require the project applicant to demonstrate the new use's compliance with City noise standards. Where project-specific analysis determines there is a potential for significant vibration-related impacts, the City shall require binding mitigation measures that will reduce the vibration received to acceptable levels.	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA groundbourne vibration analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.	Review of construction-related vibration mitigation plan.	Community Development Department – Planning Division Public Works Department – Engineering Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
4.10 Public Services and Utilities				
PU-1 Prior to approval of a Phased Development Plan (PDP) and prior to approval of implementing development projects for residential, commercial, mixed-use, or institutional development, the City shall require verification from the Elsinore Valley Municipal Water District that adequate wastewater treatment facilities and treatment capacity exists to serve the proposed development.	Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific determination that adequate wastewater treatment facilities and treatment capacity exists to serve the proposed development.	Require verification from the Elsinore Valley Municipal Water District that adequate wastewater treatment facilities and treatment capacity exists to serve the proposed development.	Community Development Department – Planning Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.
4.11 Biological Resources/Jurisdictional Waters				
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. If ground disturbing activities in these areas are delayed	Submittal of a pre-construction burrowing owl survey conducted in accordance with the 2012 CDFW Staff Report on Burrowing Owl Mitigation.	Review and approval of pre-construction burrowing owl survey.	Community Development Department – Planning Division	Within 30 days prior to any ground-disturbing activities.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for owls during the 30 days preceding the revised ground-disturbance date. The pre-construction survey will be conducted in accordance with the 2012 CDFW Staff Report on Burrowing Owl Mitigation. If occupied burrowing owl tunnels are identified on-site during the pre-construction survey, construction may proceed if a 50-foot avoidance buffer can be established around the affected owl tunnel entrances (no ground disturbance, equipment laydown or storage, or parking inside the buffer). The owls and worker compliance with the buffer shall be monitored daily by a qualified biologist until construction and all other ground-disturbance activities in the vicinity have ceased. If the Project cannot avoid an occupied burrow (resulting in the possibility of taking owls through	If occupied burrowing owl tunnels are identified on-site during the pre-construction survey, the developer shall comply with all requirements set forth in Mitigation Measure BIO-1.	Direct observation of verification.	Construction Manager Community Development Department – Planning Division	Prior to any ground-disturbance activities

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	entombing or crushing them in their burrows, or evicting them to be eaten by raptors or other predatory birds), relocation will be necessary to avoid unauthorized take of this declining species. The Project shall notify the Wildlife Agencies (CFWS and USFWS) within 3 business days of detecting the occupied burrow, and shall prepare a Burrowing Owl Relocation Plan for approval by the Wildlife Agencies.				
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 califorrnica californica*): Presence/absence surveys shall be conducted within the footprint where new clearing grubbing, grading or other ground-disturbance activities is proposed. Said surveys shall also include all land within 500 feet of the ground-disturbance	Submittal of a presence/absence survey for the California gnatcatcher (*Polioptila califorrnica californica)* in accordance with the requirements of Mitigation Measure Bio-2.	Review and approval of presence/absence survey for the California gnatcatcher.	Community Development Department – Planning Division	Within 30 days prior to any ground-disturbing activities.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
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 occupied coastal sage scrub is 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 Incidental Take Permit shall be initiated by the Project	If surveys document the presence of California gnatcatcher (CAGN), the developer shall comply with all requirements set forth in Mitigation Measure BIO-2.	Direct observation of verification.	Construction Manager Community Development Department – Planning Division	Prior to any ground-disturbance activities

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
applicant with the USFWS and mitigation 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 1to 1 ratio; and, 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), southwestern willow flycatcher (SWWF) or other riparian-obligate birds (March 15 through September 15), protocol-level surveys shall be conducted prior to construction; or presence can be assumed. If surveys document the presence of LBV, SWWF or other riparian-obligate birds, impacts to	Submittal of protocol-level surveys for least Bell's vireo (LBV), southwestern willow flycatcher (SWWF) or other riparian-obligate birds (March 15 through September 15), in accordance with the requirements of	Review and approval of protocol-level surveys for least Bell's vireo (LBV), southwestern willow flycatcher (SWWF) or other riparian-obligate birds.	Community Development Department – Planning Division	During the breeding season for the least Bell's vireo (LBV), southwestern willow flycatcher (SWWF) or other riparian-obligate birds (March 15 through September 15),

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
LBV, SWWF or other riparian-obligate birds would be mitigated below the level of significance when occupied riparian forest/woodland/ 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 riparian-obligate birds. 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 to 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, SWWF_or other riparian-obligate birds, as identified by the USFWS in Section 7 or Section 10 Consultation and CDFW, shall be implemented. However, if all avoidance measures cannot be implemented such that "take" of LBV and SWWF is avoided, Take	Mitigation Measure Bio-3. If surveys document the presence of LBV, SWWF or other riparian-obligate birds, impacts to LBV, SWWF or other riparian-obligate birds, the developer shall comply with all requirements set forth in Mitigation Measure BIO-3.	Direct observation of verification.	Construction Manager Community Development Department – Planning Division	Prior to any ground-disturbance activities

