Table 12

Existing Intersection Capacity

Intersection	Evening Peak Hour ICU*	Level of Service
Lake Street (NS) at		
I-15 WB Ramps (EW)	22	A
I-15 EB Ramps (EW)	23	A
Temescal Canyon Road (EW)	41	A
Robb Road (NS) at		
Coal Road (EW)	40	A
Nichols Road (NS) at		
I-15 WB Ramps (EW)	21	A
I-15 EB Ramps (EW)	21	A
Collier Avenue (EW)	28	A
Riverside Drive (NS) at		
Collier Avenue (EW)	71	C
Lakeshore Drive (EW)	46	A
Joy Street (EW)	77	C
Lincoln Street (EW)	54	A
Terra Cotta Road (NS) at		
Coal Avenue (EW)	21	A
Lakeshore Drive (EW)	50	A
Machado Street (NS) at		
Lakeshore Drive (EW)	111	F
Zieglinde Drive (EW)	49	A
Joy Street (EW)	32	A
Lincoln Street (EW)	51	A

* Intersection Capacity Utilization (ICU)

PROJECT IMPACTS

The Circulation System proposed to serve traffic generated by the Alberhill Ranch Specific Plan is shown on Exhibit 18, Circulation System. The on-site roadway system implements the Riverside County General Plan Circulation Element as well as the City's General Plan Circulation Element. Several interior streets within the project will be improved to collector street standards. Two major loop streets will provide access to the majority of residential areas north and south of the Coal Road/Lake Street intersection. The circualtion system proposed to serve the Alberhill Ranch Specific Plan is described in Section III.D., Project Characteristics.

Non-Vehicular Systems

In conjunction with the roadway system, non-vehicular systems will be provided throughout the Alberhill Ranch Specific Plan, as shown on Exhibit 22, Schools/Parks, Open Space and Trails.

The County Plan of Bicycle Routes identifies a Class II Bike Lane along Lake Street and Robb Road. This bike lane continues west along Temescal Creek Road. A Class II facility provides for a separate bike lane within the road right of way. A Class II bike lane is designated through the project site in keeping with the County's designation. The location of other Class II bike paths throughout the site are also shown on Exhibit 22.

The majority of pedestrian facilities will be provided in the form of sidewalks provided along all Major, Arterial, Secondary and Collector Streets within the project. Within individual development areas served by local streets, opportunities will be available to provide walkways and bike lanes through greenbelt systems which link park and school sites to residential areas, separating non-vehicular traffic from motorists.

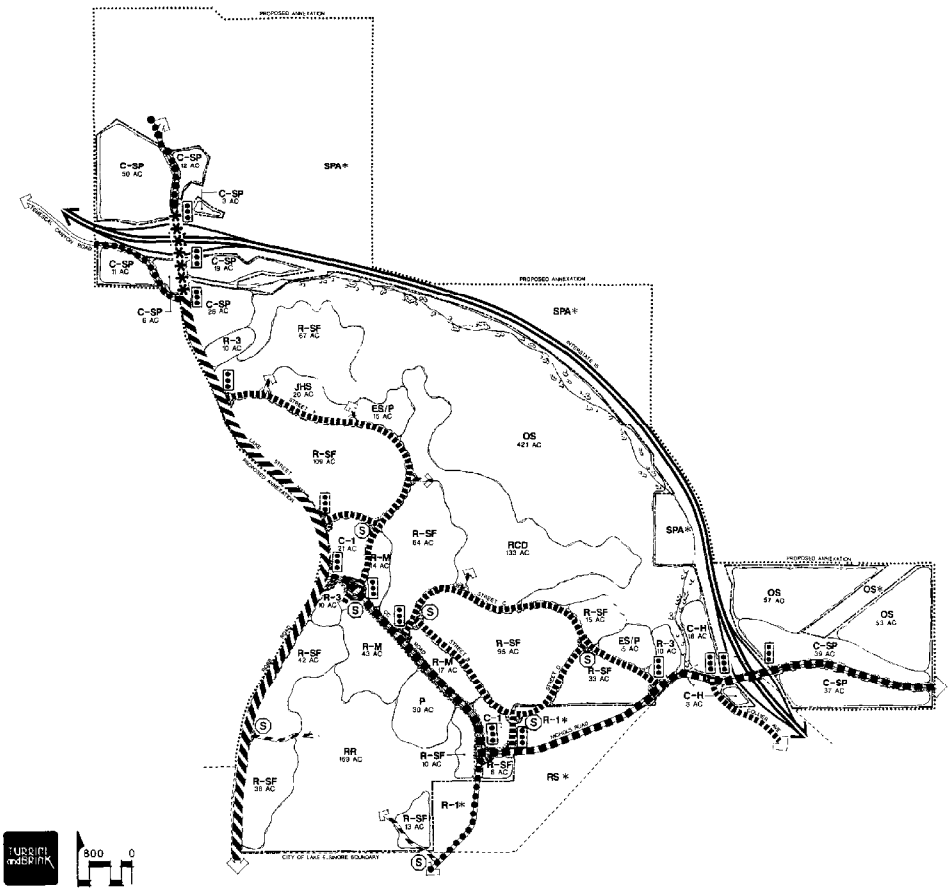
An equestrian/hiking trail will be provided from Nichols Road into Walker Canyon to Lake Street for future off-site recreational uses. A minimum width of 14 feet will be allowed to accommodate both hikers and riders.

Traffic Generation

The operation phase of project implementation will result in the generation of vehicle trips. To estimate project-related traffic volumes at various points on the street network, a three step process is utilized. First, the traffic which will be generated by the proposed development is determined. Secondly, the traffic volumes are geographically distributed to major attractions of trips, such as employment centers, commercial centers, recreational areas or residential areas. Finally, the trips are assigned to specific roadways and the project-related traffic volumes are determined on a route-by-route basis.

EXHIBIT 18

Circulation Plan



Legend

- ARTERIAL (110' ROW, 86' CURB-TO-CURB)
- MAJOR (110'-126' ROW, 86' CURB-TO-CURB, COAL ROAD)
- SECONDARY (88' ROW, 64' CURB-TO-CURB)
- COLLECTOR (66' ROW, 44' CURB-TO-CURB)
- LOCAL (60' ROW, 40' CURB-TO-CURB)
- TRAFFIC SIGNAL
- STOP SIGN
- ARTERIAL WITH ADJACENT EQUESTRIAN TRAIL
- SECONDARY WITH ADJACENT EQUESTRIAN TRAIL

Alberhill Ranch

LONG BEACH EQUITIES, INC

Trip generation rates were determined for daily traffic, morning peak hour inbound and outbound traffic, and evening peak hour inbound and outbound traffic for the proposed land uses. By multiplying the traffic generation rates by the land use quantities, the traffic volumes are determined. Table 13 exhibits the traffic generation rates, and Table 14 exhibits the peak hour and daily traffic volumes generated by the Alberhill Ranch Specific Plan by zone (See Exhibit 19, Project Traffic Zones). As shown, a total of 80,070 external vehicle trips per day will be generated. Based upon a 7.2 mile average trip length, the proposed project will generate approximately 576,500 vehicle miles of travel daily. This average trip length may be low for the interim years (before project build-out) and initial residents may need to travel further per trip. However, it is the opinion of the Traffic Engineer that this trip length is accurate for the built-out condition. As the area matures, regional commercial centers will be built and business park uses are developing along Route 74 which will offer retail and employment opportunities for project residents.

