

City of Lake Elsinore

Alberhill Villages Specific Plan

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October 2015

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ALBERHILL VILLAGES SPECIFIC PLAN

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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 1,400 acres will provide 8,244 residential units, distributed over a wide variety of unit types and sizes. The plan also includes a University Town Center with 1,532,500 square feet of retail/community space, and medical/ office development. Additional mixed use areas will be placed in two other strategic phased locations offering 974,500 square feet of retail and service uses. Regional and community amenities include a 63.1 acre university for 6,000 students with 1,500,000 square feet of indoor facilities, an 850 student capacity elementary school on a 12 acre site, over 163 acres of natural or enhanced open space with multi-use trails, a 36.8 acre lakeside park with two lakes totaling 39.6 acres recreational lake facilities, as well as a 45.9 acre sports park. When fully developed, over a period of approximately thirty (30) years, Alberhill Villages will be a thriving sustainable community of nearly 27,000 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 public revenue projections from the 4,007,000 new square feet of commercial retail, service and professional office uses will be significant for the long term economic viability of the City of Lake Elsinore over the next 30 years and into the future. The Alberhill Villages is the significant economic “blueprint” for sustainable communities of today and tomorrow.

AVSP is distinguishable as a sustainable community for 27,000 new residents and 5,000 new permanent employees by the following characteristics:

1. **Balanced uses of land affording the opportunity to live, work, shop, attend school, and recreate within the Villages.** The distribution of these facilities is dispersed throughout the Villages while being interconnected by a system of walking and bicycling paths. This arrangement helps reduce automobile use and encourages social interaction.
2. **Provide the region with higher education** in the form of a 6,000 student university that will offer both traditional as well as adult education programs 6 days a week morning till night. Educated related office uses will support this university complex. The university will provide for a performing arts center, chapel, 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 community,** paired with neighborhood and community parks, and places for religious assembly for joint uses and shared parking reduction. The elementary school site has been designed large enough to provide for a K-6 to K-8 expansion.
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, planned school, and 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 - 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 the Alberhill area waste water facilities, which will allow additional** needed industrial, commercial, and residential development to occur in north-western Lake Elsinore, an area which has previously been hindered by a lack of sewer availability. Although EVMWD, the water district for the region, proposed a wastewater treatment plant for the area, it is analyzing an alternative method for wastewater treatment, which includes a series of lift stations and force mains conveying sewage to the existing regional wastewater treatment plant.
10. **A multi-purpose park and open space system that meets the needs of the MSHCP and Quimby Act** while providing visual relief, passive and active recreational opportunities, biological habitat, wildlife corridors, and ground water recharge of the area. All park, recreation and open space facilities both public and private shown in this Specific Plan are deemed consistent and in conformity with the Quimby Act and all other City recreation and open space regulations.
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 they have sufficient water supply for the project.** In addition to domestic water, the water district is analyzing the regional opportunity for reclaim water to be used at parks and open space.
13. **Landscape, site design, and design guidelines** promote water and energy conservation, including affordable and economic passive solar and "green building" design.
14. 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 Location). It encompasses the site of the old mining community of Alberhill, which emerged in the early 1900s as a result of incentives offered by mining corporations that encouraged workers

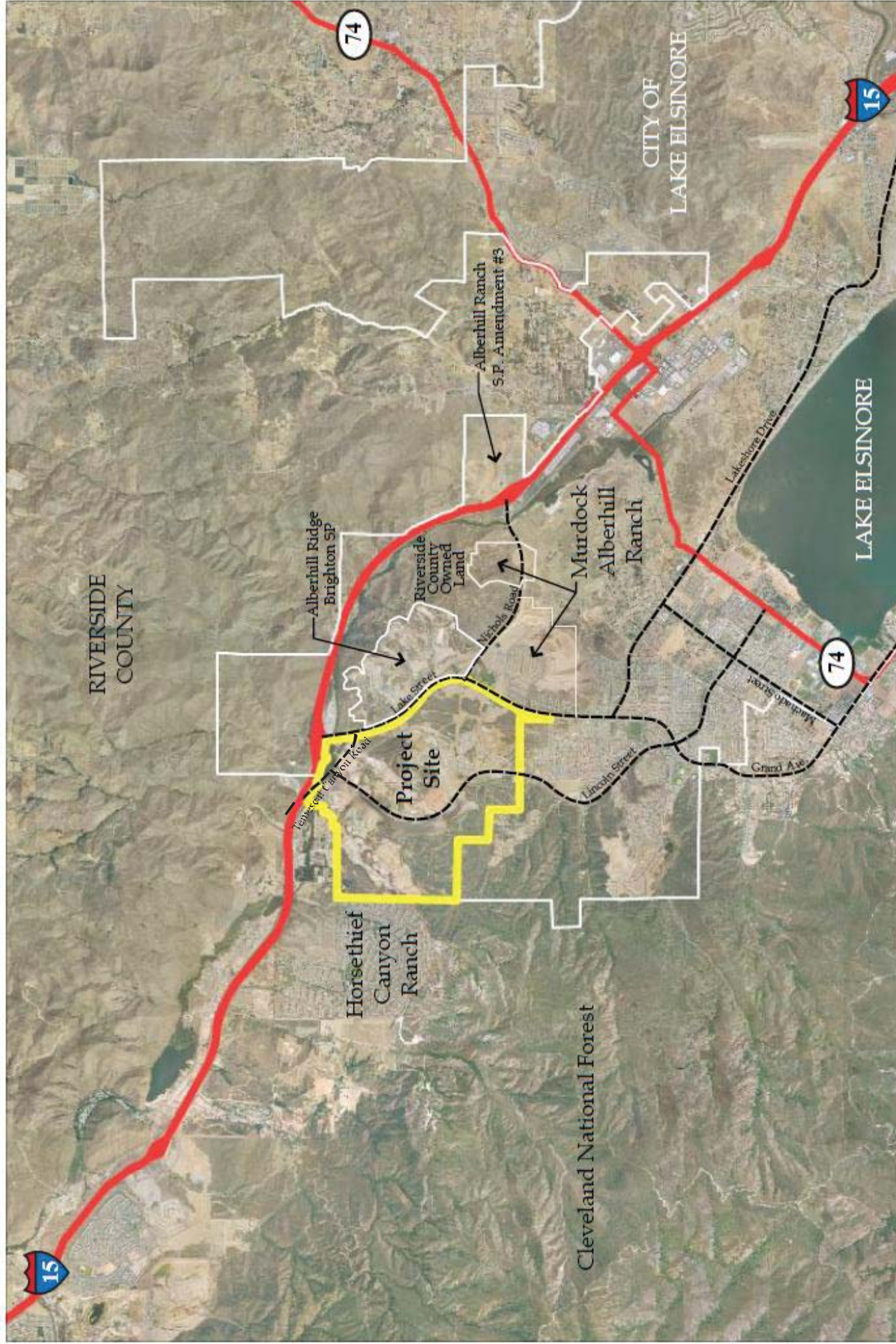


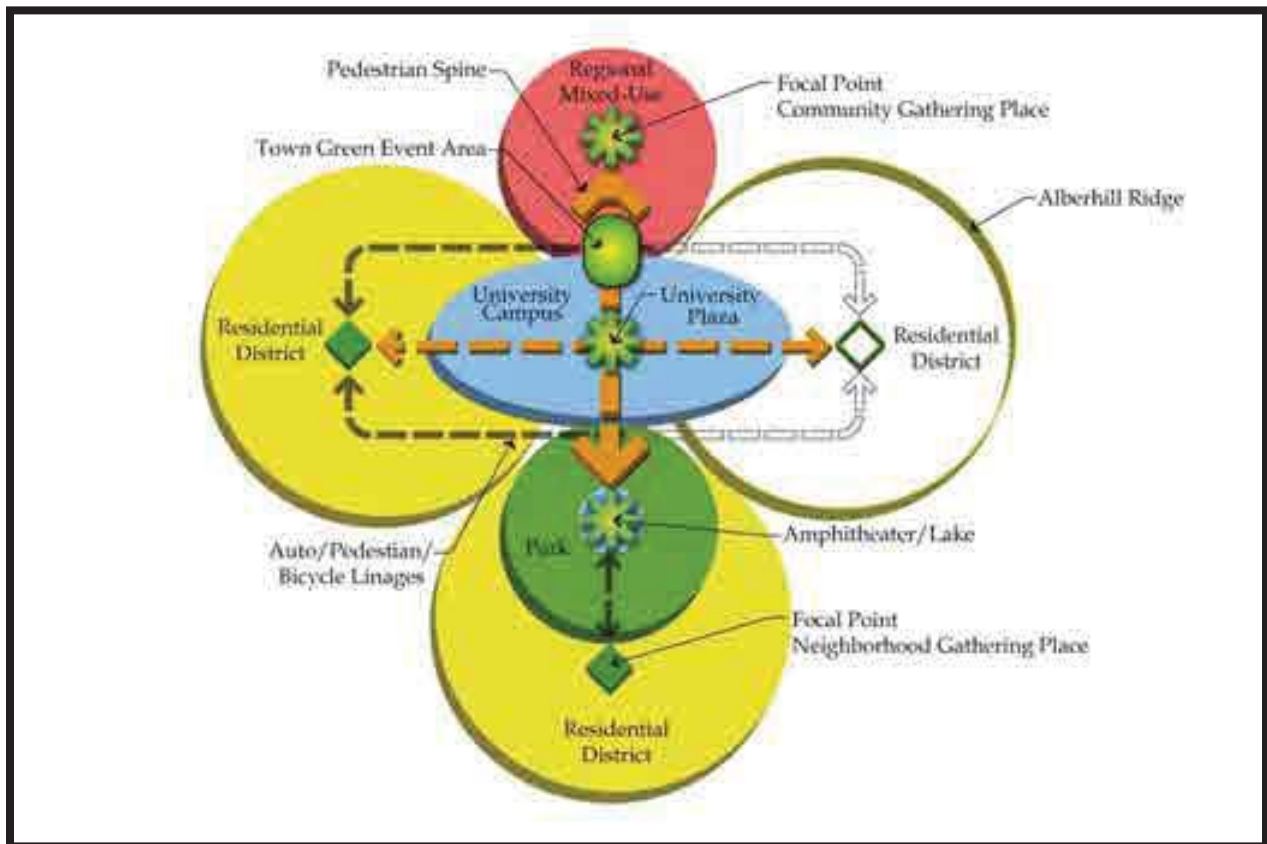
Figure E-1
Vicinity Map

**Alberhill Villages
Specific Plan**

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 represented in blue and red colors on the Conceptual Land Use Plan (see Figure 1-2, Pacific Clay & Alberhill Ranch Areas), 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, as represented in yellow on Figure 1-2 also contain focal points such as a park or school located within a five minute walk of most housing units. Interspersed throughout the community are a series of parks, plazas, paseos, and walking / biking areas. The following graphic illustrates the structure of the AVSP planned community in a more abstract form:



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 MSHCP areas. Although the naturally occurring wildlife corridors have long ceased to exist on the site due to over 100 years of mining activities, a series of re-created natural wildlife and open space connections are provided throughout the project area to allow for the safe passage of wildlife through or around the Specific Plan area and interfacing with the Multiple Species Habitat Conservation Plan (MSHCP) on the periphery.

1.2 PURPOSE OF THE SPECIFIC PLAN

The purpose of the AVSP is to:

- 1) Incorporate the March 2008 city annexed 1,374 acre Pacific Clay site into a specific plan document to implement the Pre-annexation Development Agreement which allocates 8,244 units to the site. In addition to these residential units, the Pacific Clay site will include approximately 4,0507,000 square feet of commercial and office uses, which are also contemplated in the development agreement and the 2011 General Plan, adopted 13 December 2011;
- 2) Incorporate the 9.09 acre area owned by Castle & Cooke Commercial, LLC and a 16.7 acre portions of the original Alberhill Ranch Specific Plan 89-2, which are currently zoned as Commercial-Specific Plan (C-SP), into the land use plan for the AVSP;
- 3) Incorporate the areas noted above into a single Environmental Impact Report (EIR).

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

The maximum entitlements for development as set forth in this Specific Plan are consistent with what has been allocated to the project area based on the 2011 General Plan, Zoning, the respective development agreements with the City of Lake Elsinore, and including the proposed 2011 General Plan update. It is anticipated that these maximum entitlement limits will be reached approximately 20 to 30 years into the future, or possibly beyond, depending on economic cycles. Development of this Specific Plan is expected to continually urbanize, change, and evolve as market demand conditions change. Areas within the Specific Plan may develop initially at a lower suburban intensity observable in today's market, but as additional development pressures arise in the future, re-intensification or private 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 additional project design and engineering details at predictable stages in the development process once marketing, economic, and architectural design trends become certain. The proposed process should minimize the need to amend the AVSP in the future, thereby reducing costs while maintaining oversight by the Planning Commission within certain entitlement parameters.

1.3 REGULATORY FRAMEWORK

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

This three tier implementation plan allows for the establishment of:

Tier 1 An overall land use and backbone circulation plan and development regulations 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 detailed site plans through the City's **Design Review** process when site specific development plans are prepared in anticipation of processing building permits.

Tier I 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 based on development agreements
- Districts and planning areas
- General development regulations

Tier II 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. The information to be included in the PDP includes:

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

PDPs will be considered for final action at a noticed Planning Commission hearing.

Tier III Design Review

Design review will occur at a later point in the process similar to other developments within the City. At the Design Review stage detailed drawings and information are submitted to City staff for processing to the Planning Commission for approval, provided the subject site or lots are within the area of a previously approved subdivision map. Specific information submitted at this stage includes, at a minimum:

1) Residential Single-Family:

- a. A Tentative Tract Map, 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;
- b. Architectural Drawings of the Elevations and Floor Plans
- c. Technical Studies

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

- a. Conditional Use Permit
- 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

Design Review to be pursuant to Chapter 17.184, Title 17 of the City of Lake Elsinore Municipal Code.

Other Discretionary Actions

Subdivision maps may be processed at any time in the development process, concurrently with the Specific Plan, concurrently with a PDP for all or a portion of the area subject to the PDP, or subsequent to the approval of a PDP. Design Review of site plans, floor plans, and elevation drawings may also be processed concurrently with subdivision maps and PDPs or subsequent to these discretionary approvals. A PDP for Phase I of the development has been filed concurrently with this Specific Plan as part of the initial entitlement action.

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.

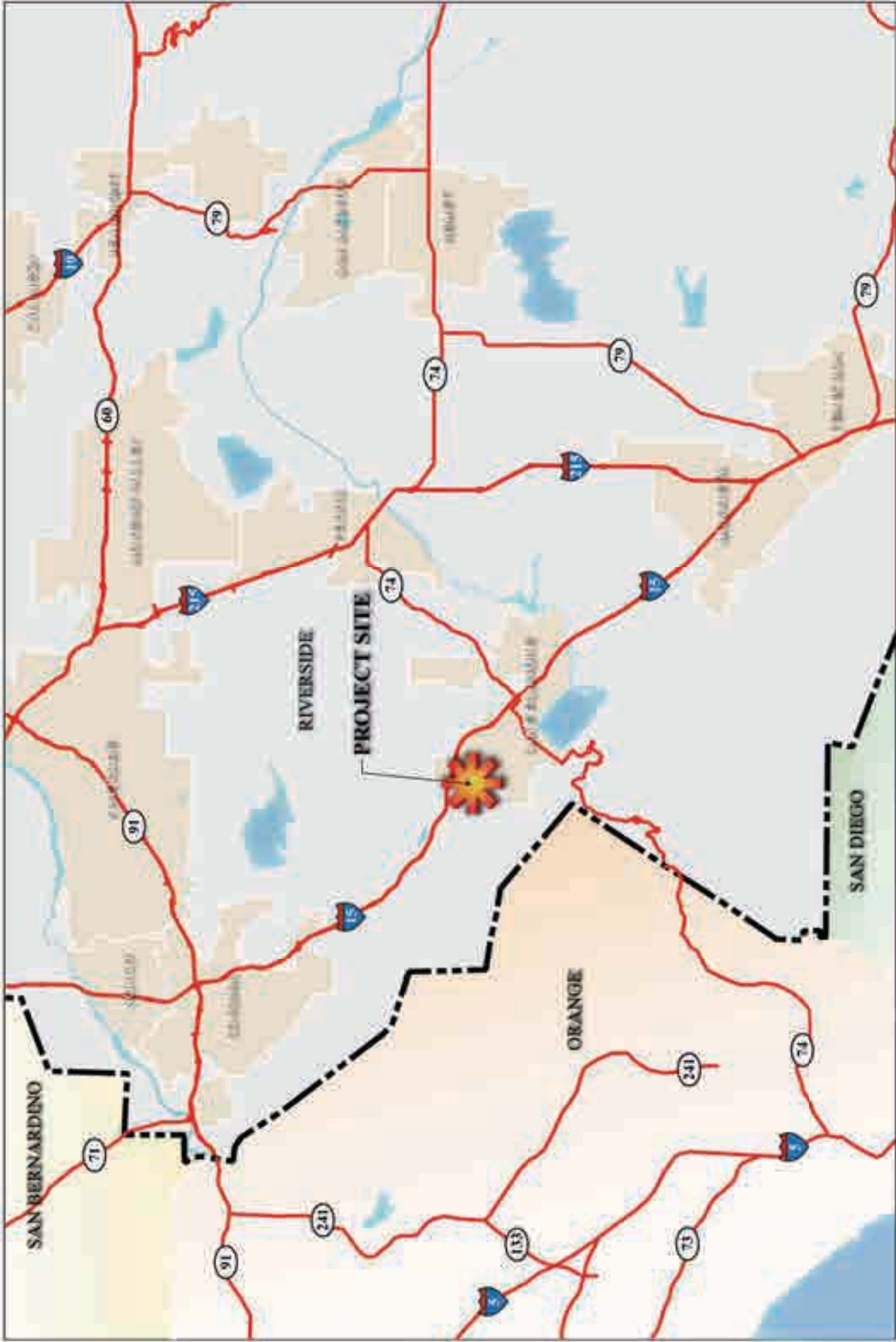


Figure 1-1
Regional Map

**Alberhill Villages
Specific Plan**



PROJECT DESIGN CONSULTANTS

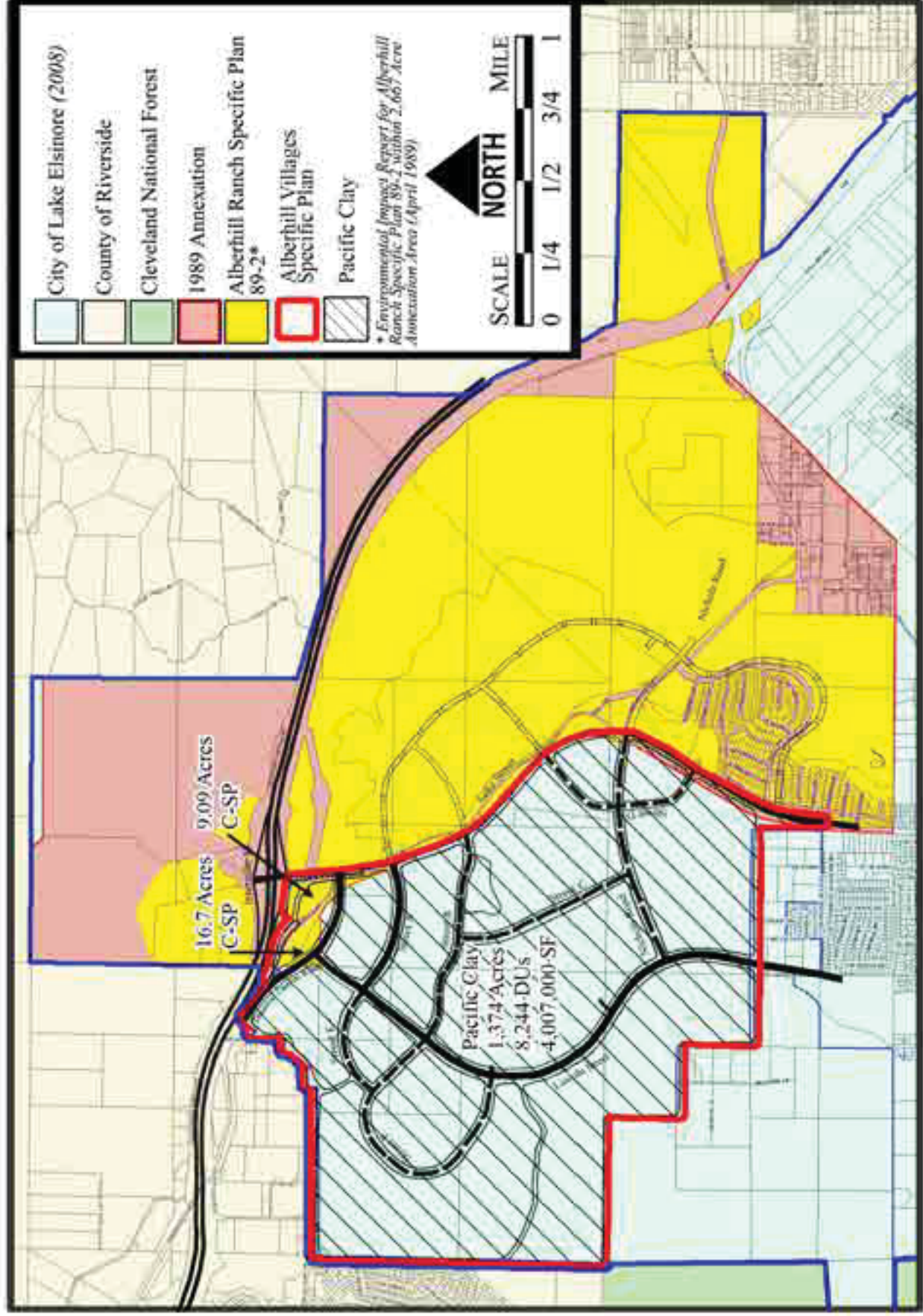


Figure 1-2

**Alberhill Ranch
Specific Plan**

Pacific Clay & Alberhill Ranch Areas

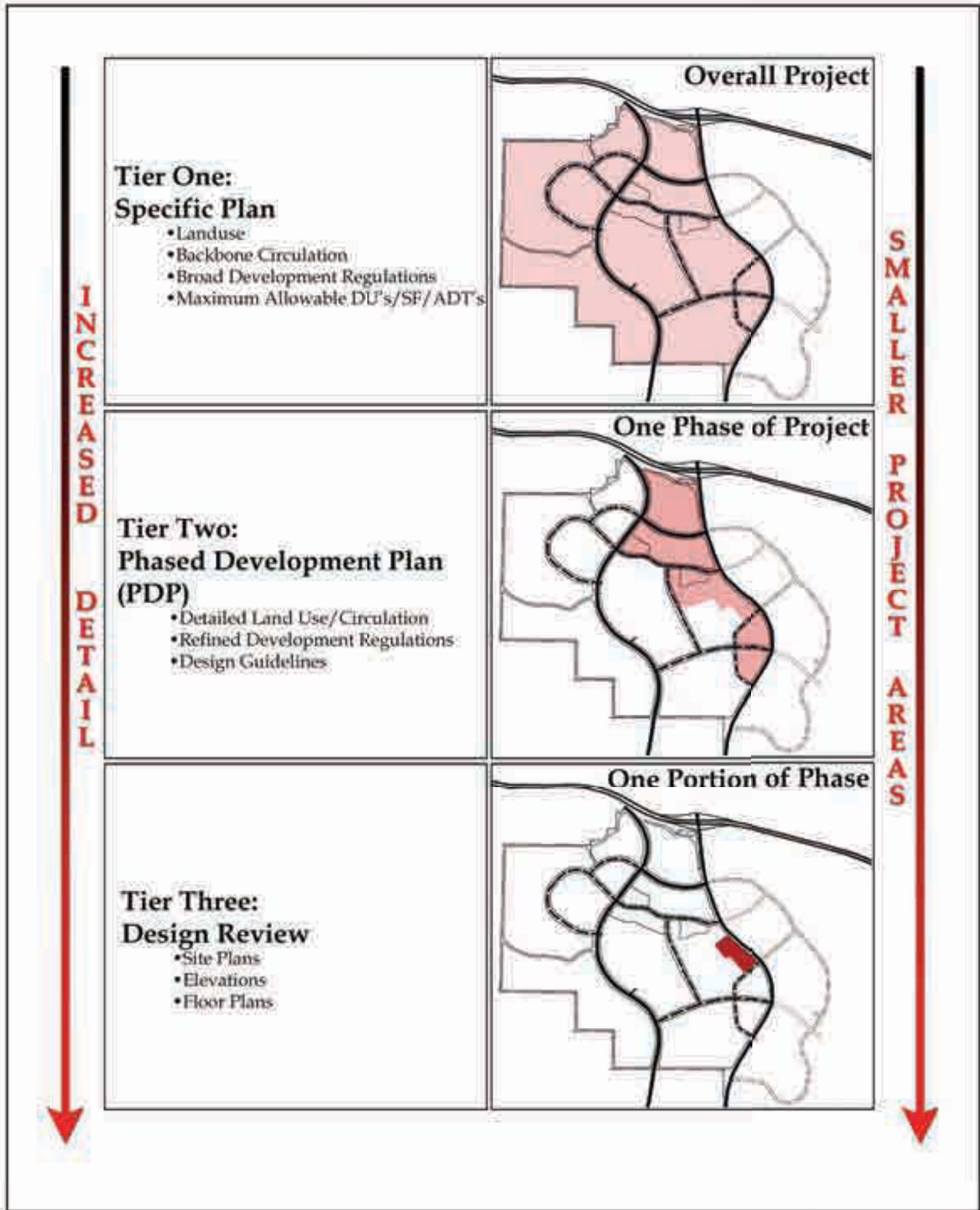


Figure 1-3

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- 2.1 Project Location
- 2.2 Physical Setting
- 2.3 Historical Background
- 2.4 Entitlement Background
- 2.5 Governmental Authority

INTRODUCTION**2.1 PROJECT LOCATION**

The Alberhill Villages Specific Plan (AVSP) is located in northwest Lake Elsinore and includes approximately 16 acres of the original Alberhill Ranch Specific Plan 89-2, approved on August 8, 1989, in addition to approximately 1,374 acres which was recently annexed into the City of Lake Elsinore (known as Pacific Clay) (refer to Figure 1-2, Pacific Clay & Alberhill Ranch Areas) and 9 acres of commercial property. The AVSP area is located just south of Interstate 15 and is west of Lake Street (refer to Figure 2-1, Regional Map). The eastern project boundary borders Lake Street, the southeastern project boundary borders the Murdock Alberhill Ranch Specific Plan residential development, and the 1,000 acre Horsethief single-family planned development is located along the western boundary. (Refer to Figure 2-1, Vicinity Map).