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
Authorization from USFWS through Final Biological Opinion and Incidental Take Statement and from CDFW through issuance of a California Endangered Species Act Incidental Take Permit or compliance with Fish and Game Code Section 2080.1 will be obtained.				
BIO-4 Individual environmental review conducted for future AVSP implementing development projects will be required to identify any impacts on riparian areas and wetlands and, in consultation with the appropriate resource agencies and applicable regional plans, must ensure incorporation of adequate mitigation to preserve the viability of these important biological resources. Prior to issuance of a grading permit(s) for areas within the AVSP that contain riparian/riverine habitat, the applicant shall implement one or more of the following measures to mitigate for impact to riparian/riverine that individually or in combination will reduce potential impacts to below the level of	Project-specific CEQA environmental analysis including review and approval of a project-specific analysis that identifies any impacts on riparian areas and wetlands impacts, and, in consultation with the appropriate resource agencies and applicable regional plans, incorporation of any mitigation measures into individual project's conditions of approval.	Compliance with project-specific conditions of approval.	Community Development Department – Planning Division	Prior to approval of discretionary land use applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
significance, subject to regulatory agency (U.S. Army Corps of Engineers (ACOE), California Regional Water Control Board (CRWQCB) and California Department of Fish and Wildlife (CDFW)) approval: • Avoidance of on-site riparian/riverine habitat; • Enhancement of other AVSP on-site riparian/riverine habitat; • Restoration of on-site riparian/riverine habitat following ground-disturbance activities; or, • On-site or off-site mitigation of residual impacts to riparian/riverine habitat at no less than 1:1 replacement to impact ratio, or such other ratio as required by the regulatory agency, whichever is greater. 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 the San				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
Jacinto River invasive removal project through Santa Ana Watershed Authority.				
BIO-5 Prior to issuance of a grading permit for any implementing development proposal that contains potential "waters of the U.S." and/or "waters of the State", a formal 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, that individually or in combination will reduce potential impacts to below the level of significance, subject to U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Wildlife (CDFW) approval through the Section 404 and Section 1600 Streambed Alteration Agreement permitting process: • Avoidance of on-site	Project-specific CEQA environmental analysis including review and approval of a project-specific analysis that identifies any impacts on riparian areas and wetlands impacts, and, in consultation with the appropriate resource agencies and applicable regional plans, incorporation of any mitigation measures into individual project's conditions of approval.	Compliance with project-specific conditions of approval.	Community Development Department – Planning Division	Prior to approval of discretionary land use applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
jurisdictional features; • Enhancement of avoided on-site drainages; • Restoration of on-site riparian habitat following ground-disturbance activities; or, • On-site or off-site mitigation of residual impacts to jurisdictional areas at a 1:1 ratio, or such other ratio as negotiated between the applicant, the U.S. Army Corps of Engineers (ACOE), California Regional Water Quality Control Board (CRWQCB) and the California Department of Fish and Wildlife (CDFW) during the Section 404/401/1602 permitting process.				
BIO-6 In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game 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	Construction of individual development projects to avoid nesting season or qualified biologist to prepare surveys for nesting birds and ensure that	Verify inclusion in project specifications, site inspection prior to commencement of vegetation removal/ground	Community Development Department – Planning Division	Prior to construction and during construction. During the nesting bird season (February 1 through August 31).

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
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 Game 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	nesting birds are avoided during construction.	disturbance.		

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.				
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 663.10). To reduce potential impacts to the Stephen's kangaroo rat, and in accordance with Riverside County Ordinance 663.10, a Stephens' Kangaroo Rat Mitigation Fee payment of $500.00 per gross developed acre is required – paid to the Riverside County SKR Habitat Conservation Plan Fees. The mitigation fee shall be required prior to the issuance of a grading permit. If a deferral agreement instrument is recorded by the	Payment of Stephens' kangaroo rat Habitat Conservation Plan (SKR HCP) development impact fee.	Verification of payment of the SKR HCP development mitigation fee.	Public Works Department – Engineering Division	Prior to issuance of grading permits.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
Applicant, the fee may be deferred 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 **rosy boa**, designated as a CDFW California Species of Concern, were not found onsite during the 14 days of general and focused biological surveys and site reconnaissance, even though suitable habitat was present. The rosy 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 before grading is permitted, and if found, the rosy boa will be relocated to habitat suitable areas outside the development area.	Submittal of a presence/absence survey for the rosy boa by a qualified biologist in accordance with established survey protocol.	Review and approval of presence/absence survey for the rosy boa.	Community Development Department – Planning Division	Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.
In addition, the **fairy shrimp**, also	Submittal of a	Review and approval	Community	Prior to approval of

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	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 presence/absence survey shall be conducted prior to any on-site grading.	presence/absence survey for the fairy shrimp prepared by a qualified biologist in accordance with established survey protocol.	of presence/absence survey for the fairy shrimp.	Development Department – Planning Division	Phased Development Plans, Subdivision Maps or Design Review applications
BIO-8	The Applicant shall be responsible for implementing mitigation to reduce potential impacts to two species of native trees that were located on-site: the southern coast live oak riparian forest located in the northwest corner of the Site that includes coast live oak (*Quercus agrifolia*) and the arroyo willow (*Salix lasiolepis*). The oak trees and willows are large, mature, and in good health. If oak trees will be impacted, the developer shall mitigate the loss at a 12:1 replacement with 1-gallon trees, or shall relocate the native oak trees.	Identification of coast live oak (Quercus agrifolia) and the arroyo willow (Salix lasiolepis) on tentative tract map exhibits, design review exhibits and construction plans. The implementing project's grading plan shall clearly indicate existing oak trees and areas to remain and to be avoided.	Review and approval of tentative tract maps, design review applications and construction plans Review of grading plans and site inspection prior to commencement of vegetation removal/ground disturbance.	Community Development – Planning Division Community Development – Planning Division	Prior to implementing development project approval. Prior to issuance of grading permits.
BIO-9	Prior to the future approval of a	Review of Phased	Review of site-	Community	Prior to approval of

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
Phased Development Plan, Subdivision Map, or Design Review application by the City's decision-making authority, applicants for any proposed new implementing development shall submit a current site-specific biological survey prepared by a qualified biologist which evaluates the potential construction-related noise impacts upon wildlife. If biological survey determines that construction-related noise mitigation is necessary; prior to the commencement of construction activity, a temporary sound wall shall be erected adjacent to construction between the implementing development's footprint and any impacted wildlife resources to ensure that wildlife are not subject to noise that would exceed residential noise standards (65 dBA) or ambient noise levels at 65 dBA (whichever is higher). Once construction is completed, the temporary sound wall shall be removed.	Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.	specific biological surveys and implementation of mitigation in accordance with Mitigation Measure Bio-9 through the implementing development project's conditions of approval.	Development Department – Planning Division	Phased Development Plans, Subdivision Maps or Design Review applications.
BIO-10 Any loading docks proposed for construction located adjacent to the Critical Habitat Areas shall be	Review of each implementing	Review and approval each implementing	Community Development Department –	Prior to approval of each implementing