Table 13

TRAFFIC GENERATION RATES

Land Use	Units*	Morning Peak Hour In	Morning Peak Hour Out	Evening Peak Hour In	Evening Peak Hour Out	Daily
Rural Residential/ Estate	DU	0.24	0.66	0.76	0.44	12.00
Single Family Residential	DU	0.20	0.55	0.64	0.37	10.06
Multi-Family Residential	DU	0.11	0.40	0.41	0.21	7.44
Commercial (Neighborhood)	TSF	0.99	0.42	2.37	2.46	61.71
Commercial (General)	TSF	0.95	0.41	2.16	2.43	59.35
Commercial/ Specific Plan	TSF	1.31	0.23	0.28	1.07	12.42
School	Student	0.14	0.09	0.01	0.01	1.03
Park	AC	1.22	1.21	1.68	1.69	6.00

* DU = Dwelling Unit
TSF = Thousand Square Feet Ac = Acre

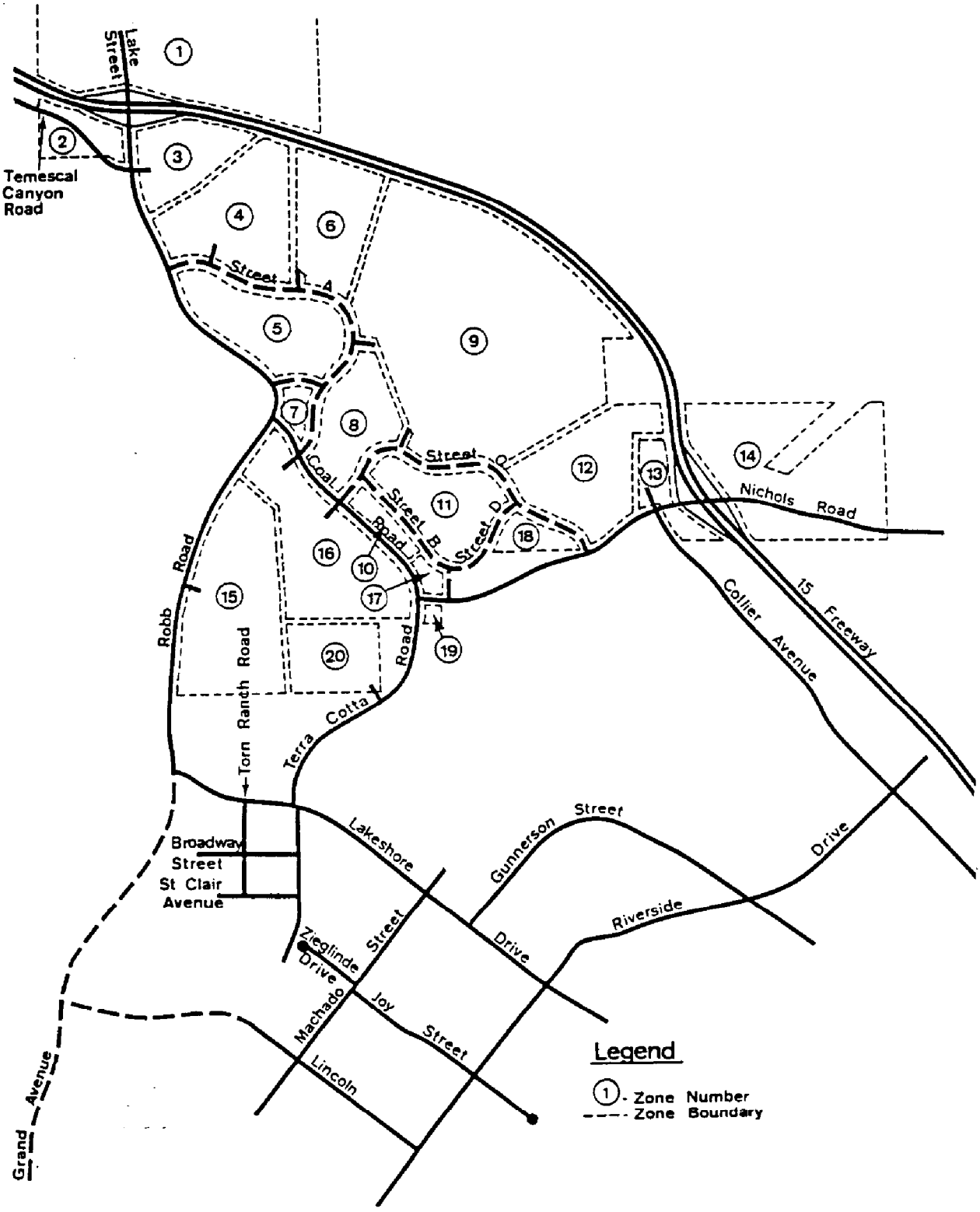


EXHIBIT 19

Project Traffic Zones

Alberhill Ranch

LONG BEACH EQUITIES, INC

TURRINI and BRINK

Table 14

PROJECT EXTERNAL TRIPS GENERATED

Zone	Morning Peak Hour		Evening Peak Hour		Daily
	In	Out	In	Out	
1	960	170	200	780	9,080
2	250	40	50	200	2,380
3	660	120	140	540	6,290
4	170	250	210	120	4,130
5	70	180	210	120	3,290
6	60	40	Nom	Nom	460
7	160	70	370	390	9,720
8	60	150	180	100	2,780
9	60	160	190	100	3,010
10	20	60	70	40	1,030
11	60	160	180	110	2,870
12	90	140	110	60	2,260
13	140	60	310	350	8,460
14	1,120	200	240	910	10,620
15	50	140	160	90	2,520
16	110	260	300	190	4,440
17	80	30	200	200	5,090
18	20	50	60	40	1,000
19	Nom	10	10	10	180
20	10	30	30	20	460
Total	4,150	2,320	3,220	4,380	80,070

Note: Trips generated are rounded to nearest 10.

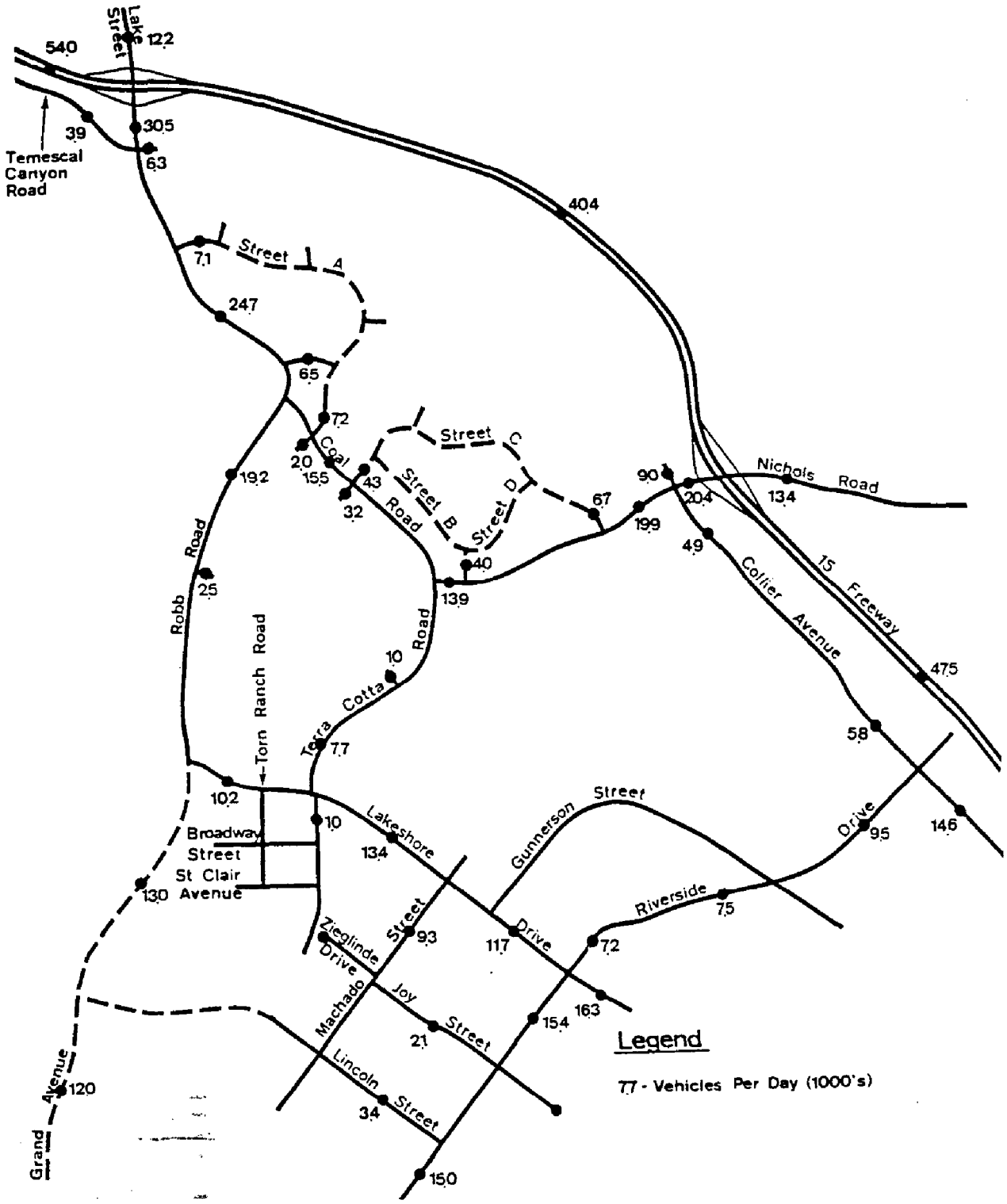


EXHIBIT 20

Existing Plus Project Traffic

Alberhill Ranch

LONG BEACH EQUITIES, INC

TURRINI and BRINK

Existing Plus Project Daily Traffic Volumes

Once the project-related traffic is assigned to the existing street network and added to existing volumes, the traffic impact can be assessed. See Exhibit 20, Existing Plus Project Daily Traffic Volumes. Exhibit 20 shows expected daily traffic volumes for existing plus project traffic conditions without other planned development.