2.2 PHYSICAL SETTING

The project area is significantly isolated from existing development with the exception of the 1,000 acre Horsethief Planned Development along the western boundary and a portion of the Murdock Alberhill Ranch development along Lake Street south of Nichols Road. Lake Street is an existing two lane road which connects the mainly residential northwest portion of the city with the I-15 freeway. The project area has been heavily impacted by the vested 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 drainage that trends southwest to northeast and drains to the north generally along or near the boundary with the Horsethief Canyon Planned Development to the west emptying into an area that crosses Hostettler Road, exiting Horsethief Canyon. The central portion of the site picks up storm water from two drainages from Rice Canyon to the south, holds it in a series of washout ponds and detention basins, and then releases the storm water to the north along Lake Street toward Temescal Creek along the south side of the I-15 freeway. The fifth drainage is Temescal Creek that flows through portions of the project area along the I-15 freeway. Formerly a natural ephemeral water course, Temescal Creek has been turned, at least temporarily, into a modified ephemeral water course due to intermittent upstream reclaimed water discharges by two upstream water districts. All of these drainages have been mined and disturbed by human activities for over 100 years, and two former stream courses connected with Rice Canyon are partially disconnected from the upstream and downstream areas due to the historical mining operations. These streams now flow into large water detention basins and discharge to Temescal Creek only during storm events after storm water cleaning.

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

The surrounding Alberhill Ranch area has been included in several entitlement applications:

- In 1989, it was the subject of an annexation to the City of Lake Elsinore of 2,667 acres including an annexation-wide area Specific Plan 89-2. This annexation, together with the Alberhill Ranch Specific Plan, includes the 9.09 and 16.7 acre commercial designated parcels located near Lake Street and the I-15 freeway near Pacific Clay properties (previously mentioned in Section 1), and will be included within the AVSP commercial areas. This Alberhill Ranch annexation and Specific Plan zoning did not include the Pacific Clay ownership at that time (see Figure A-1, Appendix A).
- In 1991, the Alberhill Ranch Specific Plan Amendment #1 (ARSPA#1) separated the Brighton ownership area of approximately 1,000 acres from the rest of the Alberhill Ranch planning area and added a public golf course along Temescal Creek and the I-15 freeway (see Figure A-2, Appendix A).
- In 1992, the Alberhill Ranch Specific Plan 89-2 was amended and entitled the Murdock Alberhill Ranch Specific Plan for a 511.4 acre portion of the 2,667 acre specific plan area (see Figure A-3, Appendix A).
- In 1997, the Horizon Group, Inc. processed an Alberhill Ranch Specific Plan Amendment #3 (ARSPA#3) for the 202 acre area at Nichols Road and the I-15 freeway for a commercial development as an expansion for the Outlet Center to the south of the I-15 freeway along Collier Avenue (see Figure A-4, Appendix A).

- In 2000, following a bankruptcy proceeding, the ARSPA#1 (Brighton) 1,000 acre area was subject to a draft Specific Plan amendment that was never finalized for the now defunct Alberhill/Lake Elsinore Sports and Entertainment Center Specific Plan Race Track project. This Specific Plan Amendment and its full Environmental Impact Report (EIR) were circulated for public comment, but never approved by the City (see Figure A-5, Appendix A). In February 1, 2012 the second operating memorandum of understanding became affective.
- On February 24, 2004, Castle & Cooke properties throughout Riverside County were removed from the MSHCP pursuant to a lawsuit settlement agreement with Riverside County. The Pacific Clay properties were part of this settlement agreement and this 1,374 acre portion of the project area is not subject to the provisions of the MSHCP, but will include de facto MSHCP corridors and connections throughout the Alberhill Villages area.
- In 2006, the Pacific Clay 1,374 acre (now Alberhill Villages) mining site was the subject of an annexation and a pre-annexation Development Agreement with the city. The annexation and pre-annexation Development Agreement became effective in 2008 upon certification of the annexation by LAFCO (see Figure A-6, Appendix A).
- In 2007, the 9.09 acre portion of the Alberhill Ranch Specific Plan near the intersection of Lake Street and Temescal Canyon Road was the subject of a MSHCP Habitat Acquisition and Negotiation process (HANS) also called Lake Elsinore Acquisition and Negotiation Process (LEAP). This LEAP process resulted in a decision of the Lake Elsinore City Council to identify a 2.09 acre MSHCP conservation “linkage” area out of the 9.09 acre commercial specific plan area. Therefore, 7 acres were designated for commercial development. This 9.09 acre property was acquired by Castle & Cooke after the MSHCP settlement agreement and as such was subject to the MSHCP program. Since this project area has a final LEAP determination pursuant to MSHCP 6.1.1.C., no further LEAP and CEQA/NEPA processing for biology matters is required pursuant to the MSHCP Section 6.1.1.A., p. 6-3.

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

The AVSP incorporates the recently annexed 1,374 acre Pacific Clay site, and approximately 17 acres of commercially zoned land within the original Alberhill Ranch Specific Plan and 9 acres of existing commercial into one specific plan document covered by one project EIR. This new Alberhill Villages Specific Plan implements the Pacific Clay pre-annexation development agreement which allocates 8,244 dwelling units to the site¹. It also includes a total of 4,007,000 square feet of commercial and office uses for the Pacific Clay, 9.09 and 16.7 acre portions of the site. (refer to Figure 1-2, Alberhill Villages Specific Plan located in the Executive Summary.

The governing General Plan Land Use Designation pursuant to the City Ordinance adopted development agreement for the Pacific Clay portion of the Specific Plan is contained in the 1990 – 1992 General Plan and designates the area for “6 dwelling units per acre with commercial uses and other support facilities”. The current 2011 General Plan designates the Alberhill Villages Specific Plan project area as Future Specific Plan and an extractive overlay. The Circulation and Land Use Element of this 2011 General Plan has used the AVSP land uses and circulation

¹ Note: There is a scrivener’s error in the pre-annexation development agreement for Pacific Clay. The agreement designates the area for 6 dwelling units per acre over 1,450 acres, which would yield a total dwelling unit count of 8,760. The actual acreage for Pacific Clay is 1,374 acres; therefore, the maximum number of dwelling units allocated to this portion of the project site pursuant to the AVSP is 8,244 units.

intensities now reflected in the various Elements of the 2011 General Plan. The General Plan text under the Alberhill land use District plans notes that this future Specific Plan, area is subject to the 2006 Development Agreement described above.

2.5 GOVERNMENTAL AUTHORITY

The adoption of the AVSP zoning ordinance 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)**

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

- General plan, regional and sub-regional or community plan land use designations **(Chapter 2 Introduction, Historical Background section)**
- Slope analysis **(Chapter 3 Development Plan, Grading section)**
- General objectives/concepts **(Chapter 3 Development Plan)**
- Tabulation of land area to be devoted to various uses including open space **(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 Municipal Code.

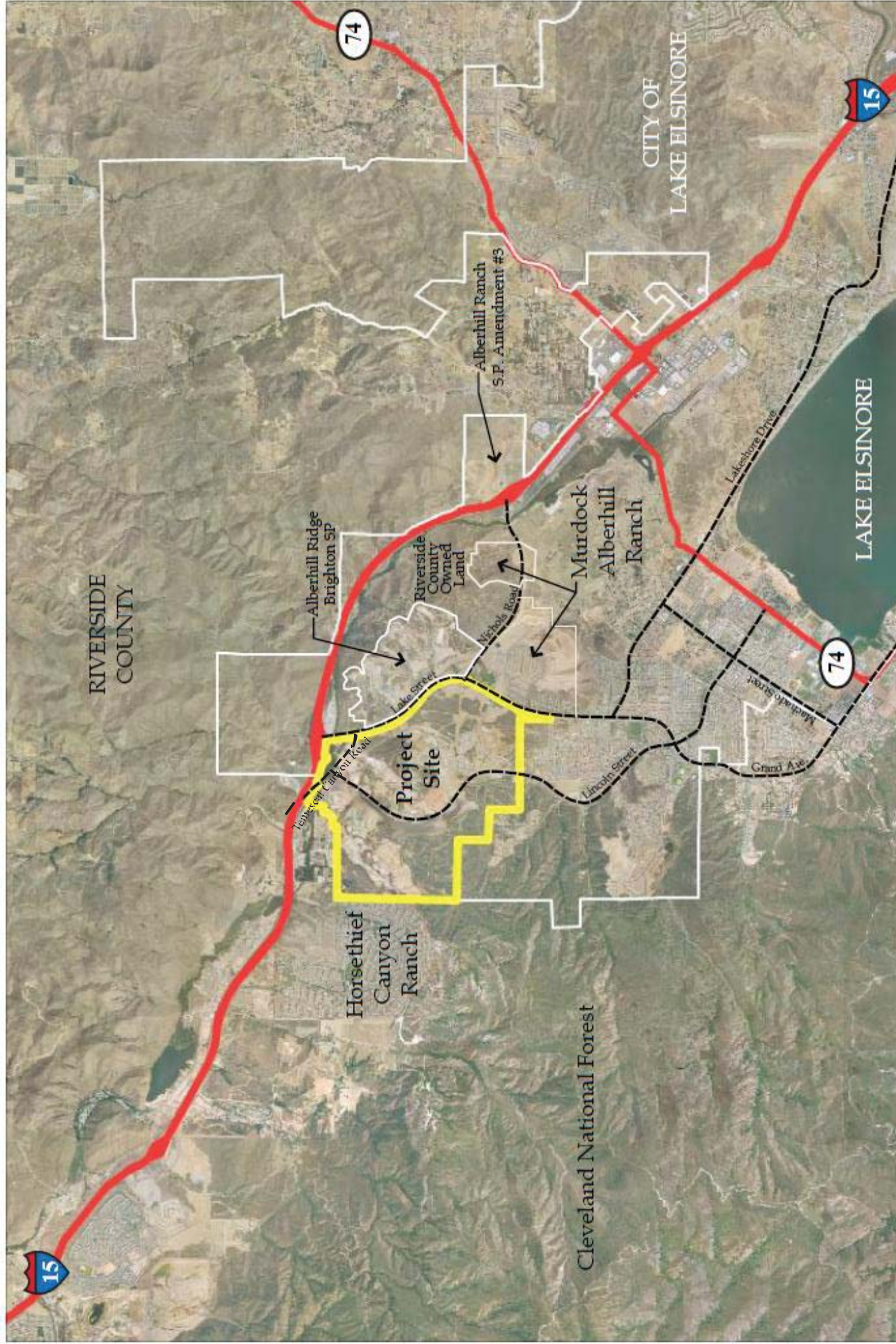
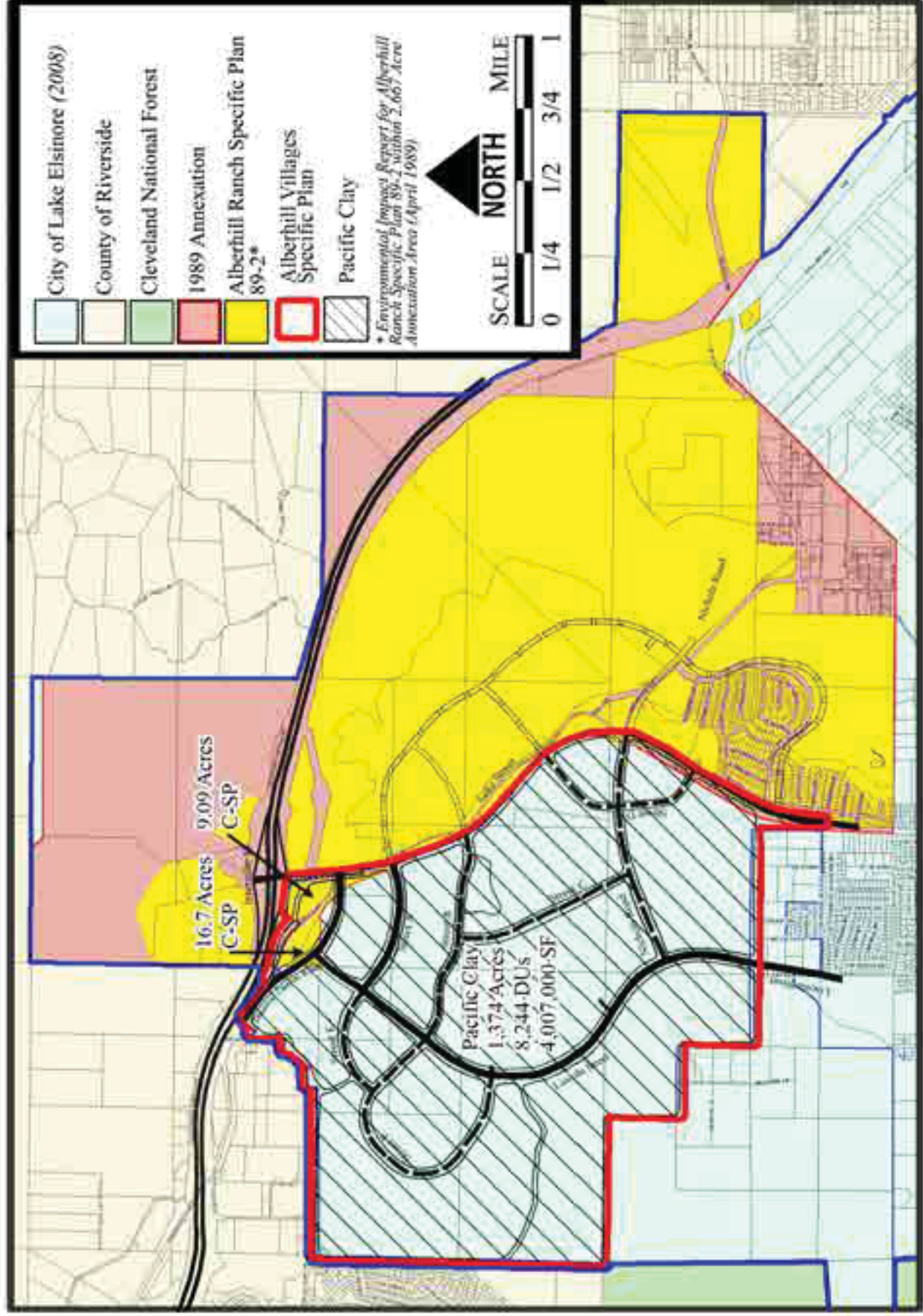


Figure 2-1
Vicinity Map

**Alberhill Villages
Specific Plan**



PROJECT DESIGN CONSULTANTS



**Alberhill Ranch
Specific Plan**

Pacific Clay & Alberhill Ranch Areas

Figure 2-2

Contents

- 3.1 Vision, Goals, and Objectives
- 3.2 Land Use
- 3.3 Overlay Zones
- 3.4 Villages and Planning Areas
- 3.5 Circulation Network
- 3.7 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 100 year old mining site and develop a land mark university-oriented mixed-use planned community over the span of several decades, which will define the northwestern entrance into the City of Lake Elsinore. The AVSP combines the existing development agreements, and existing and approved development into 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: (1) Phase I of the Alberhill Wastewater Treatment Plant Facility, or (2) a lift station and a sewer force main, to provide sewer treatment service and sewer trunk lines to the 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 or will be feasible for the future for the region. Encourage the use and installation of reclaimed water.
- Objective 3-7:** Encourage the use of swales or other permeable surface water conveyance devices to maximize local infiltration of runoff.

Extractive Activities/Reclamation

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

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

Objective 4-2: Provide for 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 contains a total of six (6) land use categories: Regional Mixed-Use, Institutional/Educational, Residential, Hillside Residential, Community Mixed-Use, and Open Space (refer to Figure 3-1, Conceptual Land Use Plan), described as follows:

Regional Mixed Use (University Town Center)

The University Town Center, a regional mixed use area, is the largest of the mixed-use and has a regional focus due to its proximity to the I-15 Freeway and two major roads: Lake 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 1,940 dwelling units and 1,532,500 square feet of non-residential uses have been allocated to this land use category (refer to Table 3-1, Land Use Summary by Planning Area).

Institutional / Educational (University Village)

The institutional/educational land use category has been set aside for the development of a university campus or similar educational institutions which are intended to accommodate up to 6,000 students. This university is intended to serve the existing and



LEGEND:

- HILLSIDE RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- MIXED USE
- SCHOOL
- WOODSHOP
- LAKE
- PUBLIC WATER FACILITY
- PARKS
- OPEN SPACE-NATURAL
- OPEN SPACE-RESTORED (DETENTION/DRAINAGE BASIN/ SLOPE/ LOW FLOOR CHANNEL)

