ALBERHILL RANCH SPECIFIC PLAN

FINAL ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE #88090517

Prepared By:

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June 1989

FINAL ENVIRONMENTAL IMPACT REPORT
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PLANNING DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT THIS FINAL EIR IS AN ACCURATE, OBJECTIVE AND ADEQUATE STATEMENT WHICH CONTAINS THE DOCUMENTATION REQUIRED BY SECTION 15132 OF THE CEQA GUIDELINES, AND HAS OTHERWISE COMPLIED WITH CEQA.

_____

Hardy Strozier,
Acting Planning Director
City of Lake Elsinore

The following agencies commented on the Draft EIR. Please note that Section I contains paraphrased agency comments and staff responses. Section II of the Final EIR contains the actual project correspondence.

Attachment A - Report of a Botanical Assessment of a 250-acre parcel on Alberhill Ranch, prepared by Pacific Southwest Biological Services, Inc. (April 24, 1989).

Attachment B - Site Check for Stephens' Kangaroo Rat (Dipodomys stephensi - SKR) on the Alberhill Ranch Specific Plan No. 89-2 prepared by Stephen J. Montgomery (May 31, 1989).

SECTION I

COMMENTS AND RESPONSES

A. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

1. Comment: The project proponent should continue to work with Elsinore Valley Municipal Water District (EVMWD) for extending water supply and wastewater services to the site. From a basin planning perspective, the Regional Board would encourage the development of a regional wastewater treatment plant, rather than package treatment systems for each development.

Response: Sewage treatment for the Alberhill Ranch Specific Plan will be provided by a 5 MGD regional wastewater treatment plant, per the EVMWD Master Plan. It is anticipated that the project proponent will be responsible for construction of the first phase (1 MGD) of the facility, which is designed to be built in 1 MGD increments. The sewage treatment plant site and key elements of the infrastructure will be sized to accommodate the ultimate capacity of 5 MGD.

2. Comment: If dewatering is necessary during construction, either a National Pollutant Discharge Elimination System (NPDES) permit for discharge to surface waters or a Waste Discharge Requirement permit will be required from this Regional Board. The issuance of these permits can take as long as 180 days from the time the application is complete.

Response: As required by this comment, the project applicant will obtain all necessary discharge permits, in accordance with the requirements of the California Regional Water Quality Control Board, Santa Ana Region.

B. CALIFORNIA DEPARTMENT OF TRANSPORTATION

1. Comment: In the Intersection Volumes and Capacity Utilization, the distribution of trips is inbalanced and should be corrected. Until we receive accurate turning movements, the issue of facility mitigations cannot be addressed.

Response: On June 21, 1989, John Kain of Kunzman Associates (Traffic Engineers) met with Harvey Sawyer and Richard Malacoff of Caltrans to provide more information regarding the issue of ICU calculations at the Lake Street/I-15 Westbound ramps. A significant amount of traffic is forecasted to travel northbound on Lake Street in the AM peak hour and southbound in the PM peak hour at this location. The Alberhill Ranch Specific Plan proposes development of business use in the area north of I-15 and adjacent to Lake Street (traffic analysis zone I per Exhibit 19, page IV-88 of the Draft EIR). Table 14 of the Draft EIR (page IV-89) indicates that traffic analysis zone I could generate up to 960 AM inbound trips. The ICU calculations are correct and no adjustments are needed. Accurate turning movements have been presented in the Alberhill Ranch Traffic Study (revised March 2, 1989) contained as Appendix D to the Draft EIR. The Riverside County General Plan Circulation Element designates Lake Street as a Secondary highway (88 foot r-o-w) north of I-15, which is appropriate for the turning movement estimates discussed above. Facility mitigations are addressed in the traffic study.

2. Comment: The City of Lake Elsinore should institute a policy so that each project contributes toward improvements to both the City circulation system and the State highway.

Response: As stated on page IV-96 of the Draft EIR, under "Mitigation Measures", the City of Lake Elsinore and/or the County of Riverside Road Department will condition the project to participate in its fair-share of off-site improvements, where applicable.

3. Comment: The City of Lake Elsinore should address the cumulative impact of traffic generated and formulate demand strategies to alleviate it, including: a) the distribution of information packets to all property owners that will outline all transit and commuter services available; b) all equestrian trails, bike trails, park and ride lots, bus shelters and bus turnouts should be shown in the Specific Plan; c) this development should contribute towards the development of 150 park and ride spaces in the Lake Elsinore area; d) the identification of alternate corridors to relieve congestion on Interstate 15; e) the use of Traffic System Management Strategies to insure the efficient operation of the State Highway System and the City Circulation System.

Response: This comment is hereby incorporated into the Final EIR. It should be noted that demand strategies a, d and e are directed toward the City of Lake Elsinore and are outside the scope of this document. However, in accordance with strategy "d", the City of Lake Elsinore in their General Plan update is considering upgrading Grand Avenue from south of the Lake and connecting it with Robb Road in the northern portion of the City to provide an alternate thoroughfare to I-15. In regards to strategy "b" above, Exhibit 22 on page IV-103 of the Draft EIR shows equestrian and hiking trails, bike trails, and pedestrian walkways proposed by the Alberhill Ranch Specific Plan. In addition, as stated on page IV-37 of Draft EIR, under "Mitigation Measures", mass transit accommodations such as bus turnout lanes, park and ride areas and bus shelters shall be provided where feasible.

4. Comment: Should any work be required within State Highway right-of-way, Caltrans would be a responsible agency and may require that certain measures be provided as a condition of permit issuance.

Response: This comment is hereby incorporated into the Final EIR.

5. Comment: In conclusion, it is a Caltrans policy to support economic growth and orderly land use development; however, new development should have mitigation measures addressed. All jurisdictions need to take all measures available to fund improvements and reduce total trips generated or the State may not recommend further highway improvements in the area. Caltrans recommends that the City of Lake Elsinore develop a fair-share mechanism in which developers would participate to fund needed improvements to the State Highway system.

Response: This comment is hereby incorporated into the Final EIR. However, it is noted that this comment is general in nature and directed towards action the City should take to deal with regional growth issues. The issue of fair-share participation by the project applicant is addressed in response to Comment #2 from Caltrans.

C. CALIFORNIA DEPARTMENT OF CONSERVATION

1. Comment: The Draft EIR has determined that, at the present time, the clay minerals within the Specific Plan area are not economically feasible and acknowledges that the proposed development will remove a known mineral resource from future development. However, Pacific Clay Products, Inc. will continue to extract clay on their own property immediately west of the annexation area. The Draft EIR does not address the potential impacts of mining operations adjacent to residential and light commercial development. We recommend that the Final EIR consider this impact and provide appropriate mitigations, such as visual berms, open space and other zoning restrictions to reduce the likelihood of conflicts between ongoing mining operations and future residential development.

Response: Page IV-60 of the Draft EIR addresses impacts to surrounding land use, including the Pacific Clay Products mining operation and ceramic factory to the west of the site. The Alberhill Ranch Specific Plan was designed to minimize land use conflicts with this adjacent use, by proposing C-SP (Commercial/Specific Plan) adjacent to the ceramic factory existing southwest of the I-15/Lake Street interchange. The C-SP District can accommodate a wide range of uses, ranging from restaurants, hotels and department stores to commercial kennels and manufacturing uses. Depending upon the ultimate uses established in this area, additional setbacks and buffering may or may not be necessary to reduce land use conflicts. If the City desires additional mitigation based on the specific uses ultimately proposed, such conditions can be imposed during Design Review of proposed Landscape Improvements. With the exception of the C-SP area adjacent to the ceramics factory described above, all other portions of the proposed Specific Plan are physically separated from mineral extraction activities by Lake Street. As part of project implementation, Lake Street will be improved to Major Highway standards and will ultimately have a 100' r-o-w and a pavement width of 76 feet. In addition, Lake Street will be landscaped and a setback will be provided between the street and future residential uses. No residential uses are proposed within 300' of the mining operation. Considering the use of Lake Street as a buffer, as well as required setbacks associated with the mining operation, no land use conflicts are anticipated.

D. CALIFORNIA DEPARTMENT OF WATER RESOURCES

1. Comment: The Department of Water Resources' recommendations for water conservation and flood damage prevention are attached. The District recommends implementing a program to use reclaimed water for irrigation purposes.

Response: As discussed on page IV-111 of the Draft EIR, the project will comply with Title 20 of the California Administrative Code, Sections 1604(f) and 1606(b) which establish Appliance Efficiency Standards; Title 24 of the Code, Section 2-5307(b) which establishes California Energy Conservation Standards for new buildings and Section 2-5352(i) and (j) which address pipe insulation requirements; as well as Health and Safety Code Section 17921.3 which requires low-flush toilets and urinals and Government Code Section 7800 which specifies that lavatories in public facilities limit the flow of hot water.

In addition, the Department of Water Resources' recommendations relative to flood damage prevention will also be adhered to, where applicable.

E. CALIFORNIA DEPARTMENT OF FISH AND GAME

1. Comment: We believe that the following measures are needed to protect riparian habitat and nesting habitat of the Least Bell's vireo (LBV) in the riparian habitat along Temescal Creek: 1) Establishment of a 100' buffer zone between development and the nearest edge of the riparian vegetation. This is of concern at the southern edge of the project where proposed highway commercial and multi-family uses appear to directly impact the riparian zone. Barriers need to be established to reduce incursion of domestic pets into riparian habitat. Dense, thorny vegetation might provide an effective barrier.

Response: In accordance with this recommendation, a 100' buffer zone will be provided between development and the nearest edge of the riparian vegetation. At the southern edge of the project is a 19-acre area proposed for C-H zoning. On page IV-47 of the Draft EIR, Mitigation Measure E-7 requires that development within the C-H District be subject to site plan review as required by Chapter VIII of the Specific Plan "Development Standards". At that time, the relationship of the proposed C-H development to Temescal Creek will be examined and reviewed to insure that adequate and appropriate setbacks and design mitigations are implemented. See Response to Comment 6 below regarding barriers within the 421-acre open space system to be dedicated to the City of Lake Elsinore.

2. Comment: The issue of pollutant contamination resulting from runoff needs to be quantified and mitigation measures need to be identified to exclude contaminants from the creek.

Response: Page IV-18 of the Draft EIR states that, "Runoff from the project site entering the storm drain system and Walker Canyon Creek will contain minor amounts of pollutants typical of urban use". It would be difficult to quantify with any accuracy the amount of pollutants projected to occur in project runoff at the Specific Plan level of project processing. On page IV-46 of the Draft EIR, Mitigation Measure E-3 states that, "Any proposed modifications (e.g., drainage outlets) to Temescal Creek, however minor, shall be processed with the California Department of Fish and Game pursuant to the requirements of the State Fish and Game Code Sections 1601-1603 Streambed Alteration Notification process". At that more detailed stage of project design, impacts and mitigations, if necessary, could be more effectively assessed. Potential mitigation measures include regular sweeping by a commercial sweeping contractor to remove excessive amounts of oils and other droppings in commercial and multi-family parking lots before the residues are washed into the Creek. Another potential mitigation is treatment of post-development runoff in a grease trap to insure no passage of oil into the creek.

3. Comment: Heavy equestrian use within the proposed 421-acre open space system along Temescal Creek could have an adverse impact on riparian habitat. Consideration should be given to locating the proposed equestrian trail out of the riparian zone. We recommend eliminating the secondary trails which are proposed for currently undeveloped portions of the project area as well as the proposed stream crossing at the northeastern boundary of the project area.

Response: The equestrian trail alignment and stream crossing is proposed in response to the Riverside County Parks Department desire for on-site trails as well as off-site connections. The proposed 421-acre riparian corridor along Temescal Creek is up to 2000' wide in places and it is anticipated that equestrian trails could be provided in this area, without infringing upon the 100' buffer requested in Comment #1.

4. Comment: Development of this project would result in destruction of an existing population of federal and state-listed Stephens' kangaroo rat (SKR). Specific measures to mitigate this impact should be clearly identified as a condition of project certification.

Response: Included as Attachment B to this Final EIR are the results of a Site Check for the SKR, prepared by SJM Biological Consultants. The species was trapped at several locales, verifying its suspected existence on-site. The City of Lake Elsinore has recently adopted an ordinance to mitigate impacts to the SKR and has filed for a 10(a) permit from the U.S. Fish and Wildlife Service. This ordinance is modeled on the County of Riverside SKR mitigation program and assesses a fee of $1,950 per acre for lands developed within the historic range of the SKR. Approximately 2/3 of the project site is within the range and will be subject to the fees and regulations of this ordinance. The project shall abide by the City SKR ordinance as tentative tract maps are approved.

5. Comment: Three sensitive plant species (Allium fimbriatum var. munzii, Dudleya multicaulis, and Harpagonella palmeri) are known to occur within the project area. Appropriate mitigation measures cannot be determined without further information. In-season surveys by a qualified botanist must be conducted so that impacts and mitigations can be effectively evaluated.

Response: In accordance with Mitigation Measure E-6 on page IV-46 of the Draft EIR, a spring survey was conducted on 250 acres of the site which were known to support the above mentioned sensitive plant species. The results of this survey are contained in a "Report of a Botanical Assessment of a 250-acre Parcel on Alberhill Ranch" prepared by R. Mitchel Beauchamp of

Pacific Southwest Biological Services, Inc. (included as Attachment A to this document). This report confirms the presence of the three sensitive plant species listed above on-site on the south facing side of a hill with high elevation of 1,741'. (See Figures 1 and 2 within Botanical Assessment included as Attachment A.) Although these plants are considered "sensitive", none are State or Federally listed or protected. The Assessment also located a single vernal pool, 15' x 5' in size, in a swale on the hillside near the western portion of the site, as shown on Figure 2 within the Botanical Assessment. This habitat has been partially supplemented by a minor, artificial fill which allows additional water to impound following the rare heavy rains. Although no sensitive species were found in this isolated vernal pool, it's loss due to project development would be considered a significant impact.

The Biological Assessment provides recommendations to reduce biological impacts including: 1) Creation of an approximately 40 acre preserve in the northwestern portion of the site where Munz' Onion and Many-stemmed Dudleya were noted; 2) Immediate discontinuance of grazing of cattle and sheep in the areas where the Munz'Onion and Many-stemmed Dudleya are found; and 3) Preservation of approximately 50% of the clay soil concentrations where Palmer's Grappling Hook are found. These mitigations shall be considered and implemented, where feasible, into a Resource Management Plan which will be submitted to and approved by the City of Lake Elsinore. This approval shall occur prior to or concurrent with tentative tract maps in an area where the tentative tract map directly impacts identified significant biological resources. However, due to topographical and soil constraints, it is possible that project development will result in the loss of sensitive plant species; this potential loss of sensitive plant species is considered a significant adverse impact of the project. This finding is stated on page IV-45 of the Draft EIR.

6. Comment: Completion of an agreement for the dedication of proposed open space in perpetuity should be made a condition of project approval. A conservation easement should be provided to ensure that habitat values are preserved in perpetuity.

Response: The project proponent is offering to dedicate the proposed open space to the City of Lake Elsinore. It is up to the City whether to establish a conservation easement. Because this open space corridor is proposed for dedication to the City of Lake Elsinore, it will be the responsibility of that agency to develop and implement programs for maintenance and preservation of the open space system, including construction of barriers, planting of dense thorny vegetation, and annual maintenance of all fire protection measures associated with the natural open space areas.

7. Comment: Barriers need to be established at the development/open space interface to prevent incursion of domestic pets into the open space areas.

Response: See Response to Comment 6 on the preceeding page.

F. COUNTY OF RIVERSIDE WASTE MANAGEMENT DEPARTMENT

1. Comment: The project site is primarily within the El Sobrante service area for solid waste. Refuse from the project site could be taken to the El Sobrante site or the Mead Valley site which serves Lake Matthews, Woodcrest, Mead Valley and Gavilan Hills. The Double Butte site which was mentioned in the Draft EIR is also within the vicinity of the project area; however, it will be closing in the near future.

2. Response: This comment is hereby incorporated into the Final EIR.

G. RIVERSIDE COUNTY SHERIFF

1. Comment: Total residences projected upon build out would be 3,705, increasing the current population in the City of Lake Elsinore by approximately 14,820 persons. Using the formula of the desirable resident/deputy ratio of 1.5 deputies per 1,000 population, 22 additional deputies would be required.

Response: This information corresponds with that presented on page IV-100 of the Draft EIR.

H. COUNTY OF RIVERSIDE PARKS DEPARTMENT

1. Comment: The Historic and Prehistoric Resources section of the Draft EIR fails to include an assessment of potential negative impacts of this project to the historic Alberhill School property at 27115 Lake Street. The maps for the proposed development indicate that a sewage treatment plant for the development is proposed for this site.

Response: Page IV-71 of the Draft EIR identifies one historical site on the subject property, just west of the intersection of Nichols and Terra Cotta Roads. This site, just inside the project boundary, consists of remnant mining activities associated with the Pacific Sewer Pipe operations at Terra Cotta as early as 1890. Project development will warrant the removal of the remnant mining historical site. As also stated on page IV-71, "Another nearby site of historic potential, the Alberhill School built sometime between 1910 and 1920 lies just outside the subject property on the west side of Lake Street, just south of the intersection of Lake Street and Temescal Canyon Road." As the school site is located off-site (across Lake Street from the project boundary), no impacts to the school are anticipated as a result of the Alberhill Ranch Specific Plan. Although at one point in time the site was considered for construction of an EVMWD regional sewage treatment plant (not just to serve the Alberhill Ranch project), this location was rejected. Therefore, this project will in no way physically impact the historic Alberhill School.

I. RIVERSIDE COUNTY FIRE DEPARTMENT

1. Comment: The proposed Alberhill Ranch Specific Plan would be Category II Urban Development according to the Fire Protection Master Plan. It could be within acceptable response time once the fire station planned for Lincoln and Machado is completed. The project would have a cumulative adverse impact on the department's ability to provide an acceptable level of service.

Response: This information corresponds with that presented on pages IV-98 and V-9 of the Draft EIR.

2. Comment: Some of the impacts associated with capital improvements, such as land, buildings and equipment can be mitigated by developer participation in a City Fire Protection Mitigation Program. However, the annual costs necessary for an increased level of service are only partially off-set by the additional county structure tax and would require an increase in the fire service contract to provide staffing for the new fire station.

Response: This comment is hereby incorporated into the Final EIR. The project applicant will participate in any City Fire Protection Mitigation Program in place at the time of project development. The issue of the fire service contract is one to be resolved by the City of Lake Elsinore and the Riverside County Fire Department.

3. Comment: The fire department recommends approval of the specific plan subject to the following conditions: 1) The project proponents shall participate in a fire protection impact mitigation program as adopted by the City Council for construction of additional fire stations; 2) All water mains and fire hydrants shall be constructed in accordance with Riverside County Ordinance No. 460 and/or No. 546, subject to the approval of the Riverside County Fire Department; 3) The specific plan is in the "Hazardous Fire Area" of Riverside County and buildings shall comply with special construction provisions contained in Riverside County Ordinance No. 546; 4) All buildings shall be constructed with fire retardant roofing material as described in Section 3203 of the UBC; 5) Prior to the approval of any individual development plan, the project proponents shall submit to the Fire Department and Planning Department a fire protection plan for all development adjoining natural open space areas; and 6) A Homeowners' Association or appropriate service district shall be organized to be responsible for annual maintenance of all fire protection measures associated with the natural open space areas.

Response: As stated on page IV-99 of the Draft EIR, Mitigation Measure M-1, "The project will be required to satisfy City and County Fire Department standards for fire protection, including response times and distance to fire stations. In regard to Condition 1 above, at the time of Draft EIR preparation, the City Council did not have a Fire Protection Impact Program in place. As discussed in Response to Comment #2 from the Fire Department, the project applicant will participate in any City program in place at the time of project development. Conditions 2 and 3 above are included as Mitigation Measures on page IV-99 of the Draft EIR. The project will comply with the UBC, as required by Condition 4. In regards to Condition 5, a fire protection plan for all development adjoining natural open space shall be prepared to the satisfaction of the Fire Department. This approval shall occur prior to or concurrent with tentative tract maps in an area where the tentative tract map directly abuts natural open space areas. In regards to Condition 6, it is anticipated that all open space and park areas which are not directly associated with a particular residential category will be dedicated to the City or City sponsored assessment district for ownership and maintenance. An annual maintenance program for fire protection measures within the natural open space areas could be addressed by the City at the time the transfer of ownership occurs or the at the time the district is formed.

J. COUNTY OF RIVERSIDE DEPARTMENT OF HEALTH

1. Comment: The master plan for water and sewer services need to be finalized for the area with EVMWD as the lead agency. The will-serve letters from EVMWD predict that these systems will be up, operational and ready for the proposed project.

Response: It is recognized that will-serve letters and any other required funding agreements for water and sewer service from the Elsinore Valley Municipal Water District are necessary for recordation of tentative tract maps, thereby insuring provision of necessary water and sewer service to the project. As discussed in Response to Comment 1 from the California Regional Quality Control Board, sewage treatment for the Alberhill Ranch Specific Plan will be provided by a 5 MGD regional wastewater treatment plant, per the EVMWD Master Plan. It is anticipated that the project proponent will be responsible for construction of the first phase (1 MGD) of the facility, which is designed to be built in 1 MGD increments. The sewage treatment plant site and key elements of the infrastructure will be sized to accommodate the ultimate capacity of 5 MGD in accordance with the District's adopted Master Plan.

2. Comment: Solid waste generation, storage, collection impacts have not been addressed in this EIR.

Response: Solid waste issues are discussed on page IV-118 of the Draft EIR. Also, see Comment F. from the County of Riverside Waste Management Department.

3. Comment: The EIR should address the impact, proper handling and recycling of construction waste generated during and after development of the project.

Response: The requirements of the County of Riverside or the City of Lake Elsinore for construction generated trash removal will be followed by all on-site contractors and construction personnel. This project is not anticipated to generate any toxic wastes during the construction phase. In order to make any meaningful assessments regarding the amount of construction waste generated, the type of construction material, the timing of each phase of construction, the exact uses within the C-SP District and the type of equipment to be used must first be determined. This level of detail is not available at this stage of project development.