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	designed and operated to maintain noise levels at 65 dBA or ambient noise levels (whichever is higher).	commercial, multi-family and recreational development project and the incorporation of any appropriate mitigation measures into individual project's conditions of approval	commercial, multi-family and recreational development project.	Planning Division	commercial, multi-family and recreational development project application.
BIO-11	Prior to grading each phase of the development, a Quino Checkerspot Butterfly (QCB) habitat assessment, followed by presence/absence surveys in accordance with USFWS survey protocol, if habitat is present, as determined by a qualified biologist for areas where suitable habitat is identified shall be completed as follows: At least one year prior to ground-disturbing activities, a habitat assessment for the QCB in the proposed grading area will be performed. If suitable habitat is identified, a presence/absence survey will be conducted in accordance with USFWS survey protocol. If QCB are not	Submittal of a presence/absence survey for the Quino Checkerspot Butterfly (QCB) habitat assessment, followed by presence/absence surveys in accordance with USFWS survey protocol, if habitat is present, as determined by a qualified biologist.	Review and approval of presence/absence survey for the Quino Checkerspot Butterfly (QCB)	Community Development Department – Planning Division	A minimum of 1 year prior to any ground-disturbing activities.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
detected, no additional avoidance or minimization is required. If surveys document the presence of QCB, impacts shall be mitigated to below a level of significance through onsite avoidance or through mitigation consisting of onsite or offsite preservation. If avoidance is not feasible, a Section 7 Consultation or Section 10 Incidental Take Permit shall be initiated by the applicant with USFWS and mitigation measures to avoid or minimize impacts will be implemented in coordination with the USFWS.	If surveys document the presence of Quino Checkerspot Butterfly (QCB), the developer shall comply with all requirements set forth in Mitigation Measure BIO-11.	Verification through documentation of avoidance procedures or of receipt of Section 7 Consultation or Section 10 Incidental Take Permit.	Community Development Department – Planning Division	Prior to any ground-disturbance activities
BIO-12: A pre-construction coast horned lizard survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities or vegetation removal, a coast horned lizard (CHL) shall be conducted by a qualified biologist to determine if the Coast Horned Lizard is present. If surveys document the presence of CHL, impacts shall be mitigated to below	Submittal of a presence/absence survey for the coast horned lizard (CHL) habitat assessment, USFWS survey protocol, by a qualified biologist.	Review and approval of presence/absence survey for the coast horned lizard (CHL)	Community Development Department – Planning Division	Within 30 days prior to any ground-disturbing activities.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
a level of significance through onsite avoidance or through mitigation				
Implementation of one or more of the following measures that individually or in combination will reduce potential impacts to below the level of significance, subject to U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) approval: • Avoidance of on-site CHL habitat; • Preservation of other AVSP on-site CHL habitat and the relocation of CHL individuals from the impacted habitat to the preserved on-site habitat; • The placement of an equivalent number of habitat acres occupied by CHL into permanent conservation.	If surveys document the presence of coast horned lizard (CHL), the developer shall comply with all requirements set forth in Mitigation Measure BIO-12.	Verification through documentation of avoidance procedures or of receipt of U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) approval.	Community Development Department – Planning Division	Prior to any ground-disturbance activities
If CHL are not detected, no				

MITIGATION MEASURES		IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	additional avoidance or minimization is required.				
BIO-13	During the biological surveys required by Mitigation Measure BIO-14, a qualified biologist shall survey the implementing development project site for Coulter's Matilija poppy. If Coulter's Matilija poppy is found on site, all native plant nurseries in southern California (Riverside, Los Angeles, Orange and San Diego Counties) will be notified by certified mail of the pending elimination of these plants by the Project and shall be given the opportunity to salvage the plants or seeds (on a first-come, first-served basis) prior to the commencement of vegetation clearing or other ground-disturbing activities.	Submittal of a presence/absence survey for the Coulter's Matilija poppy, by a qualified biologist/botanist. If surveys document the presence of Coulter's Matilija poppy, the developer shall comply with all requirements set forth in Mitigation Measure BIO-13.	Review and approval of presence/absence survey for the Coulter's Matilija poppy. Verification through provision of copies of certified mail to all native plant nurseries in southern California (Riverside, Los Angeles, Orange and San Diego Counties) and any responses thereto.	Community Development Department – Planning Division Community Development Department – Planning Division	Prior to any ground-disturbing activities. Prior to any ground-disturbance activities
BIO-14:	Prior to the grading of each phase, an updated vegetation map will be prepared to determine the extent of the willow riparian, coast live oak riparian, coastal sage scrub	Submittal of an updated vegetation map will be prepared to determine the extent of the willow	Review and approval of presence/absence survey for the Quino Checkerspot Butterfly (QCB)	Community Development Department – Planning Division	Prior to any ground-disturbing activities.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
and alluvial fan scrub within the subject phase; and the amount of these special-status habitats that will be removed as a result of implementing development projects. The extent and quality of coastal sage scrub and alluvial fan scrub will be determined by a qualified biologist. If the presence of said habitat is identified and will be removed as a result of implementing development projects, mitigation of the willow riparian, coast live oak riparian coastal sage scrub and/or alluvial fan scrub will be determined through a Section 7 Consultation or Section 10 Permit.	riparian, coast live oak riparian, coastal sage scrub and alluvial fan scrub within the subject phase; and the amount of these special-status habitats that will be removed as a result of implementing development projects.			
Implementation of one or more of the following measures that individually or in combination will reduce potential impacts to below the level of significance, subject to U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) approval: • Avoidance of on-site willow	If the presence of said habitat is identified and will be removed as a result of implementing development projects,, the developer shall comply with all requirements set forth in Mitigation	Verification through documentation of avoidance procedures or of receipt of Section 7 Consultation or Section 10 Incidental Take Permit.	Community Development Department – Planning Division	Prior to any ground-disturbance activities