Existing Plus Project Intersection Capacity Utilization

Intersection Capacity Utilization (ICU) for the existing plus project traffic conditions have been calculated and are shown in Table 15. ICU calculations for the existing intersections are based on the recommended geometrics at the intersections, per the Traffic Study. As shown in Table 15, all intersections but one in the vicinity of the project are projected to operate at a Level of Service C or better in the evening peak hour for existing plus project traffic conditions.

To accommodate existing plus project traffic forecasts, the following network links should be upgraded:

1. Improve Lake Street between Coal Road and Interstate 15 to an Arterial cross-section (110 foot right-of-way) in conjunction with development.

2. Improve Coal Road between Lake Street and Terra Cotta Road to a Major cross-section (100 foot right-of-way) in conjunction with development.

3. Improve Nichols Road between Coal Road and the project boundary east of I-15 to a Major cross-section (100 foot right-of-way) in conjunction with development.

4. Improve Robb Road to an Arterial cross-section (110 foot right-of-way) between Coal Road and Lakeshore Drive in conjunction with development.

5. Improve Terra Cotta Road to a Modified Secondary standard between Nichols Road and Lakeshore Drive in conjunction with development.

Table 15

EXISTING PLUS PROJECT INTERSECTION CAPACITY UTILIZATION

Intersection	Evening Peak Hour ICU*	Level of Service
Lake Street (NS) at		
I-15 WB Ramps (EW)	65	B
I-15 EB Ramps (EW)	60	A
Temescal Canyon Road (EW)	74	C
Robb Road (NS) at		
Coal Road (EW)	54	A
Lakeshore Drive (EW)	42	A
Nichols Road (NS) at		
I-15 WB Ramps (EW)	58	A
I-15 EW Ramps (EW)	39	A
Collier Ave. (EW)	59	A
Riverside Drive (NS) at		
Collier Avenue (EW)	90	D
Lakeshore Drive (EW)	53	A
Joy Street (EW)	49	A
Lincoln Street (EW)	38	A
Terra Cotta Road (NS) at		
Coal Avenue (EW)	48	A
Lakeshore Drive (EW)	46	A
Machado Street (NS) at		
Lakeshore Drive (EW)	47	A
Zieglinde Drive (EW)	52	A
Joy Street (EW)	35	A
Lincoln Street (EW)	53	A

* Intersection Capacity Utilization (ICU)

Future Traffic Conditions

In this section, future traffic conditions reflecting 1998 land use conditions are discussed. Future traffic conditions are analyzed for area wide growth with the proposed project and surrounding development.

Future Daily Traffic Volumes

Exhibit 21, Future Daily Traffic Volumes, shows the daily traffic volumes which can be expected for 1998 traffic conditions with the project, other known developments in the area, and regional growth. These other future developments include the 306 dwelling units which could potentially be accommodated in the Terra Cotta/Nichols Road portion of the 822-acre Annexation Area. Also considered is traffic from the Centex and Laguna Heights projects located west of Robb Road/Grand Avenue. Overall, surrounding planned developments are expected to generate 20,850 external trips per day.To account for regional growth on roadways, future traffic volumes have been calculated based on a 2.6 percent annual growth rate of existing traffic volumes over a 10 year period. Regional growth has been added to daily and peak hour traffic volumes on all surrounding roadways. It is important to note that the project itself accounts for a significant portion of traffic growth in the area.

Along Interstate 15, 20,000 vehicles per day are added to the cumulative daily traffic volumes in order to account for regional growth outside of the study area.

Future Intersection Capacity Utilization

Future ICU's for buildout of the general plan network and the proposed project are shown in Table 16. The ICU calculations are based on the recommended lane configurations contained in the Traffic Study.

From Table 16, it can be seen that for 1998 conditions all intersections but one in the vicinity of the site will operate at a Level of Service C or better in the evening peak hour with recommended improvements. To achieve Level of Service C or better at all study area intersections, it would be necessary to upgrade Lake Street to an Urban Arterial cross-section (six lanes divided) between the I-15 freeway and Coal Road.