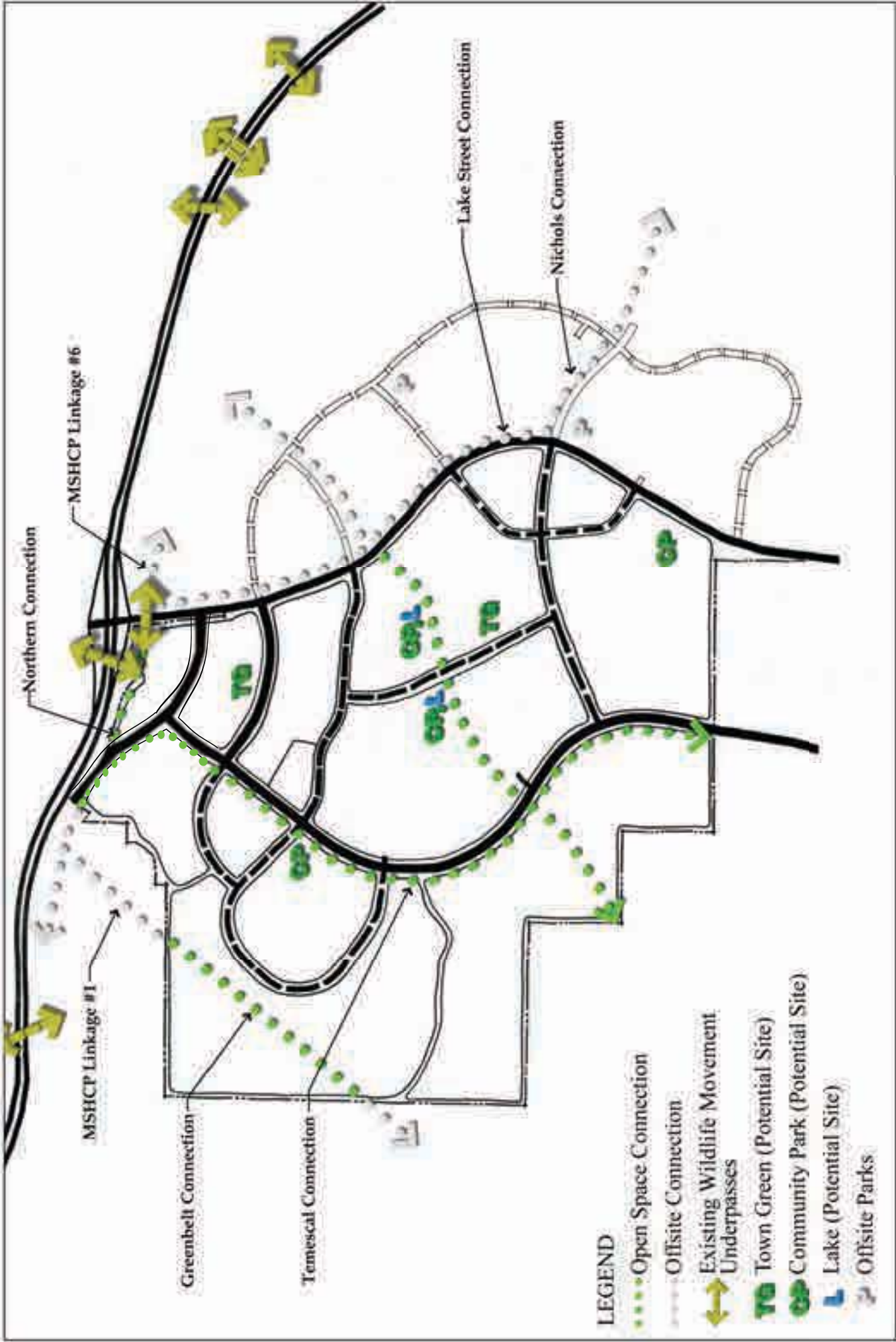


Figure 3-3
Open Space Map

**Alberhill Villages
Specific Plan**

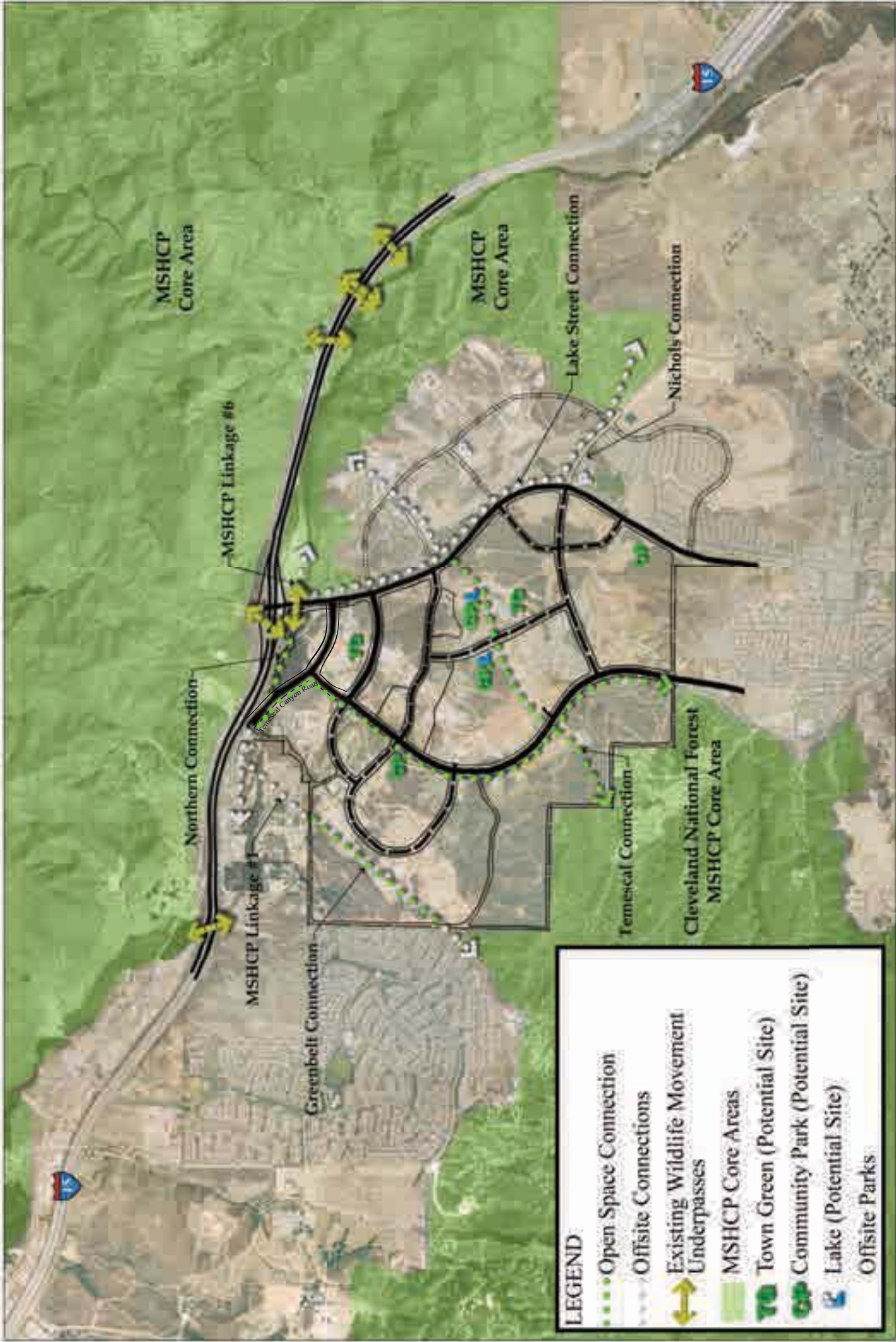


Figure 3-2

Open Space Vicinity Map

Alberhill Villages Specific Plan

proposed communities as well as the larger region, which has a shortage of higher educational facilities. Approximately 1,500,000 square feet of institutional/office uses have been allocated to the university area. Some retail use may also occur along the campus's northern edge in an effort to seamlessly integrate the campus into the community. A maximum of 452 dwelling units have been allocated to this area to help meet the housing needs of the university as well as the surrounding community.

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

This residential land use category covers the greatest area within the Specific Plan as well as the flexibility to provide a variety of residential uses with specific densities to be determined in subsequent Phased Development Plans (PDPs). The higher density residential neighborhoods should surround the mixed-use areas to enhance the success and viability of these areas while the lower density residential uses should be located towards the edges of the Specific Plan community with the least intense uses in the southwest hillside area. A variety of housing types for seniors, including congregate care, will also be available for future residents. A maximum of 5,696 dwelling units has been allocated to the residential land use category. There are two worship centers located within these three Villages that are anticipated to offer day care as well as some schooling facilities. Supporting land uses such as schools, parks, neighborhood commercial, and pedestrian paseos can also be accommodated within this land use category and will serve as focal points for the Villages and neighborhoods.

Hillside Residential (Highlands Village)

This hillside residential land use category is located within the southwestern portion of the site where there is some steeper terrain and will contain a maximum of 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 Temescal Canyon Road and leading to the east-west Lakeside Park connection and beyond to the MSHCP.

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 75 units and 382,000 square feet of non-residential uses.

Open Space

The AVSP includes re-created and restored natural wildlife and open space connections in key locations in the Specific Plan area to provide continuity to the 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 not to encourage, but also not to discourage, large wildlife into the community, but to facilitate connections to allow for safe passage of wildlife around the community and towards the existing under passes

that permit wildlife to safely cross the I-15 freeway into core MSHCP areas (refer to 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, Sample Open Space Connection Sections).

3.3 OVERLAY ZONES

A mining overlay zone will be maintained over the entire AVSP area in order to accommodate ongoing mining operations. The City of Lake Elsinore's M-3 Mining District Ordinance provides standards for these mining operations to avoid conflicts with adjacent urban development (refer to Figure 3-5, Overlay Zones).

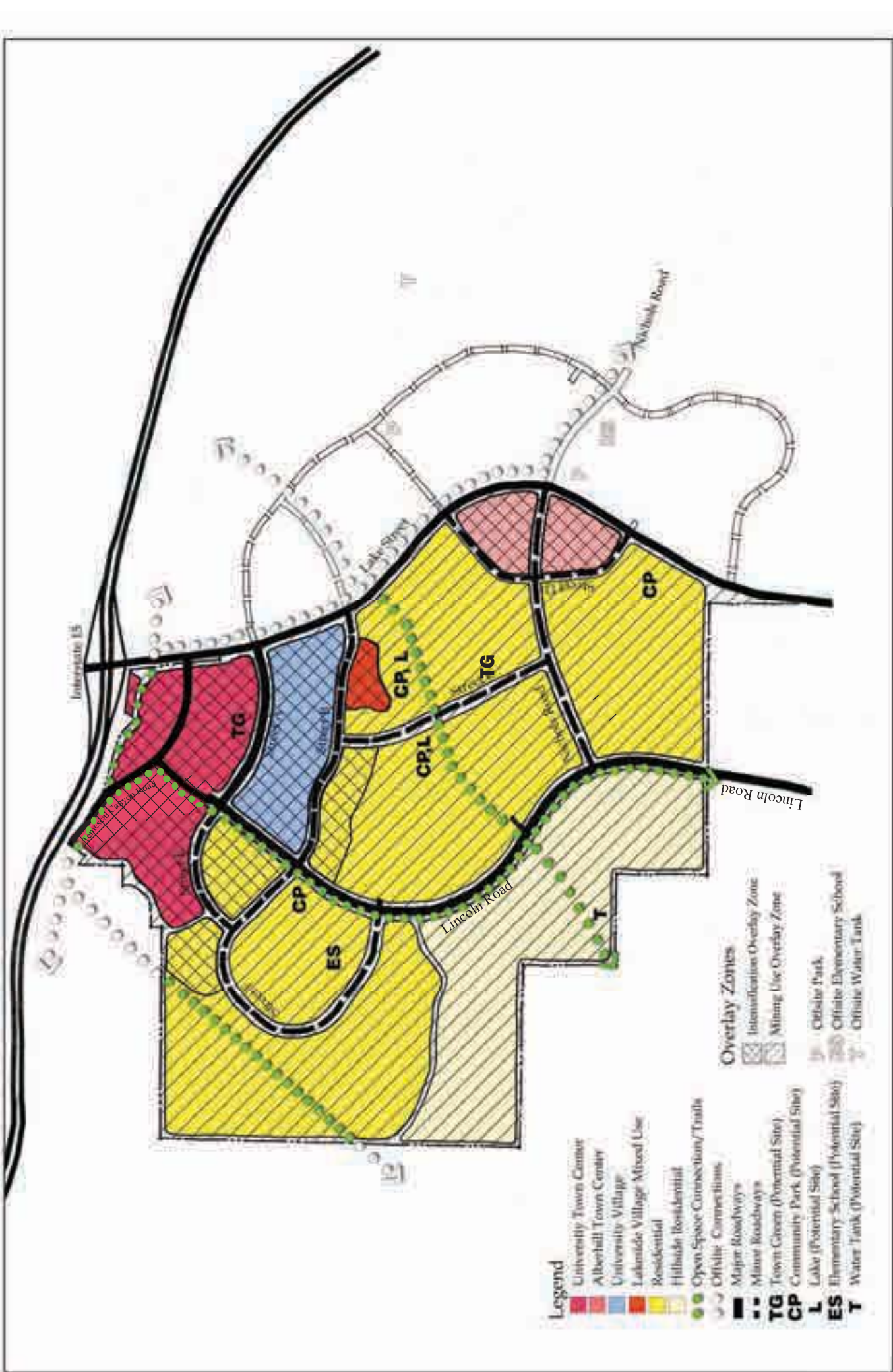
This document provides the ability for the AVSP area to evolve by establishing intensification overlay zones for targeted planning areas where higher intensity developments will be permitted to occur in the future as a result of changing market conditions (refer to Figure 3-5, Overlay Zones). The initial 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 PDPs that can be processed for the areas within the intensification overlay zones provided that the maximum entitlements allotted under the AVSP are not exceeded. Subsequent PDPs do not necessarily have to follow the same geographic boundaries as the previous PDP(s); they may cover all or a portion of the intensification overlay zone area identified in the previous PDP and they may or may not include areas outside of the intensification overlay zone. Areas outside of the intensification overlay zone are not suitable for re-intensification and shall be governed by only one PDP.

3.4 VILLAGES AND PLANNING AREAS

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

Village 1: University Town Center and University Village

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



- Legend**
- University Town Center
 - Alberhill Town Center
 - University Village
 - Lakemide Village Mixed Use
 - Residential
 - Hillside Residential
 - Open Space Connections/Trails
 - Offsite Connections
 - Major Roadways
 - Minor Roadways
 - TG Town Green (Potential Site)
 - CP Community Park (Potential Site)
 - L Lake (Potential Site)
 - ES Elementary School (Potential Site)
 - T Water Tank (Potential Site)
- Overlay Zones**
- Intensification Overlay Zone
 - Mining Use Overlay Zone
 - Offsite Park
 - Offsite Elementary School
 - Offsite Water Tank

Figure 3-5
Overlay Zones

Alberhill Villages
Specific Plan



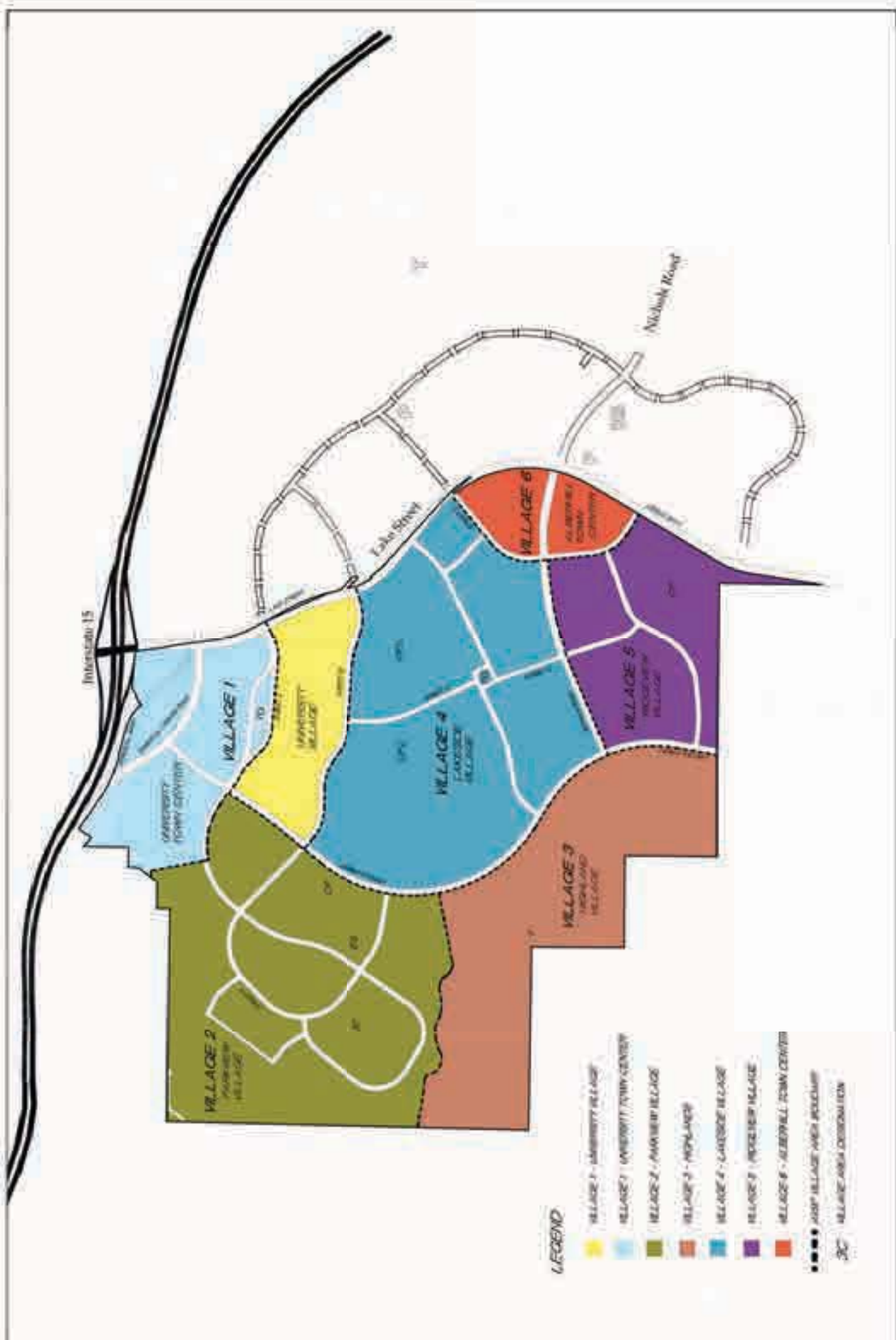


Figure 3-6

Village and Planning Areas Map

Alberhill Villages Specific Plan



PROJECT DESIGN CONSULTANTS

Village 2: Parkview

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

Village 3: Highlands

This 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 connection that runs along 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 adjacent residential districts to the south, east, and west. A series of interconnected open space areas for pedestrians, bicyclists, and wildlife will be provided. This Village is within easy walking distance of the community Alberhill Town Center along Lake Street and Nichols Road. A lake front mixed use area is also located in this Village.

Village 5: 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 that can number as little as two or as many as six. Individual Planning Areas or Neighborhoods have boundaries that are defined by major and minor roadways or distinct topographic features. In addition, they are sized so that uses are within a five minute walk or quarter mile radius. Table 3-1, on the following page, identifies the maximum allowable dwelling units, non-residential square footage, and students permitted by Planning Area or Neighborhood.

TABLE 3-1

Land Use Summary by Planning Areas

PLANNING AREA	LAND USE	DWELLING UNITS (MAX)	NON-RESIDENTIAL (SQ.FT.)	SCHOOL CAPACITY (STUDENTS)
University				
PA 1a	Institutional / Office / Residential	450	1,500,000	6,000
University Town Center				
PA 1b	Reg. Mixed-Use	346	1,029,500	-
PA 1c	Reg. Mixed-Use	1,594	503,000	-
PA 1b	Pocket Park	-	-	-
Parkview				
PA 2a	Residential/Park	1,132	-	600 (Worship/ School)
PA 2b	Residential	1,026	-	-
PA 2c	Residential/Park	287	-	850 Elementary School
Highlands				
PA 3a	Hillside Residential	8	-	-
PA 3b	Open Space / Park	-	-	-
Lakeside				
PA 4a	Residential/Park	1,684	-	-
PA 4b	Residential/Park	701	-	-
PA 4c	Mixed-Use	250	382,000	-
Ridgeview				
PA5a	Residential	287	-	-
PA5b	Residential	329	-	-
Alberhill Town Center				
PA 6a	Comm. Mixed-Use	100	392,500	-
PA 6b	Comm. Mixed-Use	50	200,000	600 (Worship/ School)
TOTAL		8,244	4,007,000	8,050

3.5 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 Temescal Canyon Road, 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 to Lincoln Avenue rather than 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 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 25 to 30 year period. The framework and right of ways have been planned to accommodate these potential future features. The I-15 freeway is envisioned to become a future transit corridor. A future transit station or stop may be located in the University Town Center area and a future bus route may serve Nichols Road and Lake Street connecting residential areas with the University and Alberhill Town Center. Walking and bicycling is encouraged through the establishment of multi-use trails that permit both forms of transportation and have a rest stop located approximately every quarter mile. A project core area with a variety of intense uses ranging from regional commercial and office/medical uses, a university of 6,000 students, housing at 35 dwelling units per acre, and a large lakeside park also 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 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 may 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 be utilized as long as they meet the goals and intent of the circulation system for this Specific Plan.

3.6 PUBLIC SERVICES AND UTILITIES

Water

Existing and proposed tanks and other water facilities will serve the project's three different pressure zones. The portion of the project within the 1434 pressure zone will be served by the existing 8.0 MG tank located north of the site along Lake Street. The proposed 1601 zone tanks

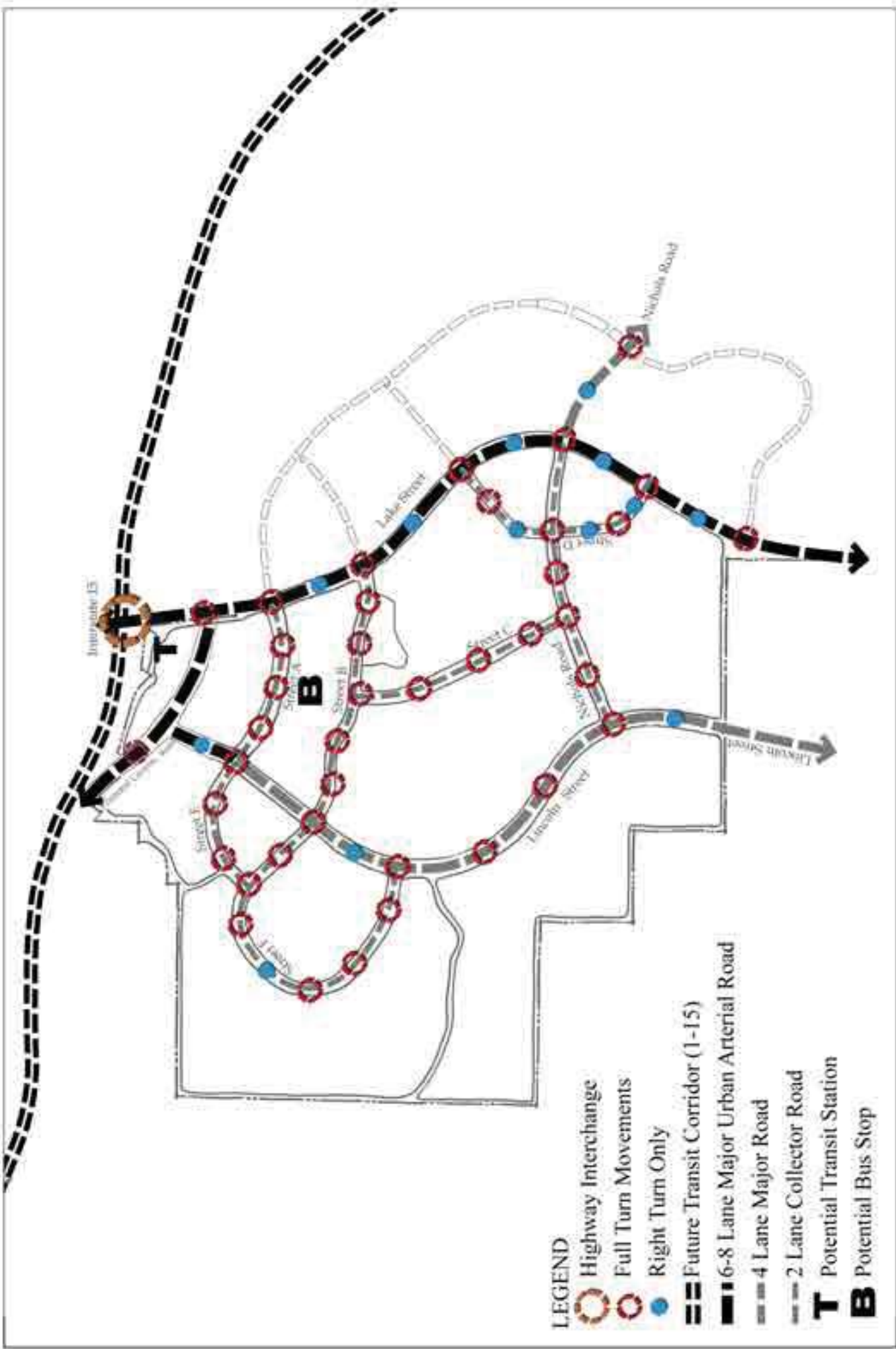


Figure 3-7
Circulation Plan

**Alberhill Villages
Specific Plan**



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. A Water Supply Assessment (WSA) report was prepared in March 2012 by MWH, which determined that the district has sufficient water supply for the Alberhill Village project. Water will be supplied by EVMWD which supplies water from a combination of water wells and imported water.

Sewer

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

Drainage

A multi-faceted storm drain system utilizing above and below ground facilities will be used to treat, detain, and convey storm flows where necessary. Low flows are intended to be managed in surface systems such as naturally vegetated bio-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.

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 must for Franchise Agreements and Public Utilities Commission work with developers and the City as development proposals come forward in order to determine the appropriate location for additional facilities needed to meet future demand.

Police Protection

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 shall be located within the College Core Mixed-Use District.

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 pursuant to a Resolution passed by the City of Lake Elsinore in 1989

Parks

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

Total AVSP Single Family Absorption: 3.48² Persons Per Household, 2,675 Single-Family Units

$$\begin{aligned} & \left(\frac{\text{Persons per Household} \times \text{Total Dwelling Units}}{1,000} \right) \times 5 = \text{Required Acres} \\ & \left(\frac{3.48 \times 2,675}{1,000} \right) \times 5 = 46.55 = 47 \text{ Acres} \end{aligned}$$

Total AVSP Mixed-Use Absorption: 1.85 Persons Per Household, 2,150 Mixed-Use Units

$$\begin{aligned} & \left(\frac{\text{Persons per Household} \times \text{Total Dwelling Units}}{1,000} \right) \times 5 = \text{Required Acres} \\ & \left(\frac{1.85 \times 2,150}{1,000} \right) \times 5 = 42.75 = 43 \text{ Acres} \end{aligned}$$

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

$$\begin{aligned} & \left(\frac{\text{Persons per Household} \times \text{Total Dwelling Units}}{1,000} \right) \times 5 = \text{Required Acres} \\ & \left(\frac{2.50 \times 3,420}{1,000} \right) \times 5 = 19.89 = 20 \text{ Acres} \end{aligned}$$

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

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

The Quimby formula above is based on the persons per household and total dwelling units of each residential land use provided within the Alberhill Villages Specific Plan. The persons per

² Per statement of Jason Simpson, City of Lake Elsinore Financial Director, on Monday, March 9, 2015 during the Castle and Cooke and the City of Lake Elsinore "All Hands Meeting" persons per household in AVSP must be based on a blended multiplier of the generation rates from the three proposed residential land uses within AVSP.

household were derived from DPG's "Fiscal Impact Analysis for Alberhill Villages" report that was completed in March 2015. The total Quimby acreage required based on this person per household breakdown is 110 acres. It should be noted, that the Lake Elsinore General Plan recognizes the following types of park facilities.