4. Comment: Solid waste enclosures should be provided for the commercial areas and multi-family dwelling units. An adequate number of permanent waste storage enclosures are recommended. Waste bin enclosures should provide adequate space for storage of recyclable materials.

Response: As stated on page IV-118 of the Draft EIR, the project will provide trash collection stations within residential areas and for refuse collection areas within commercial areas, in accordance with the Alberhill Ranch Specific Plan guidelines. The size of enclosures will conform to standards in effect at the time of project construction.

K. UNITED STATES DEPARTMENT OF THE INTERIOR

1. Comment: The Bureau of Land Management (BLM) administers two adjoining parcels of land, both of which are presently being studied under our South Coast Resource Management Plan. An application has been received from PACTEL of Irvine to place a communicator site on the highest elevation in Section 24. Should this occur, some visual resource conflicts with the subdivision might occur. Please note that just because public lands currently adjoin the proposed project is no guarantee that the U.S. will choose to retain the parcels in public ownership.

Response: This comment is hereby incorporated into the Final EIR.

L. SIERRA CLUB, SAN GORGONIO CHAPTER

1. Comment: The EIR fails to assess potential impacts to the least Bell's vireo and Allium fimbriatum var. munzii, Dudleya multicaulis, and Harpagonella palmeri. A resource management plan should be prepared for the permanent open space areas and a monitoring plan implemented to comply with AB 3180.

Response: See Response to Comment 5 from the Department of Fish and Game regarding the existence of the three sensitive plant species on-site, as well as the Botanical Assessment prepared by Southwest Biological Services found as Attachment A to this document. The Botanical Assessment contains recommendations which shall be considered and implemented, where feasible, into a Resource Management Plan which will be submitted to and approved by the City of Lake Elsinore. This approval shall occur prior to or concurrent with tentative tract maps in an area where the tentative tract map directly impacts identified significant biological resources. This mitigation satisfies the intent of AB 3180.

As discussed on page IV-43 of the Draft EIR, the least Bell's vireo may be present within the riparian habitat along Temescal Creek on-site. The project proposes to preserve an approximately 421-acre open space corridor encompassing this habitat, thereby no direct impacts are anticipated. As discussed in Response to Comment 1 from the Department of Fish and Game, a 100' buffer zone will be honored between the riparian habitat and any future development. Also, as discussed in Response to Comment 6 from the Department of Fish and Game, this open space corridor is proposed for dedication to the City of Lake Elsinore. As such, it will be the responsibility of that agency to develop and implement programs for maintenance and preservation of the open space system.

2. Comment: Proposed air quality mitigation measures are minimal. Additional analysis of how this project affects the area's job/housing balance is needed and additional mitigation measures should be proposed, including an air quality impact mitigation fee to be used to promote mass transit.

Response: Pages IV-62 through IV-64 of the Draft EIR include an analysis of the area's job/housing balance. Although no data was available for the City of Lake Elsinore, in 1984 the job/housing ratio in Riverside was .76 jobs per d.u.; in Central Riverside it was .45 jobs per d.u. The Alberhill Ranch Specific Plan proposes 254 acres of commercial use which will provide an estimated 3,097 jobs. As such, the jobs/housing ratio provided by this project is .83 jobs per d.u. This ratio exceeds SCAG goals for new development in Riverside County of .77 jobs per d.u., while it conforms with SCAG goals for new development in

Central Riverside. Page IV-37 of the Draft EIR provides air quality mitigations which will be incorporated into the project, where feasible. Establishment of an air quality impact mitigation fee to promote mass transit is an action to be taken by an agency, not an individual developer.

3. Comment: The EIR's analysis of annexation fails to address the question of whether the proposal constitutes premature annexation of open space areas and leapfrog development.

Response: As stated on page IV-55 of the Draft EIR, the project site is within the Sphere of Influence of the City of Lake Elsinore and is located adjacent to the northern boundary of the City. As shown on Exhibit 12 on page IV-54, existing and approved residential development is found along the project site's southern boundary. As such, the annexation proposal is not considered "leapfrog" development.

4. Comment: The EIR fails to recognize the existing and projected revenue shortfalls of school district. The mitigation measures are inadequate to alleviate project impacts.

Response: As discussed on page IV-102 of the Draft EIR, the Alberhill Ranch Specific Plan proposes two 15-acre elementary school park sites and a 20-acre junior high site. These sites meet the criteria of the Districts and will accommodate the facilities anticipated by the Districts. As stated on Page IV-104, the project will be subject to fees imposed by AB 2926. Also, page IV-104 states that because of the difficulty in obtaining funds to build future schools, the Lake Elsinore School District would like to consider alternative funding methods, such as Mello-Roos.

5. Comment: The EIR fails to acknowledge the projected water shortages Southern California faces. It does not adequately address the real source of water supplies demanded by this project.

Response: While acknowledging the projected water shortages Southern California may potentially face, the issue is beyond the scope of this EIR.

6. Comment: The cumulative impacts analysis fails to provide specific information regarding adopted growth forecasts for the Lake Elsinore area. As such, there is no analysis of whether the project is consistent with the recently adopted Air Quality Management Plan. Regional transportation impacts, particularly to Highways 91 and 74 should also be addressed.

Response: The Cumulative Impacts analysis for the project and other proposed developments in the area is found on pages V-1 through V-9 of the Draft EIR. As stated on page V-6, SCAG GMA-1 Baseline Projections for 2010 assume that City boundaries remain as they were in 1984. Therefore, a comparison of project growth to City growth forecasts would not be accurate, as the Alberhill Ranch Specific Plan is within the City's Sphere of Influence. Instead, growth within the Regional Statistical Area (RSA) was examined. The project does not cause GMA-1 Baseline Projections for RSA 49 to be exceeded. The Cumulative Impacts analysis also determined that proposed projects which are within City limits are in accordance with GMA-1 Baseline Projections for the City. Page IV-36 of the Draft EIR states that the project is not consistent with the AQMP.

In regards to assessing regional traffic impacts, the traffic analysis projects traffic volumes on Riverside Drive (State Route 74 in the Lake Elsinore area) for project impacts (Exhibit 20 of the Draft EIR) and future or cumulative impacts. (Exhibit 21 of the Draft EIR).

According to the Traffic Engineer, there is no realistic way of looking at traffic impacts to Highway 91 due to the distance from the site. Also, in the long term, there will be significantly more employment and commercial opportunities in the Lake Elsinore, Rancho California and the southwest area of the County than there are at the present time; therefore, any kind of impact assessment related to vehicle trips made by future residents commuting to Orange County on Highway 91 is relatively short term and purely speculative. In addition, the City of Lake Elsinore is updating the General Plan and is trying to achieve a more balanced community, resulting in reduced vehicle miles travelled. Finally, the 256 acres of commercial use proposed by the Alberhill Ranch Specific Plan will intercept trips that would normally be leaving the area and travelling to Highway 91.

M. ELSINORE VALLEY CEMETERY DISTRICT

1. Comment: The Elsinore Valley Cemetery District will soon be in need of additional land. Any suggestions would be most appreciated.

Response: This comment is hereby incorporated into the Final EIR.

N. YOKO REED

1. Comment: As the owner of properties within the Proposed Area for Annexation currently zoned M-SC by the County, I request that this zoning be the same after annexation to the City.

Response: The properties described in this comment are shown as "Residential Estates" on Exhibit 3, Land Use Plan. However, page V-84 of the Draft EIR presents the "Annexation Area Alternative". This Alternative evaluates impacts of annexing the area into the City of Lake Elsinore but with pre-zoning designations that are the same or similar to those presently allowed with Riverside County zoning. In the case of M-SC zoning, the corresponding City zoning is C-M (Commercial Manufacturing).

SECTION II

PROJECT CORRESPONDENCE

STATE OF CALIFORNIA—OFFICE OF THE GOVERNOR
GEORGE DEUKMEJIAN, *Governor*

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO, CA 95814

June 1, 1989

Mr. Hardy Strozier
City of Lake Elsinroe
130 S. Main Street
Lake Elsinore, CA 92330

Subject: Alberhill Ranch S.P. & 2667 Acre Annexation Area
SCH# 88090517

Dear mr. Strozier:

The State Clearinghouse has submitted the above named draft Environmental Impact Report (EIR) to selected state agencies for review. The review period is now closed and the comments from the responding agency(ies) is(are) enclosed. On the enclosed Notice of Completion form you will note that the Clearinghouse has checked the agencies that have commented. Please review the Notice of Completion to ensure that your comment package is complete. If the comment package is not in order, please notify the State Clearinghouse immediately. Remember to refer to the project's eight-digit State Clearinghouse number so that we may respond promptly.

Please note that Section 21104 of the California Public Resources Code requires that:

> "a responsible agency or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency."

Commenting agencies are also required by this section to support their comments with specific documentation.

These comments are forwarded for your use in preparing your final EIR. Should you need more information or clarification, we recommend that you contact the commenting agency(ies).

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact John Keene at 916/445-0613 if you have any questions regarding the environmental review process.

Sincerely,

David C. Nunenkamp
Chief
Office of Permit Assistance

Enclosures

cc: Resources Agency

NOTICE OF COMPLETION AND ENVIRONMENTAL DOCUMENT FORM

See NOTE Below
SCH # 88090517

1. Project Title: Alberhill Ranch S.P. & 2667 acre annexation area
2. Lead Agency: City of Lake Elsinore 3. Contact Person: Hardy Strozier
3a. Street Address: 130 S. Main St. 3b. City: Lake Elsinore
3c. County: Riverside 3d. Zip: 92330 3e. Phone: (714) 556-5200 or 674-3124
PROJECT LOCATION 4. County: Riverside 4a. City/Community: Lake Elsinore
4b.(optional) Assessor's Parcel No. 4c. Section 15, 22, 23 Twp. 5S Range 5W
5a. Cross Streets I-15, Lake St., Nichols Rd. 5b. Nearest Community: For Rural,
6. Within 2 miles of: a. State Hwy No. I-15 b. Airports c. Waterways Lake Elsinore

7. DOCUMENT TYPE
CEQA
01 ___ NOP
02 ___ Early Cons
03 ___ Neg Dec
04 X Draft EIR
05 ___ Supplement/ Subsequent EIR (If so, prior SCH # _____)
NEPA
06 ___ Notice of Intent
07 ___ Envir. Assessment/ FONSI
08 ___ Draft EIS
OTHER
09 ___ Information Only
10 ___ Final Document
11 ___ Other_____

8. LOCAL ACTION TYPE
01 ___ General Plan Update
02 ___ New Element
03 X General Plan Amendment
04 ___ Master Plan
05 X Annexation
06 X Specific Plan
07 ___ Redevelopment
08 X Rezone
09 ___ Land Division (Subdivision, Parcel Map, Tract Map, etc.)
10 ___ Use Permit
11 ___ Cancel Ag Preserve
12 ___ Other_____

9. TOTAL ACRES: 2667

10. DEVELOPMENT TYPE
01 X Residential: Units 3705 Acres_____
02 ___ Office: Sq.Ft._____ Acres_____ Employees_____
03 X Shopping/Commercial: Sq.Ft._____ Acres 256 Employees_____
04 ___ Industrial: Sq.Ft._____ Acres_____ Employees_____
05 ___ Sewer: MGD_____
06 ___ Water: MGD_____
07 ___ Transportation: Type_____
08 ___ Mineral Extraction: Mineral_____
09 ___ Power Generation: Wattage_____ Type:_____
10 ___ Other:_____

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11. PROJECT ISSUES DISCUSSED IN DOCUMENT

01 X Aesthetic/Visual	08 X Geologic/Seismic	15 X Sewer Capacity	22 X Water Supply
02 X Agricultural Land	09 X Jobs/Housing Balance	16 X Soil Erosion	23 ___ Wetland/Riparian
03 X Air Quality	10 X Minerals	17 X Solid Waste	24 X Wildlife
04 X Archaeological/Historical	11 X Noise	18 ___ Toxic/Hazardous	25 X Growth Inducing
05 ___ Coastal Zone	12 X Public Services	19 X Traffic/Circulation	26 X Incompatible Landuse
06 X Fire Hazard	13 X Schools	20 X Vegetation	27 X Cumulative Effects
07 X Flooding/Drainage	14 ___ Septic Systems	21 X Water Quality	28 ___ Other_____

12. FUNDING(approx.) Federal $_____ State $_____ Total $_____

13. PRESENT LAND USE AND ZONING:
Vacant and limited mineral extraction, M-R-A and R-R

14. PROJECT DESCRIPTION:
The proposed project entails the annexation of 2,667 acres into the corporate limits of the City of Lake Elsinore and the approval of a Specific Plan within the annexation area. Land uses will consist mainly of residential in the central portions of the site. Commercial/ industrial uses are designated at each of the two freeway interchanges. Substantial open spaces, parks and school sites have been provided.

CLEARINGHOUSE CONTACT: JOHN KEENE
916-445-0613

STATE REVIEW BEGAN: 4-17-89
DEPT REV TO AGENCY: 5-25
AGENCY REV TO SCH: 5-30
SCH COMPLIANCE : 6-1
PLEASE RETURN NOC WITH ALL COMMENTS
Resources
AQMD/APCD: 33 (File Date: 4/22)
FAX TELEPHONE: 916-323-3749

W/C	N/C		W/C	N/C	
X		• Resources			• RWQCB# 8
X		• Conservation	X		• Caltrans# 8
		• Fish & Game			[redacted]
		[redacted]			[redacted]
		• Parks & Rec/OHP			• Health
		• NAHC			• Food & Ag
		[redacted]			[redacted]
		• ARB			
		• Solid Waste			
		[redacted]			

(A)

STATE OF CALIFORNIA

GEORGE DEUKMEJIAN, *Governor*

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION
6809 INDIANA AVENUE, SUITE 200
RIVERSIDE, CALIFORNIA 92506
PHONE: (714) 782-4130

June 2, 1989

Hardy Strozier
City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92330

DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE ALBERHILL RANCH SPECIFIC PLAN 89-2, SCH #88090517

Dear Mr. Strozier:

We have reviewed the above-referenced report and have the following comments:

(1) The proponent should continue to coordinate with Elsinore Valley Municipal Water District (EVMWD) for extending water supply and wastewater services to the development. From a basin planning perspective, the Regional Board would encourage the development of a regional wastewater treatment plant, rather than package treatment systems for each development.

(2) In addition, if dewatering is found to be necessary during construction, either a National Pollutant Discharge Elimination System (NPDES) permit for discharge to surface waters or a Waste Discharge Requirements (WDR) permit for discharge to land will be required from this Regional Board. The proponent should note that the time frame for issuance of these permits can be as long as 180 days from the time the application for the permit is accepted as complete.

We look forward to reviewing any future CEQA documents related to this project.

If you should have any questions, please call me.

Sincerely,

Gary Krueger

Gary Krueger, Environmental Specialist II
Regulations Section

cc: John Keene, State Clearinghouse w/SCH form

GLK/2762ARSP.EIR

(B)

State of California

Business, Transportation and Housing Agency

Memorandum

To : State Clearinghouse
Office of Planning & Research
1400 10th Street
Sacramento, CA 95814

Date : May 24, 1989

File No.: 08-Riv-15-23.8

SCH#88090517

From : **DEPARTMENT OF TRANSPORTATION**
District 8

Subject: Draft Environmental Impact Report for
Alberhill Ranch in the City of Lake Elsinore

We have reviewed the above-referenced document and request consideration of the following comments:

According to our analysis, we have found the following comments concerning the traffic study:

(1)

* In the 'Intersection Volumes and Capacity Utilization' the distribution of trips is inbalanced and should be corrected.

* Until we receive accurate turning movements, the issue of facility mitigations cannot be addressed.

(2)

* In response to the policy for funding facility improvements, the City of Lake Elsinore should institute a policy so that each project contributes toward improvements to both the City circulation system and the State highway.

(3)

Given the amount of growth in this area, the City of Lake Elsinore should address the cumulative impact of traffic generated and formulate demand strategies to alleviate it. The demand strategies the City should take in which this project would contribute towards are:

* The distribution of information packets given to all property owners that will outline all transit and commuter services available.

* All equestrian trails, bike trails, park and ride lots, bus shelters, and bus turnouts should be clearly shown in the Specific Plan.

* This development should contribute towards the development of 150 park and ride spaces in the Lake Elsinore area.

(3)

* The identification and development of alternate corridors to relieve congestion on Interstate 15.

* The use of Traffic System Management Strategies to insure the efficient operation of the State Highway System and the City Circulation system.

(4) Should any work be required within State highway right of way, Caltrans would be the responsible agency, and may require that certain measures be provided as a condition of permit issuance.

In conclusion, it is a Caltrans policy to support economic growth and orderly land use development; however, new development that significantly impacts State highway facilities should have mitigation measures addressed. All jurisdictions need to take all measures available to fund improvements and reduce total trips generated or (5) the State may not recommend further highway improvements in the area. In view of the fact Caltrans has limited funds available for infrastructure improvements, we recommend the City of Lake Elsinore take the lead in developing a fair-share mechanism in which developers would participate to fund needed improvements to the State Highway System.

When available, we would like to receive the Notice of Determination, Final Environmental Impact Report, Conditions of Approval and the date of any public hearing on this project. Please send this information to:

Richard Malacoff
CEQA/IGR Coordinator
California Department of Transportation
P.O. Box 231
San Bernardino, CA 92402

If you have any questions, please contact Richard Malacoff at ATSS 670-4550 or (714) 383-4550.

Richard Malacoff
for

HARVEY J. SAWYER
Chief, Transportation Planning
Branch B

RM:bh
cc: George Smith, DOTP
Paul Merrit, City of Lake Elsinore
Hardy Strozier, Planning Associates

E. CALIFORNIA DEPARTMENT OF FISH AND GAME

1. Comment: We believe that the following measures are needed to protect riparian habitat and nesting habitat of the Least Bell's vireo (LBV) in the riparian habitat along Temescal Creek: 1) Establishment of a 100' buffer zone between development and the nearest edge of the riparian vegetation. This is of concern at the southern edge of the project where proposed highway commercial and multi-family uses appear to directly impact the riparian zone. Barriers need to be established to reduce incursion of domestic pets into riparian habitat. Dense, thorny vegetation might provide an effective barrier.

Response: In accordance with this recommendation, a 100' buffer zone will be provided between development and the nearest edge of the riparian vegetation. At the southern edge of the project is a 19-acre area proposed for C-H zoning. On page IV-47 of the Draft EIR, Mitigation Measure E-7 requires that development within the C-H District be subject to site plan review as required by Chapter VIII of the Specific Plan "Development Standards". At that time, the relationship of the proposed C-H development to Temescal Creek will be examined and reviewed to insure that adequate and appropriate setbacks and design mitigations are implemented. See Response to Comment 6 below regarding barriers within the 421-acre open space system to be dedicated to the City of Lake Elsinore.

2. Comment: The issue of pollutant contamination resulting from runoff needs to be quantified and mitigation measures need to be identified to exclude contaminants from the creek.

Response: Page IV-18 of the Draft EIR states that, "Runoff from the project site entering the storm drain system and Walker Canyon Creek will contain minor amounts of pollutants typical of urban use". It would be difficult to quantify with any accuracy the amount of pollutants projected to occur in project runoff at the Specific Plan level of project processing. On page IV-46 of the Draft EIR, Mitigation Measure E-3 states that, "Any proposed modifications (e.g., drainage outlets) to Temescal Creek, however minor, shall be processed with the California Department of Fish and Game pursuant to the requirements of the State Fish and Game Code Sections 1601-1603 Streambed Alteration Notification process". At that more detailed stage of project design, impacts and mitigations, if necessary, could be more effectively assessed. Potential mitigation measures include regular sweeping by a commercial sweeping contractor to remove excessive amounts of oils and other droppings in commercial and multi-family parking lots before the residues are washed into the Creek. Another potential mitigation is treatment of post-development runoff in a grease trap to insure no passage of oil into the creek.

3. Comment: Heavy equestrian use within the proposed 421-acre open space system along Temescal Creek could have an adverse impact on riparian habitat. Consideration should be given to locating the proposed equestrian trail out of the riparian zone. We recommend eliminating the secondary trails which are proposed for currently undeveloped portions of the project area as well as the proposed stream crossing at the northeastern boundary of the project area.

Response: The equestrian trail alignment and stream crossing is proposed in response to the Riverside County Parks Department desire for on-site trails as well as off-site connections. The proposed 421-acre riparian corridor along Temescal Creek is up to 2000' wide in places and it is anticipated that equestrian trails could be provided in this area, without infringing upon the 100' buffer requested in Comment #1.

4. Comment: Development of this project would result in destruction of an existing population of federal and state-listed Stephens' kangaroo rat (SKR). Specific measures to mitigate this impact should be clearly identified as a condition of project certification.

Response: Included as Attachment B to this Final EIR are the results of a Site Check for the SKR, prepared by SJM Biological Consultants. The species was trapped at several locales, verifying its suspected existence on-site. The City of Lake Elsinore has recently adopted an ordinance to mitigate impacts to the SKR and has filed for a 10(a) permit from the U.S. Fish and Wildlife Service. This ordinance is modeled on the County of Riverside SKR mitigation program and assesses a fee of $1,950 per acre for lands developed within the historic range of the SKR. Approximately 2/3 of the project site is within the range and will be subject to the fees and regulations of this ordinance. The project shall abide by the City SKR ordinance as tentative tract maps are approved.

5. Comment: Three sensitive plant species (Allium fimbriatum var. munzii, Dudleya multicaulis, and Harpagonella palmeri) are known to occur within the project area. Appropriate mitigation measures cannot be determined without further information. In-season surveys by a qualified botanist must be conducted so that impacts and mitigations can be effectively evaluated.

Response: In accordance with Mitigation Measure E-6 on page IV-46 of the Draft EIR, a spring survey was conducted on 250 acres of the site which were known to support the above mentioned sensitive plant species. The results of this survey are contained in a "Report of a Botanical Assessment of a 250-acre Parcel on Alberhill Ranch" prepared by R. Mitchel Beauchamp of

Pacific Southwest Biological Services, Inc. (included as Attachment A to this document). This report confirms the presence of the three sensitive plant species listed above on-site on the south facing side of a hill with high elevation of 1,741'. (See Figures 1 and 2 within Botanical Assessment included as Attachment A.) Although these plants are considered "sensitive", none are State or Federally listed or protected. The Assessment also located a single vernal pool, 15' x 5' in size, in a swale on the hillside near the western portion of the site, as shown on Figure 2 within the Botanical Assessment. This habitat has been partially supplemented by a minor, artificial fill which allows additional water to impound following the rare heavy rains. Although no sensitive species were found in this isolated vernal pool, it's loss due to project development would be considered a significant impact.