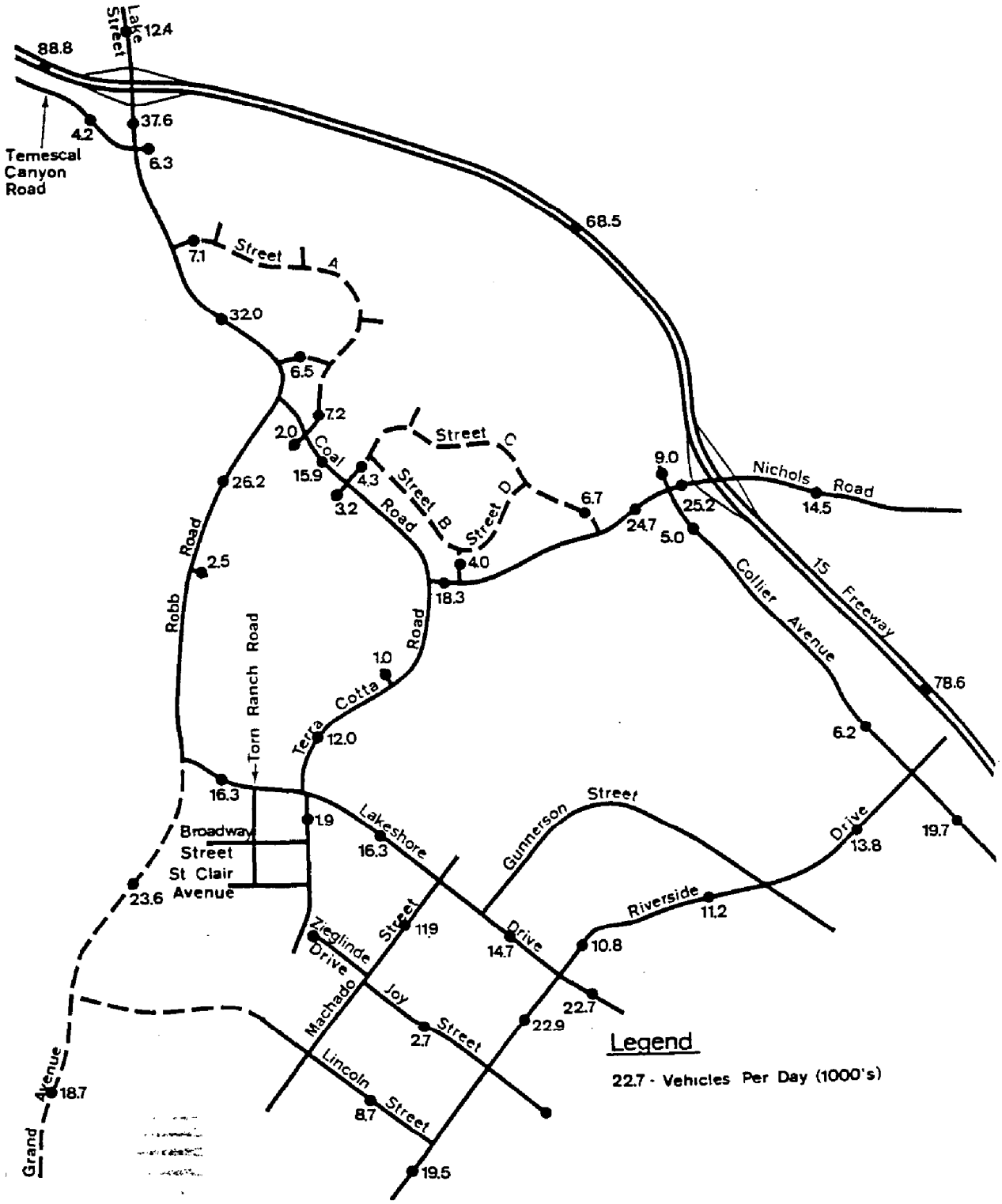


EXHIBIT 21

Future Daily Traffic Volumes

Alberhill Ranch

LONG BEACH EQUITIES, INC

TURRINI and BRINK

Table 16

CUMULATIVE PLUS PROJECT INTERSECTION CAPACITY UTILIZATION

	Evening Peak Hour ICU*	Level of Service
Lake Street (NS) at		
I-15 WB Ramps (EW)	72	C
I-15 EB Ramps (EW)	68	B
Temescal Canyon Road (EW)	88	D
Robb Road (NS) at		
Coal Road (EW)	63	B
Lakeshore Drive (EW)	74	C
Nichols Road (NS) at		
I-15 WB Ramps (EW)	58	A
I-15 EB Ramps (EW)	48	A
Collier Avenue (EW)	70	B
Riverside Drive (NS) at		
Collier Avenue (EW)	54	A
Lakeshore Dr. (EW)	79	C
Joy Street (EW)	64	B
Lincoln Street (EW)	60	A
Terra Cotta Road (NS) at		
Coal Avenue (EW)	70	B
Lakeshore Dr. (EW)	69	B
Machado Street (NS) at		
Lakeshore Dr. (EW)	57	A
Zieglinde Dr. (EW)	38	A
Joy Street (EW)	33	A
Lincoln Street (EW)	40	A

* Intersection Capacity Utilization (ICU)

For future traffic conditions with area wide growth, traffic signals will be warranted at the intersections of:

Lake Street and I-15 WB Ramps
Lake Street and I-15 EB Ramps
Lake Street and Temescal Canyon Road
Robb Road and Coal Road
Robb Road and Lakeshore Drive
Nichols Road and I-15 WB Ramps
Nichols Road and I-15 EB Ramps
Nichols Road and Collier Avenue
Terra Cotta Road and Coal Road
Terra Cotta Road and Lakeshore Drive
Riverside Drive and Lincoln Street
Machado Street and Lincoln Street

Significance of Impacts

Although the operation phase of the Alberhill Ranch Specific Plan will result in significant traffic impacts, implementation of the following "Mitigation Measures" will reduce impacts to a level of non-significance:

MITIGATION MEASURES

L-1) As development occurs the measures listed below are recommended by Kunzman Associates to mitigate the impact of the project on traffic circulation. Some of these mitigations are for off-site areas. The implementation of each measure shall be determined as future entitlements are granted for development in and around the project area. 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.

a. Improve Lake Street between Coal Road and Interstate 15 to an Arterial cross-section (110 foot right-of-way) in conjunction with development.

b. Improve Coal Road between Lake Street and Terra Cotta Road to a Major cross-section (100 foot right-of-way) in conjunction with development.

c. Improve Nichols Road between Coal Road and the project boundary east of I-15 to a Major cross-section (100 foot right-of-way) in conjunction with development.

d. Improve Robb Road to an Arterial cross-section (110 foot right-of-way) between Coal Road and Lakeshore Drive in conjunction with development.

e. Improve Terra Cotta Road to a Modified Secondary standard between Nichols Road and Lakeshore Drive in conjunction with development.

f. For future traffic conditions, intersection geometrics as recommended in the Traffic Study should be implemented.

g. For existing plus project traffic conditions, traffic signals should be installed at the intersections of:

Lake Street and I-15 WB Ramps
Lake Street and I-15 EB Ramps
Lake Street and Temescal Canyon Road
Robb Road and Coal Road
Robb Road and Lakeshore Drive
Nichols Road and I-15 WB Ramps
Nichols Road and I-15 EB Ramps
Nichols Road and Collier Avenue
Terra Cotta Road and Coal Road
Terra Cotta Road and Lakeshore Drive

L-2) Maintain a high level of service along arterials by restricting parking and controlling roadway access.

L-3) Improve all internal project streets shown on Exhibit 18, Circulation Plan, to appropriate roadway standards as indicated, and install traffic signals at project roadways when warranted as shown on Exhibit 18.

L-4) Landscape plantings and signs shall be limited in height within the vicinity of project roadways to assure good visibility.

M. PUBLIC FACILITIES AND SERVICES

1. FIRE PROTECTION

Existing Conditions

The California Department of Forestry, Riverside County Fire Department currently provides fire protection for the City of Lake Elsinore under an informal agreement established in 1976. The city engines are housed at a CDF fire station and are part of a county-wide "Region Concept" that dispatches engines where needed, disregarding jurisdictional boundaries.

The project is in the Hazardous Fire Area and currently has an ISO (Insurance Service Office) rating of #9 according to correspondence received from Michael E. Gray, Deputy Fire Department Planner. (See Appendix H, Notice of Preparation & Project Correspondence). Paramedic services are provided by Good-Hew Ambulance Company (private) from a facility located at Riverside Drive and Lakeshore Avenue.

Project Impacts

Alberhill Ranch Specific Plan

Project approval will result in the annexation of the site into the City of Lake Elsinore. Fire protection services to the Alberhill Ranch Specific Plan and Annexation Area will still be provided by the the Riverside County Fire Department.

Development of the 1,853-acre Alberhill Ranch Site will increase the need for fire protection for the 3,705 dwelling units, 254 acres of commercial use, and associated school, parks and open space proposed by the project. Per Fire Department Standards, the Specific Plan proposes Category II (Urban) Development requiring a fire station within three miles. At this time, there are no fire stations within the required response time.

The City of Lake Elsinore is attempting to acquire a site for a fire station on Lincoln Street, North of Machado. The proposed site would be within the required response time and once in operation, would be capable of providing an acceptable level of service.

Development of the project site will lower the fire hazard ISO rating due to the construction of an adequate water system and available fire hydrants. The project will provide fuel modification zones, where necessary, as a buffer between open space and developed areas. Generally, fuel modification zones will extend 50 feet into open space areas where development is downslope and 100 feet in an upslope condition.
The fiscal impact of providing fire protection services is

discussed in the "Alberhill Ranch Fiscal Analysis", prepared by Natelson, Levander, Whitney, Inc. included in Technical Appendix H. It is noted within the fiscal impact report that the City is presently not collecting fire protection mitigation fees. Therefore, collection of fees is not listed as a mitigation below.

Annnexation Area

Fire protection sevices to the 822-acre Annexation Area would still be provided by the Riverside County Fire Department. As the proposed pre-zoning designations reduce the amount of development permitted with the Annexation Area, the demand for fire protection services will be reduced. Fiscal impacts to the City of providing fire protection services cannot be determined without precise development plans.

Mitigation Measures

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.

M-2) Due to the sites's location within the Hazardous Fire Area, special construction is required, in accordance with Riverside County ordinance No. 546.

M-3) The project shall provide adequate fire hydrants, water lines, water pressure, etc. in accordance with the requirements of applicable City and County ordinances.

In addition, see Mitigation N-1 within Section IV.N., Fiscal Impact Report Summary. Mitigation N-1 recommends the formation of a community facilities district under the Mello-Roos Community Facilities Act of 1982 to pay for certain project expenses.

2. POLICE PROTECTION

Existing Conditions

The project area is served by the Riverside County Sheriff Department out of the Lake Elsinore Station located at 117 South Langstaff Street, approximately seven miles from the project site. Currently one deputy services the area.

The present level of protection does not meet the goals of the Sheriff's department, as the desirable officer/resident ratio of 1.5 deputies per 1,000 persons according to Captain William Reynolds of the Lake Elsinore Station. (See Appendix I, Notice of Preparation & Project Correspondence).

Project Impacts

Project approval will result in the annexation of 2,667 acres into the City of Lake Elsinore. Though police protection will still be provided through the Riverside County Sheriff Department, payment of fees, taxes, etc. necessary to provide protection will be via the City of Lake Elsinore rather than the County of Riverside. The Alberhill Ranch Specific Plan Fiscal Assessment's contained as Technical Appendix H discusses the fiscal impacts of project construction. It is noted in that study that the City is not currently collecting public safety mitigation fees for police services. Therefore, collection of fees is not listed as a mitigation measure.