Park and recreation facilities needed to serve the AVSP area will be provided by developers within the AVSP. Upon completion of the park facilities, the developer will offer the park land to the City of Lake Elsinore Parks & Recreation District or a private Homeowner's Association, via an offer of dedication, at the direction of the City. Funding of the park facilities may be through the park capital improvement fund fees collected by the City, prior to the issuance of building permits on all new development. The location and definition of these recreation areas shall be reviewed and approved as part of a subsequent Phased Development Plan and Design Review process. The design concept of joint use of facilities through the location of public parks adjacent to school playgrounds is encouraged.

3.7 GRADING

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

During development, highly visible slopes along major roadways that are over approximately 30 feet in height, such as those along Lake Street and Lincoln, 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.

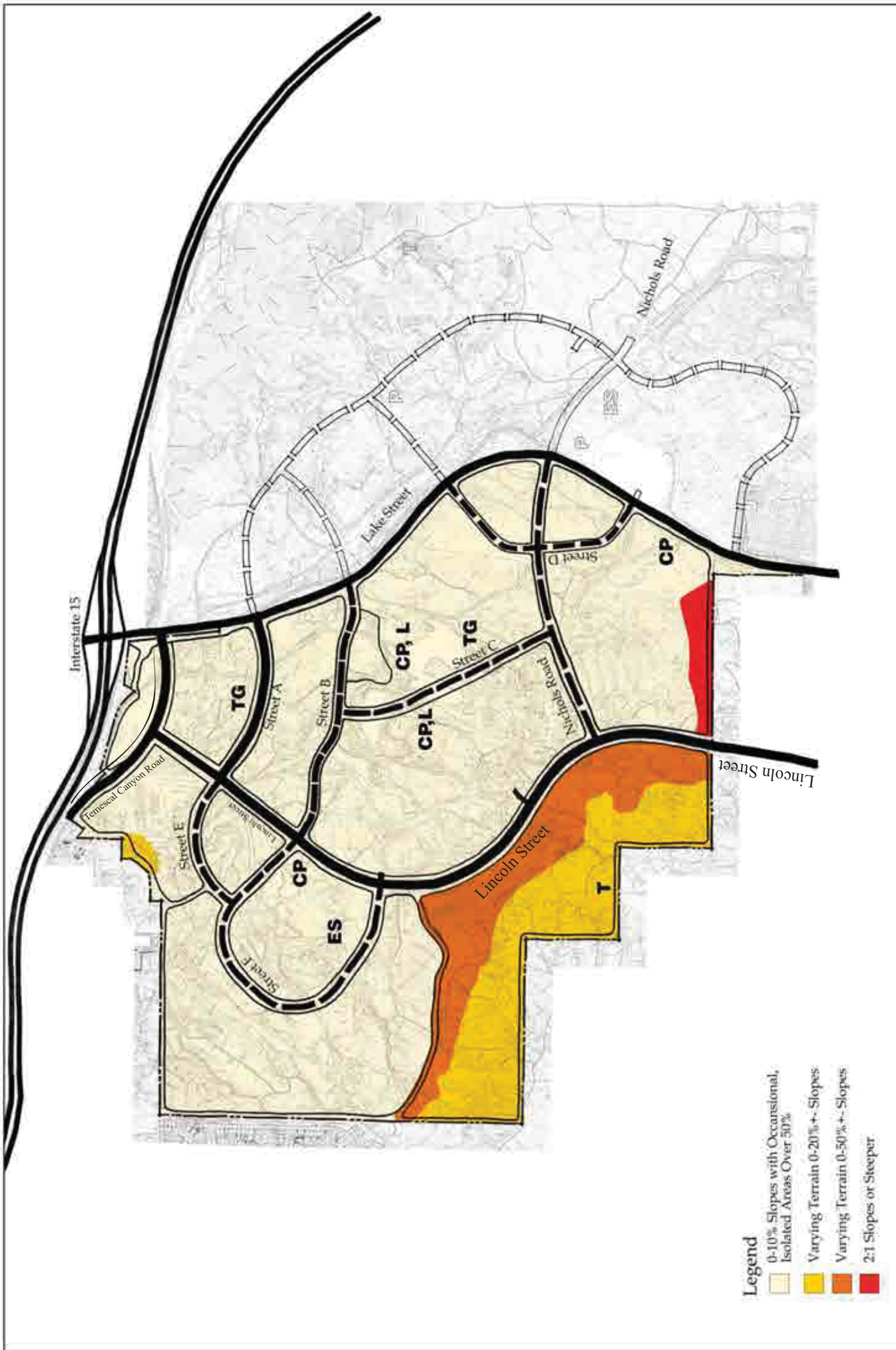


Figure 3-8
Slope Analysis

**Alberhill Villages
Specific Plan**



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 precise location of these zones within the Districts and Planning Areas of the Specific Plan will be determined 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 zoning regulations supersede otherwise applicable City zoning ordinances. Where the Specific Plan or a subsequent PDP is silent on other regulatory areas, the existing City ordinances will apply. Application of these regulations is intended to encourage and create a harmonious relationship among land uses and protect the health, safety, and general welfare of the community.

4.2 DEVELOPMENT REGULATIONS

Table 4-1, Development Regulations identifies the zones that implement each land use category and the development regulations or standards to which development within each zone must adhere to. The Hillside Residential land use category shall rely on the Hillside Residential (HR) development regulations. The Residential land use category may be subdivided in a PDP into Residential Single-Family (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	6-12	6-12	6-12	12-18	12-18	12-18	
Development Regulations														
Density	0-0.5						2-6	6-12	6-12	6-12	12-18	12-18	12-18	18-24 (35) ¹
Multi Family Lot Size (min SF)	NA	50,000	50,000	50,000	NA	NA	NA	NA	2,250	2,250	NA	1,350	1,350	1,000
Single Family Lot Size (min SF) ²	25,000	NA	NA	NA	5,500	5,000	5,500	5,000	NA	NA	2,400	NA	NA	NA
Multi Family Lot Coverage (max)	NA	100%	100%	100%	NA	100%	NA	NA	60%	60%	70%	70%	70%	80%
Single Family Lot Coverage (max)	30%	NA	NA	NA	50%	50%	50%	55%	NA	NA	70%	70%	NA	NA
Building Setbacks: (min) <i>Thoroughfares (Temescal Canyon Road and Lake Street) measured from ROW</i>	50	35	30	30	25	25	25	25	25	25	25	25	25	25
Existing residential ^{1,5}	50	50	NA	NA	35	35	35	35	50	50	50	50	50	50
Open Space Connections	50	30	NA	NA	20	20	20	20	20	20	20	20	25	25
All other setbacks					To be addressed in a subsequent PDP									
Height	30	100	46	50	30	30	30	45 ³	45 ³	45 ³	45	45 ³	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 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

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.

Permitted Uses:

- Retail uses, excluding adult businesses
- Office uses
- Personal service uses including, but not limited to, hair and nail salons, spas, and massage parlors, dry cleaning, and tailors
- Medical and dental offices and clinics
- Animal veterinary clinics
- Entertainment uses including, but not limited to, bowling alleys, movie theaters, playhouses, and game arcades (excludes adult entertainment businesses)
- Restaurants and eating places, including places with outside eating areas
- Grocery and specialty food stores
- Banks, financial institutions
- Lodging facilities including hotels, motels, bed and breakfasts
- Civic uses including, but not limited to, government buildings and service facilities, libraries, and cultural exhibits
- Health and exercise clubs
- Places of Religious Assembly
- Live/work units and work/live units
- Single-family detached and attached dwelling units
- Multi-family residential dwelling units including, but not limited to, condominiums, duplexes, triplexes, four-plexes, row houses, and apartment housing
- Dwelling units located above ground floor commercial or office uses.
- Home occupations; subject to the completion and approval of an application for a home occupation permit issued by the Planning Department and compliance with the provisions of Chapter 17.48
- Small family day care homes and residential day care facilities pursuant to Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance. Operation of a large family day care home shall be subject to the review and approval of a residential care permit by the Director of Community Development.
- Public utility distribution and transmission facilities including private radio, television, antenna and —cell towers, subject to approval by the Planning Commission of a Conditional Use Permit per Chapter 17.168.
- Parks, playgrounds, community centers, plazas, and recreational buildings
- Open space/wildlife connections
- Trails; Drainage and flood control facilities

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

- Bars or cocktail lounges not in conjunction with a restaurant
- Public and private elementary, and high schools and colleges and universities
- Animal Boarding facilities

- Wireless Cell Towers
- 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 that the Community Development Director determines to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this section.

Hillside Residential (HR)

- 0-0.5 dwelling units per acre
- Assigned to hillside areas where large lot, single family detached residences will be located
- See Table 4-1

Permitted Uses:

- Single-family residential detached dwelling units
- Second units pursuant to Chapter 17.56 of the City of Lake Elsinore Zoning Ordinance
- Parks, playgrounds, community centers, and recreational buildings
- Open space/wildlife connections
- Drainage and flood control facilities, water tanking facility
- Trails
- Accessory uses and structures pursuant to Section 17.72 of the City of Lake Elsinore Zoning Ordinance
- HOA managed storage facilities

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

- Horticultural uses, including growing of fruits, nuts, vegetables, and ornamental plants for commercial purposes
- Places of Religious Assembly
- Cell Towers
- Uses which exceed the height limit established in Table 4-1
- Other uses that the Planning Commission determines to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this section.

Single-Family Residential (RSF)

- 2-6 dwelling units per acre
- Assigned to areas where single family detached residences will be located
- See Table 4-1

Permitted Uses:

- Single-family residential detached dwelling units
- Second units pursuant to Chapter 17.56 of the City of Lake Elsinore Zoning Ordinance
- Neighborhood retail, provided that the site is limited to three acres in size, includes all uses permitted in Chapter 17.120 of the City of Lake Elsinore Zoning Ordinance
- Parks, playgrounds, community centers, and recreational buildings
- Open space/wildlife connections
- Drainage and flood control facilities
- Trails

- Accessory uses and structures pursuant to Section 17.76 of the City of Lake Elsinore Zoning Ordinance
- Small family day care and residential care facilities pursuant to Chapter 17.16 of the City of Lake Elsinore Zoning Ordinance
- Public utility distribution and transmission facilities including private radio, television, and paging antenna and towers
- Government buildings and service facilities
- Public and private elementary and high schools and colleges and universities
- Manufactured houses in compliance with the provisions of Chapter 17.44 of the Zoning Ordinance
- Places of Religious Assembly
- HOA managed storage facilities

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

- Large family day care homes in compliance with the provisions of Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance
- Horticultural uses, including growing of fruits, nuts, vegetables, and ornamental plants for commercial purposes
- Uses which exceed the height limit established in Table 4-1
- Other uses that the Planning Commission determines to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this section.

Medium Density Residential (RM)

- 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

Permitted Uses:

- Single-family residential attached and detached dwelling units.
- Second units pursuant to Chapter 17.56 of the City of Lake Elsinore Zoning Ordinance.
- Neighborhood retail centers, provided that the site is limited to three acres in size. Typical retail stores could include: —apparel, appliances, bicycles, food, florists, general merchandise, hardware, health clubs, hobby shops, jewelry sales and repair, bookstores, newsstands, music, barber and beauty shops, dry cleaners, pet shops, restaurants (subject to compliance with Chapter 17.148, dance and music schools, sporting goods, toys, auto parts (new or rebuilt only), Other uses that the Community Development Director determines to be in accord with the purpose of this Chapter.
- Parks, playgrounds, community centers, and recreational buildings.
- Open space/wildlife connections.
- Drainage and flood control facilities, water storage, pumping facilities.
- Trails.
- Accessory uses and structures pursuant to Section 17.80 of the City of Lake Elsinore Zoning Ordinance.
- Small family day care and residential care facilities pursuant to Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance

- Public utility distribution and transmission facilities including private radio, television, and paging antenna and cell towers, subject to approval by the Planning Commission of a Conditional Use Permit per Chapter 17.168.
- Government buildings and service facilities
- Public and private elementary, and high schools and colleges and universities
- Manufactured houses in compliance with the provisions of Chapter 17.14 of the Zoning Ordinance
- Places of Religious Assembly
- HOA managed storage facilities.

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

- Large family day care homes in compliance with the provisions of Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance
- Uses which exceed the height limit established in Table 4-1
- Other uses that the Planning Commission determines to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this section.

Medium-High Density Residential (RMH)

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

Permitted Uses:

- Single-family residential attached and detached dwelling units. Density ranges to be established in the Phase Development Plans (PDP) for each Phase.
- Second units pursuant to Chapter 17.56 of the City of Lake Elsinore Zoning Ordinance
- Multi-family residential dwelling units including, but not limited to, condominiums, duplexes, triplexes, four-plexes, row houses, and apartment housing
- Neighborhood retail centers, provided that the site is limited to three acres in size.—Typical retail stores could include: —apparel, appliances, bicycles, food, florists, general merchandise, hardware, health clubs, hobby shops, jewelry sales and repair, bookstores, newsstands, music, barber and beauty shops, dry cleaners , pet shops (no boarding), restaurants (subject to compliance with Chapter 17.148, dance and music schools, sporting goods, toys, auto parts (new or rebuilt only), Other uses that the Community Development Director determines to be in accord with the purpose of this Chapter.
- Places of Religious Assembly
- Parks, playgrounds, community centers, and recreational buildings
- Open space/wildlife connections
- Drainage and flood control facilities, water storage, pumping facilities
- Trails
- Accessory uses and structures pursuant to Section 17.80 of the City of Lake Elsinore Zoning Ordinance
- Small and large family day care and residential care facilities pursuant to Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance
- Public utility distribution and transmission facilities including private radio, television, antenna and cell towers, subject to approval by the Planning Commission of a Conditional Use Permit per Chapter 17.168

- Government buildings and service facilities
- Public and private elementary, and high schools and colleges and universities
- Manufactured houses in compliance with the provisions of Chapter 17.44 of the Zoning Ordinance
- HOA managed storage facilities

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

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

High Density Residential (RH)

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

Permitted Uses:

- Multi-family residential dwelling units including, but not limited to, condominiums, triplexes, four-plexes, row houses, and apartment housing
- Neighborhood retail centers, provided that the site is limited to three acres in size.—Typical retail stores could include: —apparel, appliances, bicycles, food, florists, general merchandise, hardware, health clubs, hobby shops, jewelry sales and repair, bookstores, newsstands, music, barber and beauty shops, dry cleaners , pet shops (no boarding), restaurants (subject to compliance with Chapter 17.148, dance and music schools, sporting goods, toys, auto parts (new or rebuilt only), Other uses that the Community Development Director determines to be in accord with the purpose of this Chapter.
- Parks, playgrounds, community centers, and recreational buildings
- Open space/wildlife connections
- Drainage and flood control facilities, water storage, pumping facilities
- Trails
- Accessory uses and structures pursuant to Section 17.80 of the City of Lake Elsinore Zoning Ordinance
- Small and large family day care and residential care facilities pursuant to Chapter 17.52 of the City of Lake Elsinore Zoning Ordinance
- Public utility distribution and transmission facilities including private radio, television, antenna and cell towers, subject to approval by the Planning Commission of a Conditional Use Permit per Chapter 17.168
- Government buildings and service facilities
- Public and private elementary, and high schools and colleges and universities
- Manufactured houses in compliance with the provisions of Chapter 17.44 of the Zoning Ordinance
- HOA managed storage facilities

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

- Uses which exceed the height limit established in Table 4-1

- Other uses that the Planning Commission determines to be in accord with the purpose of this Chapter and having characteristics similar to those uses listed in this section.

Non-Permitted Uses

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

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

4.4 CIRCULATION REQUIREMENTS

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

The overall project circulation design standards are established at this Tier One Level (Specific Plan), and are further defined more specifically at the Tier Two Level (Phased Development Plan). The Tier One Level address the backbone circulation system which includes Lake St., Temescal Canyon Rd. (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 Two 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 min. 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” high). Local streets may also incorporate wedge (beveled) and rolled designs.
- **Planting Area:** 4ft. 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 is strongly encouraged. Bio-retention design is strongly encouraged. Dry streambeds, weirs, and ponds are encouraged.

Walking Paths / Mixed Use Trails:

- **Width:** Extends from street curb through parkway area to building 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 are strongly encouraged to use enriched paving, utilizing pedestrian-scaled patterns.
- **Features:** Dry streambeds, weirs, and ponds are encouraged.
- **Open-Space Corridor Widths:** Non-contiguous Regional Trails: 8 ft. minimum width. Includes Lake St. and Temescal Canyon Rd.; Hiking Paths: 3 ft. minimum width within open space corridors; Surfaces: Permeable encouraged, such as decomposed granite, depending upon road gradient. 6% or less permeable material strongly encouraged.

Travel Lanes:

- **Width:** 11 ft. minimum, 16 ft. maximum.
- **Material:** Recycled content is strongly encouraged.

Parking Lanes:

- **Width:** 7 ft. minimum, 8 ft. maximum.
- **Materials:** Recycled content is strongly encouraged.

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

- **Width:** 5 ft. minimum, 6 ft. maximum.
- **Striping:** Required per City standards.

Street Planting Areas:

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

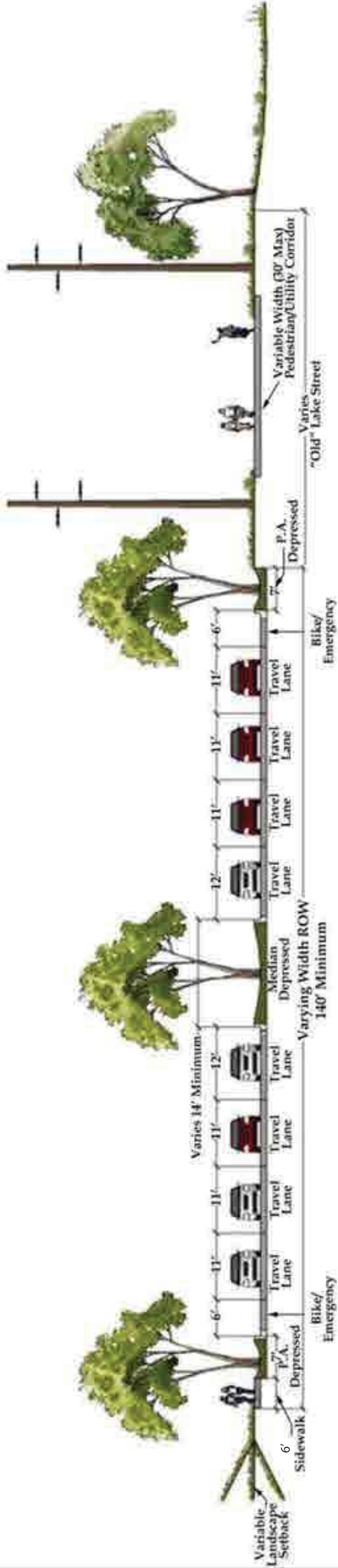
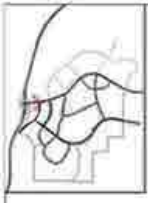


Figure 4-1.1
Lake Street 8 Lane

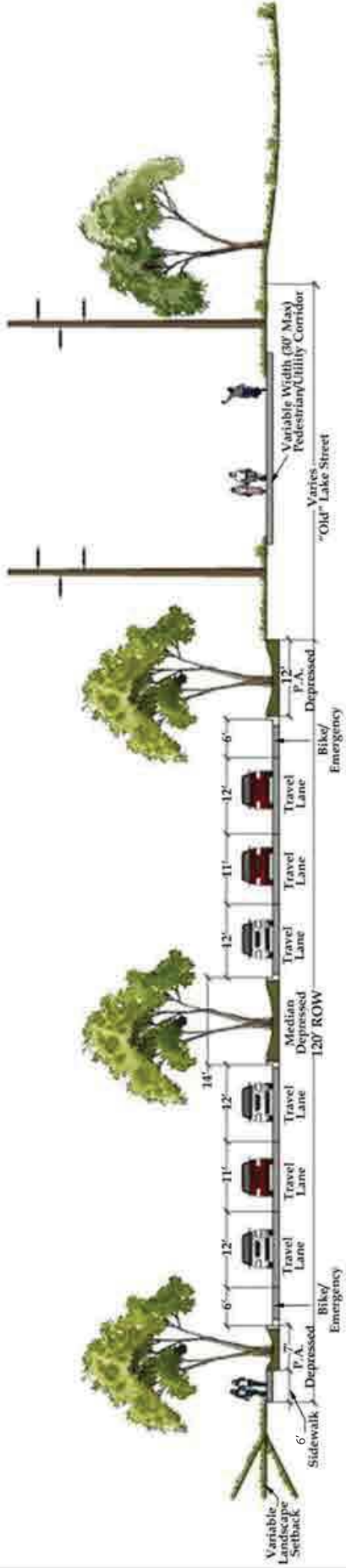


Figure 4-1.2
Lake Street 6 Lane - North of Nichols Road

Figure 4-1

Lake Street Road Sections

Alberhill Villages
Specific Plan



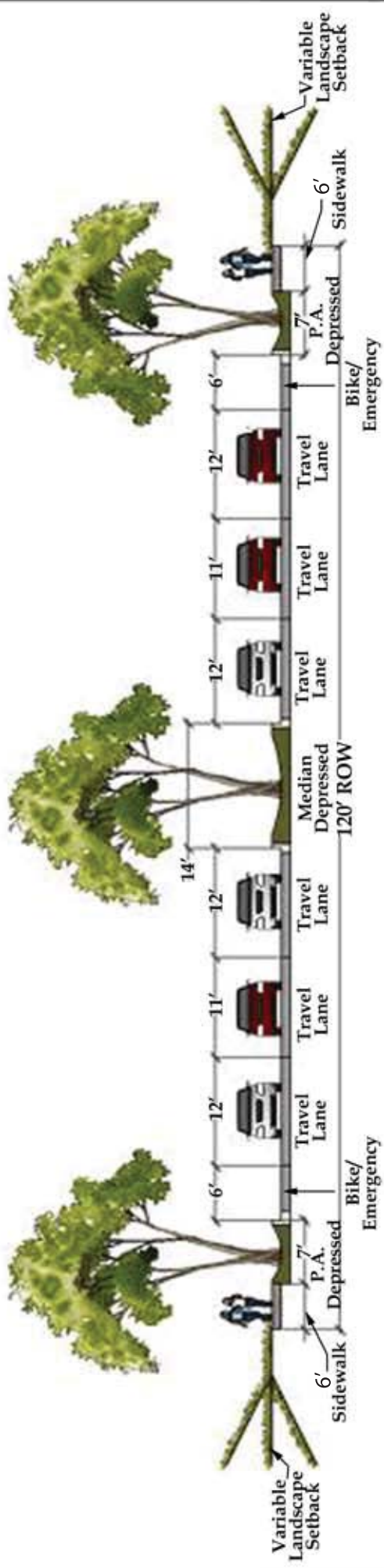


Figure 4-1.3
Lake Street 6 Lane South of Nichols Road

Intersection Treatments:

- **Round-a-bouts:** Planting area: Concave surface levels are preferred, however, raised levels are acceptable provided water from irrigation and precipitation are controlled within the median; Landscape materials: Drought-tolerant, native, non-invasive plants encouraged; Signage is to be appropriately placed.
- **Traffic Circles:** Planting area: Concave surface levels are preferred, however, raised levels are acceptable provided water from irrigation and precipitation are controlled within the median; Landscape materials: Drought-tolerant, native, non-invasive plants encouraged; Signage 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, Nichols Road, Street A which bisects the campus and the UTC area, Street B which runs south of the campus, Street C which runs north-south in the Lakeside Village, Street D near the Alberhill Town Center, and Street E and F in The Parkview Village area. (Refer to Figure 2-12 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 by 250 foot open space corridor on the east side of Lake Street that stretches from the freeway to the intersection at Nichols Road that is a part of the Alberhill Ridge project. This is a multi-functional corridor, which provides wildlife linkage, meandering pedestrian and bicycle paths, utility easements, a perennial flowing creek, ponds, and a native re-vegetated landscape. A landscape setback has been set in place on the

western edge of the street to ensure a visually appealing environment and complement the wildlife movement corridor on the east side of Lake Street. With the 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 Figure 4-1).