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
riparian, coast live oak riparian coastal sage scrub and alluvial fan scrub habitat; • Preservation of other AVSP on-site willow riparian, coast live oak riparian, coastal sage scrub and alluvial fan scrub habitat at no less than a 1:1 ratio, or such other ratio as required by the USFWS and CDFW, whichever is greater; • The permanent preservation of off-site willow riparian, coast live oak riparian, coastal sage scrub and alluvial fan habitat at no less than a 1:1 ratio, or such other ratio as required by the USFWS and CDFW, whichever is greater.	Measure BIO-14.			
BIO-15 During the biological surveys required by Mitigation Measure BIO-14, a qualified biologist shall survey the implementing development project site for Special Status Plants, including but not limited to, Parry's spineflower, paniculate tarplant, and graceful tarplant. If Special-Status Plants	Submittal of biological survey for Special Status Plants including but not limited to, Parry's spineflower, paniculate tarplant, and graceful tarplant.	Review and approval of presence/absence survey for the Special Status Plants/	Community Development Department – Planning Division	Prior to any ground-disturbing activities.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
are identified as being impacted by implementing development projects, those impacts shall be mitigated in accordance with the requirements and procedures set forth in Mitigation Measure BIO-14.	If the presence of one or more of these special-species is identified and will be removed as a result of implementing development projects, the developer shall comply with all requirements set forth in Mitigation Measure BIO-14.	Verification through documentation of avoidance procedures or of receipt of Section 7 Consultation or Section 10 Incidental Take Permit.	Community Development Department – Planning Division	Prior to any ground-disturbance activities
4.12 Cultural Resources				
CR-1 Prior to the issuance of grading permit(s) and any earthmoving activities for the Project, or off site project improvement areas, the implementing development Project applicant shall retain a qualified professional archaeologist and a qualified Luiseño Native American monitor from either the Pechanga Band or the Soboba Band 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	Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval which requires that an applicant-retained qualified archaeologist monitor all ground disturbing activities and to submit summary	Compliance with project-specific conditions of approval..	Community Development Department – Planning Division	Prior to approval of discretionary land use applications. Prior to issuance of grading permit

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	a cultural resources evaluation.	report.			
CR-2	At least 30 days prior to seeking a grading permit, the Project applicant shall contact the both the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians to notify those Tribes of grading, excavation and the monitoring program, and to coordinate both Tribes 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.	Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval which requires the submittal of an executed Cultural Resources Treatment and Monitoring Agreement at least 30 days prior to seeking a grading permit.	Review and approval of Cultural Resources Treatment and Monitoring Agreement.	Community Development Department – Planning Division.	At least 30 days prior to seeking a grading permit.
CR-3	Prior to issuance of any grading permit, the Project archaeologist	Project-specific CEQA environmental	Compliance with project-specific	Community Development	Prior to approval of discretionary land

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
shall file a pre-grading report with the City to document the proposed methodology for grading activity observation. Said methodology shall include 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 retained Luiseño Native American monitor(s) 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 with the Project archaeologist.	analysis with incorporation of a mitigation measure into individual projects' conditions of approval which requires the submittal of a pre-grading report documenting the proposed methodology for grading activity observation.	conditions of approval. Review and approval of pre-grading report.	Department – Planning Division. Community Development Department – Planning Division	use applications. Prior to the issuance of grading permits.
CR-4 All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. If any artifacts of Native American origin are	Project-specific CEQA environmental analysis with incorporation of a	Compliance with project-specific conditions of approval.	Community Development Department – Planning Division.	Prior to approval of discretionary land use applications.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the Project proponent and Project archaeologist shall notify the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians. A designated Native American observer from either the Pechanga Band of Luiseño Indians or the Soboba Band of Luiseño Indians shall be retained to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Luiseño tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling. The landowner shall relinquish ownership of all cultural resources	mitigation measure into individual projects' conditions of approval which requires that if inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project	Review and approval of a mitigation plan agreed upon by applicant-retained qualified archaeologist and Tribal Monitor.	Community Development Department – Planning Division	Ongoing during project construction.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
Native American artifacts that cannot be avoided or relocated at the Project site shall be prepared in a manner for curation and the archaeological consultant shall deliver the materials to a federally-accredited curation facility such as University of California, Riverside Archaeological Research Unit (UCR-ARU), or the Western Center for Archaeology and Paleontology, within a reasonable amount of time.				
CR-5 All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the mitigation, if feasible.	Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval which requires that all sacred sites, should they be encountered, shall be avoided and preserved, if feasible.	Compliance with project-specific conditions of approval	Community Development Department – Planning Division	Prior to approval of discretionary land use applications and ongoing during project construction.
CR-6 If inadvertent discoveries of subsurface archaeological/ cultural resources are discovered during	Project-specific CEQA environmental analysis with	Compliance with project-specific conditions of	Community Development Department –	Prior to approval of discretionary land use applications.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	grading, the Developer, the Project archaeologist, and the appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Community Development Director (CDD) for decision. The CDD shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the CDD shall be final.	incorporation of a mitigation measure into individual projects' conditions of approval which requires that if inadvertent discoveries of subsurface archaeological/ cultural resources are discovered during grading, the Developer, the project archaeologist, and the appropriate tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources.	approval. Review and approval of a mitigation plan agreed upon by applicant-retained qualified archaeologist and Tribal Monitor.	Planning Division. Community Development Department – Planning Division	Ongoing during project construction.
CR-6a	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California	Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions	Compliance with project-specific conditions of approval.	Community Development Department – Planning Division	Prior to approval of discretionary land use applications.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. Subsequently, the Native American Heritage Commission shall identify the person or persons it believes to be the "most likely descendant." The most likely descendant may then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.	of approval which addresses the accidental discovery of human remains during project construction. Applicant-retained qualified archaeologist to stop construction if human remains are encountered and to contact Riverside County Coroner.	Notification of discovery to Riverside County Coroner/Native American Heritage Commission	Qualified Archaeologist/Tribal Monitor	Ongoing during project construction.
CR-7	Prior to the approval of any implementing development Project or the issuance of any grading permit, that includes the Alberhill School site, the applicant shall provide to the City of Lake Elsinore an evaluation of the School House structure completed by a qualified architectural historian and a	Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval for any implementing	Compliance with project-specific conditions of approval. Review and approval	Community Development Department – Planning Division. Community	Prior to approval of discretionary land use applications. Prior to the issuance