The Biological Assessment provides recommendations to reduce biological impacts including: 1) Creation of an approximately 40 acre preserve in the northwestern portion of the site where Munz' Onion and Many-stemmed Dudleya were noted; 2) Immediate discontinuance of grazing of cattle and sheep in the areas where the Munz'Onion and Many-stemmed Dudleya are found; and 3) Preservation of approximately 50% of the clay soil concentrations where Palmer's Grappling Hook are found. These mitigations shall be considered and implemented, where feasible, into a Resource Management Plan which will be submitted to and approved by the City of Lake Elsinore. This approval shall occur prior to or concurrent with tentative tract maps in an area where the tentative tract map directly impacts identified significant biological resources. However, due to topographical and soil constraints, it is possible that project development will result in the loss of sensitive plant species; this potential loss of sensitive plant species is considered a significant adverse impact of the project. This finding is stated on page IV-45 of the Draft EIR.

6. Comment: Completion of an agreement for the dedication of proposed open space in perpetuity should be made a condition of project approval. A conservation easement should be provided to ensure that habitat values are preserved in perpetuity.

Response: The project proponent is offering to dedicate the proposed open space to the City of Lake Elsinore. It is up to the City whether to establish a conservation easement. Because this open space corridor is proposed for dedication to the City of Lake Elsinore, it will be the responsibility of that agency to develop and implement programs for maintenance and preservation of the open space system, including construction of barriers, planting of dense thorny vegetation, and annual maintenance of all fire protection measures associated with the natural open space areas.

7. Comment: Barriers need to be established at the development/open space interface to prevent incursion of domestic pets into the open space areas.

Response: See Response to Comment 6 on the preceeding page.

F. COUNTY OF RIVERSIDE WASTE MANAGEMENT DEPARTMENT

1. Comment: The project site is primarily within the El Sobrante service area for solid waste. Refuse from the project site could be taken to the El Sobrante site or the Mead Valley site which serves Lake Matthews, Woodcrest, Mead Valley and Gavilan Hills. The Double Butte site which was mentioned in the Draft EIR is also within the vicinity of the project area; however, it will be closing in the near future.

2. Response: This comment is hereby incorporated into the Final EIR.

G. RIVERSIDE COUNTY SHERIFF

1. Comment: Total residences projected upon build out would be 3,705, increasing the current population in the City of Lake Elsinore by approximately 14,820 persons. Using the formula of the desirable resident/deputy ratio of 1.5 deputies per 1,000 population, 22 additional deputies would be required.

Response: This information corresponds with that presented on page IV-100 of the Draft EIR.

H. COUNTY OF RIVERSIDE PARKS DEPARTMENT

1. Comment: The Historic and Prehistoric Resources section of the Draft EIR fails to include an assessment of potential negative impacts of this project to the historic Alberhill School property at 27115 Lake Street. The maps for the proposed development indicate that a sewage treatment plant for the development is proposed for this site.

Response: Page IV-71 of the Draft EIR identifies one historical site on the subject property, just west of the intersection of Nichols and Terra Cotta Roads. This site, just inside the project boundary, consists of remnant mining activities associated with the Pacific Sewer Pipe operations at Terra Cotta as early as 1890. Project development will warrant the removal of the remnant mining historical site. As also stated on page IV-71, "Another nearby site of historic potential, the Alberhill School built sometime between 1910 and 1920 lies just outside the subject property on the west side of Lake Street, just south of the intersection of Lake Street and Temescal Canyon Road." As the school site is located off-site (across Lake Street from the project boundary), no impacts to the school are anticipated as a result of the Alberhill Ranch Specific Plan. Although at one point in time the site was considered for construction of an EVMWD regional sewage treatment plant (not just to serve the Alberhill Ranch project), this location was rejected. Therefore, this project will in no way physically impact the historic Alberhill School.

I. RIVERSIDE COUNTY FIRE DEPARTMENT

1. Comment: The proposed Alberhill Ranch Specific Plan would be Category II Urban Development according to the Fire Protection Master Plan. It could be within acceptable response time once the fire station planned for Lincoln and Machado is completed. The project would have a cumulative adverse impact on the department's ability to provide an acceptable level of service.

Response: This information corresponds with that presented on pages IV-98 and V-9 of the Draft EIR.

2. Comment: Some of the impacts associated with capital improvements, such as land, buildings and equipment can be mitigated by developer participation in a City Fire Protection Mitigation Program. However, the annual costs necessary for an increased level of service are only partially off-set by the additional county structure tax and would require an increase in the fire service contract to provide staffing for the new fire station.

Response: This comment is hereby incorporated into the Final EIR. The project applicant will participate in any City Fire Protection Mitigation Program in place at the time of project development. The issue of the fire service contract is one to be resolved by the City of Lake Elsinore and the Riverside County Fire Department.

3. Comment: The fire department recommends approval of the specific plan subject to the following conditions: 1) The project proponents shall participate in a fire protection impact mitigation program as adopted by the City Council for construction of additional fire stations; 2) All water mains and fire hydrants shall be constructed in accordance with Riverside County Ordinance No. 460 and/or No. 546, subject to the approval of the Riverside County Fire Department; 3) The specific plan is in the "Hazardous Fire Area" of Riverside County and buildings shall comply with special construction provisions contained in Riverside County Ordinance No. 546; 4) All buildings shall be constructed with fire retardant roofing material as described in Section 3203 of the UBC; 5) Prior to the approval of any individual development plan, the project proponents shall submit to the Fire Department and Planning Department a fire protection plan for all development adjoining natural open space areas; and 6) A Homeowners' Association or appropriate service district shall be organized to be responsible for annual maintenance of all fire protection measures associated with the natural open space areas.

Response: As stated on page IV-99 of the Draft EIR, Mitigation Measure M-1, "The project will be required to satisfy City and County Fire Department standards for fire protection, including response times and distance to fire stations. In regard to Condition 1 above, at the time of Draft EIR preparation, the City Council did not have a Fire Protection Impact Program in place. As discussed in Response to Comment #2 from the Fire Department, the project applicant will participate in any City program in place at the time of project development. Conditions 2 and 3 above are included as Mitigation Measures on page IV-99 of the Draft EIR. The project will comply with the UBC, as required by Condition 4. In regards to Condition 5, a fire protection plan for all development adjoining natural open space shall be prepared to the satisfaction of the Fire Department. This approval shall occur prior to or concurrent with tentative tract maps in an area where the tentative tract map directly abuts natural open space areas. In regards to Condition 6, it is anticipated that all open space and park areas which are not directly associated with a particular residential category will be dedicated to the City or City sponsored assessment district for ownership and maintenance. An annual maintenance program for fire protection measures within the natural open space areas could be addressed by the City at the time the transfer of ownership occurs or the at the time the district is formed.

J. COUNTY OF RIVERSIDE DEPARTMENT OF HEALTH

1. Comment: The master plan for water and sewer services need to be finalized for the area with EVMWD as the lead agency. The will-serve letters from EVMWD predict that these systems will be up, operational and ready for the proposed project.

Response: It is recognized that will-serve letters and any other required funding agreements for water and sewer service from the Elsinore Valley Municipal Water District are necessary for recordation of tentative tract maps, thereby insuring provision of necessary water and sewer service to the project. As discussed in Response to Comment 1 from the California Regional Quality Control Board, sewage treatment for the Alberhill Ranch Specific Plan will be provided by a 5 MGD regional wastewater treatment plant, per the EVMWD Master Plan. It is anticipated that the project proponent will be responsible for construction of the first phase (1 MGD) of the facility, which is designed to be built in 1 MGD increments. The sewage treatment plant site and key elements of the infrastructure will be sized to accommodate the ultimate capacity of 5 MGD in accordance with the District's adopted Master Plan.

2. Comment: Solid waste generation, storage, collection impacts have not been addressed in this EIR.

Response: Solid waste issues are discussed on page IV-118 of the Draft EIR. Also, see Comment F. from the County of Riverside Waste Management Department.

3. Comment: The EIR should address the impact, proper handling and recycling of construction waste generated during and after development of the project.

Response: The requirements of the County of Riverside or the City of Lake Elsinore for construction generated trash removal will be followed by all on-site contractors and construction personnel. This project is not anticipated to generate any toxic wastes during the construction phase. In order to make any meaningful assessments regarding the amount of construction waste generated, the type of construction material, the timing of each phase of construction, the exact uses within the C-SP District and the type of equipment to be used must first be determined. This level of detail is not available at this stage of project development.

4. Comment: Solid waste enclosures should be provided for the commercial areas and multi-family dwelling units. An adequate number of permanent waste storage enclosures are recommended. Waste bin enclosures should provide adequate space for storage of recyclable materials.

Response: As stated on page IV-118 of the Draft EIR, the project will provide trash collection stations within residential areas and for refuse collection areas within commercial areas, in accordance with the Alberhill Ranch Specific Plan guidelines. The size of enclosures will conform to standards in effect at the time of project construction.

K. UNITED STATES DEPARTMENT OF THE INTERIOR

1. Comment: The Bureau of Land Management (BLM) administers two adjoining parcels of land, both of which are presently being studied under our South Coast Resource Management Plan. An application has been received from PACTEL of Irvine to place a communicator site on the highest elevation in Section 24. Should this occur, some visual resource conflicts with the subdivision might occur. Please note that just because public lands currently adjoin the proposed project is no guarantee that the U.S. will choose to retain the parcels in public ownership.

Response: This comment is hereby incorporated into the Final EIR.

L. SIERRA CLUB, SAN GORGONIO CHAPTER

1. Comment: The EIR fails to assess potential impacts to the least Bell's vireo and Allium fimbriatum var. munzii, Dudleya multicaulis, and Harpagonella palmeri. A resource management plan should be prepared for the permanent open space areas and a monitoring plan implemented to comply with AB 3180.

Response: See Response to Comment 5 from the Department of Fish and Game regarding the existence of the three sensitive plant species on-site, as well as the Botanical Assessment prepared by Southwest Biological Services found as Attachment A to this document. The Botanical Assessment contains recommendations which shall be considered and implemented, where feasible, into a Resource Management Plan which will be submitted to and approved by the City of Lake Elsinore. This approval shall occur prior to or concurrent with tentative tract maps in an area where the tentative tract map directly impacts identified significant biological resources. This mitigation satisfies the intent of AB 3180.

As discussed on page IV-43 of the Draft EIR, the least Bell's vireo may be present within the riparian habitat along Temescal Creek on-site. The project proposes to preserve an approximately 421-acre open space corridor encompassing this habitat, thereby no direct impacts are anticipated. As discussed in Response to Comment 1 from the Department of Fish and Game, a 100' buffer zone will be honored between the riparian habitat and any future development. Also, as discussed in Response to Comment 6 from the Department of Fish and Game, this open space corridor is proposed for dedication to the City of Lake Elsinore. As such, it will be the responsibility of that agency to develop and implement programs for maintenance and preservation of the open space system.

2. Comment: Proposed air quality mitigation measures are minimal. Additional analysis of how this project affects the area's job/housing balance is needed and additional mitigation measures should be proposed, including an air quality impact mitigation fee to be used to promote mass transit.

Response: Pages IV-62 through IV-64 of the Draft EIR include an analysis of the area's job/housing balance. Although no data was available for the City of Lake Elsinore, in 1984 the job/housing ratio in Riverside was .76 jobs per d.u.; in Central Riverside it was .45 jobs per d.u. The Alberhill Ranch Specific Plan proposes 254 acres of commercial use which will provide an estimated 3,097 jobs. As such, the jobs/housing ratio provided by this project is .83 jobs per d.u. This ratio exceeds SCAG goals for new development in Riverside County of .77 jobs per d.u., while it conforms with SCAG goals for new development in

Central Riverside. Page IV-37 of the Draft EIR provides air quality mitigations which will be incorporated into the project, where feasible. Establishment of an air quality impact mitigation fee to promote mass transit is an action to be taken by an agency, not an individual developer.

3. Comment: The EIR's analysis of annexation fails to address the question of whether the proposal constitutes premature annexation of open space areas and leapfrog development.

Response: As stated on page IV-55 of the Draft EIR, the project site is within the Sphere of Influence of the City of Lake Elsinore and is located adjacent to the northern boundary of the City. As shown on Exhibit 12 on page IV-54, existing and approved residential development is found along the project site's southern boundary. As such, the annexation proposal is not considered "leapfrog" development.

4. Comment: The EIR fails to recognize the existing and projected revenue shortfalls of school district. The mitigation measures are inadequate to alleviate project impacts.

Response: As discussed on page IV-102 of the Draft EIR, the Alberhill Ranch Specific Plan proposes two 15-acre elementary school park sites and a 20-acre junior high site. These sites meet the criteria of the Districts and will accommodate the facilities anticipated by the Districts. As stated on Page IV-104, the project will be subject to fees imposed by AB 2926. Also, page IV-104 states that because of the difficulty in obtaining funds to build future schools, the Lake Elsinore School District would like to consider alternative funding methods, such as Mello-Roos.

5. Comment: The EIR fails to acknowledge the projected water shortages Southern California faces. It does not adequately address the real source of water supplies demanded by this project.

Response: While acknowledging the projected water shortages Southern California may potentially face, the issue is beyond the scope of this EIR.

6. Comment: The cumulative impacts analysis fails to provide specific information regarding adopted growth forecasts for the Lake Elsinore area. As such, there is no analysis of whether the project is consistent with the recently adopted Air Quality Management Plan. Regional transportation impacts, particularly to Highways 91 and 74 should also be addressed.

Response: The Cumulative Impacts analysis for the project and other proposed developments in the area is found on pages V-1 through V-9 of the Draft EIR. As stated on page V-6, SCAG GMA-1 Baseline Projections for 2010 assume that City boundaries remain as they were in 1984. Therefore, a comparison of project growth to City growth forecasts would not be accurate, as the Alberhill Ranch Specific Plan is within the City's Sphere of Influence. Instead, growth within the Regional Statistical Area (RSA) was examined. The project does not cause GMA-1 Baseline Projections for RSA 49 to be exceeded. The Cumulative Impacts analysis also determined that proposed projects which are within City limits are in accordance with GMA-1 Baseline Projections for the City. Page IV-36 of the Draft EIR states that the project is not consistent with the AQMP.

In regards to assessing regional traffic impacts, the traffic analysis projects traffic volumes on Riverside Drive (State Route 74 in the Lake Elsinore area) for project impacts (Exhibit 20 of the Draft EIR) and future or cumulative impacts. (Exhibit 21 of the Draft EIR).

According to the Traffic Engineer, there is no realistic way of looking at traffic impacts to Highway 91 due to the distance from the site. Also, in the long term, there will be significantly more employment and commercial opportunities in the Lake Elsinore, Rancho California and the southwest area of the County than there are at the present time; therefore, any kind of impact assessment related to vehicle trips made by future residents commuting to Orange County on Highway 91 is relatively short term and purely speculative. In addition, the City of Lake Elsinore is updating the General Plan and is trying to achieve a more balanced community, resulting in reduced vehicle miles travelled. Finally, the 256 acres of commercial use proposed by the Alberhill Ranch Specific Plan will intercept trips that would normally be leaving the area and travelling to Highway 91.

M. ELSINORE VALLEY CEMETERY DISTRICT

1. Comment: The Elsinore Valley Cemetery District will soon be in need of additional land. Any suggestions would be most appreciated.

Response: This comment is hereby incorporated into the Final EIR.

N. YOKO REED

1. Comment: As the owner of properties within the Proposed Area for Annexation currently zoned M-SC by the County, I request that this zoning be the same after annexation to the City.

Response: The properties described in this comment are shown as "Residential Estates" on Exhibit 3, Land Use Plan. However, page V-84 of the Draft EIR presents the "Annexation Area Alternative". This Alternative evaluates impacts of annexing the area into the City of Lake Elsinore but with pre-zoning designations that are the same or similar to those presently allowed with Riverside County zoning. In the case of M-SC zoning, the corresponding City zoning is C-M (Commercial Manufacturing).

SECTION II

PROJECT CORRESPONDENCE

STATE OF CALIFORNIA—OFFICE OF THE GOVERNOR

GEORGE DEUKMEJIAN, *Governor*

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO, CA 95814

June 1, 1989

Mr. Hardy Strozier
City of Lake Elsinroe
130 S. Main Street
Lake Elsinore, CA 92330

Subject: Alberhill Ranch S.P. & 2667 Acre Annexation Area
SCH# 88090517

Dear mr. Strozier:

The State Clearinghouse has submitted the above named draft Environmental Impact Report (EIR) to selected state agencies for review. The review period is now closed and the comments from the responding agency(ies) is(are) enclosed. On the enclosed Notice of Completion form you will note that the Clearinghouse has checked the agencies that have commented. Please review the Notice of Completion to ensure that your comment package is complete. If the comment package is not in order, please notify the State Clearinghouse immediately. Remember to refer to the project's eight-digit State Clearinghouse number so that we may respond promptly.

Please note that Section 21104 of the California Public Resources Code requires that:

> "a responsible agency or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency."

Commenting agencies are also required by this section to support their comments with specific documentation.

These comments are forwarded for your use in preparing your final EIR. Should you need more information or clarification, we recommend that you contact the commenting agency(ies).

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact John Keene at 916/445-0613 if you have any questions regarding the environmental review process.

Sincerely,

David C. Nunenkamp
Chief
Office of Permit Assistance

Enclosures

cc: Resources Agency

NOTICE OF COMPLETION AND ENVIRONMENTAL DOCUMENT FORM

See NOTE Below
SCH # 88090517

1. Project Title: Alberhill Ranch S.P. & 2667 acre annexation area
2. Lead Agency: City of Lake Elsinore 3. Contact Person: Hardy Strozier
3a. Street Address: 130 S. Main St. 3b. City: Lake Elsinore
3c. County: Riverside 3d. Zip: 92330 3e. Phone: (714) 556-5200 or 674-3124
PROJECT LOCATION 4. County: Riverside 4a. City/Community: Lake Elsinore
4b.(optional) Assessor's Parcel No. 4c. Section 15, 22, 23 Twp. 5S Range 5W
5a. Cross Streets I-15, Lake St., Nichols Rd. 5b. For Rural, Nearest Community:
6. Within 2 miles of: a. State Hwy No. I-15 b. Airports c. Waterways Lake Elsinore

7. DOCUMENT TYPE

CEQA
01 ___ NOP
02 ___ Early Cons
03 ___ Neg Dec
04 X Draft EIR
05 ___ Supplement/ Subsequent EIR (If sp. prior SCH #)
NEPA
06 ___ Notice of Intent
07 ___ Envir. Assessment/ FONSI
08 ___ Draft EIS
OTHER
09 ___ Information Only
10 ___ Final Document
11 ___ Other

8. LOCAL ACTION TYPE

01 ___ General Plan Update
02 ___ Rev Element
03 X General Plan Amendment
04 ___ Master Plan
05 X Annexation
06 X Specific Plan
07 ___ Redevelopment
08 X Rezone
09 ___ Land Division (Subdivision, Parcel Map, Tract Map, etc.)
10 ___ Use Permit
11 ___ Cancel Ag Preserve
12 ___ Other

9. TOTAL ACRES: 2667

10. DEVELOPMENT TYPE

01 X Residential: Units 3705 Acres
02 ___ Office: Sq.Ft. Acres Employees
03 X Shopping/Commercial: Sq.Ft. Acres 256 Employees
04 ___ Industrial: Sq.Ft. Acres Employees
05 ___ Sewer: MGD
06 ___ Water: MGD
07 ___ Transportation: Type
08 ___ Mineral Extraction: Mineral
09 ___ Power Generation: Wattage Type
10 ___ Other:

RECEIVED APR 17 1989 STATE CLEARINGHOUSE

11. PROJECT ISSUES DISCUSSED IN DOCUMENT

01 X Aesthetic/Visual	08 X Geologic/Seismic	15 X Sewer Capacity	22 X Water Supply
02 X Agricultural Land	09 X Jobs/Housing Balance	16 X Soil Erosion	23 ___ Wetland/Riparian
03 X Air Quality	10 X Minerals	17 X Solid Waste	24 X Wildlife
04 X Archaeological/Historical	11 X Noise	18 ___ Toxic/Hazardous	25 X Growth Inducing
05 ___ Coastal Zone	12 X Public Services	19 X Traffic/Circulation	26 X Incompatible Landuse
06 X Fire Hazard	13 X Schools	20 X Vegetation	27 X Cumulative Effects
07 X Flooding/Drainage	14 ___ Septic Systems	21 X Water Quality	28 ___ Other

12. FUNDING (approx.) Federal $ State $ Total $

13. PRESENT LAND USE AND ZONING:

Vacant and limited mineral extraction, M-R-A and R-R

14. PROJECT DESCRIPTION:

The proposed project entails the annexation of 2,667 acres into the corporate limits of the City of Lake Elsinore and the approval of a Specific Plan within the annexation area. Land uses will consist mainly of residential in the central portions of the site. Commercial/ industrial uses are designated at each of the two freeway interchanges. Substantial open spaces, parks and/school sites have been provided.

CLEARINGHOUSE CONTACT: JOHN KEENE
916-445-0613

STATE REVIEW BEGAN: 4-17-89
DEPT REV TO AGENCY: 5-25
AGENCY REV TO SCH: 5-30
SCH COMPLIANCE : 6-1
PLEASE RETURN NOC WITH ALL COMMENTS
AQ'D/APCD: 33 Resources (File Date: 4/22
FAX TELEPHONE: 916-323-3749

W/C	N/C	
X		• Resources
X		• Conservation
		• Fish & Game
		• Parks & Rec/OHP
		• NAHC
		• ARB
		• Solid Waste

W/C	N/C	
		• RWQCB# 8
X		• Caltrans# 8
		• Health
		• Food & Ag

(A)

STATE OF CALIFORNIA

GEORGE DEUKMEJIAN, *Governor*

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION
6809 INDIANA AVENUE, SUITE 200
RIVERSIDE, CALIFORNIA 92506
PHONE: (714) 782-4130

June 2, 1989

Hardy Strozier
City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92330

DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE ALBERHILL RANCH SPECIFIC PLAN 89-2, SCH #88090517

Dear Mr. Strozier:

We have reviewed the above-referenced report and have the following comments:

(1) The proponent should continue to coordinate with Elsinore Valley Municipal Water District (EVMWD) for extending water supply and wastewater services to the development. From a basin planning perspective, the Regional Board would encourage the development of a regional wastewater treatment plant, rather than package treatment systems for each development.