Project implementation will result in the need for increased police protection. Increased population and housing will increase crime in the areas of burglaries and thefts. The Riverside Sheriff Department assumes a population factor of four persons per household, resulting in 14,820 persons and requiring 22 additional deputies to achieve the desired officer/resident ratio.

Annnexation Area

Police protection sevices to the 822-acre Annexation Area would still be provided by the Riverside County Sheriff Department. As the proposed pre-zoning designations reduce the amount of development permitted with the Annexation Area, the demand for police protection services will be reduced. Fiscal impacts to the City of providing police protection services cannot be determined without precise development plans.

Mitigation Measures

M-4) For the security and safety of future residents, the following crime prevention measures shall be considered during site and building layout design:

* proper lighting in open areas;
* visibility of doors and windows from the street and between buildings;
* adequate off-street parking; and
* the house number identification system sha ' he visible and readily apparent to emergency response agencies.

In addition, see Mitigation N-1 within Section IV.N., Fiscal Impact Report Summary. Mitigation N-1 recommends the formation of a community facilities district under the Mello-Roos Community Facilities Act of 1982 to pay for certain project expenses.

3. SCHOOLS

Existing Conditions

The project site currently lies within the boundaries of the Lake Elsinore School District for Grade K-6 and within the Elsinore Union School District for Grades 7-12. As of July 1, 1989, these two districts will be combined into the Lake Elsinore Unified School District and will provide schools for Grades K - 12.

Following is a list of the six Lake Elsinore School District schools, their current capacity and enrollment. School boundary assignments are decided by the Board of trustees each Spring based on the project enrollment at that time.

SCHOOL	CAPACITY	1988 ENROLLMENT
JEAN HAYMAN	609	552
ELSINORE	899	797
BUTTERFIELD	1044	1052
MACHADO	1073	1067
WILDOMAR	1044	1043
RAILROAD CANYON	1102	1033

According to Linda Miller, Facilities Planner for the Lake Elsinore School District, all of the District's schools are at or very near capacity, and emergency relocatables are being leased from the State as well as private sources to house some of the students. Lake Elsinore School District is currently working with the State School Building Program to build future schools. However, in the past, the State has proven to be a very undependable source of funding. There are $3 billion worth of applications currently on file with the Office of Local Assistance and only $500 million in funding available. (See Technical Appendix I, Notice of Preparation and Project Correspondence).

The Elsinore Union School District provides high school and junior high school level educational services in the area. Elsinore Union High School is located at 21800 Canyon Drive. A new facility, Temescal Canyon High School, will open in the Fall of 1989.

Two junior high schools are in operation. Elsinore Junior High School is located at 1203. W. Graham and Terra Cotta Junior High School is located at Lakeshore Drive and Robb Road, southwesterly of the project site. Both of these facilities are near capacity. A new junior high school is being planned south of Railroad Canyon Road and east of I-15, in the southern part of Lake Elsinore.

Project Impacts

As previously discussed, as of July 1, 1989, the Lake Elsinore Unified School District will provide school service for Grades K-12. However, it is not anticipated that generation factors and required mitigation measures will be altered by the combining of the two existing Districts, according to Linda Miller, Facilities Planner for the Lake Elsinore School District.

Alberhill Ranch Specific Plan

The annexation of 2,667 acres into the City of Lake Elsinore will not alter the provision of school services. However, development of the Alberhill Ranch Specific Plan will result in estimated student generation as summarized in Table 17.

TABLE 17
STUDENT GENERATION BY LAND USE - ALBERHILL RANCH

CATEGORY	LAND USE	DWELLING UNITS	STUDENT GENERATION K-6[1]	7-12[2]	TOTAL
RR	Rural Residential	34	14	7	21
RCD	Single Family	399	160	80	240
R-SF	Single Family	1,960	784	392	1,176
R-M	Single Family	592	237	118	355
R-3	Multi-Family	720	288	144	432
TOTAL		3,705	1,483	741	2,224

[1] 0.4 students/du, per Lake Elsinore School District criteria.

[2] 0.2 students/du, per Elsinore Union High School District criteria.

In order to accommodate students generated by the Alberhill Ranch Specific Plan, the project proposes two 15-acre elementary school park sites and a 20 acre junior high site on "A" Street in the northcentral portion of the site. (See Exhibit 22, Schools/Parks, Open Space and Trails). These sites meet the criteria of the Districts and will accommodate the facilities anticipated by the Districts.

It is anticipated that several acres of each elementary school site will be used for School District buildings and parking facilities. The remainder of each 15 acre site will be used for playgrounds, ballfields and miscellaneous open space and recreation activities. To provide a maintenance cost savings to the School District, and if the District so agrees, the 15-acre site (exclusive of School District facilities) will be dedicated to the City of Lake Elsinore for park maintenance.

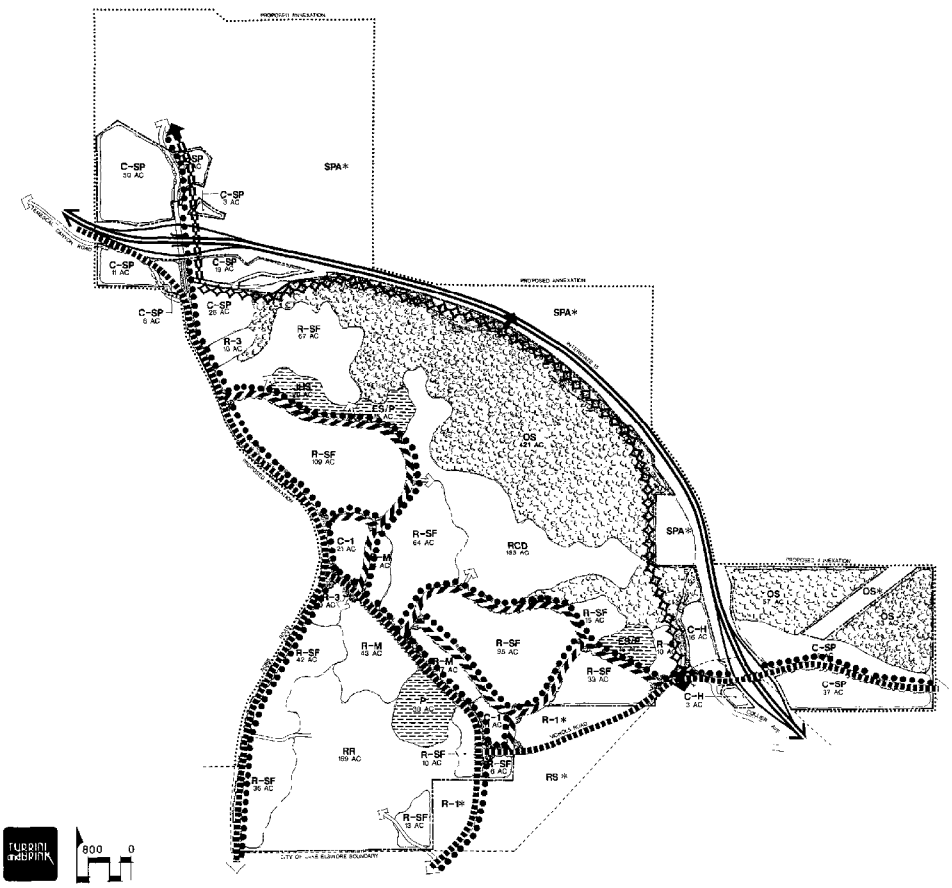


EXHIBIT 22

Schools/Parks, Open Space & Trails

Legend

- SCHOOLS/PARKS
- OPEN SPACE
- PEDESTRIAN WALKWAY
- BIKE PATH (SECOND CLASS)
- BIKE PATH (THIRD CLASS)
- EQUESTRIAN AND HIKING TRAIL
- EQUESTRIAN TRAIL ADJACENT TO PUBLIC STREET

Alberhill Ranch

LONG BEACH EQUITIES, INC

According to Linda Miller, Facilities Planner for the Lake Elsinore School District, because of the difficulty in obtaining funds to build future schools, the Lake Elsinore School District would like to discuss alternative funding methods, such as Mello-Roos, with the developer in order to have the schools ready in the early phase of project development.