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
structural engineer to determine its historical significance and structural integrity. The report shall require the review and approval by the Community Development Department – Planning Division. If the structure cannot be reasonably relocated because of it structural integrity, the structure will be closely replicated elsewhere on the project site to be used as a Home Owners Association/Community meeting facility. The replicated structure shall be constructed with as many materials from the original structure that can be reused. Prior to demolition of the original structure, the structure shall be fully documented following the HABS/HAER format. Site documentation includes archival quality large format, black and white photography, measured architectural drawings, and a detailed written historical and photographic log. These documents shall be housed at a suitable repository, determined by the City	development Project that includes the Alberhill School site, of the requirement that the applicant shall provide to the City of Lake Elsinore an evaluation of the School House structure completed by a qualified architectural historian and a structural engineer to determine its historical significance and structural integrity and the requirements set forth in Mitigation Measure CR-7.	of evaluation of the School House structure.	Development Department – Planning Division	grading permit.

	MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
	of Lake Elsinore.				
CR-7a	Prior to obtaining the first certificate of occupancy, the Developer shall present informational materials (i.e. pamphlets, flyers, booklets, etc.) to educate prospective home buyers of the Historic Alberhill District to the Community Development Director or designee for review and approval. The materials shall include details of the past history and uses of the area including those other than mining, interesting photographs, and other information pertaining to the area. The Developer shall hire a qualified historian to professionally prepare the materials and shall consult with the local historic societies. Consultation with the Pechanga Tribe shall also occur prior to finalization of the materials to include available prehistoric information. Historic information shall also be included in trail signage and at least one of the following other sources: CC&R's, HOA notices, community flyers, park signage, and/or street names.	Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval requiring that the Developer shall present informational materials (i.e. pamphlets, flyers, booklets, etc.) to educate prospective home buyers of the Historic Alberhill District to the Community Development Director or designee for review and approval	Compliance with project-specific conditions of approval. Review and approval of informational materials (i.e. pamphlets, flyers, booklets, etc.) to educate prospective home buyers of the Historic Alberhill District	Community Development Department – Planning Division. Community Development Department – Planning Division	Prior to approval of discretionary land use applications. Prior to the issuance first certificate of occupancy.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
CR-8 Prior to the issuance of grading permits for each implementing development project, a qualified paleontologist shall be retained to prepare a Paleontological Resources Survey of the Project site to determine the site specific potential of finding paleontological resources within the Project site. 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 approval by the	Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval requiring the preparation of a Paleontological Resources Survey and Paleontological Resources Monitoring and Treatment Plan (PRMTP) for the project site.	Compliance with project-specific conditions of approval. Review and approval of a Paleontological Resources Survey and Paleontological Resources Monitoring and Treatment Plan (PRMTP).	Community Development Department – Planning Division. Community Development Department – Planning Division	Prior to approval of discretionary land use applications. Prior to the issuance of grading permits.

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
Community Development Director. Following Community Development Director approval of the PRMTP, grading and construction activities may proceed in compliance with the provisions of the approved 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. 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-				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
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 Community Development 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				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
the fossil remains. e. At a qualified paleontologist's or qualified designee's discretion and to reduce any construction delay, a construction worker shall assist in removing fossiliferous rock samples to an adjacent location for 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				

MITIGATION MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
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 also 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 MEASURES	IMPLEMENTATION ACTION	MONITORING METHOD	RESPONSIBLE MONITORING PARTY	IMPLEMENTATION TIMING
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				
4.13 Retail and Fiscal Impact Analysis				
No mitigation measures required.				

APPENDIX D-5

RESOLUTION CERTIFYING THE EIR ADDENDUM

RESOLUTION NO. 2017-028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING THE ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE AMENDED AND RESTATED ALBERHILL VILLAGES SPECIFIC PLAN (SCH NO. 2012061046) AND RELATED DEVELOPMENT AGREEMENT

Whereas, On June 14, 2016, after Public Hearing and consideration of all written and oral staff reports, recommendation from the Planning Commission, comments and responses to comments to the Environmental Impact Report (hereinafter defined), public testimony and such other matters as are reflected in the record of the Public Hearing, the City Council (Council) of the City of Lake Elsinore (City) approved the following which are collectively referred to herein as the "Project":

(i) Resolution No. 2016-076 certifying the Final Environmental Impact Report (EIR) (SCH No. 2012061046) for the Alberhill Villages Specific Plan No. 2010-02 (Final EIR), General Plan Amendment No. 2012-01 and Zone Change No. 2012-02, Adopting Findings Pursuant to the California Environmental Quality Act, Adopting a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program,

(ii) Resolution No. 2016-77 approving General Plan Amendment No. 2012-01 which amended the Lake Elsinore General Plan land use designation for the project site's to "Alberhill Villages Specific Plan" the property to "Alberhill Villages Specific Plan,"

(iii) Ordinance No. 2016-1361, effective July 28, 2016, adopting the Alberhill Villages Specific Plan No. 2012 ("AVSP") and Zone Change 2012-02 which amended the project site's zoning from a mix of zoning designations to "Alberhill Villages Specific Plan,"

Whereas, the Project consists of a 1,375-acre site located south of Interstate 15 and west of Lake Street and includes approximately 8,024 dwelling units; 3,810,300 square feet of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; university or similar education institutional use; and supporting uses including schools, parks, places of religious assembly, open space and green belt paseos; and,