(2) In addition, if dewatering is found to be necessary during construction, either a National Pollutant Discharge Elimination System (NPDES) permit for discharge to surface waters or a Waste Discharge Requirements (WDR) permit for discharge to land will be required from this Regional Board. The proponent should note that the time frame for issuance of these permits can be as long as 180 days from the time the application for the permit is accepted as complete.

We look forward to reviewing any future CEQA documents related to this project.

If you should have any questions, please call me.

Sincerely,

Gary Krueger

Gary Krueger, Environmental Specialist II
Regulations Section

cc: John Keene, State Clearinghouse w/SCH form

GLK/2762ARSP.EIR

(B)

State of California

Business, Transportation and Housing Agency

Memorandum

To : State Clearinghouse
Office of Planning & Research
1400 10th Street
Sacramento, CA 95814

Date : May 24, 1989

File No.: 08-Riv-15-23.8

SCH#88090517

From : **DEPARTMENT OF TRANSPORTATION**
District 8

Subject: Draft Environmental Impact Report for
Alberhill Ranch in the City of Lake Elsinore

We have reviewed the above-referenced document and request consideration of the following comments:

According to our analysis, we have found the following comments concerning the traffic study:

(1)

* In the 'Intersection Volumes and Capacity Utilization' the distribution of trips is inbalanced and should be corrected.

* Until we receive accurate turning movements, the issue of facility mitigations cannot be addressed.

(2)

* In response to the policy for funding facility improvements, the City of Lake Elsinore should institute a policy so that each project contributes toward improvements to both the City circulation system and the State highway.

Given the amount of growth in this area, the City of Lake Elsinore should address the cumulative impact of traffic generated and formulate demand strategies to alleviate it. The demand strategies the City should take in which this project would contribute towards are:

(3)

* The distribution of information packets given to all property owners that will outline all transit and commuter services available.

* All equestrian trails, bike trails, park and ride lots, bus shelters, and bus turnouts should be clearly shown in the Specific Plan.

* This development should contribute towards the development of 150 park and ride spaces in the Lake Elsinore area.

(3)

* The identification and development of alternate corridors to relieve congestion on Interstate 15.

* The use of Traffic System Management Strategies to insure the efficient operation of the State Highway System and the City Circulation system.

(4) Should any work be required within State highway right of way, Caltrans would be the responsible agency, and may require that certain measures be provided as a condition of permit issuance.

(5) In conclusion, it is a Caltrans policy to support economic growth and orderly land use development; however, new development that significantly impacts State highway facilities should have mitigation measures addressed. All jurisdictions need to take all measures available to fund improvements and reduce total trips generated or the State may not recommend further highway improvements in the area. In view of the fact Caltrans has limited funds available for infrastructure improvements, we recommend the City of Lake Elsinore take the lead in developing a fair-share mechanism in which developers would participate to fund needed improvements to the State Highway System.

When available, we would like to receive the Notice of Determination, Final Environmental Impact Report, Conditions of Approval and the date of any public hearing on this project. Please send this information to:

Richard Malacoff
CEQA/IGR Coordinator
California Department of Transportation
P.O. Box 231
San Bernardino, CA 92402

If you have any questions, please contact Richard Malacoff at ATSS 670-4550 or (714) 383-4550.

Richard Malacoff
for

HARVEY J. SAWYER
Chief, Transportation Planning
Branch B

RM:bh
cc: George Smith, DOTP
Paul Merrit, City of Lake Elsinore
Hardy Strozier, Planning Associates

State of California

THE RESOURCES AGENCY OF CALIFORNIA

Memorandum

To : Dr. Gordon F. Snow
Assistant Secretary for Resources

Mr. Hardy Strozier
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92330

From : Department of Conservation—Office of the Director

Date : May 24, 1989

Subject: Draft Environmental Impact Report (EIR) for Alberhill Ranch Specific Plan and Annexation, **SCH# 88090517**

The Department of Conservation's Division of Mines and Geology (DMG) has reviewed the Draft EIR for the Alberhill Ranch and 2,667-acre Annexation area. Geologic concerns which require further consideration in the Specific Plan include the potential for incompatible land uses between residential development and adjacent mining operations. We offer the following comments for consideration.

The Alberhill Coal and Clay Pits, which are included in the Specific Plan area, have been in operation for the last 100 years. In 1978, a mine reclamation plan was prepared for this mine (Converse, Ward, Davis, Dixon) which estimated that 50 years of reserves were still present and available for extraction. In 1982, DMG was petitioned by Pacific Clay Products, Inc., to zone the areas underlain by commercial clay as a mineral resource. DMG subsequently classified the majority of the Specific Plan area as Mineral Resource Zone 2, an area of known mineral resources.

The Draft EIR has determined that, at the present time, the clay minerals within the Specific Plan area are not economically feasible, and acknowledges that the proposed development will remove a known mineral resource from future development. The Draft EIR also points out that the mine operator who previously mined the Specific Plan area, Pacific Clay Products, Inc., will continue to extract clay on their own property immediately west of the annexation area. However, the Draft EIR does not address the potential impacts of mining operations adjacent to residential and light commercial development. We recommend that the Final EIR consider this impact and provide appropriate mitigations, such as visual berms, open space and other zoning restrictions, to reduce the likelihood of conflicts between ongoing mining operations and future residential development.

If you have any questions concerning these comments, please contact Zoe McCrea, Division of Mines and Geology Environmental Review Officer, at (916) 322-2562.

Dennis J. O'Bryant
Environmental Program Coordinator

DJO:TM:efh

cc: Zoe McCrea, Division of Mines and Geology
Timothy McCrink, Division of Mines and Geology

Reference:

Converse, Ward, Davis, Dixon, Inc., 1978, Application for reclamation plan approval, existing Alberhill Clay Mine, 14741 Lake Street, Lake Elsinore, California: prepared for Pacific Clay Products, Inc.

State of California

(D)

The Resources Agency

Memorandum

Date : APR 19 1989

To : 1. Gordon F. Snow, Ph.D.
Assistant Secretary for Resources
2. City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92330
Attention: Hardy Strozier

From : **Department of Water Resources**
Los Angeles, CA 90055

Subject : DEIR for Alberhill Ranch Specific Plan 89-2 and 2,667-Acre Annexation Area, SCH 88090517

Your subject document has been reviewed by our Department of Water Resources staff. Recommendations, as they relate to water conservation and flood damage prevention, are attached.

(1) After reviewing your report, we would also like to recommend that you further consider implementing a comprehensive program to use reclaimed water for irrigation purposes in order to free fresh water supplies for beneficial uses requiring high quality water supplies.

For further information, you may wish to contact John Pariewski at (213) 620-3951.

Thank you for the opportunity to review and comment on this report.

Charles R. White

Charles R. White, Chief
Planning Branch
Southern District

Attachments

DEPARTMENT OF WATER RESOURCES RECOMMENDATIONS FOR WATER CONSERVATION AND WATER RECLAMATION

To reduce water demand, implement the water conservation measures described here.

Required

The following State laws require water-efficient plumbing fixtures in structures:

- Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings as follows:

  "After January 1, 1983, all new buildings constructed in this state shall use water closets and associated flushometer valves, if any, which are water-conservation water closets as defined by American National Standards Institute Standard A112.19.2, and urinals and associated flushometer valves, if any, that use less than an average of 1-1/2 gallons per flush. Blowout water closets and associated flushometer valves are exempt from the requirements of this section."

- Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that give the maximum flow rate of all new showerheads, lavatory faucets, and sink faucets, as specified in the standard approved by the American National Standards Institute on November 16, 1979, and known as ANSI A112.18.1M-1979.

- Title 20, California Administrative Code Section 1606(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. No new appliance may be sold or offered for sale in California that is not certified by its manufacturer to be in compliance with the provisions of the regulations establishing applicable efficiency standards.

- Title 24 of the California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

- Title 24, California Administrative Code Sections 2-5352(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. These requirements apply to steam and steam-condensate return piping and recirculating hot water piping in attics, garages, crawl spaces, or unheated spaces other than between floors or in interior walls. Insulation of water-heating systems is also required.

- Health and Safety Code Section 4047 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied. Included is the requirement that, in most instances, the installation of the appliance must be accompanied by water conservation devices on fixtures using softened or conditioned water.

- Government Code Section 7800 specifies that lavatories in all public facilities constructed after January 1, 1985, be equipped with self-closing faucets that limit flow of hot water.

To be implemented where applicable

Interior:

1. Supply line pressure: Water pressure greater than 50 pounds per square inch (psi) be reduced to 50 psi or less by means of a pressure-reducing valve.

2. Drinking fountains: Drinking fountains be equipped with self-closing valves.

3. Hotel rooms: Conservation reminders be posted in rooms and restrooms.* Thermostatically controlled mixing valve be installed for bath/shower.

4. Laundry facilities: Water-conserving models of washers be used.

5. Restaurants: Water-conserving models of dishwashers be used or spray emitters that have been retrofitted for reduced flow. Drinking water be served upon request only.*

6. Ultra-low-flush toilets: 1-1/2-gallon per flush toilets be installed in all new construction.

Exterior:*

1. Landscape with low water-using plants wherever feasible.

2. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields. When lawn is used, require warm season grasses.

3. Group plants of similar water use to reduce overirrigation of low-water-using plants.
4. Provide information to occupants regarding benefits of low-water-using landscaping and sources of additional assistance.

*The Department of Water Resources or local water district may aid in developing these materials or providing other information.

5. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.

6. Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their use saves water needed to establish replacement vegetation.

7. Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.

8. Use pervious paving material whenever feasible to reduce surface water runoff and to aid in ground water recharge.

9. Grade slopes so that runoff of surface water is minimized.

10. Investigate the feasibility of using reclaimed waste water, stored rainwater, or grey water for irrigation.

11. Encourage cluster development, which can reduce the amount of land being converted to urban use. This will reduce the amount of impervious paving created and thereby aid in ground water recharge.

12. Preserve existing natural drainage areas and encourage the incorporation of natural drainage systems in new developments. This aids ground water recharge.

13. To aid in ground water recharge, preserve flood plains and aquifer recharge areas as open space.

FLOOD DAMAGE PREVENTION

In flood-prone areas, flood damage prevention measures required to protect a proposed development should be based on the following guidelines:

1. It is the State's policy to conserve water; any potential loss to ground water should be mitigated.

2. All building structures should be protected against a 100-year flood.

3. In those areas not covered by a Flood Insurance Rate Map or Flood Boundary and Floodway Map, issued by the Federal Emergency Management Agency, the 100-year flood elevation and boundary should be shown in the Environmental Impact Report.

4. At least one route of ingress and egress to the development should be available during a 100-year flood.

5. The slope and foundation designs for all structures should be based on detailed soils and engineering studies, especially for hillside developments.

6. Revegetation of disturbed or newly constructed slopes should be done as soon as possible (utilizing native or low-water-using plant material).

7. The potential damage to the proposed development by mudflow should be assessed and mitigated as required.

8. Grading should be limited to dry months to minimize problems associated with sediment transport during construction.

(E)

STATE OF CALIFORNIA—THE RESOURCES AGENCY

GEORGE DEUKMEJIAN, *Governor*

DEPARTMENT OF FISH AND GAME
330 Golden Shore, Suite 50
Long Beach, CA 90802
(213) 590-5113

June 9, 1989

RECEIVED
JUN 12 1989
Planning Dept.

Hardy Strozier
City of Lake Elsinore
Planning Department
130 S. Main Street
Lake Elsinore, CA 92330

Dear Mr. Strozier:

We have reviewed the Draft EIR for the Alberhill Ranch Specific Plan (SCH 88090517) that addresses the impacts associated with the proposed development and annexation into the City of Lake Elsinore of an 1,853-acre mixed-use development, including 3,705 dwelling units and 254 acres of commercial use. Also considered is the annexation and pre-zoning of an additional 822 acres, for which no specific development plan has yet been developed. The project area includes approximately three miles of Temescal Creeek, a significant riparian habitat area. We offer the following comments for your consideration:

1. The quality and extent of riparian woodland within the project area make protection of this resource vital. Even more significant is the known presence of the federal and state-listed endangered least Bell's vireo (LBV) on Temescal Creek and the existence of suitable habitat for this species within the project area. We believe the following measures are needed to protect riparian habitat and nesting habitat of the LBV:

   a. Establishment of minimum 100-foot buffer zones between development and the nearest edge of the riparian vegetation. This is of particular concern at the southern edge of the project area where proposed highway, commercial and multi-family residential development appear to directly impact the riparian zone. Barriers need to be established to reduce incursion of domestic pets into riparian habitat. Dense, thorny vegetation might provide an effective barrier.

   b. The issue of pollutant contamination resulting from runoff is not adequately adress d. The scale of the proposed development indicates the potential for significant quantities of contaminants to be introduced into the riparian system, yet no attempt is made to quantify this impact. The level of contamination expected from this project needs to be identified, and measures to exclude contaminants from the creek need to be incorporated into the project design prior to certification.

3

c. Heavy equestrian use could have an adverse effect on riparian habitat. Consideration needs to be given to locating the proposed equestrian trail out of the riparian zone. We recommend eliminating the secondary trails which are proposed for currently undeveloped portions of the project area as well as the proposed stream crossing at the northeastern boundary of the project area.

4

2. Development of this project would result in destruction of an existing population of federal and state-listed Stephens' kangaroo rat. Specific and enforceable measures to mitigate this impact should be clearly identified as a condition of project certification. There are currently no local ordinances in effect which meet the requirements of the Federal Endangered Species Act. Until such time as a County mitigation ordinance has been found to meet all pertinent legal requirements, a statement of compliance with any proposed future ordinances cannot be accepted as mitigation.

5

3. Three sensitive plant species (Allium fimbriatum var. munzii, Dudleya multicaulis, and Harpagonella palmeri) are known to occur within the project area. Appropriate mitigation measures for potential impacts to these species cannot be determined without further information on the populations which could be affected. In-season surveys by a qualified botanist must be conducted so that impacts and mitigation can be effectively evaluated.

6

4. Completion of an agreement for the dediction of proposed open space in perpetuity should be made a condition of project approval. We recommend that a conservation easement be provided to ensure that habitat values are preserved in perpetuity.

7

5. Barriers need to be established at the development-open space interface to prevent incursion of domestic pets into the open space areas.

Because the Draft EIR is inadequately detailed to meet the requirements of CEQA, and because the project, as proposed, would result in significant adverse environmental impacts, the Department recommends against certifiction of the Draft EIR at this time. We recommend the preparation and public certification of supplemental environmental documentation designed to address and resolve the above mentioned concerns.

Diversion, obstruction of the natural flow or changes in the bed, channel, or bank of any river, stream, or lake will require notification to the Department of Fish and Game as called for in the

Fish and Game Code. This notification (with fee) and the subsequent agreement must be completed prior to initiating any such changes. Notification should be made after the project is approved by the lead agency.

Thank you for the opportunity to review and comment on this project. If you have any questions, please contact Jack L. Spruill of our Environmental Services staff at (213) 590-5137.

Sincerely,

Chuck Travis for

Fred Worthley
Regional Manager
Region 5

cc: State Clearinghouse
ESD, Sacramento
J. DeWald
T. Paulek

(F)

THE COUNTY OF RIVERSIDE
WASTE MANAGEMENT

ROBERT A. NELSON
Director

April 21, 1989

City of Lake Elsinore
Attn: Hardy Strozier
130 S. Main St.
Lake Elsinore, Ca 92330

RE: Alberhill Ranch S.P. & 2667 Acre Annexation Area.

Dear Mr. Strozier

In regards to the Draft Environmental Impact Report for Alberhill Ranch Specific Plan 89-2 within 2,667 acre annexation area the following information should be included.

(1) The project site is primarily within the El Sobrante service area for solid waste. Refuse from the project site could be taken to the El Sobrante site or the Mead Valley site which serves Lake Matthews, Woodcrest, Mead Valley and Gavilan Hills. (See enclosure)

The Double Butte site which was mentioned in the Draft Environmental Report is also within the vicinity of the project area, however,it will be closing in the near future. (See enclosure)

If this department can be of further assistance in this matter, please call me at (714) 785-6081.

Sincerely,

Maureen Marshall

Maureen Marshall
Administrative Officer

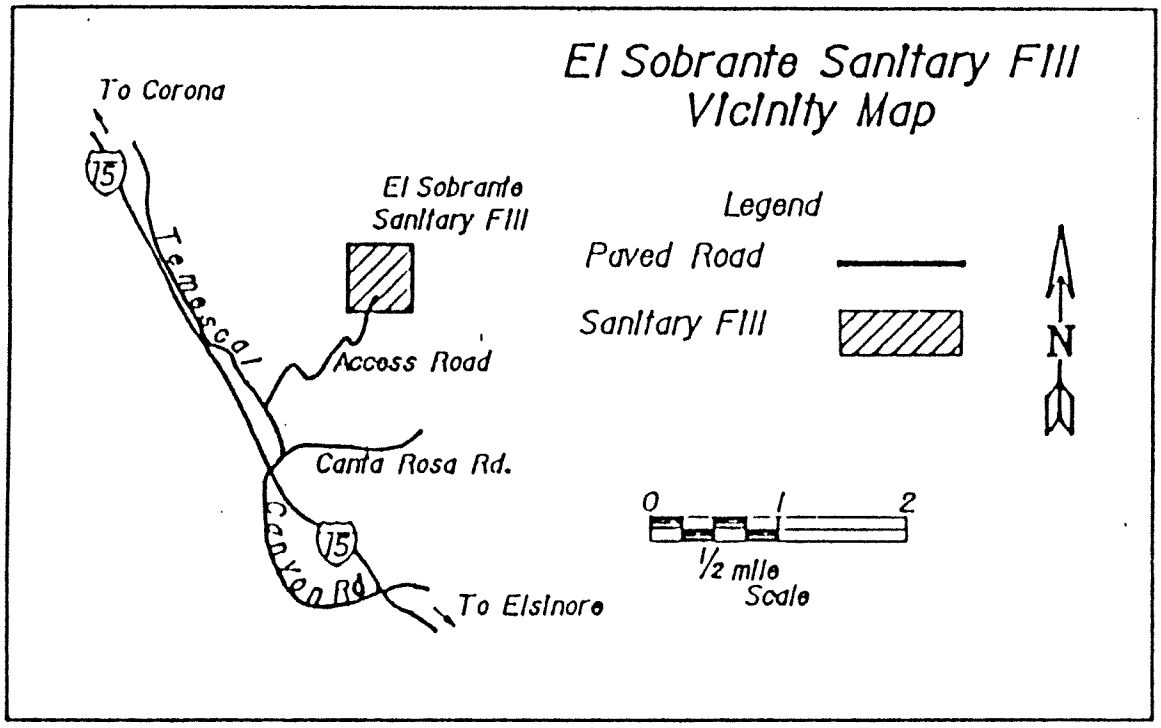
11728 Magnolia, Suite A • Riverside, CA 92503 • (714) 785-6081

EL SOBRANTE LANDFILL

Incorporated cities and population served:
Corona Norco Lake Elsinore
Portions of the City of Riverside
Unincorporated communities served:
Home Gardens Coronita El Cerrito
Aberhill Glen Ivy

1. SITE NAME: El Sobrante (DA# 08)
2. SITE LOCATION: 10910 Dawson Canyon Rd., Corona
3. HOURS OF OPERATION: 8:00 - 4:30, Monday - Saturday
4. DATE OPENED: 1986
5. LIFE EXPECTANCY: 13 years (2002 - 2003 +)
6. PROPERTY SIZE: 160 acres
7. NO. OF PERSONNEL: 7
8. AVERAGE DAILY VEHICLE TOTAL: 280
9. RWQCB PERMIT NO: 85-131
10. CWMB PERMIT NO 33-AA-0217
11. NEXT SCHEDULED PERMIT REVISION: 1991
12. AVERAGE DAILY TONNAGE 1988: 850 Tons
13. PEAK DAILY TONNAGE RECEIVED 1988: 1,944 Tons (May)
14. ESTIMATED PEAK TONNAGE 1993: 15 TO 25% OVER 1988 PEAK TONNAGE
15. REMAINING VOLUME 5,600,000 Tons, 11,200,000 C.Y.
16. OWNED BY: Western Waste Industries Division 19
17. OPERATED BY: Western Waste Industries Division 19
18. DESCRIPTION: NE 1/4, SEC. 26, T.4S., R.6W., S.B.B. & M.