Temescal Canyon Road

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

Lincoln Street

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

Nichols Road

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

Street A

Street A is one of the main east-west connections located in the northern portion of the project. It plays a major role in providing a seamless connection between the UTC and University Villages. This road will have bike lanes and an "urban edge" consisting of a wide walk with tree wells along the street's sides. This "urban edge" or main street design configuration is important in balancing automobile and pedestrian safety. Its unique configuration is based on small town central squares where residents and visitors 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 Figure 4-4).

Street B

Street B, a two lane divided road employing extra wide travel lanes, is another important east-west link in the northern portion of the project. When combined with the other east-west links, it provides alternative traffic routes through the project as well as serving as the main entry to the University. This road will have bike lanes and non-adjacent sidewalk along its northern side and

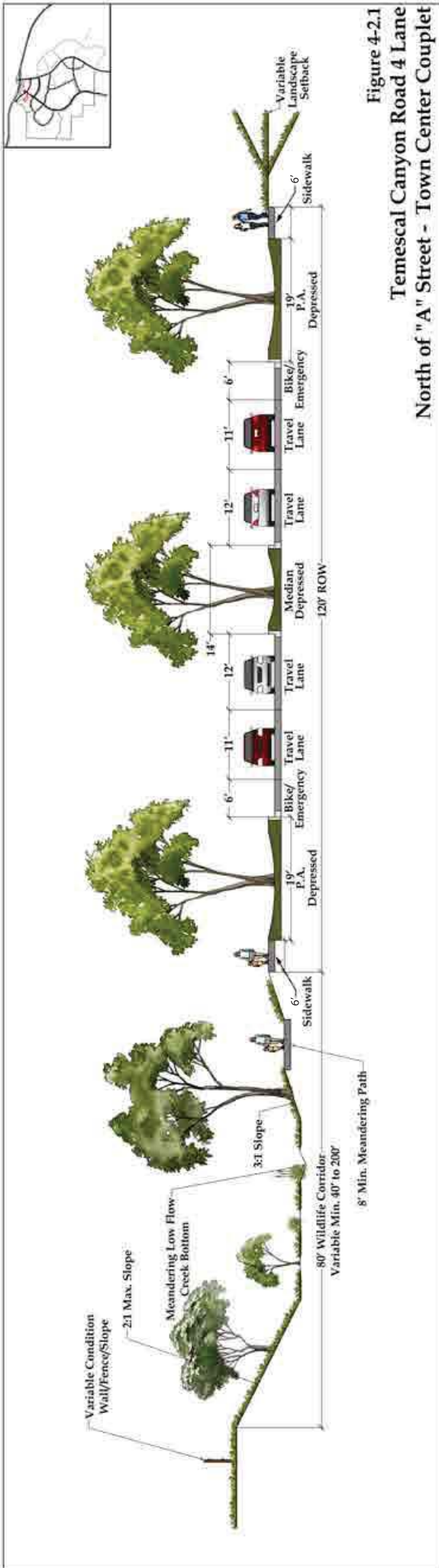


Figure 4-2.1
 Temescal Canyon Road 4 Lane
 North of "A" Street - Town Center Couplet

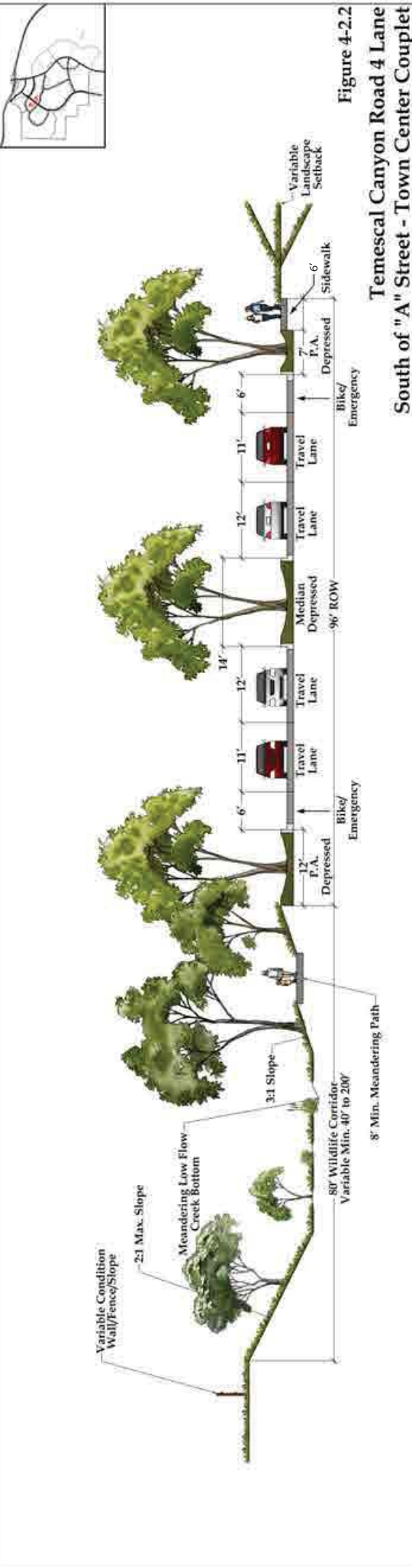


Figure 4-2.2
 Temescal Canyon Road 4 Lane
 South of "A" Street - Town Center Couplet

Figure 4-2

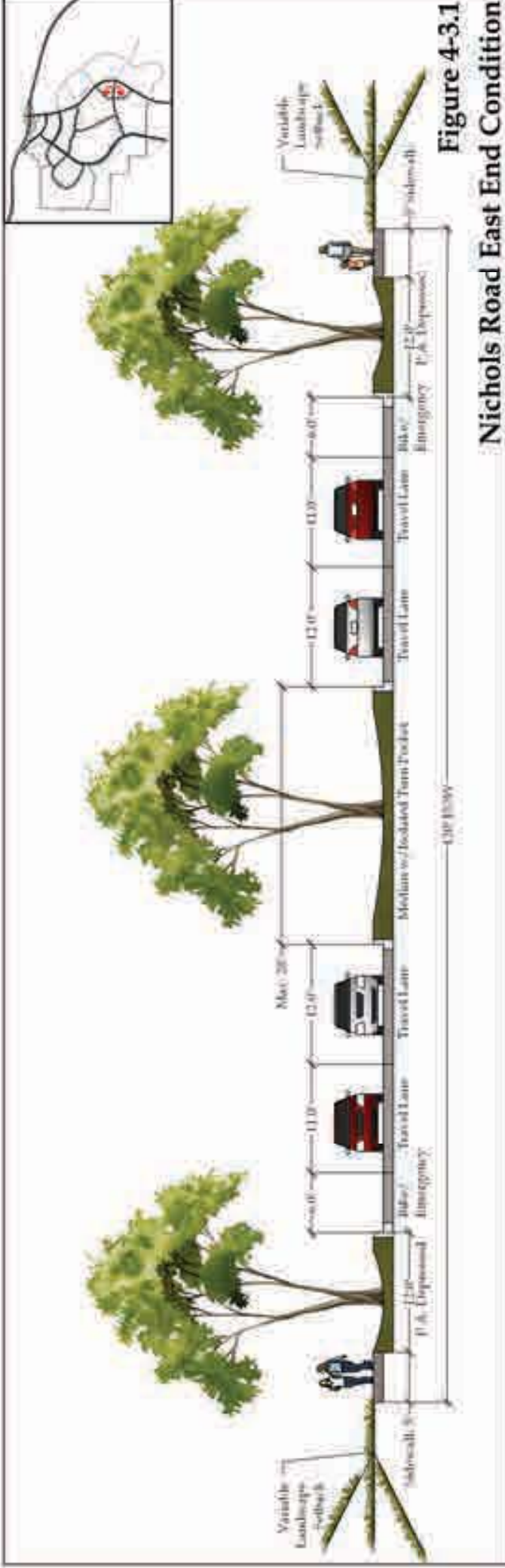


Figure 4-3.1
Nichols Road East End Condition



Figure 4-3.2
Nichols Road West End Condition

Figure 4-3

Alberhill Villages
Specific Plan

Nichols Road Sections



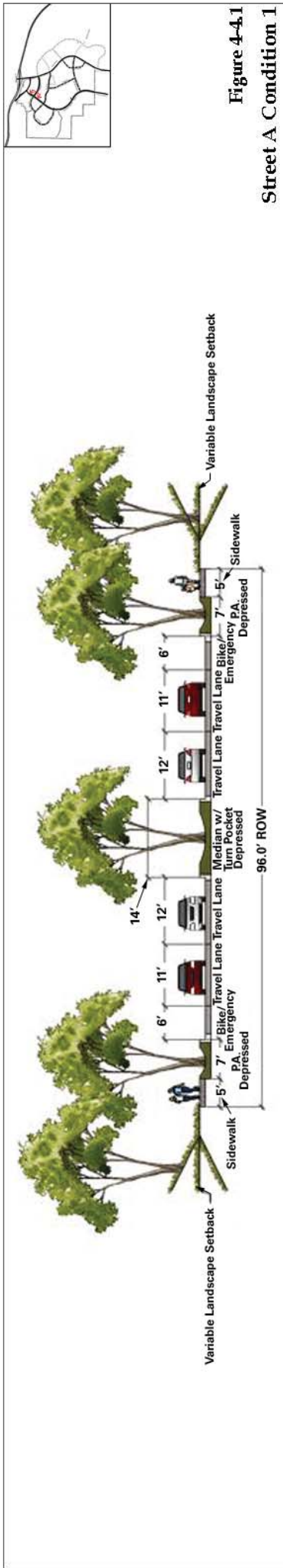


Figure 4-4.1
Street A Condition 1

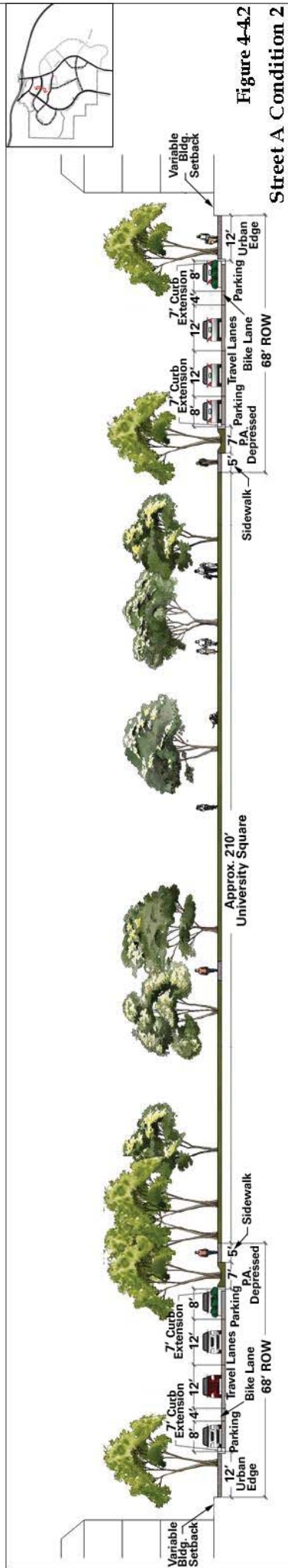


Figure 4-4.2
Street A Condition 2

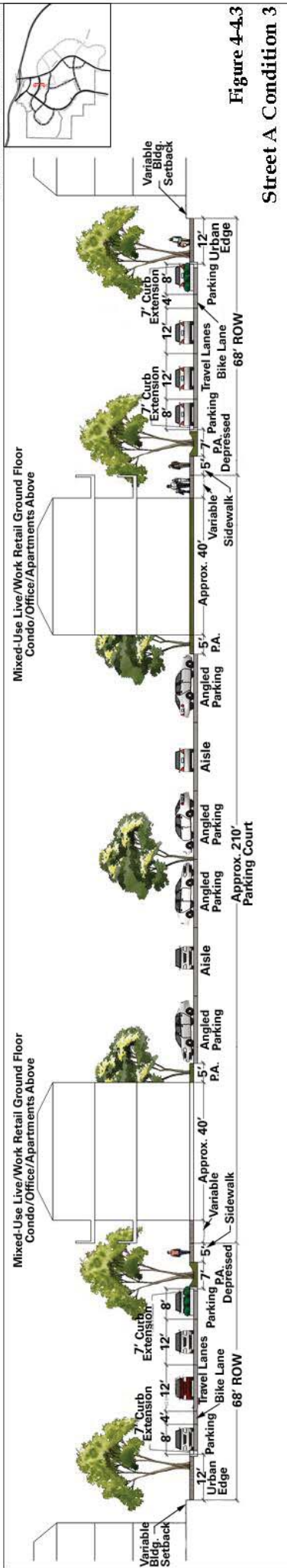


Figure 4-4.3
Street A Condition 3

Figure 4-4
Street A Sections



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 4-5.

Street C

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

Street D

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

Street E and Street F

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

4.5 PARKING REQUIREMENTS

The amount, location, and utility of vehicle (motorized and non-motorized) parking areas plays an important role in the success of any mixed use project. The goal is to provide for safe and convenient parking while reducing conflicts with pedestrians and bicyclists. Higher fuel costs and increased environmental awareness are expected to lead to the wider acceptance and use of alternative modes of transportation such as electric/hybrid and natural gas fueled vehicles, van pools, and public transit (i.e. bus 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 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.)

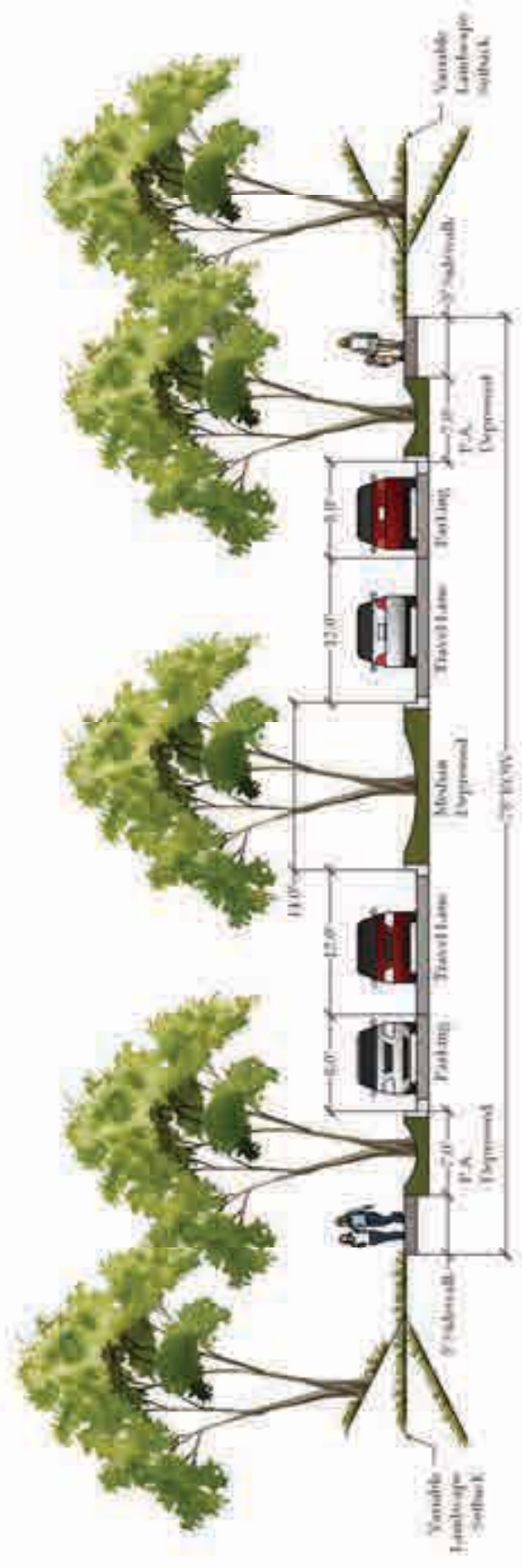
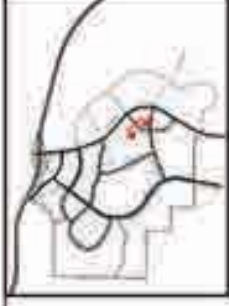


Figure 4-7

Street D Section

Alberhill Villages
Specific Plan



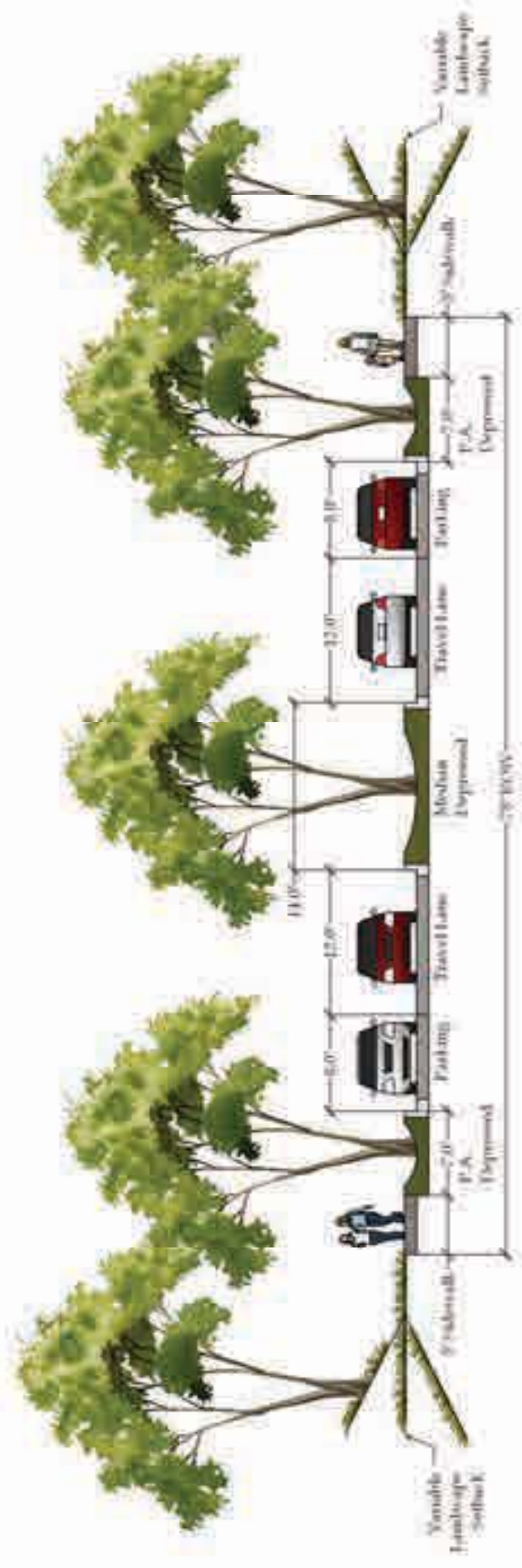


Figure 4-8

Streets E and F Sections

Alberhill Villages
Specific Plan



- 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 are modeled after Section 4 of City of Lake Elsinore's Parks and Recreation Master Plan and provide the project and surrounding community with a diverse, multi-use open space system that meets the needs of the project's residents and visitors. The project provides a total of 183 acres of parks, which is 73 acres more than is required by the Quimby Act per population. The Quimby Act requires a total of 110 acres of parks based on population, which the project meets and exceeds. Final determination of park dedication will be made at the subdivision map level consistent with this AVSP. AVSP park and open space programs, policies and standards will be found consistent with and in accordance to the Quimby Act.

The project's parks will consist of: a 36.8 acre regional park that borders 39.6 acres of two large recreational lakes, an active 19.5 acre community park bordering a 12 acre elementary school with its own recreation play fields and shared school play facilities, a 6 acre community garden, two (2) town greens which are approximately $\frac{3}{4}$ acres each, and a 9.3 acre neighborhood park across from a community place of worship. The thirty five (35) smaller private pocket parks are approximately one (1) acre each and will be built and maintained by the HOA. Thirty five (35) acres of private pocket parks will be distributed throughout the Villages within easy walking distance of the surrounding residences and each private pocket park will provide specialized private amenities such as private pools, basketball courts, volleyball courts, and tennis courts.

The project's parks will consist of: a 36.8 acre lakeside park that borders 39.6 acres of two large recreational lake facilities, an active 14.3 acre community park bordering a 12 acre elementary school with its own recreation play fields and shared school play facilities, a 45.9 acre sports park across from the existing Alberhill Ranch community park, a 6 acre community garden, two (2) town greens, which are approximately 0.7 acres each, and 4 acres of multi-use trails throughout the project. Approximately thirty-five (35) smaller private pocket parks are approximately one (1) acre each and will be built and maintained by the HOA. 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 2-9, 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. Each park classification below is modeled after Section 4 of the City of Lake Elsinore's Parks and Recreation Master Plan, which is used as a guide for development of a city-wide system of parks and recreation areas.

1. **Private Pocket Parks** – Parks of this nature are typically less than one (1) acre in size according to Section 4 of the Lake Elsinore Parks and Recreation Master Plan. The project provides approximately thirty-five (35) one acre private pocket parks, which are distributed throughout the five different Planning Areas. These private pocket parks are built and maintained by the HOA and are intended to serve the immediate surrounding residents. Each private pocket park will provide its own specialized programming and include different private amenities such as private pools, basketball courts, tennis courts, and volleyball courts.
2. **Sports Park** – This 45.9 acre Sports Park is found in Phase 2 of the Alberhill Villages Specific Plan. The 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. The Sports Park is situated along Lake Street and across from the existing Alberhill Ranch Community Park and future school site.

The developer will dedicate the land of the sports park and build all private and public parks depending on the developer's schedule as needed by the Quimby Act. The developer will dedicate the 45.9-acre land of the sports park with the City having responsibility of development implementation. The developer may assist in the sports park development and the land of the sports park will be dedicated at final map approval.

3. **Community Park** – Section 4 of the City's Parks and Recreation Master Plan classifies community parks between 11 - 40 acres in size and are designed to serve 15,000 - 20,000 residents within a one and one-half mile (1 ½ mile) service radius, as well as visitors to the area and utilized for active and passive recreation. The project provides a 19.5 acre community park bordering a 12 acre elementary school with its own recreational fields. This 19.5 acre community park will include lighted sports fields and courts for joint-use with the elementary school, picnic facilities, play areas, and restrooms. This community park will focus on sports and other active uses due to its adjacency to an elementary school and its relatively level terrain.
4. **Lakeside Park** – Section 4 of the City's Parks and Recreation Master Plan classifies regional parks between 25 -100 acres in size and are designed to offer a broad range of amenities to attract the greatest range of users from within and beyond the City limits. Amenities can include open space, bodies of water, and trails. The 36.8 acre Lakeside Park will be located at the heart of the project and border two recreational lakes totaling 39.6 acres of light water activities. The 36.8 acre Lakeside Park alongside the recreational lakes makes it the largest park in the entire project. Along with the university, the Lakeside Park and recreational lake will be the focal point of Alberhill Villages. Two large recreational lakes totaling approximately 39.6 acres will be surrounded by playfields, picnic areas, active areas, as well as passive park uses such as an outdoor amphitheater. The 36.8 acre Lakeside Park will also serve as a wildlife corridor to allow connections of local wildlife.
5. **Recreational Lake Facilities** – Two large recreational lake facilities totaling approximately 39.6 acres will be the main attraction of the AVSP. The 13.6-acre west

lake and the 26.0-acre east lake at the heart of the project will provide light water activities to both local residents and visitors. Trails and pathways will surround the lake and provide opportunities for biking, jogging, and scenic walks.