Annexation Area

Within the 822 acre Annexation Area, a total of 270 units could potentially be accommodated within R-1 areas and 36 units could be developed within the Residential Estate area, for a total of 306 units. Though no development is proposed at this time, construction of these units would generate an estimated 122 elementary students and 61 junior high and high school students. These additional students would further impact overcrowded conditions within the Lake Elsinore and Elsinore Union School Districts. It should be noted that the proposed pre-zoning designations reduce the number of units permitted, thereby lessening the impact to schools. Future development within the Annexation Areas would require the same mitigation measures recommended for the Alberhill Ranch Specific Plan.

Mitigation Measures

M-5) The project applicant shall be required to work with the affected school districts in order to satisfy their concerns and insure that adequate school facilities are available for future project residents.

M-6) The project will be subject to fees imposed by AB 2926 ($1.53 per square foot of inhabitable space). As two school districts are involved, the fees are split between the Lake Elsinore and Elsinore Union School Districts.

4. WATER AND SEWER

The following information is based upon the "Sewer, Water & Hydrology Analysis" prepared by NBS/Lowry (June 1988) and included as Technical Appendix E.

Existing Conditions

The project lies within the boundaries of the Elsinore Valley Municipal Water District (EVMWD) for water and sewer service.

Water Service

EVMWD owns a 12" transmission main located west of I-15, as shown in Exhibit 23, Water Distribution System. It extends along Collier Avenue from downtown Lake Elsinore, to the Collier/Riverside Pump Station, and on to the Alberhill tank located in the vicinity of the Collier avenue/Nichols Road

intersection. The main continues in the creekbed south of the freeway and up Temescal Canyon Road, beyond Lake Street, to a deadend at Hostettler Road near the Temescal Canyon Road intersection with I-15. Another 6" line extends up Robb Road and across Mountain Street from a 10" line in Lakeshore. The entire area is within one pressure zone (1,600' elevation), provided a pump station is utilized.

The existing single family development located east of the project site is supplied with water via the El Toro pump station located at Dexter and El Toro, and a 10" water line stemming north from the pump station to an existing water tank. A 6" water line extends south from the tank east towards Highway 74.

EVMWD currently has a 0.125 MG water tank on the project site. There is also a 1 MG water tank proposed for construction just east of Robb Road together with a 20" line to be constructed in Robb Road/Lake Street. The District expects to develop a Master plan for any Specific Plan project in the area, and it is anticipated that any new water facilities will be phased with development.

Sewer Service

There are currently no sanitary sewer lines or facilities on or adjacent to the project site. An existing EVMWD Sewage Treatment Plant is located approximately 8,000 feet to the southeast of the site. It currently has a design capacity of 2.0 million gallons per day (MGD) and is now treating 1.6 MGD. There are plans to expand the capacity of this plant to 3.0 MGD in the next 12-15 months, with an ultimate capacity of 5.0 MGD.

A new treatment plant is proposed in the EVMWD Master Plan to be located near Temescal Road westerly of the project site.

Project Impacts

Project implementation will create a demand for water and sewer service to serve the Alberhill Ranch Specific Plan and Annexation Area.

Water Service

EVMWD provides standards for water service in the Lake Elsinore area. The average daily demand by land use is shown below in Table 18.

TABLE 18
WATER USAGE BY LAND USE - EVMWD

USE	AVERAGE DAILY DEMAND
Residential	
Single Family or Duplex	500 Gal./Unit 2,500 Gal./Acre
Multi-Family Low Rise	400 Gal./Unit 4,000 Gal./ACre
Multi-Family High Rise	300 Gal./Acre
Commercial	
Commercial/Industrial Mix	100 Gal./1,000 Sq. Ft.
Commercial/ Residential Mix	120 Gal./1,000 Sq. Ft.
Schools/Parks	4,000 Gal./Acre 60 Gal./Student

Maximum daily water demand (MDD) is two times the average daily demand. For calculating storage requirements EVMWD uses MDD plus fire flow for 4 hours duration. For this analysis, fire flow was ssumed to be an average of 3,500 gallons per minute (GPM).

Annexation Area

Although no development is proposed within the Annexation Area at this time, the 45 acres of R-1 use could potentially accommodate 270 units while the 71 acres of Residential Estates could accommodate 36 units. Based on the demand factors presented in Table 18, the 306 units will generate a demand for 0.153 MGD average daily demand and 0.306 MGD maximum day demand. No estimates of water demand can be made for the 686 acres to be pre-zoned "SPA" until specific development plans for the area are prepared.

Alberhill Ranch Specific Plan

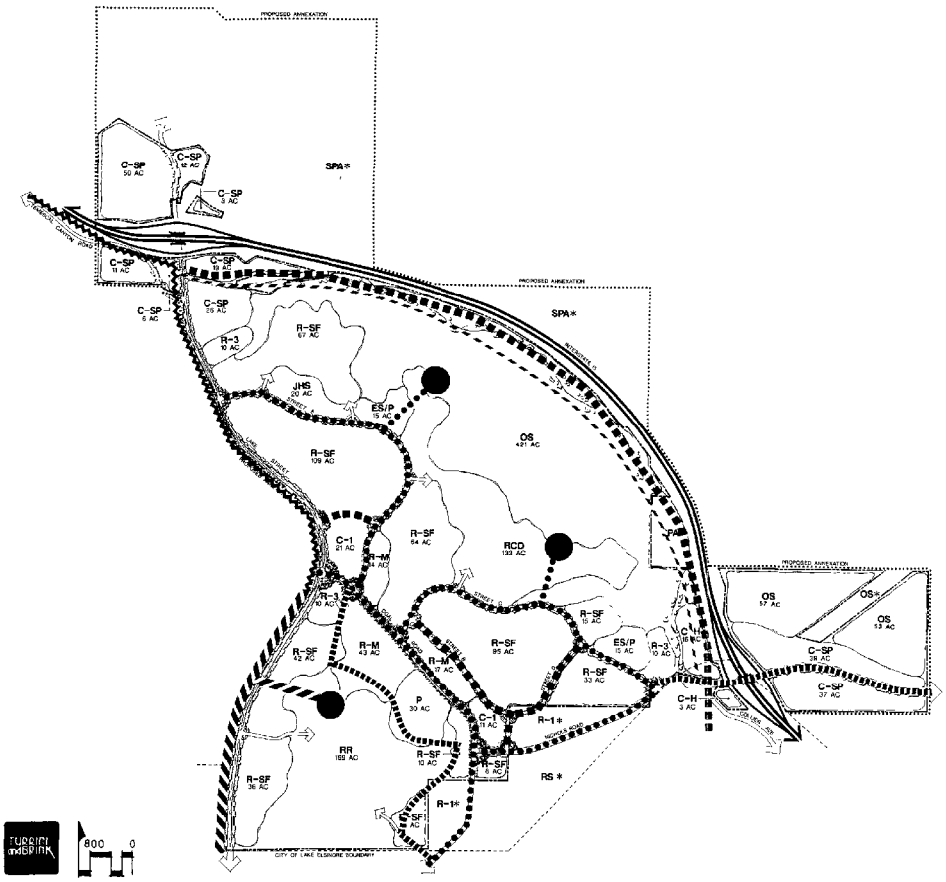
Based on the demand factor presented in Table 18, implementation of the residential, commercial, school and park uses proposed by the Alberhill Ranch Specific Plan will generate a demand for 2.82 MGD average daily demand and 5.47 MGD maximum day demand.

When combined, the Alberhill Ranch Specific Plan and Annexation Area create a demand for 2.973 MGD average day demand and 5.776 MGD maximum daily demand. Estimated reservoir storage requirements (maximum daily demand plus a fire flow of 3,500 gallons per minute for four hours duration) are 6.886 million gallons.

Exhibit 23 illustrates the proposed water distribution system for the project area. The majority of the project area could be serviced by the 1601 pressure zone. However, areas to the east of the site would have to be served by the 1800.5 pressure zone

EXHIBIT 23

Water Distribution System



Legend

- 30" EXISTING WATER
- 21" EXISTING WATER
- 12" EXISTING WATER
- 16" PROPOSED WATER
- 12" PROPOSED WATER
- 8" PROPOSED WATER
- PROPOSED WATER TANK

Alberhill Ranch

LONG BEACH EQUITIES, INC

system. At this time, there are no facilities to serve the 1800.5 pressure zone system. To provide service to this area, the regional pump station, pump discharge/distribution lines and storage reservoirs must be constructed.