LOCATION MAP



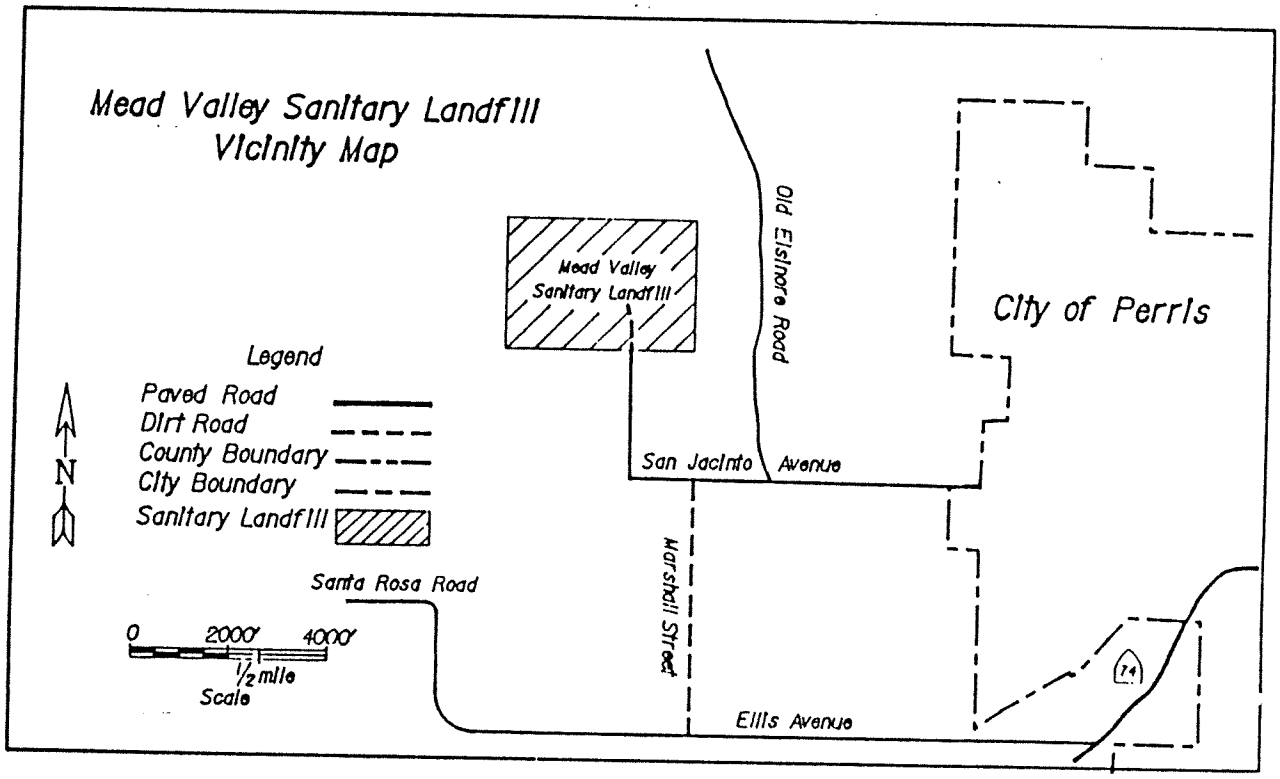
NOTE: Site has significant possibility for expansion. The County Board of Supervisors has taken action to authorize negotiations on the expansion of the site.

MEAD VALLEY LANDFILL

Incorporated cities and population served:
Perris
Unincorporated communities served:
Woodcrest Lake Matthews
Mead Valley Gavilan Hills

1. SITE NAME: Mead Valley (DA# 37)
2. SITE LOCATION: 22376 Forest Rd., Perris, CA
3. HOURS OF OPERATION: 8:00 - 4:30, Monday - Saturday
4. DATE OPENED: 1974
5. LIFE EXPECTANCY: 12 years (1999 - 2001)
6. PROPERTY SIZE: 240 acres
7. NO. OF PERSONNEL: 8
8. AVERAGE DAILY VEHICLE TOTAL: 180
9. RWQCB PERMIT NO: 74-96
10. CWMB PERMIT NO: 33-AA-009
11. NEXT SCHEDULED PERMIT REVISION: October 1988
12. AVERAGE DAILY TONNAGE 1988: 370 Tons
13. PEAK DAILY TONNAGE RECEIVED 1988: 725 tons (June)
14. ESTIMATED PEAK TONNAGE 1993: 15 TO 25% OVER 1988 PEAK TONNAGE
14. REMAINING VOLUME: 1,700,000 Tons, 3,400,000 C.Y.
15. OWNED BY: Riverside County Waste Management Department
16. OPERATED BY: Riverside County Waste Management Department
17. DESCRIPTION: NE 1/4 & E 1/2, NW 1/4; SEC. 27, T.4S., R.4W.; S.B.B. & M.

LOCATION MAP

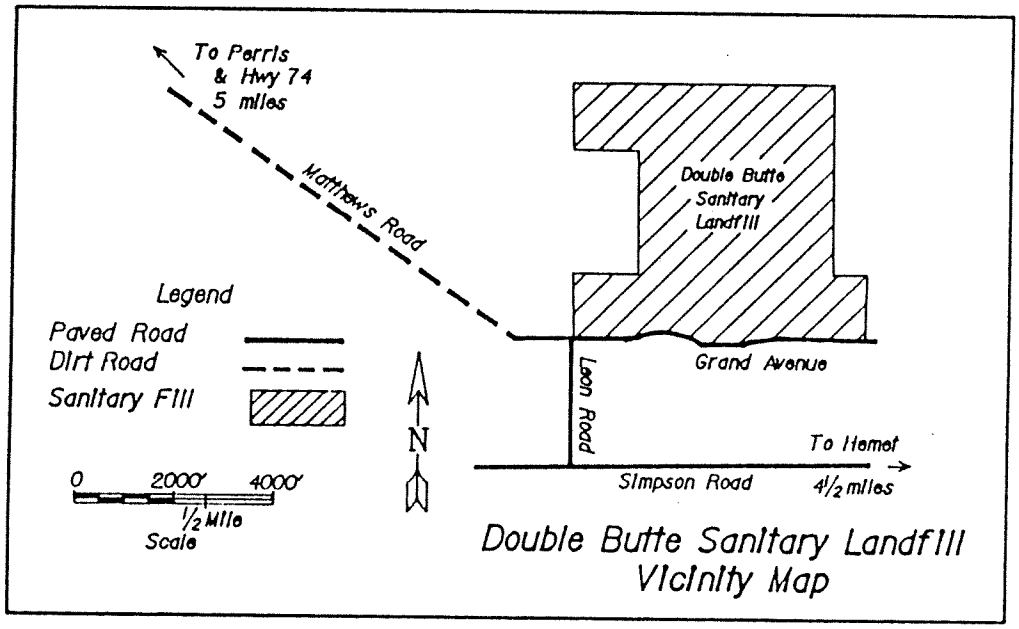


DOUBLE BUTTE LANDFILL

Incorporated cities and population served:
Hemet
Unincorporated communities served:
Sun City, Lakeview, Winchester, Nuevo
Homeland, Romoland, Rancho

1. SITE NAME: Double Butte (DA# 21)
2. SITE LOCATION: 31710 Grand Ave., Winchester, CA
3. HOURS OF OPERATION: 8:00 - 4:30, Monday - Saturday
4. DATE OPENED: 1973
5. LIFE EXPECTANCY: 2-5 Yrs. (1990 - 1993)*
6. PROPERTY SIZE: 580 acres
7. NO. OF PERSONNEL: 8
8. AVERAGE DAILY VEHICLE TOTAL: 250
9. RWQCB PERMIT NO: 72-79
10. CWMB PERMIT NO: 33-AA-008
11. NEXT SCHEDULED PERMIT REVISION: October 1988
12. AVERAGE DAILY TONNAGE 1988: 530 Tons
13. PEAK DAILY TONNAGE RECEIVED 1988: 1,008 Tons (June)
14. ESTIMATED PEAK TONNAGE 1993: 15 TO 25% OVER 1988 PEAK TONNAGE
15. REMAINING VOLUME: 750,000 tons 1,500,000 C.Y.
16. OWNED BY: Riverside County Waste Management Department
17. OPERATED BY: Riverside County Waste Management Department
18. DESCRIPTION: E 1/2; E 1/2, W 1/2; NW 1/4, NW 1/4; SW 1/4, SW 1/4, SEC. 20 & W 1/2, SW 1/4, SW 14, SEC. 21, T. 5S., R.2W., S.B.B. & M.

LOCATION MAP



* Although the site has capacity to serve the regional area until the first quarter 1993, political issues may constrain the site to cease accepting wastes much earlier.

THE COUNTY OF RIVERSIDE

WASTE MANAGEMENT

April 1989

Double Butte UPDATE 2

This UPDATE is the second in a series that provides information on a study currently underway at the Double Butte Landfill in Central Riverside County. This UPDATE describes five alternatives for disposing of the refuse that currently goes to Double Butte. This UPDATE also describes criteria that will be used to narrow down from five alternatives to two. The next UPDATE will describe the two alternatives that will be recommended to the Riverside County Board of Supervisors for their decision. If you would like a copy of UPDATE 1 on the Double Butte Study or if you would like to be on the mailing list for future UPDATES, please fill out the form on the back or call the Double Butte Project Coordinator at 714/785-6081.

Introduction

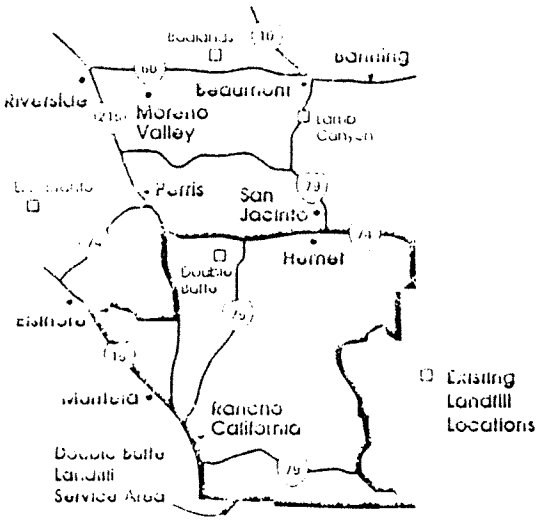
The Double Butte Landfill is rapidly reaching capacity and Riverside County must make choices about how to manage the refuse now going to that landfill.

The environmental consulting firm of CH2M Hill has been hired by the county to study Double Butte and to recommend a variety of ways the county could manage the waste that currently goes to Double Butte. The county asked the consultant to not only look at options that include landfilling, but also options that include transfer stations, recycling, and other methods of waste disposal. This is called integrated waste management and was described in **UPDATE** 1. The consultant has completed the first part of their study, and has developed five alternatives for the County Department of Waste Management, which are described below. The consultant has also recommended a set of criteria to use in analyzing the five alternatives. This criteria will be used to narrow down the five alternatives to two recommended scenarios, which may include a combination of two or more of the alternatives described below. This **UPDATE** describes all five alternatives and the criteria to be used in the analysis.

Five Alternatives

In selecting the five alternatives described below, the consultant looked at a variety of integrated waste management techniques. A few disposal techniques such as waste-to-energy (incineration) were found to be economically or environmentally undesireable choices for Riverside County. The following options were developed during the preliminary analysis.

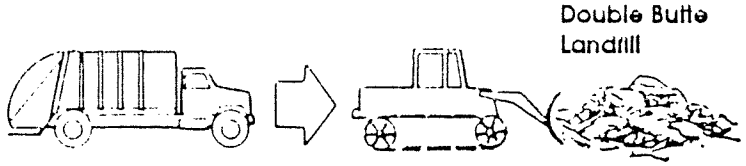
Landfilling at the existing regional landfills, such as Lamb Canyon and Badlands, or at a new site within the Double Butte service area is considered part of the alternatives described below. The El Sobrante Landfill and a potential new landfill in a neighboring county are also considered, especially for waste from the southwestern portion of the Double Butte Service



Area. Only general locations have been defined at this point for new facilities mentioned in the study; more specific locations will be defined as the study continues.

Alternative One. No Immediate Action

Double Butte would be operated as it is today except for expansion of the current landfilling activities into an area just west of the existing access road. Truck traffic and transportation routes would remain the same. Because of the limited area previously designated and permitted for landfill purposes, this option (in combination with diverting waste from Hemet and San Jacinto directly to Lamb Canyon) would extend the useful life of Double Butte an additional two to three years.



RIVERSIDE COUNTY
COIS BYRD, SHERIFF

Sheriff

LAKE ELSINORE SHERIFF'S STATION • (714) 674-3131

RIVERSIDE COUNTY
COIS BYRD, SHERIFF

Sheriff

LAKE ELSINORE SHERIFF'S STATION • (714) 674-3131
117 S. LANGSTAFF ST. LAKE ELSINORE, CA 92330

April 20, 1989

— RECEIVED —
APR 21 1989
Planning Dept.

City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92330

Attention: Mr. Hardy Strozier

Reference: Amendment To EIR: Alberhill Ranch (Addition of 1,842 residences) Letter of September 2, 1988 attached.

Dear Mr. Strozier:

We are in receipt of your draft Environmental Impact Report for the above referenced project; received by this office on April 18, 1989. Investigator Snijders has reviewed the information, and we offer you the following for your upcoming report.

Please refer to the enclosed letter which describes the level of service that would have been required, using the initial information provided by Douglass Wood and Associates (developer). The current information as pertains to services that would be needed with the increased residences is as follows:

- Total residences projected upon build out would be 3,705. This number of residences would increase the current population in the City of Lake Elsinore, by approximately 14,820 persons. Using the formula of the desireable resident/deputy ratio of 1.5 deputies per 1,000 persons; the required additional deputies for this project would be 22.

- This project's location is currently within the Riverside County area, but is projected to be zoned within the City of Lake Elsinore's Sphere of Influence prior to approval and construction.

If you have any further questions or concerns, please do not hesitate to contact this office.

Sincerely,

COIS BYRD, SHERIFF

Douglas Wood & Associates

Land Use Planning / Governmental Relations / Environmental Analysis

August 24, 1988

Riverside County Sheriff
Lake Elsinore Sheriff's Station
117 S. Langstaff Street
Lake Elsinore, CA. 92330
Attn: Captain Reynolds

Re: Alberhill Ranch Specific Plan, City of Lake Elsinore

Dear Captain Reynolds,

Douglas Wood & Associates is in the process of preparing an Environmental Impact Report (EIR) for a proposed 1,863-acre planned community with a total of 1,853 dwelling units, 530 acres of parks/open space, and approximately 260 acres of commercial use (See attached Land Use Plan). The proposed project is located north of Nichols Road, south of Interstate 15, east of Lake Street/Robb Road and west of El Toro Road. (See attached vicinity map). Although this site is presently located in unincorporated Riverside County, it is proposed for annexation into the City of Lake Elsinore. It is my understanding that it will be within the boundaries of the Riverside County Sheriff's Department for police protection services.

To determine how utilities and services will be supplied to the proposed project, we are contacting each local servicing agency regarding its ability to meet the proposed development's needs. I would appreciate a written response from you indicating whether the Sheriff Department will be able to serve the proposed project, including the following information:

a) location of station serving the site;
b) no. of personnel and type of equipment at that station;
c) response time to the project site;
d) a ratio of persons served to officers;
e) any required mitigation measures to reduce impacts to the Police Department.

Please contact me if you require any additional data to determine the Sheriff Department's ability to meet the demand created by the proposed project. We look forward to receiving this information for use in the project EIR and appreciate your prompt response.

Sincerely,

Pamella Wood

Pamella Wood

1000 Quail St., Ste. #165, Newport Beach, CA 92660 (714) 851-3119

(H)

Printout cancelled by [redacted] INTER-DEPARTMENTAL LETTER

COUNTY OF RIVERSIDE

May 31, 1989

TO: Hardy Strozier, Planning Department,
City of Lake Elsinore

FROM: Paul Romero, Director, Parks Department
Diana L. Seider, Director, History Division

SUBJECT: Evaluation of Historic and Prehistoric Resources Section,
Environmental Impact Report:
Alberhill Ranch Specific Plan 89-2

The Environmental Impact Report (EIR) for the Alberhill Ranch Project appears to have excluded some significant historical sites in its assessment of potential impacts.

In the Historic and Prehistoric Resources Section, the report deals only with three(3) archaeological sites and fails to include an assessment of potential negative impacts of this project to the historic Alberhill School property at 27115 Lake Street. *

(1)

The property includes two(2) structures of historical significance included in the county-wide Historic Resources Inventory. The first is a vernacular brick, U-shaped structure consisting of three(3) classrooms and an auditorium/gymnasium. The second site is a frame construction and appears to be a late 19th Century, one-room schoolhouse with central front entrance leading to separate coatrooms in the foyer. The frame building was moved to the site in the 1940's and was used as the school's cafeteria, thus, making it an early and effective example of adaptive reuse of a historic building. The building appear to be in generally fair condition.

The EIR fails to consider any historic structures in its impact assessments. The History Division also believes that a more comprehensive assessment regarding the archaeological and paleontological assessment reports can be conducted.

The History Division feels that this EIR still has significant deficiencies in the assessment of impacts to historical sites, as the missing school property indicates. The statement of "reasonably feasible" is felt to be unacceptable in relation to the unknown impact of the project. The maps indicate that sewage treatment plant for the development is proposed for this site.

MR/0622S

RIVERSIDE COUNTY
FIRE DEPARTMENT

IN COOPERATION WITH THE
CALIFORNIA DEPARTMENT OF FORESTRY
AND FIRE PROTECTION
GLEN J. NEWMAN
~~RAY TERRARO~~
FIRE CHIEF

Planning & Engineering Office
46-209 Oasis Street, Suite 405
Indio, CA 92201
(619) 342-8886

Planning & Engineering Office
4080 Lemon Street, Suite 11L
Riverside, CA 92501
(714) 787-6606

May 15, 1989

TO: CITY OF LAKE ELSINORE

ATTN: HARDY STROZIER

RE: ALBERHILL RANCH SPECIFIC PLAN

With respect to the review and/or approval of the above referenced project, the proposed would be Category II Urban Development according to the Fire Protection Master Plan, however, could be within acceptable response time and travel distance once the fire station planned for Lincoln and Machado is completed. The project would have a cumulative adverse impact on the department's ability to provide an acceptable level of service due to the increase in the number of emergency or public service calls generated by additional buildings and population.

A portion of the impacts associated with capitol improvements such as land, buildings and equipment can be mitigated by developer participation in a City Fire Protection Mitigation Program. However, the annual costs necessary for an increased level of service are only partially off-set by the additional county structure tax and would require an increase in the fire service contract to provide staffing for the new fire station.

Fire protection impacts can be mitigated by use of a City Impact Mitigation Program for construction of the fire station and an increase in the fire department contract for staffing. Therefore, the fire department recommends approval of the specific plan subject to the following conditions and/or mitigation.

1. The project proponents shall participate in a fire protection impact mitigation program as adopted by the City Council for the construction of additional fire stations.

2. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department.

3. The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance No. 546.

4. All buildings shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Any wood shingles or shakes shall have a Class "B" rating and shall be approved by the Fire Department prior to installation.

5. Prior to the approval of any individual development plan, the project proponents shall be prepared and submitted to the Fire Department and Planning Department for review of a fire protection plan for all development adjoining natural open space areas.

6. A Homeowner's Association or appropriate service district shall be organized to be responsible for annual maintenance of all fire protection measures associated with the natural open space areas.

All questions regarding the meaning of conditions shall be referred to the Planning and Engineering staff.

RAYMOND H. REGIS
Chief Fire Department Planner

By Michael E. Gray
Michael E. Gray,
Deputy Fire Department Planner

ama

County of Riverside

DEPARTMENT OF HEALTH

TO: CITY OF LAKE ELSINORE
ATTN: HARDY STROZIER

DATE: 05-22-89

FROM: H. R. LUCHS, Land Use Supervisor

RE: ALBERHILL RANCH SPECIFIC PLAN 89-2

— RECEIVED —
MAY 30 1989
Planning Dept.

WATER/SEWER (John Silva, Sr. Public Health Engineer)

It appears from the document that Elsinore Valley Municipal Water District (EVMWD) will be the lead agency to provide domestic water and sanitary sewer service to the project. Although the document advises in detail of system improvements needed to provide such utilities, i.e.: estimated system demands for water and waste water will be 2.9 m.g.d. and 1.2975 HGP respectively. The report elaborates on all of the appropriate improvements needed, such as additional water pumping stations, water storage tanks, sewage lift stations needed to provide appropriate service.

Page IV-108 paraphrases the statement, ". . . capacity could be exceeded" with the reference to sanitary sewer treatment capacity. This statement in itself must be mitigated to properly administer and manage a project of this magnitude. Page IV-111 further states, "Assurance for provisions of water and waste water service shall be required prior to approval of a subdivision map, in accordance with the State Subdivision Map Act".

(1)

From the language within the report, significant to major capital costs will be involved to provide proper utility services. The report further alludes that the district will be establishing a master plan for water and sewer for this project. This master plan is certainly a necessity if not a requirement prior to the approval of this project to afford those facilities necessary to service the area.

It will be science and technology in reverse if this project is allowed to be built without having an updated master plan which specifies which direction this water and waste water will be going. Namely, will the existing capacity of the 2.0 m.g.d. plant be exceeded with its current flow of 1.6 m.g.d. and also will the treatment plant that is going to be expanded to 5.0 m.g.d. be ready in time without being overloaded hydraulically and organically. In order for Environmental Health Services to objectively approve this project, the items mentioned above need to be resolved through EVMWD. If the project is approved as is currently shown per the report, then it's obvious that transferring waste water flows on a temporary basis and committing long term treatment capacities for further projects will be impacted.

WATER/SEWER (cont.)

(1) In summary, the master plan for water and sewer services need to be finalized for the area with EVMWD as the lead agency. The will-serve letters from EVMWD predict that these systems will be up, operational and ready for the proposed project.
JS/mdt

SOLID WASTE (Richard Keagy, Environmental Health Spec. III)

(2) Solid waste generation, storage, collection, impacts have not been addressed in this E.I.R.

(3) The E.I.R. should address the impact, proper handling and recycling of construction waste generated during and after development of the project.

(4) Solid waste bin enclosures should be addressed for the commercial areas and multi-family dwelling units. An adequate number of permanent waste storage enclosures are recommended.

Waste bin enclosures should provide adequate space for storage of recyclable materials.

RK

If you should have any further questions regarding this E.I.R. response, please call this office at (714) 787-6543.

HRL:tac

(K)

IN REPLY REFER TO:

United States Department of the Interior

BUREAU OF LAND MANAGEMENT

Palm Springs - South Coast Resource Area
1900 Tahquitz-McCallum Way, Suite B1
Palm Springs, California

1793
CA-066

MAY 31 1989

— RECEIVED —
JUN 2 1989
Planning Dept.

City of Lake Elsinore
Planning Department
130 South Main Street
Lake Elsinore, CA 92330
Attn: Hardy Strozier

Dear Mr. Strozier:

We have reviewed the Draft Environmental Impact Report for the Alberhill Ranch Specific Plan 89-2. The Bureau of Land Management (BLM) administers two adjoining parcels of land, both of which are presently being studied under our South Coast Resource Management Plan.