Whereas, following the June 14, 2016, adoption of the Project, the property owner, Pacific Clay Products, Inc. and the City engaged in discussions and have mutually proposed an Amended and Restated Alberhill Villages Specific Plan and related Development Agreement in an effort to eliminate certain ambiguities and provide clarification with respect to the implementation of the AVSP, refine the AVSP land use plan, and identify a financing mechanism for the Regional Sports Park; and,

Whereas, the requirements of the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000 *et seq*.: "CEQA") and the State Guidelines for Implementation of CEQA (title 14, Cal. Code Regs. §§ 15000 *et seq*.: the "CEQA Guidelines") are applicable to discretionary projects, which are defined in CEQA Guidelines Section 15357 as "a project which requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations"; and,

Whereas, Section 15164 (a) of the CEQA Guidelines provides that "The lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred;" and,

Whereas, CEQA Guidelines Section 15162(a) states that "When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(i) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(ii) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(iii) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not the be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative;" and,

Whereas, in accordance with the CEQA Guidelines, the City has prepared an Addendum to the Final EIR, attached hereto as Exhibit "A," for the proposed Amended and Restated Alberhill Villages Specific Plan and the related Development Agreement (collectively, the "Entitlements"); and,

Whereas, the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the Council for approving environmental documents and public notice of the Addendum to the Final EIR and the proposed Amended and Restated Alberhill Villages Specific Plan and related Development Agreement has been given; and,

Whereas, on February 7, 2017, the Commission considered evidence presented by the Community Development Department and other interested parties at a duly noticed Public Hearing held with respect to the Final EIR and Addendum thereto and by Resolution No. 2017-18 recommended that the Council approve the Addendum to the Final EIR For The Amended And Restated Alberhill Villages Specific Plan (SCH No. 2012061046) and related Development Agreement.

Whereas, on February 14, 2017, the Council conducted a duly noticed Public Hearing and considered all public oral and written testimony.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and are hereby incorporated into these findings by this reference.

Section 2. The Council has considered and evaluated the Addendum to the Final EIR prepared for the Entitlements with the previously certified Final EIR (http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review/alberhill-villages-specific-plan). The Council determines that the Addendum to the Final EIR was prepared in conformance with CEQA, reflects its independent judgment, and is the appropriate environmental document for the Entitlements based upon the following findings:

1. The Addendum to the Final EIR is complete, contains all required information, and has been completed in compliance with CEQA, utilizing criteria set forth in Section 15164 of the CEQA Guidelines.

2. The Entitlements do not introduce any new significant environmental effects, nor will they result in any new significant unavoidable project impacts beyond those previously identified in the Final EIR.

3. The Entitlements do not propose substantial changes to the project as analyzed under the Final EIR, that would require major revisions to the Final EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects.

4. No new information of substantial importance exists, which was either unknown or could not have been known at the time that the Final EIR was certified, to show that the Entitlements will have significant effects that were not described in the Final EIR, that significant effects that were examined in the Final EIR will be more severe as a result of the Entitlement, that mitigation measures or alternatives previously found infeasible would in fact be feasible, or that new mitigation measures are necessary for the Entitlements.

5. The Addendum to the Final EIR is, therefore, the appropriate document because changes and modifications proposed by the Entitlements are necessary but do not trigger any of the conditions set forth in CEQA Guidelines Section 15162.

Section 3. The Council finds that the Addendum to the Final EIR for the Entitlements is adequate and has been completed in compliance with CEQA, the State CEQA Guidelines, and

local procedures adopted by the City pursuant thereto. The Council has reviewed and considered the information contained in the Final EIR (http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review/alberhill-villages-specific-plan) and the Addendum thereto and finds that they represent the independent judgment of the City.

Section 4. Based upon all of the evidence presented and the above findings, the Council of the City of Lake Elsinore approves the Addendum along with the Final EIR for the Project.

Section 5. If any provision of this Resolution or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections, or applications of the Resolution which can be given effect without the invalid provision or application, and to this end each phrase, section, sentence, or word is declared to be severable.

Section 6. This Resolution shall take effect from and after the date of its passage and adoption.

Passed and Adopted at a Regular meeting of the City Council of the City of Lake Elsinore, California, on the 14th day of February, 2017.

Robert E. Magee
Robert E. Magee, Mayor

Attest:

Susan M. Domen
Susan M. Domen, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Susan M. Domen, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2017-028 was adopted by the City Council of the City of Lake Elsinore, California, at the Regular meeting of February 14, 2017, and that the same was adopted by the following vote:

AYES: Council Member Hickman, Manos and Tisdale; Mayor Pro Tem Johnson and Mayor Magee
NOES: None
ABSENT: None
ABSTAIN: None

Susan M. Domen
Susan M. Domen, MMC
City Clerk

APPENDIX D-6

ORDINANCE NO. 2017-1369, ADOPTED FEBRUARY 28, 2017 AND EFFECTIVE MARCH 30, 2017, APPROVING THE AMENDED AND RESTATED AVSP

ORDINANCE NO. 2017-1369

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING THE AMENDED AND RESTATED ALBERHILL VILLAGES SPECIFIC PLAN NO. 2010-02

Whereas, on June 14, 2016, after the Public Hearing and consideration of all written and oral staff reports, recommendation from the Planning Commission (Commission), comments and responses to comments to the Environmental Impact Report (hereinafter defined), public testimony and such other matters as are reflected in the record of the Public Hearing, the City Council (Council) approved the following which are collectively referred to herein as the "Project":

(i) Resolution No. 2016-076 certifying the Final Environmental Impact Report (Final EIR) (SCH No. 2012061046) for the Alberhill Villages Specific Plan (AVSP) No. 2010-02 Final EIR, General Plan Amendment No. 2012-01 and Zone Change No. 2012-02, Adopting Findings Pursuant to the California Environmental Quality Act (CEQA), Adopting a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program,

(ii) Resolution No. 2016-077 approving General Plan Amendment No. 2012-01 which amended the Lake Elsinore General Plan land use designation for the project site to "Alberhill Villages Specific Plan,"