Sewage

The estimated sewage generation from the proposed project is determined according to Elsinore Valley Municipal Water District (EVMWD) criteria. The criteria assumes an average daily flow of 100 gallons per person per day (GPD), with an average population factor of three persons per dwelling unit.

Annexation Area

Estimated sewage flows for the 306 units which could potentially be accommodated within the R-1 and R-S areas of the Annexation Area are .0918. No estimates can be made for the 686 acres proposed for pre-zoning as "SPA".

Alberhill Ranch Specific Plan

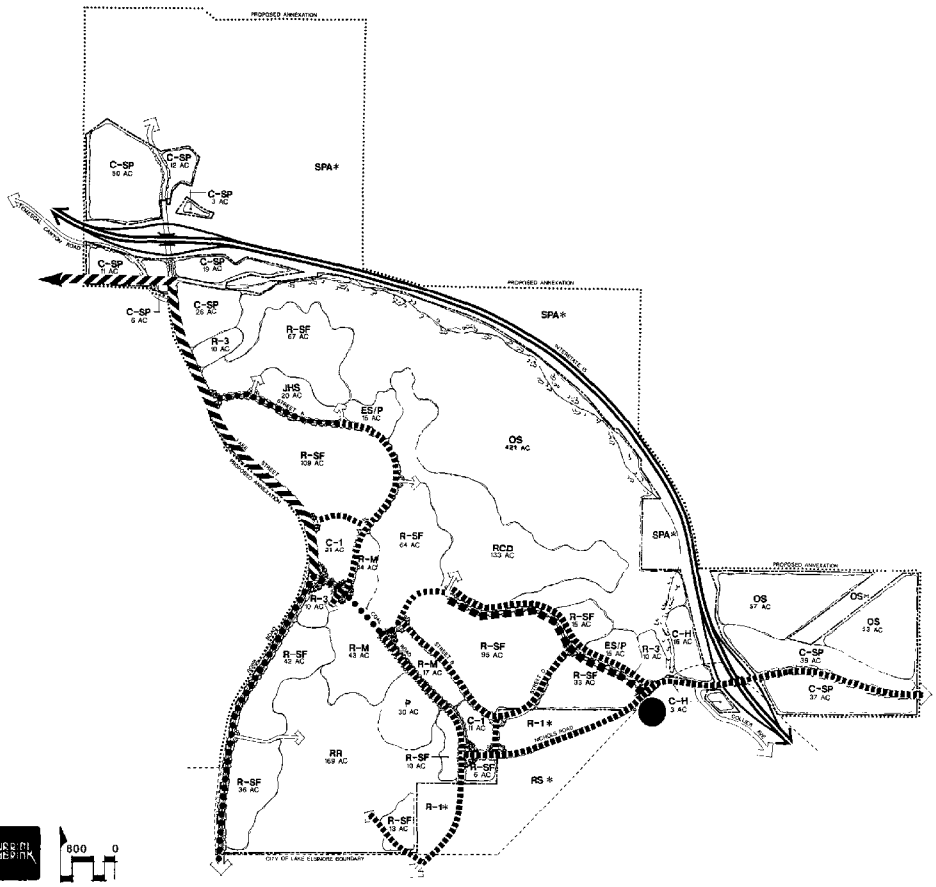
Total average daily flow (ADF) for Alberhill Ranch is estimated at 1.2975 MGD. When combined with the Annexation Area flows, a combined ADF of 1.3893 results. The criteria further assumes a peaking factor of 2.90 based on current EVMWD data. Peak daily flow (PDF) is determined by multiplying the ADF by the peaking factor. Adequate sewer capacity must be provided to accommodate daily flows from the project, as determined by EVMWD.

To provide sewage facilities to this project, the master planned treatment plant westerly of Temescal Road must be constructed. Exhibit 24a, Sanitary Sewer Service, Treatment at Proposed Plant, shows facilities that would be required on-site to develop this means of sewage disposal. A lift station is proposed to pump flows generated in the southerly reaches of the site to the high point in Lake Street. From the high point, flows would reach the proposed plant by gravity. Exhibit 24a also shows the area easterly of I-15 flowing westerly to the proposed lift station. This would require boring a sewer line under I-15. It is possible that this area easterly of I-15 could be served by a sewer line being constructed to serve the proposed school southerly of this area. The line under construction will flow to the existing plant near Cheney Street.

An interim alternative to the aforementioned would be to pump sewage generated by the project to the existing treatment facility on Cheney Street. The facilities required to implement this alternative are presented in Exhibit 24b, Sanitary Sewer System -Treatment at Existing Plant. This alternative could be considered for only a portion of the total project or as an interim solution because the ultimate capacity of the facilities is 5.0 MGD and with existing flows through the plant and developments currently in process, capacity could be exceeded.

EXHIBIT 24A

Sanitary Sewer System
(Treatment At Proposed Plant)



Legend

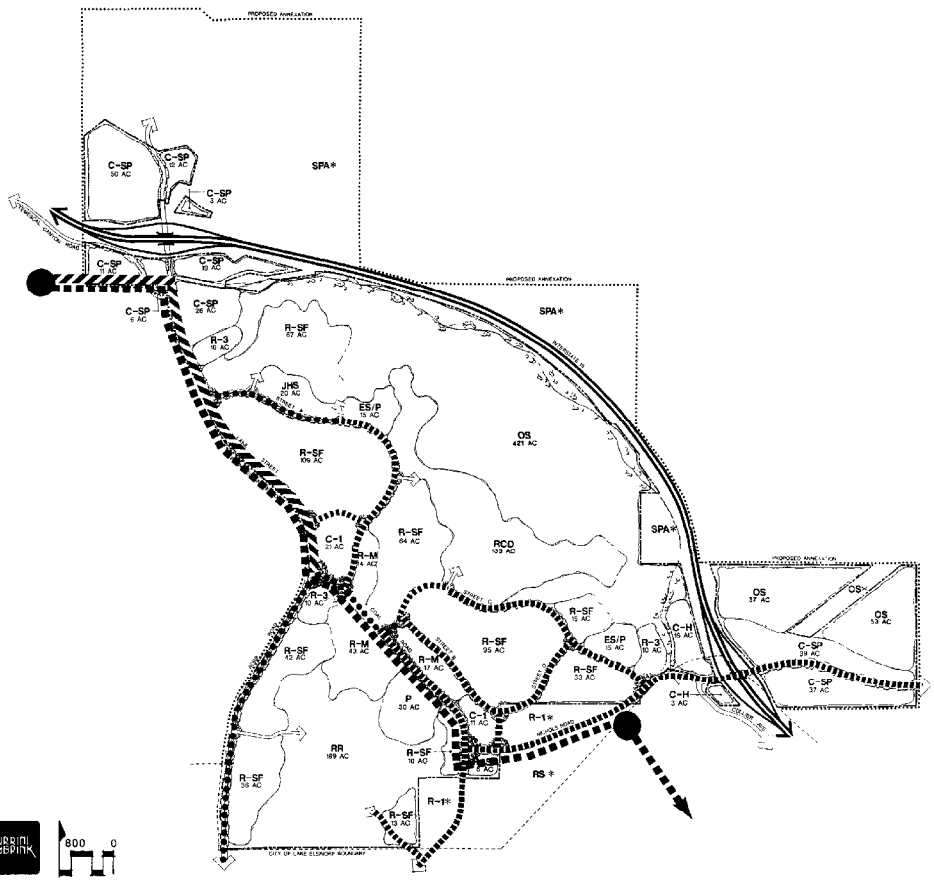
- 18" PROPOSED SEWER
- 12" PROPOSED SEWER
- 8" PROPOSED SEWER
- 12" FORCE MAIN
- PROPOSED LIFT STATION

Alberhill Ranch
LONG BEACH EQUITIES, INC

EXHIBIT 24B

Sanitary Sewer System

(Treatment At existing Plant)



Legend

- 18" PROPOSED SEWER
- 12" PROPOSED SEWER
- 8" PROPOSED SEWER
- 12" FORCE MAIN
- PROPOSED LIFT STATION

Alberhill Ranch

LONG BEACH EQUITIES, INC

Depending on the timing of the infrastructure improvements, availability of funding, and ultimate phasing of development, any of these alternatives, or portions of each, could be implemented to provide sewer service to the project.