Presently, two unauthorized vehicle routes cross the public lands in Section 24. We have no right-of-way application on file for either route. An application has been received from PACTEL of Irvine to place a communicator site on the highest elevation in Section 24. Should this be authorized some visual resource conflicts with the subdivision might occur.

Ultimately, the BLM may choose to dispose of the parcels and use them to consolidate lands within one of the Stephens Kangaroo Rat preserves. Please note that just because public lands currently adjoin the proposed project is no guarantee that the United States will perpetually choose to retain the parcels in public ownership.

Thank you for the opportunity to review the DEIR. Please call me at (619) 323-4421 should you have any questions.

Sincerely,

Russell L. Kaldenberg
Area Manager

(L)

Sierra Club
San Gorgonio Chapter

Serving Riverside and San Bernardino Counties
Tahquitz Group • Los Serranos Group
San Bernardino Mtns. Group • Mojave Group
568 N. Mountain View Ave., Suite 130
San Bernardino, CA 92401
(714) 381-5015

June 6, 1989

Hardy Strozier
City of Lake Elsinore
130 S. Main St.
Lake Elsinore, CA 92330

Re: EIR for Alberhill Ranch Specific Plan

Dear Mr. Strozier:

The San Gorgonio Chapter of the Sierra Club regrets that these comments on the DEIR for the Alberhill Ranch Specific Plan are late; however, we hope they will still be of value.

Our comments are as follows:

(1) The EIR cannot be considered legally adequate because of the failure to assess potential impacts to the least Bell's vireo and Allium fimbriatum var. munzii, Dudleya multicaulis, and Harpagonella palmeri. Specifically, field studies were not conducted to determine the presence (or absence) and extent of these species on site. Without this information, the degree of impacts cannot be assessed nor appropriate and adequate mitigation measures proposed. As the identification and avoidance/mitigation of impacts are fundamental purposes of CEQA, this deficiency renders the EIR fatally flawed. Future studies to assess and mitigate impacts do not fulfill the mandate of CEQA. The EIR should be revised after appropriate surveys are completed and recirculated in draft form.

(1)

The EIR is further deficient with respect to the paucity of the field investigation conducted for other species. As a result of only one day of field survey, the EIR concludes that black-tailed gnatcatcher, a candidate species for federal listing is not present. The data to support such a conclusion is simply insufficient. Further, the EIR does not offer adequate mitigation for impacts to the wealth of biological resources present on site. A resource management plan should be prepared for the permanent open space areas and a monitoring plan implemented to comply with AB 3180. Additional mitigation for biological resource impacts [illegible]

take the form of acquisition of offsite habitat and additional onsite open space in the form of wildlife corridors and sensitive plant reserve areas.

(2) Proposed air quality impact mitigation measures are extraordinarily minimal. Additional analysis of how this project affects the area's jobs/housing balance is needed, and additional mitigation measures should be proposed, including an air quality impact mitigation fee to be used to promote mass transit, etc.

(3) The EIR's analysis of annexation impacts fails to address the question of whether the proposal constitutes premature annexation of open space areas and leapfrog development.

(4) The EIR is deficient in its analysis of impacts to schools. It fails to recognize the existing and projected revenue shortfalls of school districts and their consequent inability to provide the facilities, equipment, and staff necessitated by this and other projects. The proposed mitigation measures are completely inadequate to alleviate the tremendous project impacts. *

(5) The EIR fails to acknowledge the projected water shortages southern California faces. It does not adequately address the real source of the water supplies demanded by this project.

(6) The cumulative impacts section is deficient in many respects. First, it fails to provide specific information regarding adopted growth forecasts for the Lake Elsinore area. As a result, there is no analysis of whether the project, in terms of cumulative impacts, is consistent with the recently adopted Air Quality Management Plan, as well as with the Regional Transportation Plan. In this same vein, the EIR completely fails to discuss regional transportation impacts, particularly to such already impacted roadways as Highway 91 and Highway 74.

Sincerely,

Bill Havert

Bill Havert
Conservation Coordinator

Elsinore Valley Cemetery District

P. O. Box 751
Lake Elsinore, Ca. 92330

May 11, 1989

Mr. Hardy Strozier
City of Lake Elsinore
Planning Department
130 South Main St.,
Lake Elsinore, Ca 92330

Subject: Alberhill Ranch Specific Plan
2,667 Acre Annexation Area
Vinicity: I-15, Lake St.,
Robb Rd. & Nichols Rd.

Dear Mr. Strozier:

Reference above subject, please be advised that Elsinore Valley Cemetery District will soon be in need of additional land. Any suggestions you might have will be most appreciated.

Very truly yours,

ELSINORE VALLEY CEMETERY DISTRICT

Dolores Almanzar

Dolores Almanzar
Manager

d

(N)

— RECEIVED —
JUN 20 1989
Planning Dept.

YOKO REED
P.O. BOX 4042
CANYON LAKE, CA 92380-4042
(714) 244-5558

JUNE 19, 1989

CITY OF LAKE ELSINORE
ATTENTION: PLANNING COMMISSIONER
130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92330

DEAR MR. HARDY M. STROZIER
THE PLANNING ASSOCIATES

RE: ALBERHILL RANCH PROJECT ANNEXATION

AS THE OWNER OF PROPERTIES WITHIN THE PROPOSED AREA FOR ANNEXATION, I HAVE A SINCERE DESIRE FOR THE PROPERTIES TO BE WITHIN THE CITY OF LAKE ELSINORE.

MY PROPERTIES ARE IDENTIFIED BY NO'S. 2, 10, 12 & 22 ON THE ATTACHED LISTING. THE CURRENT LAND USE FOR THESE PROPERTIES IS "M-SC" AND IT SHOULD BE RETAINED INTACT, AFTER THE ANNEXATION.

THANK YOU FOR GIVING ME THIS OPPORTUNITY IN PARTICIPATING IN THE CITY PLANNING. IN TRUST I SHALL REMAIN,

SINCERELY,

Yoko Reed

YOKO REED

PROPERTY OWNERSHIPS FOR ALBERHILL RANCH
SPECIFIC PLAN AND ANNEXATION AREA

1. Biddle, C.J.
2. Pacific Clay Products TO YOKO IN ESCROW
3. Nassar, Kamil
4. Stuart, Archie and Rosina
5. Miller, John R. and Revelt
6. Ward, Glenn I.
7. Cissna, Robert L.
8. Myers, Wanda L.
9. Stockdale, Marlyn and Rac
10. ~~AT&SF RR~~ PACIFIC CLAY TO YOKO IN ESCROW
11. Kurtzman, Alvin M.
12. ~~AC Const, Inc.~~ REED YOKO
13. Hosp, Franz P.
14. DeRose, Leontine R.
15. Harrison, Mary H.
16. Harvey, Charles R. and Eli
17. Bliss, Ronny G. and Debra
18. Shults, Ted and Shirline
19. Standerfer, James R.
20. Gonzales, Roberto J&M
21. McCall, Timothy J.
22. Reed, Yoko
23. Southern California
24. Lopez, Josefina
25. Rodriguez, Isaac L.
26. Graham, Mary
27. Boucher, Donald
28. Dye, H.S. and Alice
29. Ramiriez, Francisco and G.U.
30. Solorzano, Jesus and Prim

ATTACHMENT A

REPORT OF A BOTANICAL ASSESSMENT OF A 250-ACRE PARCEL ON ALBERHILL RANCH

BY

PACIFIC SOUTHWEST BIOLOGICAL SERVICES

REPORT OF A BOTANICAL ASSESSMENT OF A 250-ACRE PARCEL ON ALBERHILL RANCH, RIVERSIDE COUNTY, CALIFORNIA

Prepared for

Douglas Wood & Associates
1000 Quail Street, Suite #165
Newport Beach, CA 92660
(714) 851-3119

Prepared by

Pacific Southwest Biological Services, Inc.
P.O. Box 985
National City, CA 92050
Phone: 619/477-5333
FAX: 619/477-1245

24 April 1989

R. Mitchel Beauchamp, Principal Consultant

TABLE OF CONTENTS

SUMMARY

A botanical survey of selected portions of the 250-acre Alberhill Ranch project was conducted on April 4 and April 20, 1989. The sensitive Palmer's Grappling Hook (*Harpagonella palmeri*) is moderately common in areas of heavy clay soils. The Munz Onion (*Allium fimbriatum* var. *munzii*) could only be located at one locale. Extensive recent grazing by sheep had left approximately 80% of all onions on site without visible leaves or umbels, making it difficult to differentiate the Munz Onion from the Red Onion (*Allium haematochiton*) which is common at Alberhill. Many-stemmed Dudleya (*Dudleya multicaulis*) grows in limited numbers in the northwestern portion of the property. No other sensitive plant species were noted.

INTRODUCTION

A directed biological survey of portions the Alberhill Ranch site was performed by Pacific Southwest Biological Services, Inc. at the request of Doug Wood and Associates of Newport Beach. The purpose of the survey was to identify sensitive botanical resources and constraints in the preliminary phases of development design.

METHODS

The survey was conducted by Craig H. Reiser on April 4 and 20, 1989, as well as R. Mitchel Beauchamp on April 4, 1989. The on-foot survey covered all slope aspects, soil types, and drainages. Particular attention was given to a directed search for Munz' Onion, Palmer's Grappling Hook, and Many-stemmed Hasseanthus. Also examined for sensitive resources was a portion of Temescal Creek which parallels Interstate-15 to the south. Vegetation and sensitive plant locations were delineated on a 1" = 400' topographic map.

Prior botanical surveys of the immediate region were examined to assess sensitive resources known from the vicinity of the site (PSBS, 1989). A phone conversation with Steven Boyd also aided in identifying important areas to examine.

Scientific nomenclature used in this report is from the following standard references: flora, Boyd (1983) and Munz (1974).

LOCATION

The site is located in Sections 26 & 25, Township 5 South, Range 5 West, of the San Bernardino Base and Meridian; USGS 7.5' Lake Elsinore Quadrangle (Figure 1). The former Durant railroad siding occurs on the southern periphery of the property examined. Access to the site is via Nichols and Terra Cotta roads from the south.

GENERAL PHYSIOGRAPHY

The Alberhill Ranch project is a 1,853-acre site, of which 250 acres in the south-central portion were examined. This limited portion of the entire property consists of the south-facing slopes of a hill with high elevation of 1741' at the peak. A number of minor drainages course southward and westward down the slopes. Substantial but scattered displacement of surface soils has occurred within the predominantly clay substrate as an historical prelude to clay mining. Areas of heavy clay soils on-site feature a low, annual flora, while adjacent areas which interdigitate with the clay have a sage scrub coverage. Also included within the survey was an examination of the riparian habitat in Temescal Creek. Black Willow is the overriding species among the arborescent elements. Low elevation here is approximately 1244'.

Soils occurring on site are varied but dominated by Altamont cobbly clay. Lodo rocky loam occupies a hillside overlooking the creek to the east with Cieneba rocky sandy loam to the immediate west. Lowland areas include Garretson very fine sandy loam, Hanford coarse sandy loam, Willows silty clay within Temescal Creek, and Arbuckle loam (Knecht, 1971).

The underlying geology is Pleistocene non-marine, some upper Jurassic marine, and recent alluvium (Rogers, 1973).

BOTANICAL RESOURCES

VEGETATION

Three distinctive vegetation categories were delineated on the property examined: Sage Scrub, Riparian Woodland, and Vernal Pool (Figure 2). A significant grassland component is included within the first group.

Sage Scrub

This habitat is a composite of the more mesic Diegan Sage Scrub which predominates in San Diego County, Riversidian Sage Scrub which is better adapted to the xeric environment common locally, and scattered

grassland which occupies heavy clay soils. Shrubs are limited in diversity with California Sagebrush (*Artemisia californica*), Lords's Candle (*Yucca whipplei*), with its distinctive flower spikes towering over the low vegetation, and Brittlebush (*Encelia farinosa*) being the primary elements. Black Sage (*Salvia mellifera*) prefers the more shaded locales.

The annual understory is unusually diverse in comparison to similar habitats in western Riverside County; an impression underscored by the excellent display of spring wildflowers noted during the April survey. Coast Tidy Tips (*Layia platyglossa*), a species in broad decline in coastal Southern California owing to its inability to compete successfully with an array of non-native weeds, was unusually common. Also plentiful is Blue Dicks (*Dichelostemma pulchellum*), a bulbous perennial; as well as Popcorn Flower (*Plagiobothrys californica*), Chia (*Salvia columbariae*), and Splendid Mariposa Lily (*Calochortus splendens*). The minuscule Slender Pectocarya (*Pectocarya linearis*) is abundant in the open terrain. Growing sympatrically are the closely related annuals, Bishop Lotus (*Lotus strigosus*) with its narrow leaves and small yellow flowers on a pedicel; Calf Lotus (*Lotus subpinnatus*) with similar flowers, a wider leaf, and no pedicel subtending the flower; and Hill Lotus (*Lotus humistratus*), similar to the last but with much hairier leaves and longer calyx lobes. To the layman, all three appear quite similar.

Clay openings included Blow Wives (*Achyrachaena mollis*), an annual seldom seen this far south of its extensive northern range, California Poppy (*Eschscholzia californica*) with its striking orange flowers, and both Rough Muilla (*Muilla maritima*) and Soap Plant (*Chlorogalum parviflorum*). The Red Onion (*Allium haematochiton*) with its diagnostic, elongated bulbs covered by a papery red sheath, is common throughout the clay lenses. Unfortunately, sheep had recently grazed much of the site and most of the onions were eaten down to surface nubs. Up to 80% of the onions were in such a condition and could therefore only be conclusively identified when dug up to examine the bulb coats and length. Fortunately, the Munz' Onion (*Allium fimbriatum* var. *munzii*) generally grows as a single bulb or very limited cluster, while the Red Onion is typically found with multiple bulblets in a clump (Steven Boyd, pers. comm.). This makes it possible to differentiate many of the onion "nubs" without digging the bulbs. Nevertheless, extensive herbivory by the sheep has made it impossible to verify the true extent of the Munz' Onion population on site.

A second group of closely-related species, *Microseris*, also was found in this sub-habitat. Elegant Microseris (*Microseris elegans*) and Small-Flower Microseris (*Microseris douglasii* ssp. *platycarpha*) grow in almost denuded locales where there is little competition, while Silver Puffs (*Microseris lindleyi*), with its distinctly erect involucre, prefers ecotonal areas near the taller shrubbery. Derived Microseris (*Microseris heterocarpa*), a reputed natural hybrid, may also occur in this area of species overlap.

Also noteworthy within this extensive annual flora is Knotweed Spineflower (*Chorizanthe polygonoides*), Grassland Gilia (*Gilia angelensis*), and Rancheria Clover (*Trifolium albopurpureum*). This latter species is something of an anomaly in that it usually grows in montane meadows. Hooked Stylocline (*Stylocline gnaphalioides*) with its fishhook-like involucral tips that readily snag mammal hair or skin, and are thus transported and spread, occurs exclusively on clay lenses. The closely related Common Stylocline (*Filago californica*), lacking the hooks, grows in adjacent areas of sage scrub, but does not compete directly with its related species.

Riparian Woodland

This habitat, running roughly parallel to the freeway, is heavily dominated by Southwestern Willow (*Salix gooddingii*). Less common is Mule Fat (*Baccharis salicifolia*), Viscid Bulrush (*Scirpus acutus*) and Soft Flag Cat-tail (*Typha latifolia*) in localized wet patches, and occasional Western Sycamore (*Platanus racemosa*). Quality for this habitat is considered good, despite its narrow width, limited diversity, and poorly developed understory. Such habitat is extremely scarce in this portion of Riverside County, and is undoubtedly heavily utilized by migrant and resident birds.

Vernal Pool

A single vernal pool, perhaps fifteen feet long by five feet wide, occurs in a swale on the hillside near the western portion of the site. This habitat has been partially supplemented by a minor, artificial fill which allows additional water to impound following the rare heavy rains. Growing in this small basin is Woolly Marbles (*Psilocarphus brevissimus*) with its very hairy involucres and minuscule flowers, Common Loosestrife (*Lythrum hyssopifolium*), and Wire-stem Popcornflower (*Plagiobothrys leptocladus*). The last mentioned species is very uncommon in the region, and was not reported in **A Flora of the Gavilan Hills** (Boyd, 1983) and **A Flora of the Santa Rosa Plateau** (Lathrop & Thorne, 1985). Related species of *Plagiobothrys* replace it in the vernal pools on the Santa Rosa Plateau. No sensitive species were found in this isolated vernal pool.

Flora

One hundred and twenty species of plants were noted on the property, of which twenty-one are non-native, invasive elements (Table 1). In addition, it should be noted that a number of additional species would be found were the entire Alberhill Ranch property to be investigated. The presence of both Munz' Onion and Many-stemmed Dudleya are considered highly significant.

SENSITIVE BOTANICAL RESOURCES

Sensitive Flora

Three sensitive plant species were found on site.

Palmer's Grappling Hook (*Harpagonella palmeri*)

Listing: CNPS* List 2 R-E-D Code 1-2-1 State-Fed. Status - none
(California Native Plant Society, Smith & Berg, 1988)

Distribution: Los Angeles County, Orange County, Riverside County, San Diego County, Baja California, Arizona

Habitat: Clay soils with open grassy slopes

Site: This small plant grows with relative abundance on south-facing slopes with a heavy clay substrate. An estimated 600-800 were sighted. Population densities may improve substantially if the area is not grazed and winter rains are above average.

Significance: This vigorous population is of moderate biological significance; significant portions of the extended population found on site and its immediate habitat should be placed into biological open space.

Munz' Onion (*Allium fimbriatum* var. *munzii*)

Listing: CNPS List 1B R-E-D Code 3-3-3 State-Fed. Status -/C2

Distribution: Riverside County

Habitat: Clay soils in Valley and Foothill Grasslands; Sage Scrub

Site: Approximately 50 plants, at the end of their flowering cycle, were found growing on a north-facing hillside along an extended bench. Other populations may occur nearby in similar locales.

Significance: This site is considered extraordinarily significant owing to the extreme rarity of this plant. "Elevation" to species status is expected soon for the Munz' Onion which is known from only a handful of sites in Western Riverside County (pers. comm. Steven Boyd). All remaining Munz' Onion populations should be placed into dedicated biological open space; this species may be Riverside County's rarest flowering plant.

RECOMMENDATIONS TO REDUCE BIOLOGICAL IMPACTS

1. A sizeable preserve in the northwestern portion of the site where the Munz' Onion and Many-stemmed Dudleya were noted should be set aside as dedicated biological open space. Forty acres are suggested as a suitable preserve size. This area should not be "gerrymandered" to fit the project, but rather should be a single rectangular area which precedes any planning for residential or industrial development. The area should be well fenced and permanently posted with signs to dissuade future residents of the area from impacting the site for destructive recreational activities. Along these lines, any peripheral homes should have back yards bordering this area rather than exposed streets which serve as a "lure" for children who wish to explore the area.

2. Grazing of sheep and cattle should be immediately discontinued in the areas where the Munz' Onion and Many-stemmed Dudleya are found. Numerous uprooted, and dead onion bulbs were seen on site; undoubtedly pulled out by grazing sheep.

3. Significant portions (approximately 50%) of the clay soil concentrations of Palmer's Grappling Hook should remain undeveloped. It should be recognized that this plant is expected on many of the clay lenses not noted during the present survey. However, areas cited on survey maps are presumed to be concentrated populations which can be addressed within proposed development plans.

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TABLE 1. FLORAL CHECKLIST OF 250-ACRE ALBERHILL RANCH SITE.

HABITAT R - Riparian Woodland S - Inland Sage Scrub
V - Vernal Pool

	HABITAT
CRYPTOGAMS	
FERNS	
Adiantaceae	
Pellaea mucronata (D.C. Eaton)D.C. Eaton. Bird's Foot Cliff-Brake	S
Pityrogramma triangularis (Kaulf.)Maxon var. *triangularis*. CA Goldenback Fern	S
SPIKE-MOSSES	
Selaginellaceae	
Selaginella bigelovii Underw. Spike-Moss	S
DICOTYLEDONS	
Adoxaceae - Adoxus Family	
Sambucus mexicana Presl ex D.C. Desert Elderberry	S
Anacardiaceae - Sumac Family	
Malosma laurina (Nutt.)Nutt. ex Abrams. Laurel-Leaf Sumac	S
Apiaceae - Carrot Family	
Apiastrum angustifolium Nutt. in T. & G. Wild-celery	S
Daucus pusillus Michx. Rattlesnake Weed	S
Sanicula arguta (T.& G.)Greene	S
Asteraceae - Sunflower Family	
Achyrachaena mollis Schaver. Blow Wives	S
Artemisia californica Less. California Sagebrush	S
Baccharis salicifolia (R.P.)Pers. Mule-fat	R
* *Centaurea melitensis* L. Tocalote	S
* *Conyza canadensis* (L.)Cronq. Horseweed	S
Corethrogyne filaginifolia var. *virgata* (Benth.)Gray. Sand-Aster	S
Encelia farinosa Gray ex. Torr. Brittlebush	S
Filago californica Nutt.	S
Gnaphalium bicolor Bioletti. Bicolor Cudweed	S
Gnaphalium californicum D.C. California Everlasting	S
Gutierrezia californica (DC.)T. & G. Broom Matchweed	S
Hemizonia fasciculata (D.C.)T.& G. Tarweed	S
Lasthenia californica D.C. ex Lindley. Goldfields	S
Lasthenia coronaria (Nutt.)Ornduff. Southern Goldfields	S
Layia platyglossa (Fisch. & Mey)Gray ssp. *campestris* Keck. Common Tidy-tips	S
Microseris douglasii ssp. *platycarpha* (Gray)Chamb.	S
Microseris elegans Greene ex Gray. Elegant Microseris	S
Microseris lindleyi (D.C.)Gray.	S
Psilocarphus brevissimus Nutt.	V
Rafinesquia californica Nutt.	S
* *Sonchus oleraceus* L. Sow-Thistle	S
Stylocline gnaphalioides Nutt.	S

TABLE 1. FLORAL CHECKLIST OF 250-ACRE ALBERHILL RANCH SITE (CONTINUED).