6. **Town Green** – Two (2) town greens approximately ¼ 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.
7. **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.
8. **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.
9. **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 also function as wildlife corridors, which connect to the Cleveland National Forest to the north and connect to through the Ridge Project to the south under I-15 Freeway into the MSHCP CORE areas.



Trails & Greenbelts



Parcourse



Amphitheater



Mini Parks



Trash Receptacles



Wildlife Corridors

ALBERHILL VILLAGES SPECIFIC PLAN: PRELIMINARY PARK PLAN

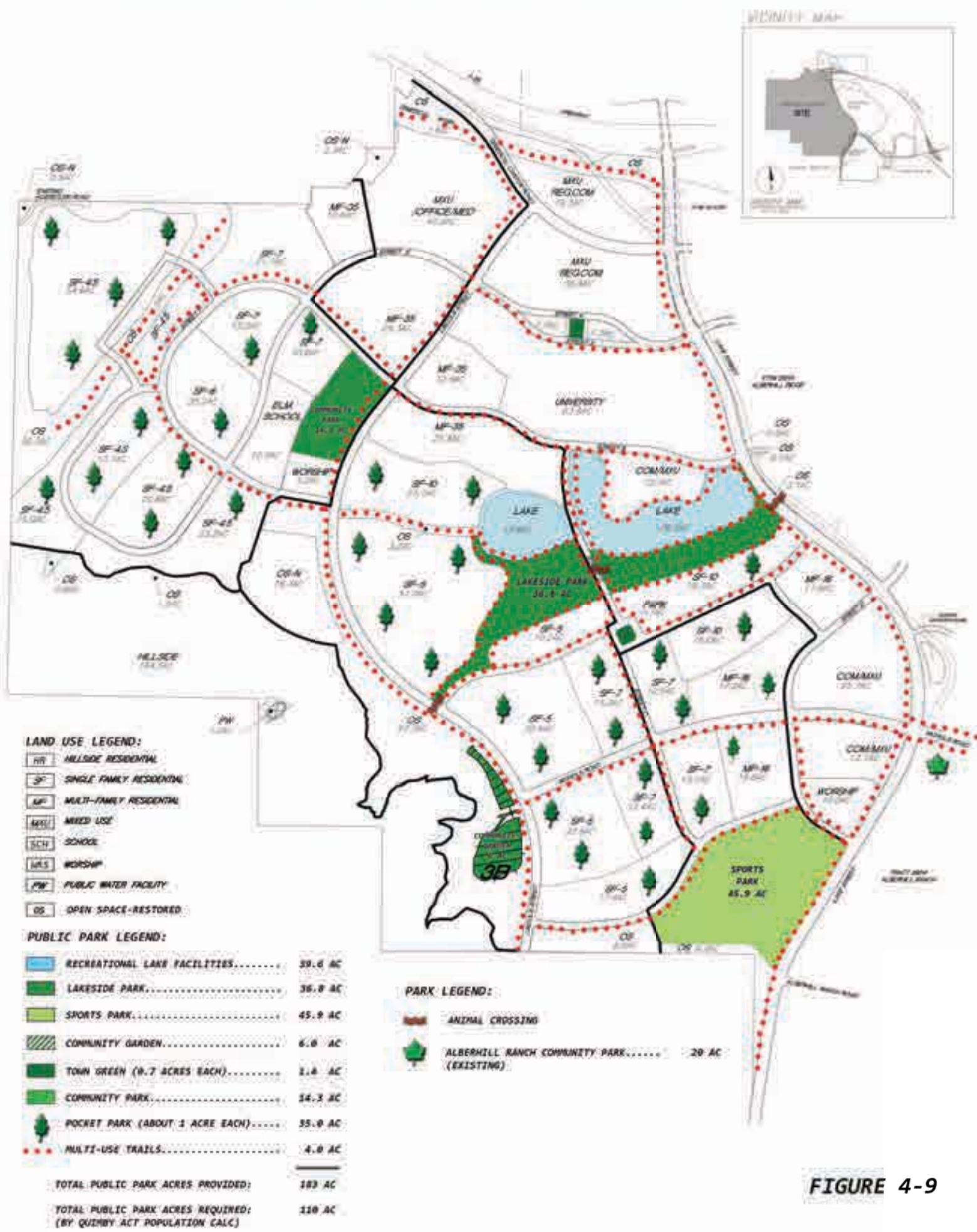


FIGURE 4-9

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 Storm water Management Techniques). Additional techniques may be implemented in a PDP provided that they meet the goals and intent of this specific plan.

IMPLEMENTATION

Contents

- 5.1 Implementation Process
- 5.2 Design Review Procedure
- 5.3 Transfer of Development
between Villages and Planning
Areas
- 5.4 Transferring Development
Outside of the Specific Plan Area
- 5.5 Development Approvals Required
- 5.6 Development Status Matrix
- 5.7 Specific Plan/PDP Modifications
and Amendments
- 5.8 Phasing
- 5.9 Financing and Maintenance

5.1 IMPLEMENTATION PROCESS

To administer the Specific Plan and control the build out of units and commercial/office square footage allocated to Pacific Clay through the development agreements and previous Specific Plan entitlements, a three-tier zoning implementation process will be followed for all development areas and projects within the AVSP area. The three-tier process consists of 1) adoption of the Specific Plan ordinance, 2) adoption of Phased Development Plans (PDPs), and 3) the more precise Design Review approval process that corresponds with actual development plans. The three-tier implementation approach will reduce the need to amend the new specific plan in the future by postponing certain details which cannot be anticipated until economic, market, and trend development concepts become certain.

Specific Plan (Tier I)

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

Phased Development Plans (Tier II)

Phased Development Plans (PDPs) must be processed in accordance with the provisions of 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, and design guidelines for a geographic area within the Specific Plan when development in the area is imminent based on market demand.

The Land Use Plan in each PDP will include more detailed design and regulatory information. For example, the areas identified as “residential” in the Specific Plan will be delineated in the

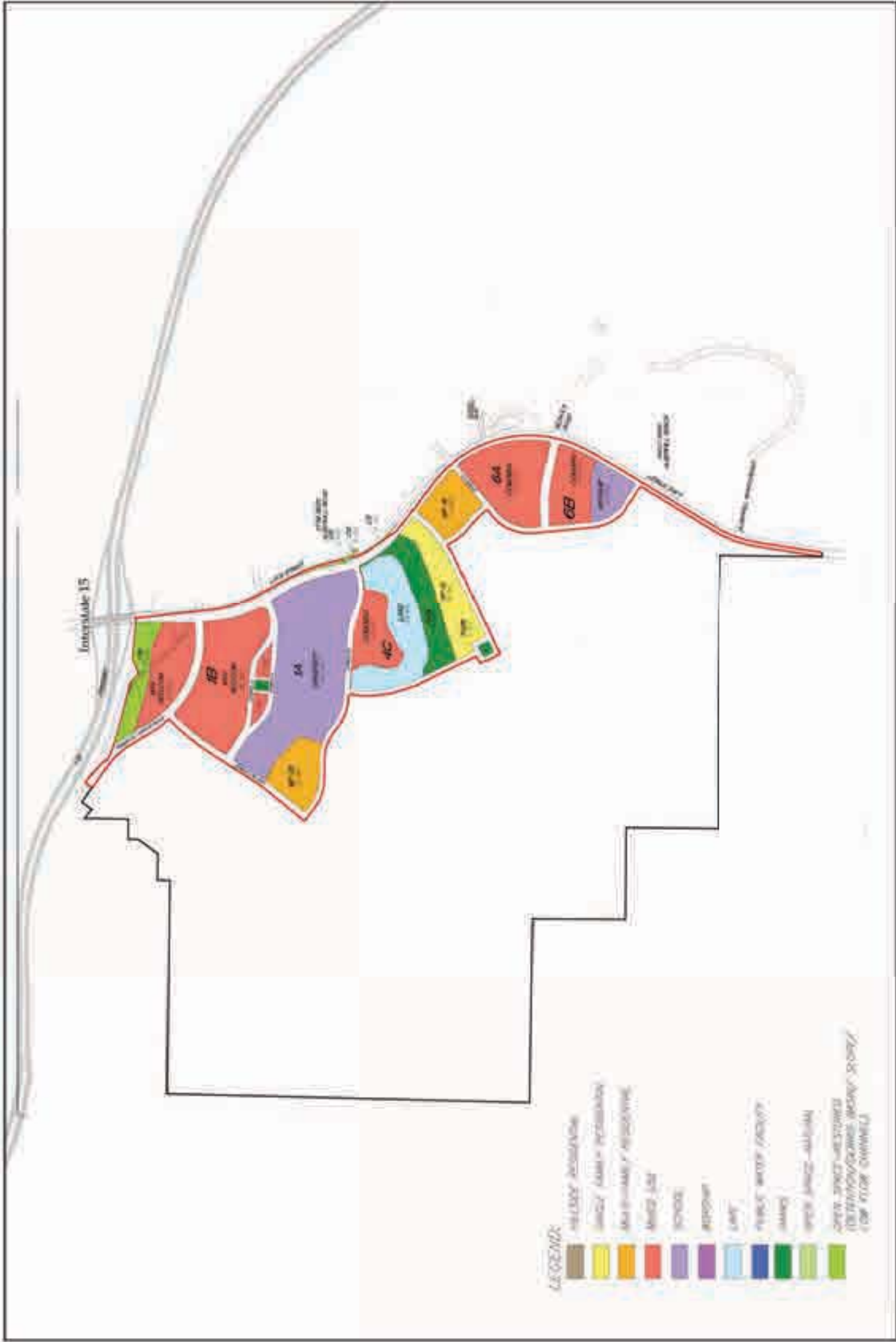


Figure 5-1
 Example Tier II Land Use Map

**Alberhill Villages
 Specific Plan**



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

Each PDP will delineate the applicable Villages 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 designated as mining areas. These adjacent Subareas containing ongoing mining activity will be included in a subsequent PDP once urban development for these areas becomes known.

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

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, but cannot change the zoning to exceed the height limit imposed by this specific plan without approval of a Specific Plan Amendment. 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 II development

II. Development Plan

- A. Detailed Land Use Plan
 - 1. Specific Design Intent
 - 2. Land Use Plan indicating locations of some or all of the following land uses as applicable:
 - a. Rural residential
 - b. Residential by type and density
 - c. Institutional
 - d. Mixed use
 - e. Open space corridors

- f. Potential schools
 - g. Location of park(s), lake(s), and other recreational amenities
 - h. Public facilities
- B. Applicable Districts and Planning Areas divided by Subarea
 - 1. Statistical analysis indicating acres, number of units and square footage of retail and office space
 - 2. Any proposed transfers of ADT's or intensity of development between Districts and Planning Areas
- C. Circulation Network
 - 1. Backbone roads, collectors, access points
 - 2. Regional and off-site trail linkages
- D. Public Facilities and Services Master Plan (Proposed distribution, location, extent, and intensity of sewage, water, drainage, solid waste disposal, energy, police, fire, schools, and other essential services and utilities proposed to be located near the plan area and needed to support the land uses described in the PDP)
- E. Subarea Grading Concept
 - 1. Project perimeter edge conditions
 - 2. Major roads
- 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

PDPs shall be reviewed by staff in the same manner as a Specific Plan and considered for final action at a public hearing before the Planning Commission. Several PDPs may be processed concurrently with development occurring in several PDPs at the same time.

Design Review (Tier III)

Prior to issuance of a building permit for any structure or sign, Design Review shall be approved pursuant to Chapter 17.82 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 section 17.82.030 of the Zoning Ordinance, 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

Subdivision Map Processing

Subdivision maps maybe submitted concurrently with Tier II or Tier III applications.

5.2 DESIGN REVIEW PROCEDURE

Minor Design Review

The Community Development Director may approve, deny, or conditionally approve the following projects subject to the provisions of LEMC Section 17.184.110(G):

- Additions to commercial and industrial structures or permitted accessory structures 500 square feet in area or less;
- Development of single-family residential uses;
- Duplexes and multi-family developments not involving more than a total of four units;
- Second units pursuant to Chapter 17.17 of the City of Lake Elsinore Zoning Ordinance;
- Residential accessory structures; unenclosed structures such as non-commercial stables, corrals, and appurtenant facilities for the keeping of animals, carports, gazebos, and patio covers (both trellis-type and solid) as well as enclosed structures containing less than 600 square feet of floor area such as sheds, cabanas, children's playhouses, and workshops;
- Alterations to existing structures which substantially change the appearance of the structure even though the floor area may not be affected;
- Reconstruction of commercial or industrial structures which have been destroyed or substantially damaged provided said structures were legally in existence and said reconstruction returns the structure to its original size and appearance;
- Signs pursuant to Chapter 17.94 of the City of Lake Elsinore Zoning Ordinance; and
- Fences and walls.

The applicant submitting the project for "Minor Design Review" may appeal the Director's decision and/or conditions to the Planning Commission; provided that said appeal be submitted to the Director of Community Development within 10 days. The Planning Commission shall hear the appeal within 30 days in the same manner as prescribed for "Major Design Review" pursuant to the provisions of Chapter 17.82, as amended in this section.

The Community Development Director shall be required to make the following findings before approving a "Minor Design Review":

- 1). The project as approved will comply with the goals and objectives of the General Plan and development standards specified in the AVSP document and the approved PDP.
- 2). The project complies with the design guidelines outlined in the approved PDP and other applicable provisions of the municipal code.
- 3). Conditions and safeguards pursuant to the AVSP, including guarantees and evidence of compliance, have been incorporated into the approval of the subject project.
- 4). The project, as proposed, has demonstrated compliance with section 15162 of the State California Environmental Quality Act (CEQA) Guidelines.

Major Design Review

The Planning Commission shall approve, deny, or conditionally approve all projects which do not qualify for "Minor Design Review" as described above and shall hold at least one hearing on each application for a "Major Design Review". The hearing shall be set and notice given as

prescribed in Chapter 17.92. At this hearing, the Commission shall review the application and drawings submitted and may receive comments from the public concerning the proposed development and the manner in which it will affect the subject property and surrounding properties.

The decision of the Planning Commission shall be final ten (10) days from the date of decision unless an appeal is filed with the City Council pursuant to the City procedures outlined in Chapter 17.80 of the City of Lake Elsinore Zoning Ordinance.

The Planning Commission shall be required to make the following findings before approving a “Major Design Review”:

- 1). The project as approved will comply with the goals and objectives of the General Plan and development standards specified in the AVSP document and the approved PDP.
- 2). The project complies with the design guidelines outlined in the approved PDP and other applicable provisions of the municipal code.
- 3). Conditions and safeguards pursuant to the AVSP, including guarantees and evidence of compliance, have been incorporated into the approval of the subject project.
- 4). The project, as proposed, has demonstrated compliance with section 15162 of the State California Environmental Quality Act (CEQA) Guidelines.

5.3 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 development proposal is under the maximum allowable dwelling units or square footage permitted for the area per Table 3-2 of the AVSP, the additional units or square footage can be added 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

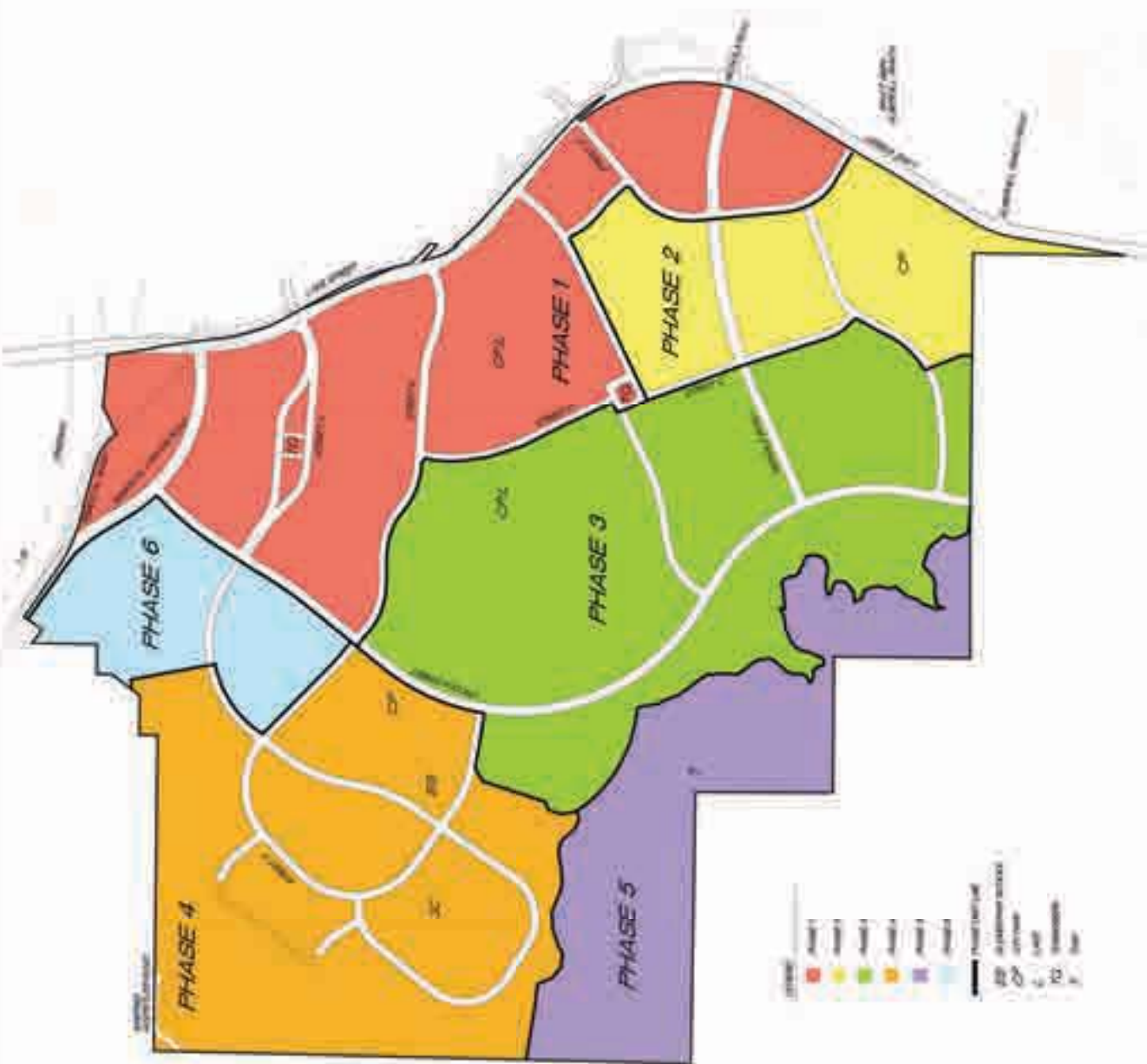


Figure 5-3

Conceptual Phasing Plan

Alberhill Villages
Specific Plan



PROJECT DESIGN CONSULTANTS

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 beyond these limits would require a traffic analysis that would look at daily traffic flows and peak turn movements to determine the proposed transfer feasibility.

**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.

5.4 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 Amendment	Lake Elsinore Planning Department	Modify to incorporate the Pacific Clay site into a specific plan to implement the pre-annexation development agreement and revise previous land use plan for the area.
Phased Development Plan	Lake Elsinore Planning Department	Specifies greater details regarding the type of development that will occur within a phase of the specific plan.
Subdivision Maps	Lake Elsinore Planning and Engineering Depts.	Create legal lots.
Site Plans	Lake Elsinore Planning Dept.	Review architectural details prior to building permit issuance.

PERMIT/APPROVAL	AGENCY	PURPOSE
Right-of-Way Permits	Lake Elsinore Engineering Dept.	Work in public right-of-way.
Grading Permits	Lake Elsinore Engineering Dept.	Site preparation.
Final Map	Lake Elsinore Engineering Dept.	Final mapping of approved subdivision lots.
Improvement Plans	Lake Elsinore Engineering Dept.	Plans for roads/utilities.
Building Permits	Lake Elsinore Building Dept.	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 development agreement for Pacific Clay and the MOU for Alberhill Ridge

Some of the discretionary actions listed above can occur simultaneously. Subdivision maps may be processed concurrently with the specific plan amendment. 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 I SPECIFIC PLAN	TIER II PHASED DEVELOPMENT PLAN	TIER III DESIGN REVIEW
Subdivision Maps	O	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. 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. The tentative map shall be conditioned as necessary to mitigate any remaining impacts at the construction stages.

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.

5.5 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 and Design Review Site Plan, the following Development Status Matrix shall be updated for each District in order to document the approved ADTs, mixed-use square footage, and number of dwelling units approved to date as well as the ADTs still available for transfer. This matrix will be updated at the PDP and Design Review stages 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							
PA 1a													
PA 1b													
PA 2a													
PA 2b													
PA 2c													
PA 3a													
PA 3b													
PA 4a													
PA 4b													
PA 4c													
PA 5a													
PA 5b													
PA 6a													
TOTALS													

5.6 SPECIFIC PLAN/PDP MODIFICATIONS AND AMENDMENTS

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. Appeals of the Community Development Director's decision shall be made to the Planning Commission. The Planning Commission shall act on appeal within thirty (30) days. 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.

The following modifications constitute minor changes to the approved Specific Plan or an approved PDP:

1. **Roadways:** 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. **Specific Plan Phasing Program:** The phasing program 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.