(iii) Ordinance No. 2016-1361, effective July 28, 2016, adopting the AVSP No. 2010-02 (AVSP) and Zone Change 2012-02 which amended the project site's zoning from a mix of zoning designations to "Alberhill Villages Specific Plan"; and,

Whereas, the Project consists of a 1,375-acre site located south of Interstate 15 and west of Lake Street and includes approximately 8,024 dwelling units; 3,810,300 square feet of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; university or similar educational institution; and supporting uses including schools, parks, places of religious assembly, open space and green belt paseos; and,

Whereas, following the June 14, 2016, adoption of the Project, the property owner, Pacific Clay Products, Inc. and the City engaged in discussions and have mutually proposed an Amended and Restated AVSP and related Development Agreement (collectively, the "Entitlements") in an effort to eliminate certain ambiguities and provide clarification with respect to the implementation of the AVSP, refine the AVSP land use plan, and identify a financing mechanism for the Regional Sports Park; and,

Whereas, the Project is subject to the provisions of the CEQA (Public Resources Code §§ 21000, et seq.: "CEQA") and the State Implementation Guidelines for CEQA (14 California Code of Regulations Sections 15,000, et seq.: "CEQA Guidelines"); and,

Whereas, in accordance with Section 15164 (a) of the CEQA Guidelines the City prepared an Addendum to the previously certified Final EIR for the Entitlements; and,

Whereas, the Commission has been delegated with the responsibility of making recommendations to the City Council pertaining to proposed Specific Plans and Development Agreements; and,

Whereas, on February 7, 2017, the Commission considered evidence presented by the Community Development Department and other interested parties at a duly noticed Public Hearing held with respect to the Amended and Restated AVSP and by Resolution No. 2017-19 recommended that the Council adopt an Ordinance approving the Amended and Restated AVSP No. 2010-02; and,

Whereas, on February 14, 2017, the Council conducted a duly noticed Public Hearing and considered all public oral and written testimony.

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

Section 1. On February 14, 2017, after consideration and evaluation of all written reports and comments and oral testimony presented by the Community Development Department and other City departments, property owners, residents and other interested parties and such other matters as are reflected in the record of the noticed Public Hearing on the Project, the Council adopted Resolution No. 2017-028 finding and determining that the Addendum to Environmental Impact Report (State Clearinghouse No. 2012061046: the "EIR") is adequate and prepared in accordance with the requirements of the CEQA; and that the Addendum to the Final EIR represents the City's independent judgment. Based upon those findings and determinations, the Council approves the Addendum to the Final EIR. The Addendum to the Final EIR provides the necessary environmental clearance for the Amended and Restated AVSP No. 2010-02.

Section 2. The Council has reviewed and analyzed the proposed Amended and Restated AVSP No. 2010-02 pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 65000 et seq.), the Lake Elsinore General Plan and the Lake Elsinore Municipal Code (LEMC) and finds and determines that the proposed Amended and Restated AVSP No. 2010-02 are consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the Lake Elsinore General Plan and the LEMC.

Section 3. That in accordance with the State Planning and Zoning Law and Chapter 17.204 (SPD Specific Plan District) of the LEMC the Council hereby makes the following findings for the approval of the Amended and Restated AVSP No. 2010-02:

1. The location and design of the proposed development shall be consistent with the goals and policies of the City's General Plan and with any other applicable plan or policies adopted by the City.

   The land uses and densities associated with the Amended and Restated AVSP provide a variety of lot and home size product type and non-residential uses in order to implement the objectives of the City's General Plan and the project proponents. The existing General Plan designation for the 1,375-acre Project site is "Alberhill Villages Specific Plan" which allows up to 8,024 dwelling units and 3,810,300 square feet of non-residential uses which remain unchanged in the Amended and Restated AVSP.

2. The proposed Amended and Restated AVSP will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

   The proposed Amended and Restated AVSP will allow for the development of the AVSP, a master planned development with approximately 8,024 dwelling units;

3,810,300 square feet of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; university or similar education institutional use; and supporting uses including schools, parks, places of religious assembly, open spaced and green belt paseos.

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

   A Traffic Impact Analysis dated October 14, 2015, was prepared by Linscott, Law and Greenspan (LLG) for the AVSP and its related cases. The Traffic Impact Analysis provided mitigation measures through all phases of development of the Specific Plan. Additionally LLG conducted a traffic impact evaluation of the potential traffic impacts associated with the Amended and Restated AVSP and determined that the traffic impacts will be equal to or less than the traffic impacts identified in the existing AVSP.

4. The overall design of the Amended and Restated AVSP will produce an attractive, efficient and stable development.

   Design standards and guidelines have been incorporated into the Specific Plan to ensure an attractive, efficient and vibrant project. Visual graphics and photos accompany the design guidelines that capture the atmosphere and cohesiveness that the specific plan seeks to emulate.

5. The proposed Amended and Restated AVSP will not be a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

   The proposed Amended and Restated AVSP has been analyzed relative to its potential to have detrimental effects and conditions have been imposed on the subject project to ensure that the health, safety and welfare of surrounding residents will be protected.

6. The proposed development will not have a significant effect on the environment.

   The effects of the project have been analyzed in the Final EIR (SCH #2012061046) prepared for the project and adequate mitigation measures have been prepared where necessary, and as determined by the Addendum to the Final EIR prepared for the Amended and Restated Alberhill Villages Specific Plan and related Development Agreement no new significant environmental impacts will result from the Entitlements.

Section 4. Based upon the evidence presented, both written and testimonial, and the above findings, the Council adopts the Amended and Restated AVSP No. 2010-02.

Section 5. If any provision of this Ordinance or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections, or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end each phrase, section, sentence, or word is declared to be severable.

Section 6. This Ordinance shall take effect thirty (30) days after the date of its final passage or such later date as may be designated by the Council. The City Clerk shall certify as to adoption of this Ordinance and cause this Ordinance to be published and posted in the manner required by law.

PASSED and ADOPTED at the Regular meeting of the City Council of the City of Lake Elsinore, California, on the 28th day of February, 2017.