	HABITAT
Boraginaceae - Borage Family	
Amsinckia intermedia F.& M. Fiddleneck	S
Cryptantha intermedia (Gray)Greene. Nievitas	S
Cryptantha microstachys (Greene ex Gray)Greene. Tejon Cryptantha	S
Cryptantha muricata (H.& A.)Nels. & Macbr.	S
Harpagonella palmeri Gray. Palmer's Grappling Hook	S
Pectocarya linearis (R. & P.)DC. ssp. *ferocula* (Jtn.)Thorne. Slender Pectocarya	S
Plagiobothrys acanthocarpus (Piper)Jtn.	S
Plagiobothrys californicus (Gray)Greene var. *californicus*	S
Plagiobothrys leptocladus (Greene)Jtn.	V
Brassicaceae - Mustard Family	
* *Brassica geniculata* (Desf.)J. Ball. Short-pod Mustard	S
* *Sisymbrium irio* L. London Rocket	S
Cactaceae - Cactus Family	
Opuntia littoralis var. *vaseyi* (Coult.)L. Benson & Walkington	S
Opuntia parryi Engelm. var. *parryi* Valley Cholla	S
Chenopodiaceae - Goosefoot Family	
* *Chenopodium murale* L. Nettle-Leaf Goosefoot	S
* *Salsola australis* R. Br. Russian-thistle	S
Convolvulaceae - Morning-Glory Family	
Calystegia macrostegia ssp. *longiloba* (Abrams)Brumm. Morning-Glory	S
Cuscuta californica H.& A. Witch's Hair	S
Crassulaceae - Stonecrop Family	
Crassula connata (Ruiz & Pav.)Berger in Engl. & Prantl. Dwarf Stonecrop	S
Dudleya multicaulis (Rose)Moran.	S
Cucurbitaceae - Gourd Family	
Marah macrocarpus (Greene)Greene. Manroot, Wild-Cucumber	S
Euphorbiaceae - Spurge Family	
Chamaesyce polycarpa (Benth.)Millsp. in Parish var. *hirtella* (Boiss.)Millsp. Desert Sand Mat	S
Eremocarpus setigerus (Hook.)Benth. Doveweed	S
Fabaceae - Pea Family	
Lotus hamatus Greene. Grab Lotus	S
Lotus scoparius (Nutt. in T.& G.)Ottley ssp. *scoparius*. Coastal Deerweed	S
Lotus strigosus Greene. Bishop's Lotus	S
Lotus subpinnatus Lag. Calf Lotus	S
Lupinus bicolor ssp. *microphyllus* (Wats.)D. Dunn. Lupine	S
Lupinus densiflorus Benth. ssp. *austrocollium* (C.P. Sm.)D. Dunn ex Thorne.	S
Lupinus truncatus Nutt. ex H.& A. Collar Lupine	S
Trifolium albopurpureum T. & G.	S
Geraniaceae - Geranium Family	
* *Erodium botrys* (Cav.)Bertol. Long-beak Filaree	S
* *Erodium cicutarium* (L.)L'Her. Red-stem Filaree	S
Hydrophyllaceae - Waterleaf Family	
Eucrypta chrysanthemifolia (Benth.)Greene. var. *chrysanthemifolia*	S
Nemophila menziesii H. & A. ssp. *integrifolia* (Parish)Munz.	S
Phacelia cicutaria ssp. *hispida* (Gray)Beauch. Caterpillar Phacelia	S

TABLE 1. FLORAL CHECKLIST OF 250-ACRE ALBERHILL RANCH SITE (CONTINUED).

	HABITAT
Lamiaceae - Mint Family	
Salvia columbariae Benth. Chia	S
Salvia mellifera Greene. Black Sage	S
Lythraceae - Loosestrife Family	
* *Lythrum hyssopifolia* L. Grass Poly	V
Myrtaceae - Myrtle Family	
* *Eucalyptus* sp.	R
Nyctaginaceae - Four-O'Clock Family	
Mirabilis californica Gray. Wishbone Plant	S
Onagraceae - Evening-Primrose Family	
Clarkia purpurea (Curt.)Nels. & Macbr.	S
Oxalidaceae - Wood-Sorrel Family	
Oxalis albicans H.B.K. ssp. *californica* (Abrams)Eiten. California Wood-Sorrel	S
Papaveraceae - Poppy Family	
Eschscholzia californica var. *peninsularis* (Greene)Munz. Annual Calif. Poppy	S
Platystemon californicus Benth. var. *crinitus* (Greene)Greene. Yellow Cream Cups	S
Plantaginaceae - Plantain Family	
Plantago erecta Morris ssp. *erecta*. Dot-seed Plantain	S
Platanaceae - Sycamore Family	
Platanus racemosa Nutt. Western Sycamore	R
Polemoniaceae - Phlox Family	
Eriastrum sapphirinum (Eastw.)Mason ssp. *dasyanthum* (Brand)Mason. Woolly-Star	S
Gilia angelensis V. Grant. Grassland Gilia	S
Gilia exilis Gray.	S
Linanthus androsaceus (Benth.)Greene ssp. *micranthus* (Steud.)Mason. Coast Baby-Star	S
Polygonaceae - Buckwheat Family	
Chorizanthe polygonoides T. & G. ssp. *longispina* (Goodman)Munz. Knotweed Spine-Flower	S
Eriogonum elongatum Benth. Tall Buckwheat	S
Eriogonum fasciculatum Benth. ssp. *fasciculatum* Flat-top Buckwheat	S
Pterostegia drymarioides F. & M. Granny's Hairnet	S
* *Rumex crispus* L. Curly Dock	R
Portulacaceae - Purslane Family	
Calandrinia ciliata (R. & P.)D.C. var. *menziesii* (Hook)Macbr. Red Maids	S
Claytonia perfoliata Donn. Common Miner's-Lettuce	S
Ranunculaceae - Crowfoot Family	
Delphinium parryi Gray var. *parryi*. Parry's Larkspur	S
Rubiaceae - Madder Family	
Galium nuttallii Gray ssp. *nuttallii* Nuttall's Bedstraw	S
Salicaceae - Willow Family	
Salix gooddingii var. *variabilis* Ball. Black Willow	R
Salix lasiolepis var. *bracelinae* Ball. Bracelin's Willow	R

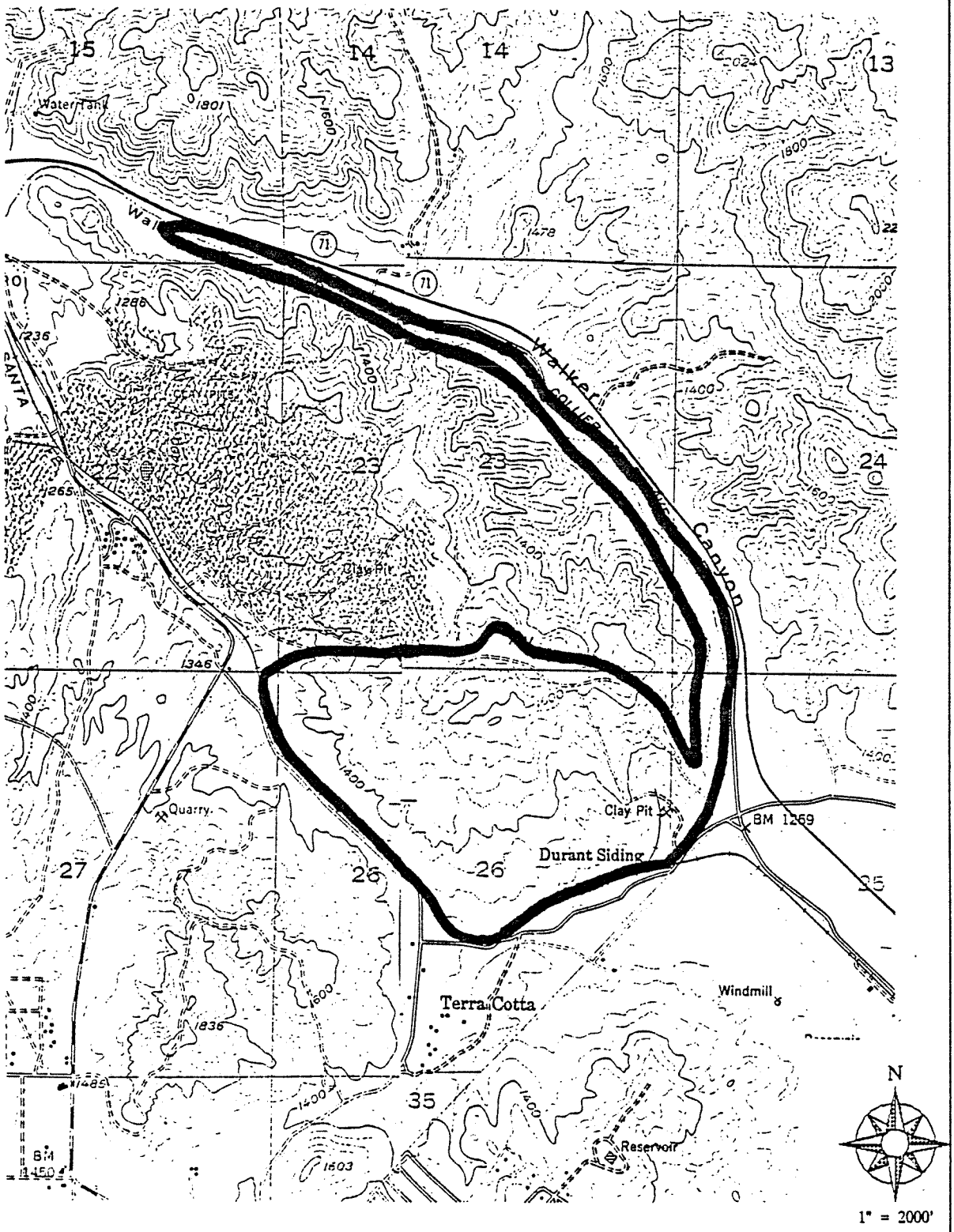

FIGURE 1. Vicinity Map of Survey Area
7.5' USGS Alberhill & Lake Elsinore Quadrangles

ATTACHMENT B

SITE CHECK FOR STEPHENS' KANGAROO RAT

(DIPODOMYS STEPHENSI)

BY

SJM BIOLOGICAL CONSULTANTS

SJM BIOLOGICAL CONSULTANTS
Environmental Impact Reports Biological Inventories Endangered Species Studies

31 May 1989

Long Beach Equities, Inc
2038 Armacost Ave.
West Los Angeles, CA 90025
(213) 207-9969

Re: Site check for Stephen's Kangaroo Rat (Dipodomys stephensi - SKR) on the approximately 1800-acre Alberhill Ranch property; Alberhill Ranch Specific Plan No. 89-2 (City of Elsinore); located immediately north of the City of Elsinore, Riverside County (Figure 1). The proposed project will convert the property into 3705 dwelling units, 256 acres of commercial/business park developments, 50 acres of schools, 30 acres of parks, and 500 acres of open space.

TO WHOM IT MAY CONCERN:

Following is a letter-report describing the results of a field survey for the Stephen's Kangaroo Rat on the above-described property.

Site Review

The parcel was initially visited by Stephen J. Montgomery during the current survey on the following dates: 4, 5, 6, 10 and 11 April and 5, 6, 8 and 9 May 1989. A previous survey found SKR in scattered localities on the lower slopes of the hillside to the east of Coal Road and north of Nichols Road (Montgomery 1988), and this area was not resurveyed. Previously unsurveyed areas of the property were checked for potential Stephen's Kangaroo Rat habitat. Apparently suitable areas were then checked for such specific kangaroo rat sign as tracks, scat, burrows, dust baths and tail drag marks.

Due to the large size of the property and the great diversity of topography and habitat types present, it was necessary to search for kangaroo rat sign in a "spot check" manner. That is, although all sections of the property were covered, only appropriate habitats were searched in each section; and only the most likely localities in each habitat were initially inspected in detail.

Areas yielding sign during the initial inspection were then scanned further for greater clarification of the distribution of kangaroo rat sign (and inferentially, kangaroo rat distribution). This approach has been used in numerous previous surveys and is the most efficient way to assess SKR presence/absence on very large parcels. Surrounding lands were also assessed at a distance for their apparent suitability for SKR.

individual sites varied greatly and was very low in certain areas. Four trap nights were required to capture any kangaroo rats at sites 1 and 2, even though sign was very abundant and individual kangaroo rats were seen above ground during nighttime surveys with a flashlight; similar negative trapping results were also experienced at these sites during the previous field study by Montgomery (1988). Other sites exhibited similar low capture rates.

Stephen's Kangaroo Rats were trapped at sites 1, 2, 3, 5, 8, 12, 14, 17 and 18. Agile kangaroo rats were trapped at sites 4, 13, 14 and 15. Several additional sites exhibited kangaroo rat sign but trapping efforts failed to capture individuals for identification purposes. Nonetheless, successful trapping efforts at sites adjacent to those yielding no captures verified that SKR was present in the existing open habitats. Therefore, unsuccessful trap sites with kangaroo rat sign were assumed to harbor the endangered Stephen's Kangaroo Rat.

Stephen's Kangaroo Rats occur on the property in terrain exhibiting level to moderate slopes. As expected, SKR was trapped in open habitats or along roads connected to open habitats. Trap sites 1 and 2, which yielded SKR, occur on the top of a small mountain but on level terrain with minimal shrub and herb cover. Level lands apparently lacking the species exhibit habitats that are heavily disturbed or are otherwise unsuitable for SKR (e.g. due to the high density of herbaceous vegetation cover). SKR occur sympatrically with the Agile Kangaroo Rat at trap site 14 and possibly elsewhere on site. Stephen's Kangaroo Rats appear to be rare to absent in large expanses of clay-substrate habitat.

Habitat maps describing Stephen's Kangaroo Rat distribution on the property (see enclosed field map) were drawn after analyzing the following sources of information: (1) the results of live-trapping efforts during the current survey and during the previous survey of the south-central portion of the site; (2) the results of a ground search for kangaroo rat sign on the property, in concert with an assessment of the various extant vegetation and soil types for their potential as SKR habitat; (3) a consideration of the foraging behavior of kangaroo rats and the potential for occurrence in the same habitat with the Agile kangaroo rat (Lackey 1967).

Lands surrounding the property exhibit varying potentials for being inhabited by Stephen's Kangaroo Rats. In general, the lands immediately north and east of most of the site are very steep and rugged and are unlikely habitat for the species. High quality occupied habitat occurs further to the east and northeast, in the Estelle Mountain and Steele Peak area. The latter areas are included in a large proposed preserve for the species, as specified in a recent map by the Riverside County Planning Department. Lands immediately south of the eastern and central portions of the property contain some Stephen's Kangaroo Rats, as verified in the previous field survey of a portion of the Alberhill Ranch and personal observations by Montgomery. Lands to the south of the western portion of the property are heavily developed as a residential community. Lands to the west of the southern one-half of the property are largely undeveloped and covered in a variety

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Cieneba rocky sandy loam	Porterville cobbly loam
Cortina cobbly sandy loam	Ramona sandy loam
Fallbrook sandy loam	Buren sandy loam
Garretson very fine sandy loam	Rough broken land
Gorgonio loamy sand	Temescal rocky loam
Greenfield sandy loam	Tujunga gravelly loam
Hanford coarse sandy loam	Vista coarse sandy loam
Honcut loam	Willows silty clay

Most loams are suitable for Stephen's Kangaroo Rats, while clay soils appear to be unsuitable for the species.

Clay soils dominate much of the site, much of its northwestern sector having been mined for this resource in the past. Clay also intergrades with other soil types in numerous locations, creating a patchwork of vegetation types across much of the property. Sage scrub vegetation occurs in substrates with little or no clay, while only grasses and a few forbs occur in substrates with a high clay content.

Clay soils tend to expand and contract under different moisture regimes, creating an inconsistent burrowing medium for small mammals. As a result, kangaroo rats and most other rodents are scarce to absent in these soils. Deer mice (Peromyscus maniculatus) have been observed entering into large cracks in clay substrates and, due to their small size, may occasionally construct nests in the unexcavated natural cavities in these soils. Since clay substrates on the property intergrade with other non-clay soil types, traps set in clay-dominated localities may occasionally capture rodents that burrow in adjacent non-clay substrates. Therefore, areas with clay soils - especially those near to open habitats with non-clay substrates - must be considered potential foraging habitat for Stephen's Kangaroo Rats. California ground squirrels (Spermophilus beecheyi) and Botta's pocket gophers (Thomomys bottae) are evident throughout the property in a variety of non-clay soil types.

Kangaroo rat sign was found at numerous localities in all sections of the property (Table 1; Figure 1). Kangaroo rat sign occurred primarily in stands of sparse to moderately dense sage scrub vegetation; however, sign was also found in grassland-dominated habitats with few or no shrubs. Sign was generally absent in areas with clay soils. Sign occasionally occurred in these habitats when they occurred immediately adjacent to non-clay habitats or along roads leading to such habitats. Density of sign varied from very sparse to dense, depending on the location. The distribution of sign was highly variable and indicated that populations typically occupied habitat patches surrounded by uninhabited terrain.

The trapping survey verified the presence of both the Federally endangered Stephen's Kangaroo Rat and the Agile (Pacific) Kangaroo Rat (Dipodomys agilis) on the property. Deer mice, California meadow voles (Microtus californicus) and pocket mice were also captured during the survey (Table 1; Figure 1). Overall trapping success for the five survey days was 14.3%; however, trap success at

individual sites varied greatly and was very low in certain areas. Four trap nights were required to capture any kangaroo rats at sites 1 and 2, even though sign was very abundant and individual kangaroo rats were seen above ground during nighttime surveys with a flashlight; similar negative trapping results were also experienced at these sites during the previous field study by Montgomery (1988). Other sites exhibited similar low capture rates.

Stephen's Kangaroo Rats were trapped at sites 1, 2, 3, 5, 8, 12, 14, 17 and 18. Agile kangaroo rats were trapped at sites 4, 13, 14 and 15. Several additional sites exhibited kangaroo rat sign but trapping efforts failed to capture individuals for identification purposes. Nonetheless, successful trapping efforts at sites adjacent to those yielding no captures verified that SKR was present in the existing open habitats. Therefore, unsuccessful trap sites with kangaroo rat sign were assumed to harbor the endangered Stephen's Kangaroo Rat.

Stephen's Kangaroo Rats occur on the property in terrain exhibiting level to moderate slopes. As expected, SKR was trapped in open habitats or along roads connected to open habitats. Trap sites 1 and 2, which yielded SKR, occur on the top of a small mountain but on level terrain with minimal shrub and herb cover. Level lands apparently lacking the species exhibit habitats that are heavily disturbed or are otherwise unsuitable for SKR (e.g. due to the high density of herbaceous vegetation cover). SKR occur sympatrically with the Agile Kangaroo Rat at trap site 14 and possibly elsewhere on site. Stephen's Kangaroo Rats appear to be rare to absent in large expanses of clay-substrate habitat.

Habitat maps describing Stephen's Kangaroo Rat distribution on the property (see enclosed field map) were drawn after analyzing the following sources of information: (1) the results of live-trapping efforts during the current survey and during the previous survey of the south-central portion of the site; (2) the results of a ground search for kangaroo rat sign on the property, in concert with an assessment of the various extant vegetation and soil types for their potential as SKR habitat; (3) a consideration of the foraging behavior of kangaroo rats and the potential for occurrence in the same habitat with the Agile kangaroo rat (Lackey 1967).

Lands surrounding the property exhibit varying potentials for being inhabited by Stephen's Kangaroo Rats. In general, the lands immediately north and east of most of the site are very steep and rugged and are unlikely habitat for the species. High quality occupied habitat occurs further to the east and northeast, in the Estelle Mountain and Steele Peak area. The latter areas are included in a large proposed preserve for the species, as specified in a recent map by the Riverside County Planning Department. Lands immediately south of the eastern and central portions of the property contain some Stephen's Kangaroo Rats, as verified in the previous field survey of a portion of the Alberhill Ranch and personal observations by Montgomery. Lands to the south of the western portion of the property are heavily developed as a residential community. Lands to the west of the southern one-half of the property are largely undeveloped and covered in a variety

Since kangaroo rat sign was found at several previously unsurveyed localities, a trapping survey was initiated to verify the identity of the animals at these sites. A total of 336 Sherman live-traps was set out at 17 localities across the property on 4, 5 and 10 April and 5 and 8 May 1989. Traps were typically set along dirt roads and in open habitats with minimal shrub cover and sparse herbaceous cover. Such conditions are known to be preferred by SKR (Lackey 1967). Although most traps were placed in areas exhibiting kangaroo rat sign, some were also set out in locations that appeared suitable but contained no clear evidence of these animals. Traps were set in the early evening and baited with a mixture of commercial rolled oats and bird seed. Traps were checked during the night at intervals specified in a Federal trapping permit issued to Montgomery; the final trap check occurred on each following morning by 0900. All animals were released unharmed where captured. Weather conditions were generally mild during all surveys, and the moon ranged from completely to 1/3 dark during the several trap nights.

Topography on the property is highly variable, consisting of extensive flat to nearly flat terrain, gently rolling hills and rugged, steep mountainous terrain. Elevation varies from approximately 1200 to 1900 feet. Much of the site is covered in sage scrub vegetation dominated by flat-top buckwheat (Eriogonum fasciculatum), California sagebrush (Artemisia californica) and black sage (Salvia mellifera)(Figure 2). Other noteworthy shrubs on site include: Box Springs golden bush (Ericameria pachylepis), brittle bush (Encelia farinosa), lenscale (Atriplex lentiformis), hollyleaf cherry (Prunus ilicifolia), goldenbush (Isocoma veneta), scale broom (Lepidospartum squamatum) and bush penstemon (Keckiella antirrhinoides). Stands of chaparral dominated by chamise (Adenostoma fasciculatum) also occur in the southwestern section of the property. Extensive areas are also covered in non-native grassland and heavily disturbed ruderal vegetation dominated by common herbaceous species such as mustard (Brassica sp.), fiddleneck (Amsinckia tesselata), sand aster (Corethrogyne filaginifolia), filaree (Erodium spp.), tucalote (Centaurea melitensis), horehound (Marrubium vulgare), and a variety of non-native grasses. A well-developed riparian woodland, with an associated freshwater marsh, occurs immediately west of Interstate 15.