5.7 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)

5.8 FINANCING AND MAINTENANCE

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 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 assessment district, reimbursement agreements, fees in lieu of facilities
Drainage and Storm Water Management	Developer financing, formation of assessment district and/or reimbursement agreements, and citywide Park, Open Space, and Storm Drain Community Facilities District (CFD), fees in lieu of facilities
Water	Developer, payment of connection fees to Elsinore Valley Municipal Water District (EVMWD), CFD, fees in lieu of facilities
Sewer	Developer, payment of connection fees (EVMWD), CFD, fees in lieu of facilities
Schools	Payment of fees, school site purchase
Parks and trails	Parkland dedication in lieu of fees, and citywide Park, Open Space, and Storm Drain Community Facilities District (CFD)
Fire, paramedic, and law enforcement	Citywide Public Safety Community Facilities District (CFD),

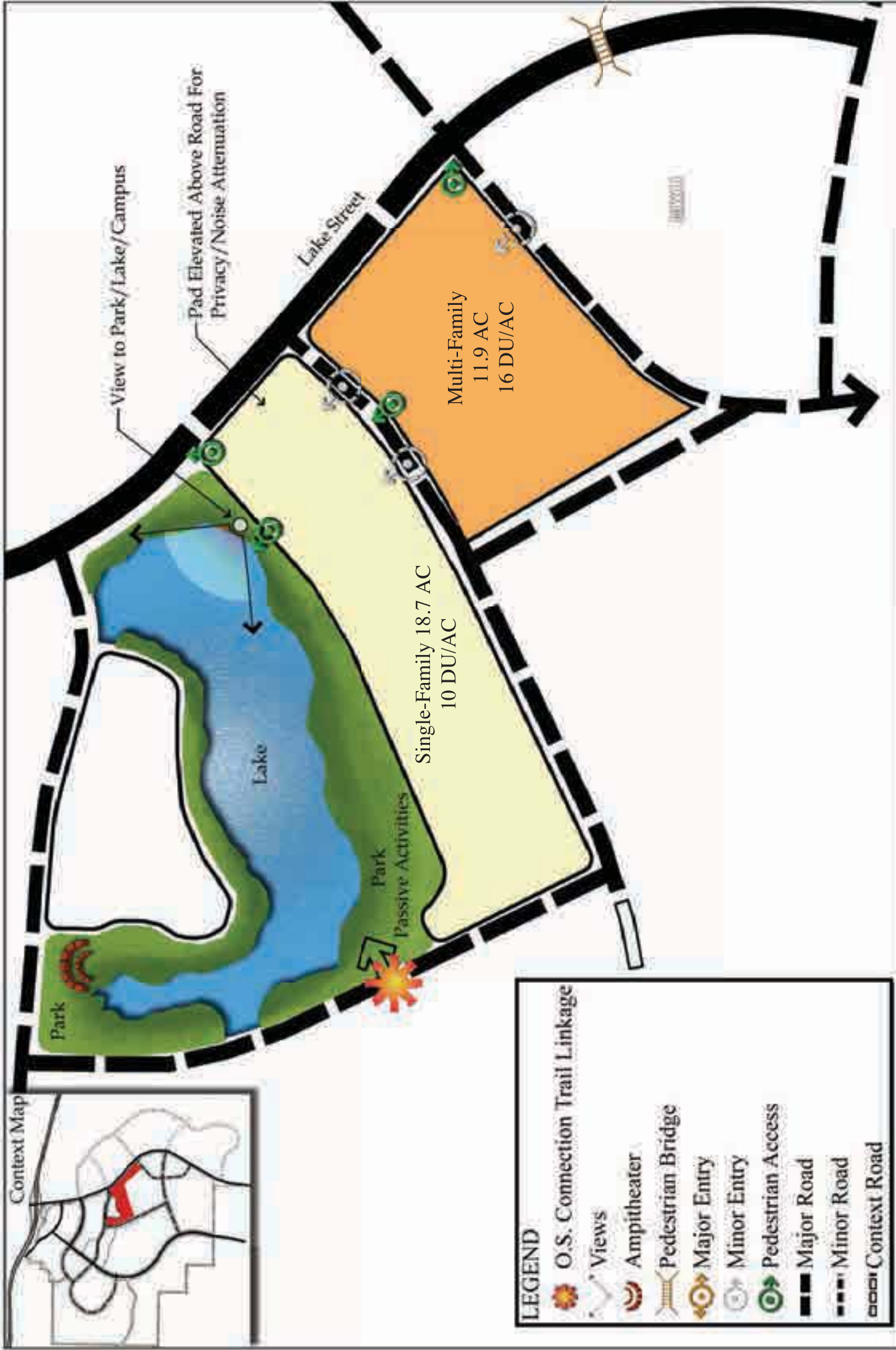


Figure 5-2
 Example Tier II Structure Diagram



Contents

- 6.1 Introduction
- 6.2 Alberhill District Plan Consistency
- 6.3 General Plan Format
- 6.5 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 contains various area plans, or Districts, which are incorporated into a separate "Districts" chapter of the General Plan, and contain specific required policies to guide the development for specific areas of particular importance. The Districts, by virtue of their adoption, are consistent with the General Plan, and address those issues that are unique to a locality or that require special policies, and which also reinforce City regulatory provisions, preserve special lands or historic structures, require or encourage particular design features, or restrict certain activities. The AVSP is located within the Alberhill District (See Figure 6-1, City of Lake Elsinore Planning Districts).

6.1.1. Methodology

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

Section 6.2 below lists the Alberhill District's goals and provides discussion and analysis as to AVSP consistency. Following Section 6.2 are the General Plan Chapters of Community Form (Section 6.3), Public Safety and Welfare (Section 6.4), and Resource Protection and Preservation (Section 6.5), which contain the underlying General Plan goals and policies that established the foundation for the Alberhill District. Following the policies within each of these General Plan Chapters is a reference to the corresponding Section where AVSP conformance to the Alberhill District 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 (see Figure 6-2, Land Use Plan) 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 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 and other greenbelt areas, as well as the location of residential areas within short distance to employment centers, commercial centers, and transit hubs;
- Encourages residential, commercial and institutional developers to utilize designs and materials that evoke a sense of quality, permanence and local mining history such as the use of clay brick and tiles;
- Provides for a native plant palette focused on oak trees and other native species along Lake Street.

6.2.3 Historic Preservation

6.2.3.1 Preserve and Enhance

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

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

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

AH3.1 "Support the relocation and restoration of the Alberhill School as a 20,000 square foot community center promoting education awareness of the District's cultural heritage including mining, homesteading, the railroad, and the Terra 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 8 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 (see Figure 6-3, Bikeway Plan);
- Street A (4-lane) and Street B (2-lane) will serve to connect Lake Street from the west to Temescal Canyon Rd. (4- lane major highway) and internal neighborhoods;
- A number of landscaped "roundabouts", landscape medians and islands, curb extensions and other traffic calming improvements are planned for throughout the AVSP. Review and approval will be at the Tier II (Phased Development Plan) level.

6.2.5 Parks and Recreation

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

6.2.5.1 Wide Variety

The stated Parks and Recreation goal of the Alberhill District plan is to encourage a wide variety of open space and recreational opportunities that are integrated within 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 140 +/- acres of community parks, pocket parks and open space corridor / multi-use trails, a 15 +/- acre lake, and various open space /wildlife corridors.
- Lake Street will be bordered by a 1 mile +/- long reconstructed and - natural riparian corridor that will be linked to other open space corridors and multi-use trails (see Figure 6-4, Elsinore Area Trails System);
- The AVSP meets it's Quimby Act requirement by providing 5 acres per 1000 project generated persons, with 3.8 acres per thousand persons devoted to traditional public and private parks, and 1.2 acres per 1000 project generated persons;
- 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 Land Use

6.4.1.1 Diverse and Balanced Land Uses

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

- a. *“Promote innovative site design, and encourage the preservation of unique natural features, such as steep slopes, watercourses, canyons, ridgelines, rock formations, and open space with recreational opportunities.”*
- b. *“Encourage development of unified or clustered community-level and neighborhood-level commercial centers and discourage development of strip commercial uses.”*
- c. *“Encourage the development of sit-down restaurant establishments where appropriate and discourage the proliferation of drive-through fast food establishments.”*
- d. *“Encourage development of a mix of industrial uses including light industrial, clean manufacturing, technology, research and development, medium industrial, and extractive uses.”*
- e. *“Encourage the development of large planned industrial and/or professional office parks on large parcels.”*
- f. *“Encourage development of institutions including hospitals and educational campuses and facilities.”*
- g. *“Encourage the use of paseos, greenbelts, linear parks, and trails within future developments.”*
- h. *“Encourage a jobs/housing balance of one job for every 1.05 households by the year 2030.”*
- i. *“Encourage rehabilitation and new construction to replace aging commercial facilities.”*

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

6.4.1.2 Recreational Destinations

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

- a. *“Encourage recreational uses including parks, beaches, marinas, and a multipurpose trail within the City’s rights-of-way.”*
- b. *“Consider the feasibility and encourage, if feasible, the development of a new pier near the end of Main Street to connect the lake with the Downtown area.”*
- c. *“Consider the feasibility of development of geothermal; resources such as a spa or bathhouse establishment in the Downtown area.”*
- d. *“Consider to evaluate the provisions of public access to the lake and open space areas when making land use decisions.”*

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

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

6.4.1.3 Aesthetics and Environmental Resources

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

- a. *“Consider the establishment of hillside grading standards that address unique natural features and encourage the sensitive treatment of 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.”*

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

6.4.1.4 Historical and Cultural Resources

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

- a. *“Encourage the historic registration of potentially significant historic buildings as identified in Section 4.7 of the General Plan.”*
- b. *“Encourage the preservation, innovative reconstruction, and re-use of historic buildings in and around the Historic District.”*
- c. *“Consider locating additional civic, public, and cultural facilities, and encourage both residential and commercial mixed 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.”*

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

6.4.1.5 Climate Action Plan

Promote land use strategies that decrease reliance on automobile use, increase the use of alternative modes of transportation, maximize efficiency of urban services provision and reduce emissions of greenhouse gas emissions, as

detailed in the Climate Action Plan (see Alberhill Villages Specific Plan Climate Action Plan).

6.4.2 Circulation

6.4.2.1 Efficiency & Safety

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

- a. *“The interconnection and coordination of traffic signals shall be achieved through two processes, namely the requirements in the conditions of approval on development projects and/or through the implementation of Capital Improvement Programs projects.”*
- b. *“Enforce and comply with proper intersection “sight distance” requirements as described by the Engineering Division.”*
- c. *“Maximize the use of shared driveways and on-site circulation to minimize conflicts at access points to the roadway network.”*
- d. *“Maintain the system of bike lanes and multi-use trails throughout the City. Encourage the implementation of the network of Class I, II and III bike lanes on all development projects through construction of the facility as described in the Bike Lane Master Plan and/or the 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.”*

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

6.4.3 Growth Management

6.4.3.1 Orderly Growth

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

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

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

6.4.4 Housing

The Housing Element is one of the seven General Plan elements mandated by the State of California in Sections 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 it’s regional housing needs.”*
- b. *“Encourage the infilling of vacant residential land and the recycling of underutilized residential land, particularly in downtown.”*
- c. *“Establish incentives and regulatory concessions to promote the development of housing for very low, low, and moderate income persons, and especially those with special needs in accordance with the City’s Density Bonus Ordinance.”*
- d. *“Promote development within specific plans that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.”*

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

6.4.4.2 Affordability

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

- a. *“Prevent the encroachment of incompatible commercial and industrial uses into residential neighborhoods.”*
- b. *“Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.”*
- c. *“Promote the City’s repair/rehabilitation programs that provide financial and technical assistance to low and moderate income households for the repair and rehabilitation of housing with substandard or deteriorating conditions.”*
- d. *“Facilitate the removal of housing units that pose serious health and safety hazards to residents and adjacent structures.”*
- e. *“Ameliorate housing conditions that contribute to overcrowding.”*

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

6.4.4.3 Low Income Assistance

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

- a. *“Pursue programs and funding sources designed to maintain and improve the affordability of existing housing units, and for the construction of new housing 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 in 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.”*

AVSP/Alberhill District Conformance: The AVSP supports the City’s policies of providing 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.”*

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

6.4.4.5 Homeownership Opportunities

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

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

6.4.4.6 Fair Housing Practice

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

- a. *“Promote fair housing practices throughout the community.”*
- b. *“Prohibit practices that restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.”*
- c. *“Publicize fair housing programs and services offered to the community by the City and other agencies.”*

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

6.4.4.7 Energy Conservation

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

- a. *“Promote development of public policies and regulations that achieve a high level of energy conservation in new and rehabilitated housing units.”*
- b. *“Comply with all adopted Federal and State actions to promote energy conservation.”*
- c. *“Promote the Sustainable Environment section in the Resource Protection and Preservation Element of the 2011 General Plan.”*

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

6.4.5 Parks & Recreation

6.4.5.1 Adequacy of Facilities

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

- a. *“Continue to utilize the City of Lake Elsinore Parks and Recreation Master Plan as a guide for decision making and implementation of the Parks and Recreation Program.”*
- b. *“Ensure parkland and recreation facilities support new development through acquisition and/or dedication. Meet the requirement of the Park Capital Improvement Fund, Resolution No. 91-42 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.”*

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

6.4.5.2 Trails

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

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

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

6.5 PUBLIC SAFETY and WELFARE

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

6.5.1 Air Quality

6.5.1.1 Fugitive Dust

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

- a. *“Continue to implement requirements identified in the National Pollutant Discharge Elimination System (NPDES).”*

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

6.5.1.2 Agency Measures

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

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

- b. *“Support programs that educate the public about regional air quality issues, opportunities and solutions.”*
- c. *“Evaluate the purchase of alternative fuel vehicles for official City vehicles.”*

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

6.5.2 Hazardous Materials

6.5.2.1 Reduce Risk

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

- a. *“Continue to require hazardous waste generators to implement a waste reduction program per the Riverside County Hazardous Waste Management Plan 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.”*

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

6.5.3 Wildland Hazards

6.5.3.1 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 barbecues and from highway use such as cigarette littering.”*

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

6.5.4 Flooding

6.5.4.1 Minimize Risk

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

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

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

6.5.5 Seismic Activity

6.5.5.1 Minimize Risk

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

- a. *“Encourage the pursuit of State and Federal programs that assist in the seismic upgrading of buildings to meet building and safety codes.”*
- b. *“Continue to require Alquist-Priolo and other seismic analyses be conducted for new development to identify the potential for ground shaking, liquefaction, slope failure, seismically induced landslides, expansion and settlement of soils, and other related geologic hazards for areas of new development in*

accordance with the Fault Rupture Hazard Overlay District adopted by the City. The City may require site-specific remediation measures to during permit review that may be implemented to minimize impacts in these areas.”

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

6.5.6 Noise

6.5.6.1 Reduce Excessive Noise

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

- a. *“Apply the noise standards set forth in the Lake Elsinore Noise and Land Use Compatibility Matrix (see Table 3-1, Chapter 3.0, City of Lake Elsinore General Plan, 2011) and Interior and Exterior Noise Standards (see Table 3-2, Chapter 3.0, City of Lake Elsinore General Plan, 2011) when considering all new development and redevelopment proposed within the City.”*
- b. *“Require that mixed-use structures and areas be designed to prevent transfer of noise and vibration from commercial areas to residential areas.”*
- c. *“Strive to reduce the effect of transportation noise on the I-15 Freeway.”*
- d. *“Consider estimated roadway noise contours based upon Figure 3.6 (Chapter 3.0, City of Lake Elsinore General Plan, 2011), Noise Contours, when making land use design decisions along busy roadways throughout the City.”*
- e. *“Participate and cooperate with other agencies and jurisdictions in the development of noise abatement plans for highways.”*

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

6.5.7 Community Facilities and Protection Services

6.5.7.1 Fire and Police

- a. *“Provide efficient and effective public safety services for the community, through the following policies.”*
- b. *“Continue to follow Riverside County Fire Department’s most current guidelines to achieve standard response times and staffing levels.”*
- c. *“Coordinate with the County of Riverside to provide adequate police service and staffing levels.”*
- d. *“Continue to provide Lake Patrol personnel who enforce boating rules and regulations, and perform rescue tactics.”*

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

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

6.5.7.2 Schools

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

- a. *“Encourage the establishment and development of a trade school, community, and/or four year college campus within the City boundaries.”*
- b. *“Continue cooperation between school districts and the City to provide joint use of recreational facilities.”*

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

6.5.7.3 Libraries

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

6.5.7.4 Animal Services

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

- a. *“Continue to foster and participate in the operation of a regional animal control facility through participation in the South Western Communities Financing Authority.”*
- b. *“Continue to develop an educational program in conjunction with Animal Friends of the Valley regarding animal control services, including spay and neuter programs.”*

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

6.5.7.5 Water, Wastewater, Reclaimed Water

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.”*

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

6.5.7.7 Refuse and Recycling

Encourage the City’s franchise trash hauler(s) to provide and 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.”*

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

6.5.7.8 Telecommunications

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

- a. *“Encourage the use of information technology as a communication tool to improve personal convenience, reduce dependency on non-renewable resources, and take advantage of ecological and financial efficiencies of new technology.”*
- b. *“Maintain and update the City’s website with information about current events and issues, key leadership figures, community involvement opportunities, and educational tools such as solid waste management techniques and emergency preparedness programs.”*

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

6.6 RESOURCE PROTECTION and PRESERVATION

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

6.6.1 Biological Resources

6.6.1.1 Biological Habitats

Identify and conserve important biological habitats where feasible while balancing the economic growth and private property right interests of the City, it’s 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).”*
- **AVSP/Alberhill District Conformance: See Section 6.2.2, Chapter 6 of this document, Section 3.5, Chapter 3, and “Addendum to the Alberhill Ranch Specific Plan 89-2 Final Environmental Impact Report (SCH No. 88090517) for the Alberhill Ranch”, April 1992, prepared by The Planning Associates, and adopted by the City of Lake Elsinore, June 1992.**

6.6.1.2 Plants and Wildlife

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

- a. *“Biological 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.”*

AVSP/Alberhill District Conformance: See Section 3.5, Chapter 3, and “Addendum to the Alberhill Ranch Specific Plan 89-2 Final Environmental Impact Report (SCH No. 88090517) for the Alberhill Ranch”, April 1992, prepared by The Planning Associates, and adopted by the City of Lake Elsinore, June 1992.

6.7.1 Open Space

6.7.1.1 Recreation

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

- a. *“Maximize the MSHCP conservation areas and other open space that is available for public use.”*
- b. *“The City shall ensure that passive and active open space uses are incorporated into development areas.”*
- c. *“Development on steep slopes in public or private property shall require contour grading.”*
- d. *“Preserve the City’s visual character, in particular, the surrounding hillsides, which topographically define the lake region.”*

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

6.7.2 Water Resources

6.7.2.1 Water Quality

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

- a. *“Encourage developers to provide clean water systems that reduce pollutants being discharged into the drainage system to the maximum extent feasible and meet required federal National Pollutant Discharge Elimination System (NPDES) standards.”*
- b. *“Support public education and awareness programs to reduce pollutant discharges into the drainage system.”*
- c. *“Require Best Management Practices (BMPs) through project conditions of approval for development to meet the Federal NPDES permit requirements.”*
- d. *“The City shall utilize the 1998 North American Vertical Datum to be consistent with the national standard for mean sea level, which would increase the measurement of the mean sea level for Lake Elsinore by approximately 2.4 feet.”*

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

6.7.3 Mineral Resources

6.7.3.1 Extraction and Conservation

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

- a. *“The City shall consider the public benefits in allowing extraction activities of mineral resources when making land use decisions.”*
- b. *“The City shall require mined property to be left in a condition suitable for reuse in conformance with the General Plan land use designation and the California Surface Mining and Reclamation Act (SMARA).”*
- c. *“The City shall encourage the reuse and recycling of existing aggregate and construction material for new residential, commercial, and industrial development.”*

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

6.7.4 Cultural and Paleontological Resources

6.7.4.1 Cultural Heritage

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

- a. *“Encourage the preservation of significant archaeological, historical, and other cultural resources located within the City.”*
- b. *“The City shall consult with the Native American tribes for projects identified under SB 18 (Traditional Tribal Cultural Places) and AB 52.”*
- c. *“When significant archaeological sites or artifacts are discovered on a site, coordination with professional archaeologists, relevant state agencies, and concerned Native American tribes regarding preservation of sites or professional retrieval and preservation of artifacts prior to development of the site shall be required. Because ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices, developers should 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.”*

AVSP/Alberhill District Conformance: See Section 6.2.3, Chapter 6 of this document, and “Addendum to the Alberhill Ranch Specific Plan 89-2 Final Environmental Impact Report (SCH No. 88090517) for the Alberhill Ranch”, April 1992, prepared by The Planning Associates, and adopted by the City of Lake Elsinore, June 1992.

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.”*

AVSP/Alberhill District Conformance: See Section 6.2.3, Chapter 6 of this document, and “Addendum to the Alberhill Ranch Specific Plan 89-2 Final Environmental Impact Report (SCH No. 88090517) for the Alberhill Ranch”, April 1992, prepared by The Planning Associates, and adopted by the City of Lake Elsinore, June 1992.

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.”*

AVSP/Alberhill District Conformance: See Section 6.2.3, Chapter 6 of this document, and “Addendum to the Alberhill Ranch Specific Plan 89-2 Final Environmental Impact Report (SCH No. 88090517) for the Alberhill Ranch”, April 1992, prepared by The Planning Associates, and adopted by the City of Lake Elsinore, June 1992.

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."*

AVSP/Alberhill District Conformance: See Section 6.2.3, Chapter 6 of this document, and "Addendum to the Alberhill Ranch Specific Plan 89-2 Final Environmental Impact Report (SCH No. 88090517) for the Alberhill Ranch", April 1992, prepared by The Planning Associates, and adopted by the City of Lake Elsinore, June 1992.

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."*

AVSP/Alberhill District Conformance: See Section 6.2.3, Chapter 6 of this document, and "Addendum to the Alberhill Ranch Specific Plan 89-2 Final Environmental Impact Report (SCH No. 88090517) for the Alberhill Ranch", April 1992, prepared by The Planning Associates, and adopted by the City of Lake Elsinore, June 1992.

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.”*

AVSP/Alberhill District Conformance: See Section 6.2.2, Chapter 6 of this document.

6.7.6.2 Public Views

Preserve public views throughout the City through the following land use policies:

- a. *“Encourage development designs and concepts that provide public views of Lake Elsinore and local ridgelines through proper siting, building design, and landscape design.”*
- b. *“Encourage the dedication of open space land in 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.”*

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

6.7.6.3 Visual Distractions

Minimize activities, development, and landform modification that could distract viewers from the City’s visual character through the following land use policies:

- a. *“Discourage extractive mining activity from being conducted in highly visible areas and require reclamation of these mining areas. If such uses must occur in visible areas, City shall require extensive visual screening with landscaping and/or fencing.”*

AVSP/Alberhill District Conformance: See Sections 6.2.3, Chapter 6 of this document. The current vested mining operation will be phased out commensurate with the phasing of the development.

6.7.7 Sustainable Environment

6.7.7.1 Greenhouse Gas Emissions

Reduce greenhouse gas emissions from all activities within the City boundaries to support the State’s efforts under AB-32 and to mitigate the impact of climate change on the City, State and world, through the following land use policies:

- a. *“By 2020, the City will reduce greenhouse gas emissions from within it’s 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.”*

AVSP/Alberhill District Conformance: 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 (see Figure 7-1, Alberhill District Land Use Plan). The Land Use Plan for the AVSP (see Figure 3-1, Conceptual Land Use Plan) establishes a mix of land uses and activities, all of which are consistent with those corresponding land uses found on the City of Lake Elsinore General Plan Land Use Plan, and 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 AVPS 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 7-1, Implementation Matrix, contains this information in a matrix format.

Strategy T-1 Increase Bicycle, Pedestrian and Public Travel

Measure T-1.1 Safe Routes to School. *“Continue to pursue and utilize grant funding when needed to construct safe pedestrian and bicycle routes within a two mile radius of schools where appropriate.”*

Response: The AVSP does not contemplate the pursuit of grant funding, which is solely the responsibility of the City of Lake Elsinore. The AVSP does, however, propose the location of two levels of schools: elementary and university. The overall length and width of the AVSP site is approximately 1-1/2 miles in any direction, therefore, proposed pedestrian and bicycle routes will comply with Measure T-1.1. Two (2) future schools will be located within the AVSP. The elementary school will be centrally located in Phase 4 (Parkview Village) - Planning Area (PA) 2c, within walking and bicycle distance along public sidewalks and multi-use trails. The university will be located in Phase 1a (University Village) – Phase 1a, and will be designed with a central plaza that is linked to a town green, surrounding residential areas, bus stop, and transportation nodes via a central north/south and east/west pedestrian walking/bicycle trail. All Planning Areas will be linked to one another via pedestrian and/or multi-use trails.

Measure T-1.2 Pedestrian Infrastructure. *“Through the development review process, require the installation of sidewalks along new and reconstructed streets. Also require new subdivisions and large developments to provide sidewalks or paths to 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 exoneration of the developer’s performance, payment and maintenance bonds, all street, sidewalk and pathway improvements constructed within public right-of-ways will be accepted by the City of Lake Elsinore for perennial maintenance and repair. Certain developments within the AVSP may contain private streets, sidewalks and pathways, which will be the responsibility of private homeowner associations (HOA) or special maintenance 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 (see Figure 7-3, Bikeway Plan) 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.

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 Manage Vehicle Parking

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. Compliance will be verified at the Design Review stage.