Robert E. Magee
Robert E. Magee, Mayor

Attest:

Susan M. Domen
Susan M. Domen, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Susan M. Domen, MMC, City Clerk of the City of Lake Elsinore, do hereby certify that the foregoing Ordinance No. 2017-1369 was introduced at the Regular meeting of February 14, 2017, and adopted by the City Council of the City of Lake Elsinore at its Regular meeting of February 28, 2017, by the following vote:

AYES: Council Members Manos and Tisdale; Mayor Pro Tem Johnson and Mayor Magee
NOES: None
ABSENT: Council Member Hickman
ABSTAIN: None

Susan M. Domen
Susan M. Domen, MMC
City Clerk

APPENDIX D-7

ORDINANCE NO. 2017-1370, ADOPTED FEBRUARY 28, 2017 AND EFFECTIVE MARCH 30, 2017, APPROVING THE DEVELOPMENT AGREEMENT

ORDINANCE NO. 2017-1370

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT FOR THE AMENDED AND RESTATED ALBERHILL VILLAGES SPECIFIC PLAN

Whereas, Pacific Clay Products, Inc., has requested approval of a Development Agreement for the Amended and Restated Alberhill Villages Specific Plan (AVSP) regulating development of an approximately 1,375 acre site located south of Interstate 15 and west of Lake Street which allows approximately 8,024 dwelling units; 3,810,300 square feet of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; university or similar education institutional use; and supporting uses including schools, parks, places of religious assembly, open space and greenbelt paseos (Project); and,

Whereas, pursuant to Lake Elsinore Municipal Code (LEMC) Chapter 19.12 (Development Agreements) the Planning Commission (Commission) of the City of Lake Elsinore (City) has been delegated with the responsibility of reviewing and making a recommendation to the City Council (Council) whether the development agreement is consistent with the City's General Plan and whether to approve the development agreement; and,

Whereas, on February 7, 2017, the Commission considered evidence presented by the Community Development Department and other interested parties at a duly noticed Public Hearing held with respect to the Development Agreement for the Amended and Restated AVSP and by Resolution No. 2017- 20 recommended that the Council adopt an Ordinance approving the Development Agreement; and,

Whereas, on February 14, 2017, the Council conducted a duly noticed Public Hearing and considered oral and written testimony.

NOW, THEREFORE, **THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, DOES HEREBY ORDAIN AS FOLLOWS:**

Section 1. On February 14, 2017, after consideration and evaluation of all written reports and comments and oral testimony presented by the Community Development Department and other City departments, property owners, residents and other interested parties and such other matters as are reflected in the record of the noticed Public Hearing on the Project, the Council approved the Addendum to the Final EIR (SCH 2012061046) and approval of the Amended and Restated AVSP.

Section 2. That in accordance with California Planning and Zoning Law and the Lake Elsinore Municipal Code (LEMC) Section 19.12.070 (Commission report), the Council makes the following findings regarding Development Agreement No. 2016-02:

1. It is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan;

The proposed Development Agreement will facilitate the development of a large Mixed Use development. The proposed facility is located in the Specific Plan General Plan Land use designation and is located within the Alberhill District planning district. The Alberhill planning district calls for a mixed use of residential, commercial and industrial uses with extractive overlay that will be phased out overtime as development proceeds. Goal 1 implementation program

asserts 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.

2. It is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located;

The proposed Development Agreement will facilitate the development of a large mixed use mater planned community as set forth in the Amended and Restated AVSP. The Alberhill District specifies a variety of mixed uses that provide a high quality of life that is compatible with existing uses in the vicinity. The Amended and Restated AVSP Project is consistent with uses authorized in Alberhill District.

3. It is in conformity with public convenience, general welfare and good land use practices;

The approved Amended and Restated AVSP which will be facilitated through the proposed Development Agreement was found to be a high value development which will beneficial impacts to the surrounding community. Furthermore, any proposed adverse impacts have been mitigated to levels of less than significance.

4. It will not be detrimental to the health, safety and general welfare;

The proposed Development Agreement will facilitate the development of a large mixed use Project area. The previously approved AVSP was found not be detrimental to the health, safety and general welfare.

5. It will not adversely affect the orderly development of property or the preservation of property values;

The proposed Development Agreement will facilitate the development of a large mixed use Project. The Amended and Restated AVSP was found not to adversely affect the orderly development of property or the preservation of property values.

6. It is consistent with the provisions of Government Code Sections 65864 through 65869.5.

The proposed Development Agreement includes all mandatory provisions required by Government Code § 65865.2 and does not include any provisions that are not authorized by the Development Agreement Act.

Section 3. Based upon the evidence presented and the above findings, the Council, hereby approves Development Agreement No. 2017-02.

Section 4. If any provision of this Ordinance or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections, or applications of the Resolution which can be given effect without the invalid provision or application, and to this end each phrase, section, sentence, or word is declared to be severable.

Section 5. This Ordinance shall take effect thirty (30) days after the date of its final passage or such later date as may be designated by the Council. The City Clerk shall certify as to adoption

of this Ordinance and cause this Ordinance to be published and posted in the manner required by law.

PASSED and ADOPTED at the Regular meeting of the City Council of the City of Lake Elsinore, California, on the 28th day of February, 2017.

Robert E. Magee_____ _____
Robert E. Magee, Mayor

ATTEST:

Susan M. Domen_____ _____
Susan M. Domen, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Susan M. Domen, MMC, City Clerk of the City of Lake Elsinore, do hereby certify that the foregoing Ordinance No. 2017-1370 was introduced at the Regular meeting of February 14, 2017, and adopted by the City Council of the City of Lake Elsinore at its Regular meeting of February 28, 2017, by the following vote:

AYES: Council Members Manos and Tisdale; Mayor Pro Tem Johnson and Mayor Magee
NOES: None
ABSENT: Council Member Hickman
ABSTAIN: None

Susan M. Domen_____
Susan M. Domen, MMC
City Clerk