Dirt roads traverse most parts of the site, and sheep have been grazed in several areas. The large area south of the intersection of Lake Street and Interstate 15 has been severely disturbed during clay mining operations. Refuse dumping is evident in many locations throughout the property. Off-road vehicle enthusiasts regularly traverse different parts of the site, but were observed primarily in its western section, west of Coal Road.(See photographs)

Soils on the property vary considerably among localities and include the following:

Altamount cobbly clay	Lodo rocky loam
Arbuckle gravelly loam	Placentia fine sandy loam

Cieneba rocky sandy loam	Porterville cobbly loam
Cortina cobbly sandy loam	Ramona sandy loam
Fallbrook sandy loam	Buren sandy loam
Garretson very fine sandy loam	Rough broken land
Gorgonio loamy sand	Temescal rocky loam
Greenfield sandy loam	Tujunga gravelly loam
Hanford coarse sandy loam	Vista coarse sandy loam
Honcut loam	Willows silty clay

Most loams are suitable for Stephen's Kangaroo Rats, while clay soils appear to be unsuitable for the species.

Clay soils dominate much of the site, much of its northwestern sector having been mined for this resource in the past. Clay also intergrades with other soil types in numerous locations, creating a patchwork of vegetation types across much of the property. Sage scrub vegetation occurs in substrates with little or no clay, while only grasses and a few forbs occur in substrates with a high clay content.

Clay soils tend to expand and contract under different moisture regimes, creating an inconsistent burrowing medium for small mammals. As a result, kangaroo rats and most other rodents are scarce to absent in these soils. Deer mice (Peromyscus maniculatus) have been observed entering into large cracks in clay substrates and, due to their small size, may occasionally construct nests in the unexcavated natural cavities in these soils. Since clay substrates on the property intergrade with other non-clay soil types, traps set in clay-dominated localities may occasionally capture rodents that burrow in adjacent non-clay substrates. Therefore, areas with clay soils - especially those near to open habitats with non-clay substrates - must be considered potential foraging habitat for Stephen's Kangaroo Rats. California ground squirrels (Spermophilus beecheyi) and Botta's pocket gophers (Thomomys bottae) are evident throughout the property in a variety of non-clay soil types.

Kangaroo rat sign was found at numerous localities in all sections of the property (Table 1; Figure 1). Kangaroo rat sign occurred primarily in stands of sparse to moderately dense sage scrub vegetation; however, sign was also found in grassland-dominated habitats with few or no shrubs. Sign was generally absent in areas with clay soils. Sign occasionally occurred in these habitats when they occurred immediately adjacent to non-clay habitats or along roads leading to such habitats. Density of sign varied from very sparse to dense, depending on the location. The distribution of sign was highly variable and indicated that populations typically occupied habitat patches surrounded by uninhabited terrain.

The trapping survey verified the presence of both the Federally endangered Stephen's Kangaroo Rat and the Agile (Pacific) Kangaroo Rat (Dipodomys agilis) on the property. Deer mice, California meadow voles (Microtus californicus) and pocket mice were also captured during the survey (Table 1; Figure 1). Overall trapping success for the five survey days was 14.3%; however, trap success at

of vegetation types. Most of this area exhibits a dense cover of scrub vegetatioin that is generally unsuitable for SKR. Some areas exhibit open grasslands that may harbor scattered populations of the species, although the herbaceous vegetation in these areas appears to be generally too dense for SKR. Lands to the west of the northern one-half of the property are generally disturbed or exhibit habitats that are of low potential for SKR.

In summary, several localities on the property are inhabited by the Stephen's Kangaroo Rat. The distribution of the species on the site is complex and is dictated by the availability of suitable habitat types, historical substrate disturbance factors, and possibly additional unknown factors.

Sincerely,

Stephen J. Montgomery
Certified Stephen's Kangaroo Rat Biologist

Literature Cited

Lackey, J. A. 1967. Biosystematics of heermani group kangaroo rats in Southern California. Trans. San Diego Soc. Nat. Hist. 14:314-343.

Montgomery, S. J. 1988. Letter-report of a site check for the Stephen's Kangaroo Rat on the Alberhill Ranch property. Prepared for The Planning Center, Newport Beach, Ca.

Table 1. Results of a live-trapping survey for the Stephen's Kangaroo Rat on the Alberhill Ranch.

Date Set	Trap Site	Number of Traps Set	No.Anim. Captured	Species Captured * D.s.	D.a.	P.m.	M.c.	P.s.
4 Apr	1	15	1	#	--	1A	--	--
	2	10	0	#				
5 Apr	1	6	0	#				
	2	6	0	#				
	3	6	0					
	4	3	1	--	1JF	--	--	--
	5	15	3	#	--	3A	--	--
	6	10	0					
	7	5	0	#				
10 Apr	1	20	0	#				
	2	10	1	#	--	1A	--	--
	3	10	1	--	--	1A	--	--
	8	12	1	1AF	--	--	--	--
	9	5	0	#				
	11	8	4	--	--	4A	--	--
	12	15	1	#	--	1A	--	--
	13	20	1	#	--	--	1A	--
	14	18	2	--	1A	--	--	1A
	15	12	3	--	1A	1A	--	1A
5 May	1	14	5	2JM 2AF	--	1A	--	--
	2	8	2	1JF 1AF	--	--	--	--
	3	**	2	1AM	--	1A	--	--
	12	5	1	1AF	--	--	--	--
	13	8	0	#				
8 May	5	20	2	1AM	--	1A	--	--
	6	10	0	#				
	9	7	2	#	--	2A	--	--
	13	15	4	--	1AM	3A	--	--
	14	10	4	1AF	2AF 1AM	--	--	--
	16	10	1	#	--	1A	--	--
	17	15	4	1AF 1AM	--	2A	--	--
	18	8	2	1AM	--	1A	--	--
TOTAL		336	48	14	11	24	1	2

*Species Captured - Ds=D.stephensi, Da=D.agilis, Pm=Peromyscus maniculatus Mc=Microtus californicus, Ps=Perognathus sp.

**No traps set here. Animals captured by hand in front of headlights

#No kangaroo rats captured, but sign is clearly present,or individuals observed at night with flashlight or headlights

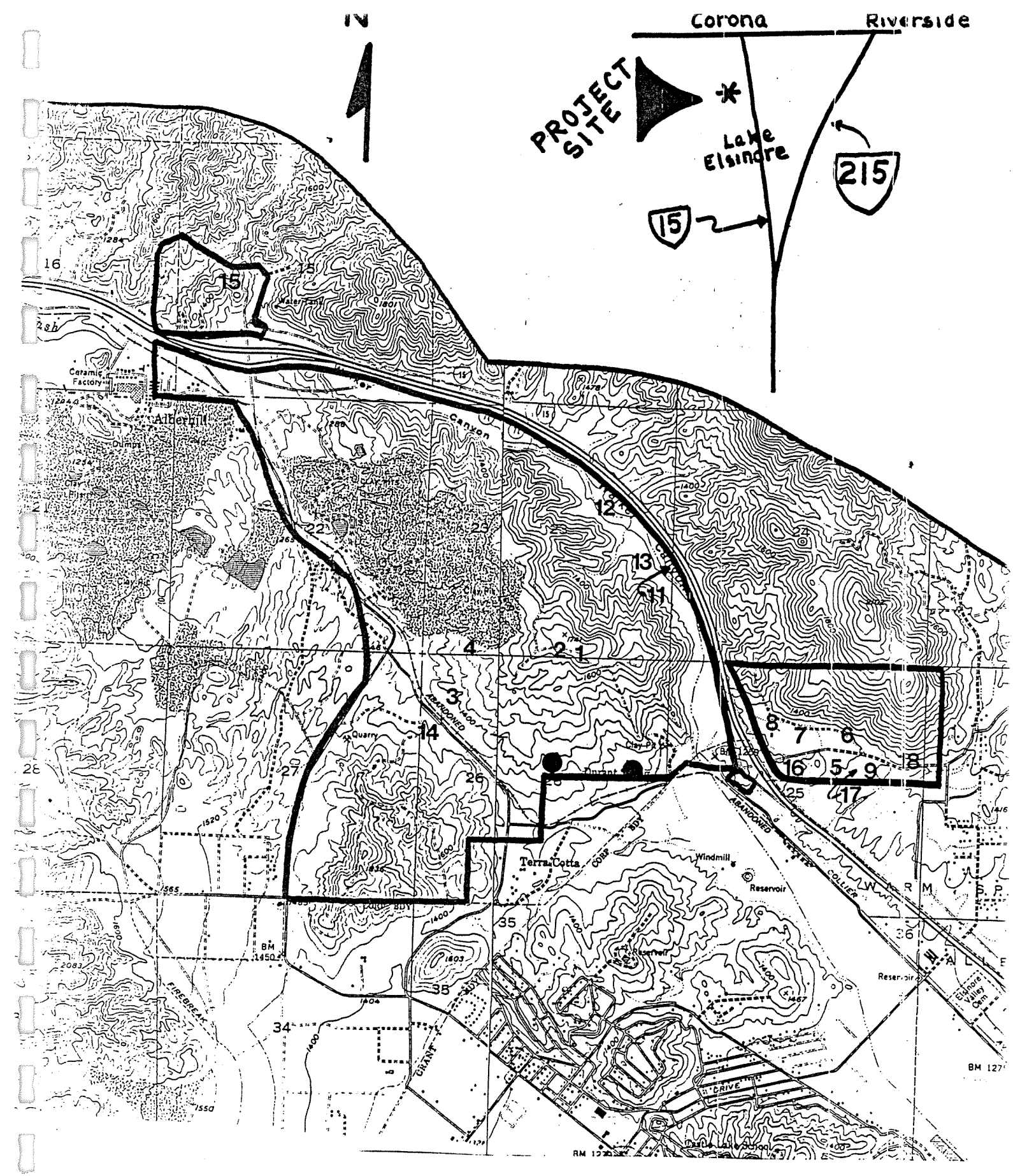


Figure 1. Vicinity map (upper right corner) and site map for a trapping survey for Stephen's Kangaroo Rat on the Alberhill Ranch. Approximate locations of trapping sites (1-9,11-18) are shown. Darkened circles mark the general locations yielding SKR during a previous trapping survey.

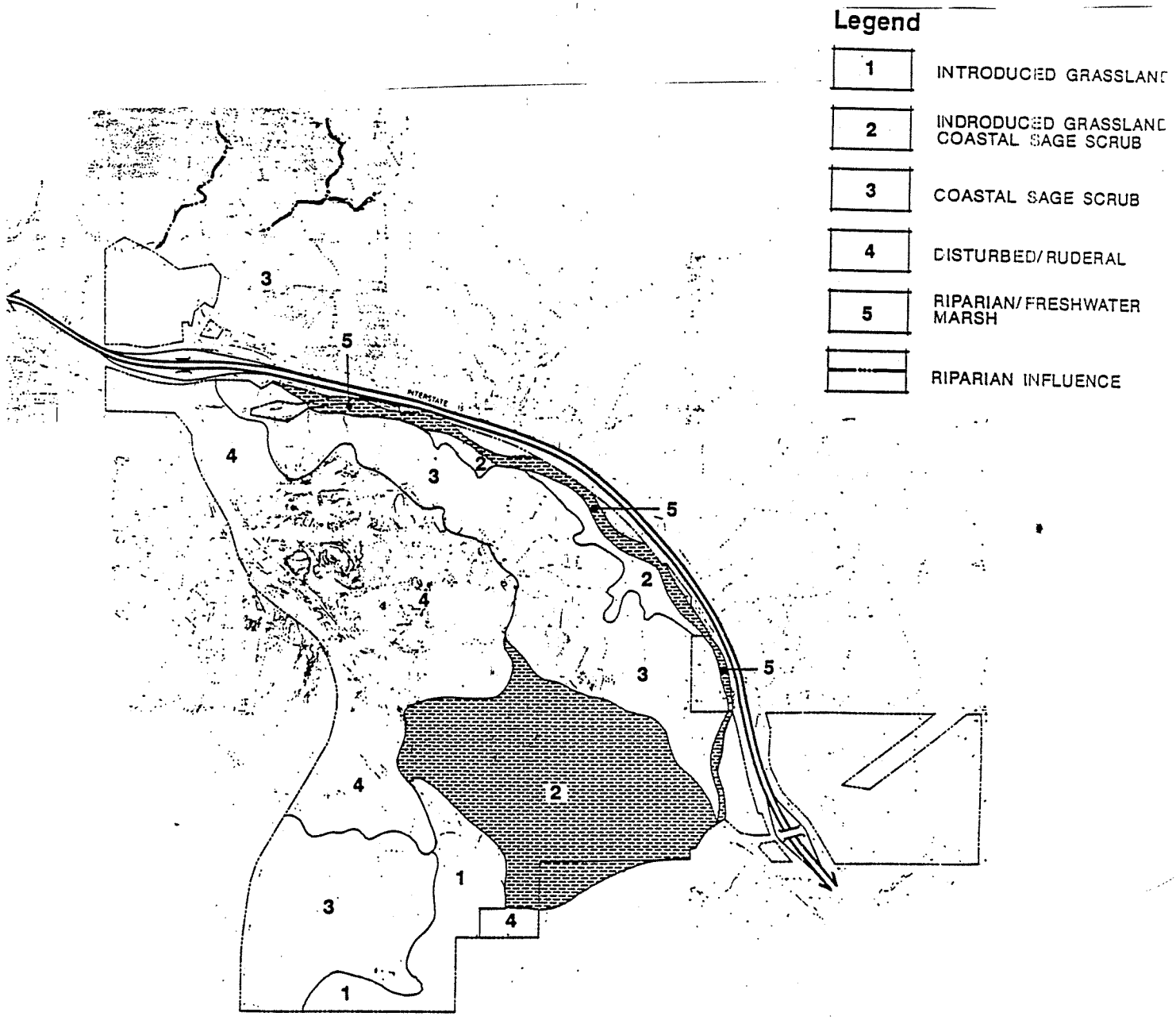


Figure 2. General vegetation types on the Alberhill Ranch.

continuous or disjunct, depending on soil/vegetation conditions, as well as current and historical disturbance factors.

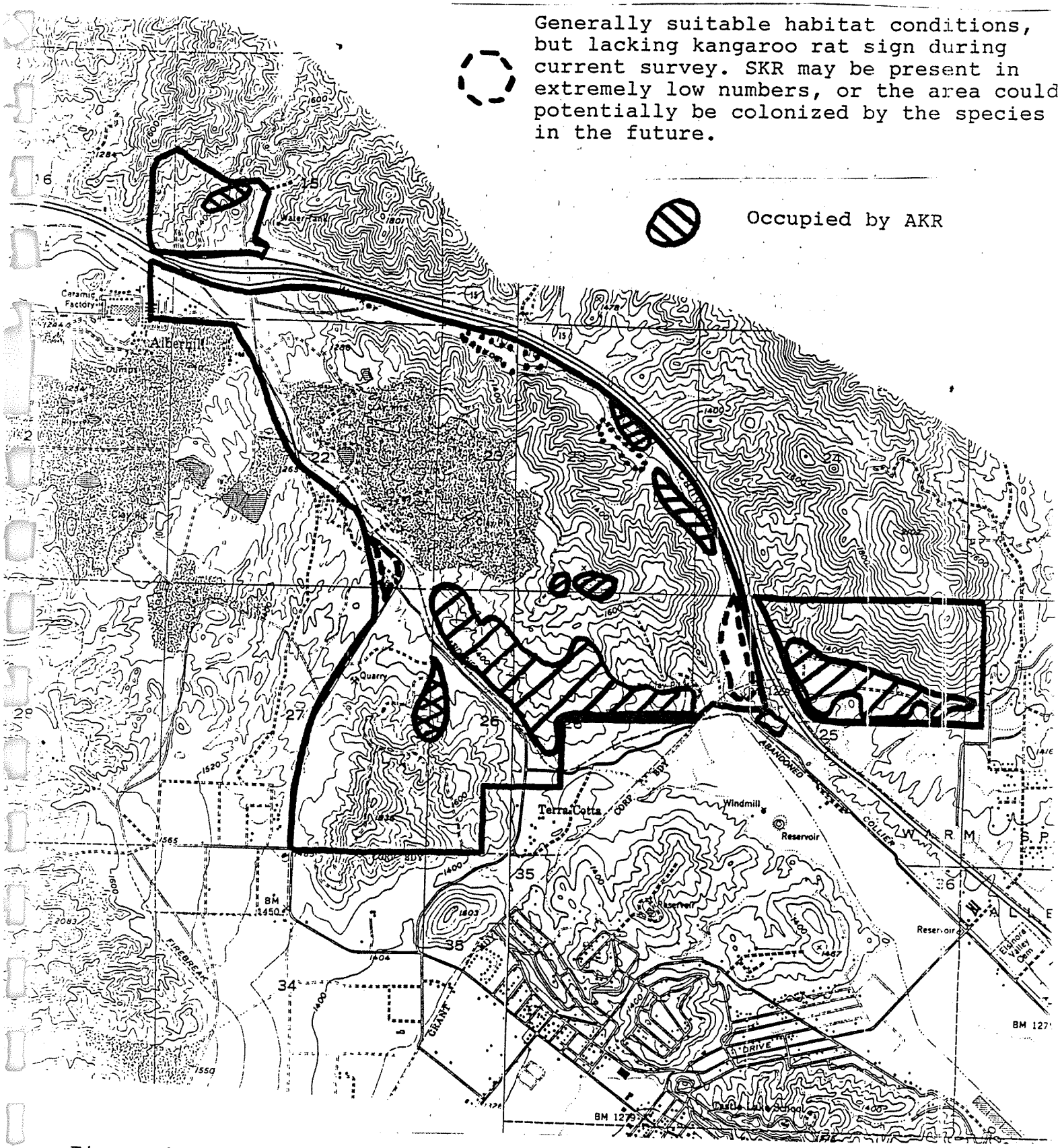
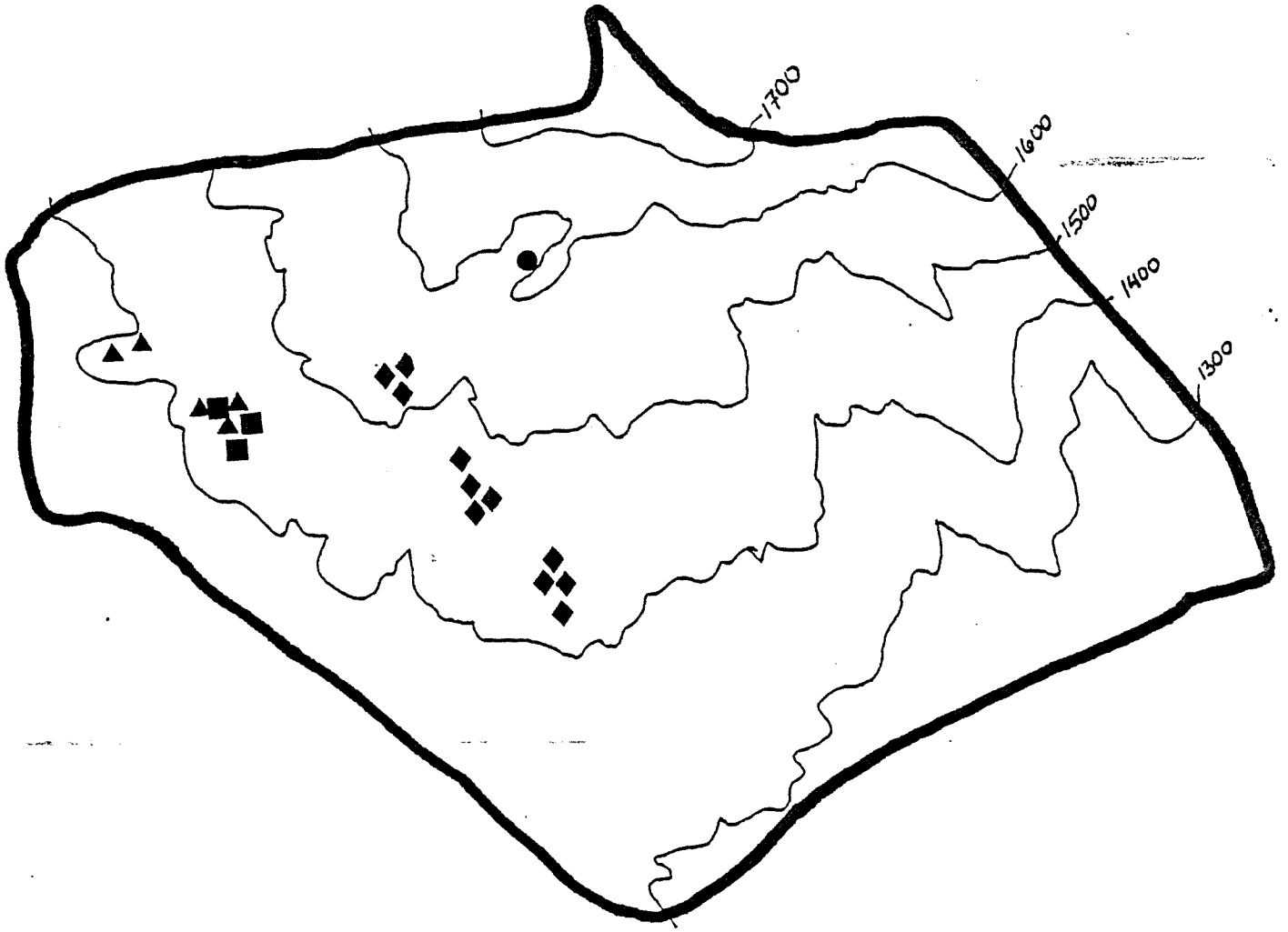


Figure 3. Locations of Stephen's Kangaroo Rat habitat on the Alberhill Ranch. SKR and AKR signify Stephen's and Agile Kangaroo Rats, respectively.



VEGETATION

- Riversidean Sage Scrub/Grassland
- Vernal Pool

SENSITIVE RESOURCES

- *Harpagonella palmeri*
- *Allium fimbriatum* var. *munzii*
- *Dudleya multicaulis*

N

1" = 830'

FIGURE 2. VEGETATION AND SENSITIVE RESOURCES