Strategy T- 3 Increase in Efficiency in Land Use Patterns

Measure T-3.1 Mixed-Use, High Density, Infill and Transit Oriented Development. *"As part of the General Plan Update process, 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 either Temescal Canyon Road or Lake Street, each a major transportation route. Eleven (11) of the fifteen (15) PAs are either mixed-use or residential areas that contain multi-family uses such as high density condos and apartments, and/or student housing, with densities ranging from 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 through it's Transfer of Development Rights provisions found in Chapter 5, Items 5.3 & 5.4, of the AVSP.

Measure T-3.3 Density Bonus Incentive. *“Amend the Municipal Code to allow for a Density Bonus Incentive for a residential project that is located within 1,500 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: Amend the Municipal Code to allow for a Density Bonus Incentive is solely an agency function, not that of the AVSP.

Measure T-3.4 Neighborhood Commercial Centers. *“Identify potential neighborhood commercial center sites and rezone identified areas to Neighborhood Commercial as part of the General Plan Update.”*

Response: Rezoning to Neighborhood Commercial is a discretionary act solely of the local agency to approve. Neighborhood commercial areas are found in the University Town Center (PA 1b, 1c), Lakeside Village (PA 4c), and the Alberhill Town Center (PA 6a, 6b).

Strategy T-4 Reduce Trips

Measure T-4.1 Commute Trip Reduction Program. *“Institute a commute trip reduction program for employers with fewer than 100 employees (below the requirements of the existing Transportation Demand Management Program). Provide information, training, and incentives to encourage participation.”*

Response: The AVSP includes a provision to adopt a Transportation Management Plan (TMP) that spreads out peak travel times through ride-sharing, van-sharing, employee flex-time, and bike to work programs. The TMP should include, at a minimum, measures that include ride-sharing and off-peak staggered work-hours programs from businesses.

Strategy T-5 Increase the Use of Low and Zero-Emissions Vehicles

Measure T-5.1 Hybrid and Fuel-Efficient Vehicle Incentives. *“Facilitate the voluntary replacement of inefficient vehicles with hybrids, plug-in electric, and other low-and zero-emissions vehicles by connecting residents and businesses with technical and financial assistance through the City’s website.”*

Response: Although voluntary replacement of vehicles is a function of public desire and response to incentive, the AVSP promotes:

- Preferred parking for small fuel efficient/electric/alternate fuel vehicles, van pools, ride-sharing vehicles, and bicycles.
- 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: It will be the City’s responsibility to institute a municipal fleet vehicle purchasing policy.

7.5 ENERGY & WATER USE

According to the City’s CAP, energy accounts for thirty-two percent (32%) of Lake Elsinore’s total 2008 GHG emissions. Heating, cooling, and the provision of power to the various residential, commercial and industrial buildings originate from power plants that are fueled by fossil fuels, primarily coal and natural gas. Increasing efficiencies in site design, land use juxtapositions, alternative modes of transportation, alternative fuel vehicles, reduced water demand, and forthright agency policy management, all work together toward the goal of reduced energy consumption and long term energy resource availability.

Strategy E-1 Reduce Energy Demand of New Construction

Measure E-1.1 Tree Planting Requirements. *“Through the development review process, require new development to plant, at a minimum, one (1) 15-gallon non-deciduous, umbrella-form tree per 30 linear feet of boundary length near buildings, per the Municipal Code. Trees shall be planted in strategic locations around buildings or to shade pavement in parking lots and streets.”*

Response: The AVSP area is largely devoid of trees due to past and ongoing mining activity. The provision of trees provides both enjoyable aesthetics, but also shade that reduces “heat island” effects and reduces air conditioning use. The AVSP will provide for:

- New street trees along all roadways.
- New native and/or drought tolerant trees along all trails.
- New trees in all parks and paseos.
- New trees in all public and quasi-public institutional parking and building areas.
- New tree placement in all residential, commercial, office, institutional and public facility areas, including parking lots, and 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: Buildings constructed in the AVSP will comply with City ordinances. Compliance will be verified at the Design Review stage.

Measure E-1.3 Energy Efficient Building Standards. *“Adopt an ordinance requiring that all new construction exceed the California Energy Code requirements, based on the 2013 or current Energy Efficiency Standards by 15% (consistent with CalGreen Tier 1) through either the performance based or prescriptive approach 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: Buildings constructed in the AVSP will comply with City ordinances. Energy efficiencies in buildings will be addressed and verified at the Design Review stage.

Strategy E-2 Increase Energy Efficiency of Existing Buildings

Measure E-2.1 Energy Efficiency Upgrades and 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 Increase Energy Efficiency of Existing Buildings

Measure E-3.1 City HVACs.

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

Measure E-3.3 Street Light Automatic 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 Decrease Water Consumption

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: Buildings constructed in the AVSP will comply with City ordinances. Indoor water conservation will be addressed and verified at the Design Review stage.

Strategy E-5 Increase Renewable Energy Opportunities

Measure E-5.1 Renewable Energy Incentives. *“Facilitate the voluntary installation of small-scale renewable energy systems, such as solar photovoltaic (PV) and solar hot water systems, by connecting residents and businesses with technical and financial assistance through the City website. The City will also revise the permit processes and fees as appropriate to remove barriers to and incentivize the installation of renewable energy systems, in accordance with applicable safety and environmental standards.”*

Response: Developers of the various PAs will be encouraged to incorporate or offer PV systems, solar hot water, and other renewable energy systems into their buildings. Systems proposed by developers will be addressed at the Design Review level.

7.6 SOLID WASTE

According to the CAP, in 2008, the City of Lake Elsinore and the community generated approximately 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.

Contents:
8.1 Purpose
8.2 Landscape Plan
8.3 General Landscape Requirements
8.4 Entry Monumentation & Signage
8.5 Streetscape
8.6 Landscape Interface Between Uses
8.7 Community Walls & Fencing
8.8 Slope Management & Fuel Modification
8.9 Community Plant Palette
8.10 Bikeway System
8.11 Multi-Use Trail System
8.12 Parks & Open Space
8.13 Themed Site Materials & Finishes
Appendices

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.

8.2.1 Landscape Plan - Guidelines

1. Create a landscape plan that respects the mining and clay brick making heritage of the Alberhill District and the community design plan concept of villages, public parks, open spaces, natural wildlife corridors, and the pedestrian linkages as the focus;
2. Incorporate rock and historical clay and brick materials in thematic site features.
3. Provide a native plant palette which is sensitive to the environment and visually blends the development into the community;
4. Create a landscape environment that encourages walking and bicycling as a form of transit and recreation through a network of multi-use trails and open spaces corridors that provide connectivity to all the land uses;

5. Incorporate the latest design principles of environmental 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;

8.2.2 Landscape Plan Regulations

1. The project proponent and/or master developer and/or merchant builder shall be responsible for the maintenance and upkeep of all slope planting, common landscape areas and irrigation systems until such time as 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 Title 19 Chapter 19.08, and California Code of Regulations Title 23 Division 2 Chapter 2.7., unless otherwise provided for in the Water Efficient Landscape Ordinance for Alberhill Villages;

(see Appendix A). 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. Refer to Appendix C, ALBERHILL VILLAGES PLANT MATRIX.

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 Title 19 Section 19.08, and California Code of Regulations Title 23 Division 2 Chapter 2.7., and the Water Efficient Landscape Ordinance for Alberhill Villages;
 - 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, round-a-bouts (turnarounds), and certain slope areas should be maintained by the City Public Works Department, Landscape Maintenance District (LMD) or other approved legal entity.
2. Active sports parks and community parks should be maintained by the City Parks and Recreation Department, 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 Homeowner's Association (HOA), LMD, or other approved legal entity.
4. Playgrounds and landscaping at primary and secondary school sites should be the responsibility of the Lake Elsinore Unified School District, or in the case of the University, the entity having legal authority over the University (e.g. University of California, California State University and Colleges, or private school board).
5. Private homeowners shall be responsible for all maintenance within their private lot area, including all walls and fences, and public street landscape adjacent to their lot frontage, unless otherwise maintained by an HOA or LMD.

8.3.1 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. Trees should be selected from the native plant palette recommended in these Landscape Guidelines.
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 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 Entry Monumentation – General Standards

1. Entry monumentation hierarchy, from the most dominant to the least dominant form is as follows: Primary Entry (major community entrances), Secondary Entry (minor community entrances), and Village 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. 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 8.1.2 above, the Community Entry monumentation shall comply with the following:

1. The Primary entry monumentation is the largest of the entry monumentation when arriving at the Alberhill Villages community and should reflect a size and scale reflective of its prominence.
2. The location, height, width and depth will be determined by the natural topography and surrounding conditions.
3. The monuments should include a project identification sign and logo, pedestrian and landscape lighting and enhanced paving. Signage should be constructed with weather-resistant words and logo. Both the sign and wall should have wash and focused lighting.
4. Walls, columns, pilasters and other hardscape elements shall feature 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.

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 8.1.2 above, the Secondary entry monumentation shall comply with the following:

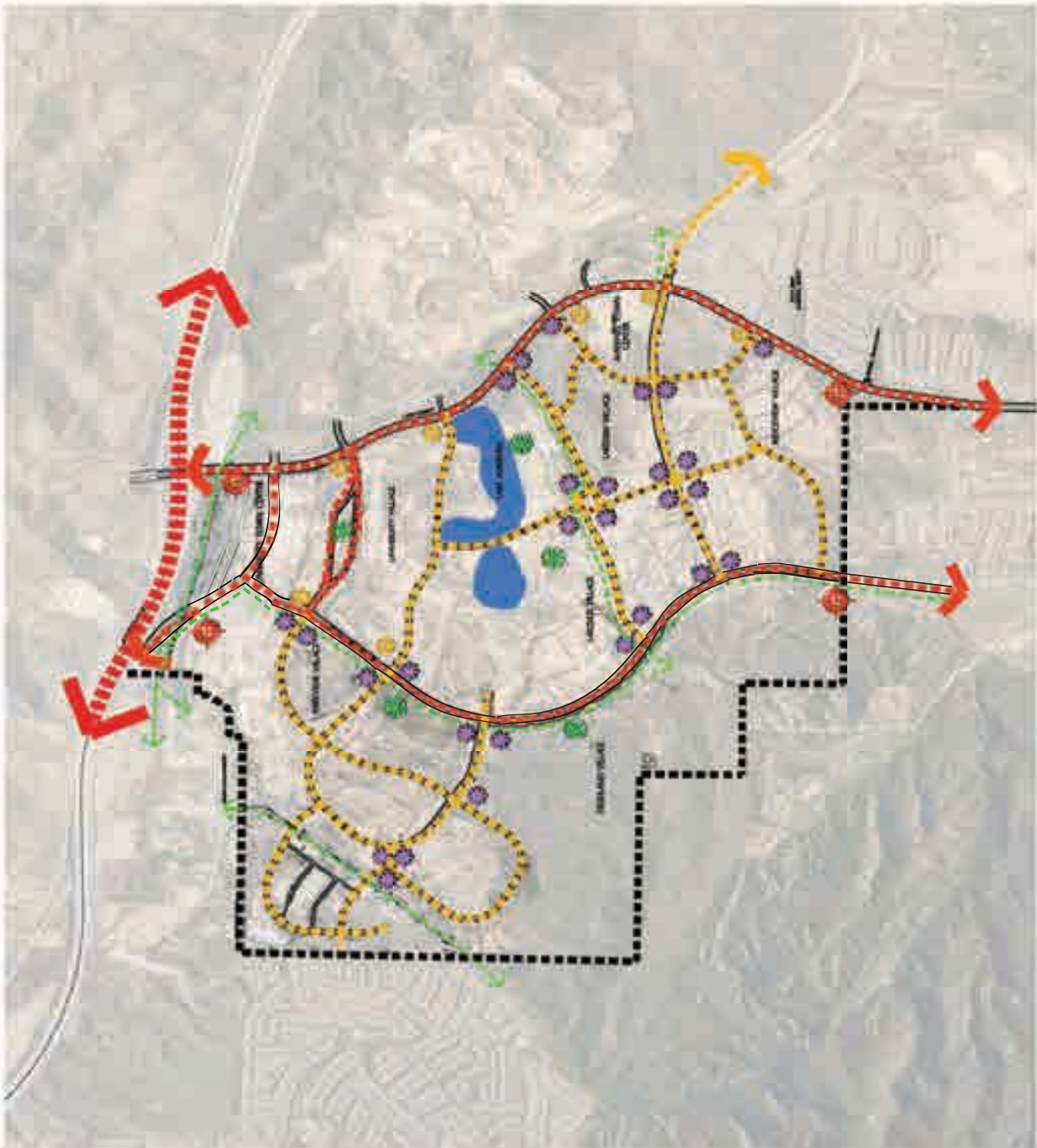
1. Secondary entry monumentation should be matched on each side of the street approaching the special use area. The design for the monuments may match that of the Community Entry monument.
2. The location, height and width of the monument will in part be determined by certain site constraints including, 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 8.1.2 above, the Village entry monumentation shall comply with the following:

1. Though smaller in scale, the neighborhood entry monumentation shall reflect the same character and materials utilized in the primary, secondary, and village entry monumentation.
2. Neighborhood entry monumentation will be positioned at the entrance to individual residential neighborhoods.
3. The basic materials, signage lettering, and landscaping shall remain consistent; however, unique designs are encouraged for the neighborhood entry 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.



LEGEND

SYMBOL	DESCRIPTION
	PRIMARY ENTRY MONUMENTATION
	SECONDARY ENTRY MONUMENTATION
	TRAIL AND WILDLIFE CORRIDOR CONNECTIVITY OPPORTUNITIES
	VILLAGE PARK LOCATION
	COMMUNITY LAKE

**ALBERHILL VILLAGES
CIRCULATION & MONUMENTATION MASTER PLAN**
CITY OF LAKE ELSINORE, CALIFORNIA
PROJECT DESIGN CONSULTANTS

Figure 8.1



JDT
JAMES DUNN & PARTNERS, INC.
10000 JAMES DUNN DRIVE, SUITE 100
LAKE ELSINORE, CALIFORNIA 92531
TEL: 951.261.1111
WWW.JDTPARTNERS.COM

LEGEND

SYMBOL	DESCRIPTION
	INTERSTATE 'B'
	MAJOR ARTERIAL ROADWAY
	MAJOR ARTERIAL ROADWAY
	TRAIL AND WILDLIFE CORRIDOR CONNECTIVITY OPPORTUNITIES
	PRIMARY ENTRY MONUMENTATION
	SECONDARY ENTRY MONUMENTATION
	VILLAGE MONUMENTATION
	COMMUNITY PARK LOCATION
	LAKE ALBERHILL
VILLAGE COMMUNITIES	
	LAKEVIEW VILLAGE (SERRANO MEADOWS)
	PARKVIEW VILLAGE (CKASSLAND PLATEAU)
	KIDDEVIEW VILLAGE (WOODLANDS RIDGE)
	HIGHLANDS VILLAGE (CHUPARRAL HILLSIDE)

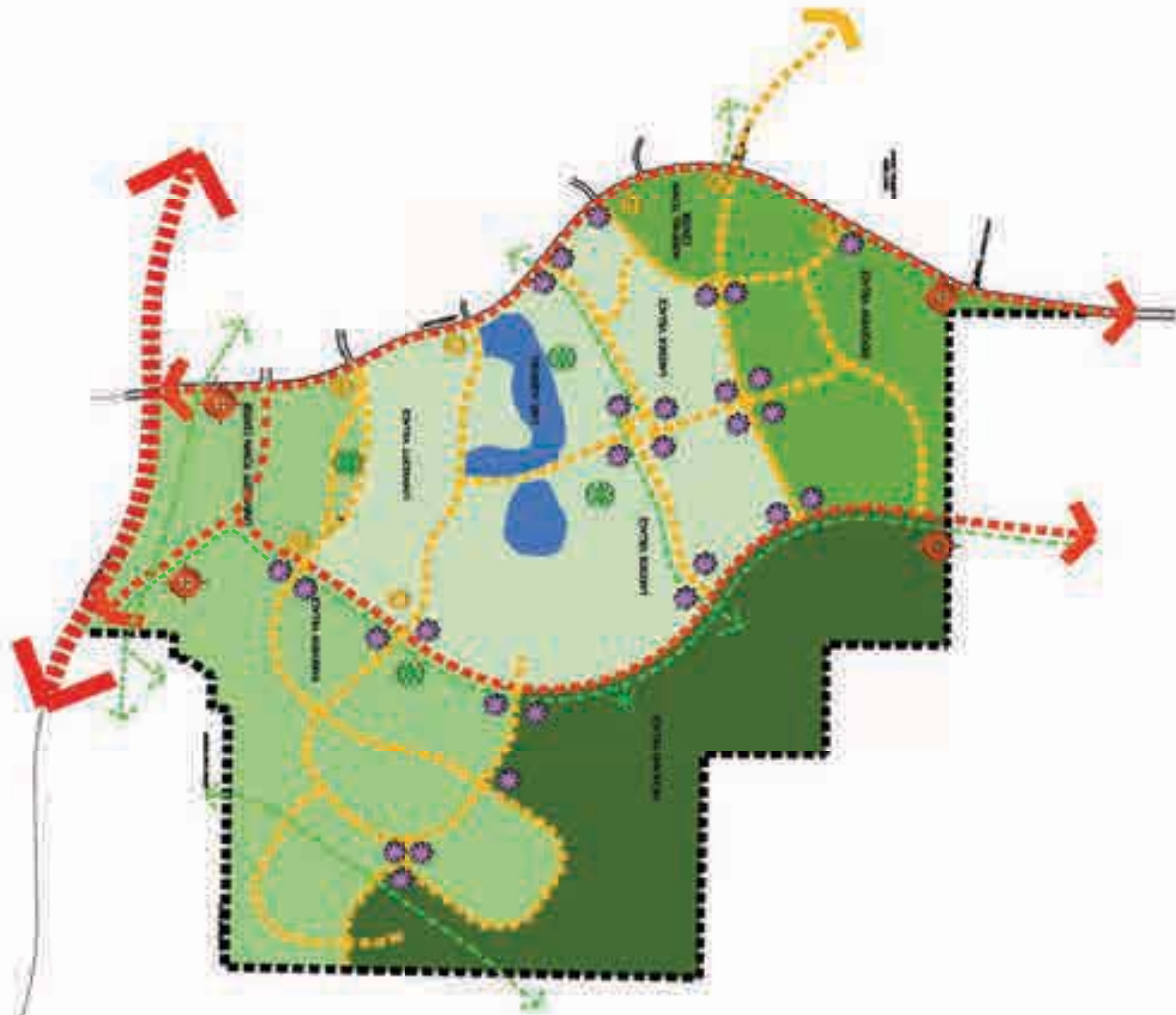


Figure 8.2

ALBERHILL VILLAGES PLANTING MASTER PLAN

CITY OF LAKE ELSINORE, CALIFORNIA
PROJECT DESIGN CONSULTANTS



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 8.1.2 above, the Commercial monumentation shall comply with the following:

1. Commercial monuments will be consistent with the design themes of the Community Entry and Village Entry monumentation, and should contain the same features of clay brick and/or stone walls, or pilasters. Clay brick shall be incorporated.
2. Incorporation of the applicable Village identification logo is encouraged.
3. Directional and project signage is allowed.
4. Wall, column, pilaster and other hardscape elements shall feature clay brick as the predominant visual accent.
5. Evergreen specimen trees, flowering trees, and low growing native vegetation and rock outcroppings may be placed adjacent to and/or in front of the monument walls.

8.4.7 School and University - Standards

In addition to the general standards in Section 8.1.2 above, the School and University monumentation shall comply with the following:

1. Elementary and University monumentation should incorporate the same basic materials of clay brick and stone in keeping with Alberhill Villages theme.
2. Signage lettering, logo and landscaping should be in keeping with the Alberhill Villages theme, however, unique designs are encouraged for school monuments which will foster neighborhood identity and promote school spirit.
3. Incorporation of the respective Village logo is encouraged.
4. Formal or informal evergreen specimen trees, flowering trees, and low growing native plantings are encouraged.
5. Wall, column, pilaster and other hardscape elements shall feature clay brick as the predominant visual accent material.

8.4.8 Park - Standards

In addition to the general standards in Section 8.1.2 above, Park monumentation shall comply with the following:

1. Park monuments will be consistent with the design themes of the Community Entry and Village Entry monumentation, and should contain the same features of clay brick and/or stone walls, or pilasters. Clay brick shall be incorporated.
2. Incorporation of the respective Village logo is encouraged.
3. Formal or informal evergreen specimen trees, flowering trees, and low growing native plantings are encouraged.
4. Wall, column, pilaster and other hardscape elements shall feature clay brick as the predominant visual accent material.

8.4.9 Trail - Standards

There are many unique hiking, biking, walking and multi-use trails that are woven into the fabric of the Villages, open spaces, and parks. Monumentation style should reflect the uniqueness of the respective trail. In addition to the general standards in Section 8.1.2 above, Trail monumentation and signage shall comply with the following minimum standards:

1. Each trail system should have trail head monumentation and signage. The trail head monumentation may consist of an 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 will 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 round-a-bouts 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 round-a-bouts, where occurring, is encouraged. Where appropriate, the median paving materials should include clay brick or similar elements.

8.5.7 Traffic Circles / Round-a-Bouts - Standards

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

1. Enhanced brick, interlocking pavers, or colored/stamped concrete recommended in 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 round-a-bout. A rolled curb and a clay brick paver or terra cotta colored paving maintenance banding is suggested.

8.6 Landscape Interface Between Uses

Landscape Interface is defined in this section to mean a typical edge condition or description of a landscape buffer between differing uses or activities. The basic difference of an interface will be whether it is a view condition or a buffer condition. In some cases, landscape transition zones may apply even in view situations depending on adjacent land uses. The guidelines for landscape interfaces are:

1. Carefully blend the edges of plant materials from one treatment type to another. The transitions may be abrupt or gradual.

2. Smaller structures can be buffered with shrubbery and elevated land forms. Larger structures can be buffered through a combination of elevated land forms with tree clusters.
3. All plants should be native, and be chosen from the plant palette at the end of these guidelines. Care should be taken when selecting plants to consider their initial size, growth expectations, form and seasonal characteristics.
4. Buffering between uses may be achieved by incorporating 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:

8.6.1.1	Residential / Paseo
8.6.1.2	Residential / School
8.6.1.3	Residential / Streetscape Landscape Buffer
8.6.1.4	Residential / Open Space
8.6.1.5	Residential / Park
8.6.1.6	Residential / Village Center / Commercial
8.6.1.7	Natural Area or Open Space at Street Edge
8.6.1.8	Street Edge / Open Space
8.6.1.9	Street Edge / Commercial
8.6.1.10	Street Edge / Residential
8.6.1.11	Park/School/Places of Religious Assembly
8.6.1.12	Detention Basin
8.6.1.13	Bio-Swale
8.6.1.14	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).

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/openspace 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.
4. 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.
5. 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.
6. 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.

7. At trail rest stops, inadvertent and random trail rest stops are encouraged along a trail system. These may include, but not be limited to, resting boulders at seating height with shade, wood, brick, or metal view benches, or half cut lodge pole timber informal bench seating- Trail rest stops should be unobtrusive and restrained from the overall trail path and not to impede upon the design intent of the trail.
8. 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.
9. 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' and a maximum height of 6'.
3. Street facing gates and side yard fences shall be solid for privacy and sound attenuation. All side yard fencing heights shall comply with the City of Lake Elsinore Landscape Standards and municipal codes.
4. Where residentially zoned property lines abut property designated for commercial, non-residential, or industrial zoned districts, or where residential properties are located within mixed-use areas, there shall be a 6' high masonry block wall, or other solid material wall within the development in order to provide a landscape buffer between the development and