According to correspondence received from EVMWD (See Technical Appendix I, Notice of Preparation & Project Correspondence), the following steps are required to provide water and sewer service to the project:

1. Submit the tentative tract map or approved land use plan to the District for evaluation and request a "will serve" letter;

2. Elsinore Valley Municipal Water District (EVMWD) evaluates the map and/or the plan and notes the on-project and off-project facilities which need to be constructed (for this project it is immediately apparent that at a <u>minimum</u> facilities including water lines, sewer lines, water pump stations, sewer lift stations, several water storage facilities, a sewage treatment plant and a reclaimed water system will be required) such that water and sewer service can be delivered;

3. Project designs facilities to EVMWD standards;

4. Project constructs facilities under EVMWD inspection;

5. Financial and legal aspects are resolved;

6. Service is begun.

<u>Mitigation Measures</u>

M-7) All conditions pertaining to water and wastewater requirements as specified by the Elsinore Valley Municipal Water District shall be followed.

M-8) Assurance for provision of adequate water and wastewater service shall be required prior to approval of a subdivision map, in accordance with the State Subdivision Map Act.

M-9) The project shall comply with Title 20, California Administrative Code Section 1604 (f) (Appliance Efficiency Standards), which establish efficiency standards that set the maximum flow rate of all new showerheads, lavatory faucets, etc., as well as Health and Safety Code Section 17621.3 which requires low-flush toilets and urinals in virtually all buildings.

5. PARKS AND RECREATION

Existing Conditions

Recreational programs are presently administered by the Lake Elsinore Recreation and Park District. District boundaries currently cover a broader area than the City and include 50.2% of the land area within Alberhill Ranch. No similar District is found in the balance of the subject project area.

Programs currently administered by the District include:

- An extensive child care program for school-age children.
- A variety of recreational and educational programs, covering such areas as music, dance, art, health, parenting, crafts, swimming, etc.

These programs are administered by the District on a self-supporting basis through collection of fees from participants. Basically, these fees cover program operating costs, but not District administrative costs.

The City of Lake Elsinore is responsible for maintenance of public parks in the city. In many cities, recreation and park functions are handled totally by City staff. This is a possibility in the future in the City of Lake Elsinore. However, at this point in time the precise division of responsibilities between the City and the District is not known, although this subject is under discussion by policy leaders.

The primary recreation facility in the project area is the Lake Elsinore State Recreation Area (SRA), which provides opportunities for water skiing, boating, fishing, swimming and other water-based recreation. Camping and picnicking are available in public and private areas along the edge of the lake. The boundary of the SRA encompasses about 3,000 acres, including the lake itself and day use parks. The State issues Day Use Tickets of $2.00 per vehicle, but use of the lake is not totally regulated by the State due to the private property which adjoins the lake.

Another major recreational facility in the project area is the Trabuco District of the Cleveland National Forest. Its recreational facilities include hiking trails and camping areas.

The City of Lake Elsinore also maintains a variety of recreational facilities, including neighborhood parks. Recreation facilities at school sites are also open to the public under cooperative agreements.

Riverside County Parks Department has a planned county recreation trail (equestrian/hiking/bicycling) system currently being reviewed for inclusion as part of the County General Plan. (See

County Parks Department NOP comments in Technical Appendix I for trail locations). It indicates both primary and secondary trails within the proposed project boundary. The County will require that easements for these trails be provided and developed to County standards. The current General Plan does not show any trails on the Alberhill Ranch site.

Project Impacts

Alberhill Ranch Specific Plan

As discussed in Section IV.G, Population and Housing, a maximum population of 11,746 persons will be generated by the 3,705 dwelling units proposed by Alberhill Ranch Specific Plan. This will create additional demand for local and regional recreational facilities in the project area.

Due to the close proximity of the Lake Elsinore State Recreation Area, residents will undoubtedly visit the Lake for recreation purposes. As the SRA is not presently overcrowded, it is anticipated that the SRA will be able to accommodate this increased visitor population.

If approved, the Alberhill Ranch Specific Plan will be annexed into the City of Lake Elsinore and subject to City Resolution No. 85-34. This ordinance requires five acres of park land per 1,000 population. Therefore, the 11,476 persons generated by the Alberhill Ranch Specific Plan create a need for 58.73 acres of park. As shown on Figure 22, Schools/Parks, Open Space and Trails, the Alberhill Ranch project proposes a total of 80 acres of schools and parks, including a 30 acre Community Park, located west of Coal Road. The northern 10 - 15 acres of the park will primarily be active, with potential uses including softball/soccer/football field(s), tennis courts, volleyball courts, tot lot, picnic facilities, and restrooms. This active area would transition to passive uses as the topography increases to the south and west areas of the park. Uses in this area would emphasize recreational opportunities afforded by the natural topography such as hiking and rock climbing. This concept creates a natural buffer and transition between the park and the Rural Residential (RR) planning area.

In addition to the 30 acre Community Park, two joint school/park sites are proposed for the Alberhill Ranch community. These will be developed to the specifications of the Lake Elsinore School District and/or the City of Lake Elsinore. Pursuant to existing requirements the park will include a soccer/football/softball field, tennis courts, volleyball courts. racquetball courts, restrooms and parking facilities. Several acres of each site will be used for School District buildings and parking facilities. The remainder of each site will be dedicated to the City of Lake Elsinore for park maintenance, if the District and the City so agree.

As previously discussed, the current Parks and Recreation Area Map of the County General Plan does not designate any hiking or riding trails within the project, though the Parks Department is proposing a revised trails system which does show trails on-site. As shown on Figure 22, Schools/Parks, Open Space and Trails, an equestrian/hiking trail is proposed from Nichols Road through Walker Canyon, providing a connection to Lake Street for future off-site recreational uses. Although this proposed trail does not correspond exactly with the Park Department's revised trail system, it provides access through the major open space area on-site and allows for future off-site connections to the north and south. The Park Departments's proposed alignment along Nichols Road was not felt to be compatible with the Commercial Specific Plan uses proposed in that area. Where such facilities are provided, a minimum width of 14 feet should be allowed to accommodate both hikers and riders.

The Alberhill Ranch Specific Plan also proposes to retain 531 acres of natural open space, thereby preserving many of the steeper hillsides on-site. A 421 acre open space area is proposed adjacent to the biologically sensitive Walker Canyon. This acreage includes an estimated 30- 35 acres of manufactured slopes at the interface with R-SF and RCD areas.

The fiscal impact of the Alberhill Ranch Specific Plan relative to parks and recreation is discussed in Technical Appendix H, Fiscal Assessment.

Annexation Area

An additional 1,100 persons could be generated within the Annexation Areas, based on the 45 acres of R-1 use and the 71 acres of Residential Estates, although no development is proposed at this time. This will create a demand for an additional five acres of parks. It is anticipated that any future development proposed within these areas will be subject to City of Lake Elsinore ordinance 85-34 in order to insure that the recreational needs of future residents are met. No assessment of impacts can be made for the 686 acres pre-zoned "SPA" due to the lack of development plans.

Mitigation Measures

M-10) Park lands shall be provided in accordance with City of Lake Elsinore Ordinance 85-34.

M-11) Where riding or hiking trails are provided within project open space, a minimum width of 14' should be allowed to accommodate both hikers and riders.

In addition, see Mitigation N-1 within Section IV.N., Fiscal Impact Report Summary. Mitigation N-1 recommends the formation of a community facilities district under the Mello-Roos Community Facilities Act of 1982 to pay for certain project expenses.

6. UTILITIES

Existing Conditions

Electrical Service

Southern California Edison provides electrical service in the area. Currently, a 12 KV line exists on Nichols Road, a 2.4 KV exists on Lake Street north of I-15 and a 33 KV underground line extends across the property, as shown on Exhibit 25, Existing Utilities.

Natural Gas

The Southern California Gas Company supplies natural gas to the area. There is one existing north-south high pressure gas transmission line (8") on Lake Street. The size of this line is reduced to 6" as Lake Street turns into Robb Road, as shown on Exhibit 25.

Telephone Service

General Telephone Company (GTE) provides telephone service in the area of Lake Elsinore which is the source of service to the project area. The Elsinore Central facility is located at Graham and Langstaff in the City.

There are no telephone facilities existing on the site, and no new facilities have been planned for the area. There are telephone lines on Lake Street, Robb Road and Terra Cotta Road which are adequate for the existing residential areas. However, they cannot be used to serve the project.

Project Impacts

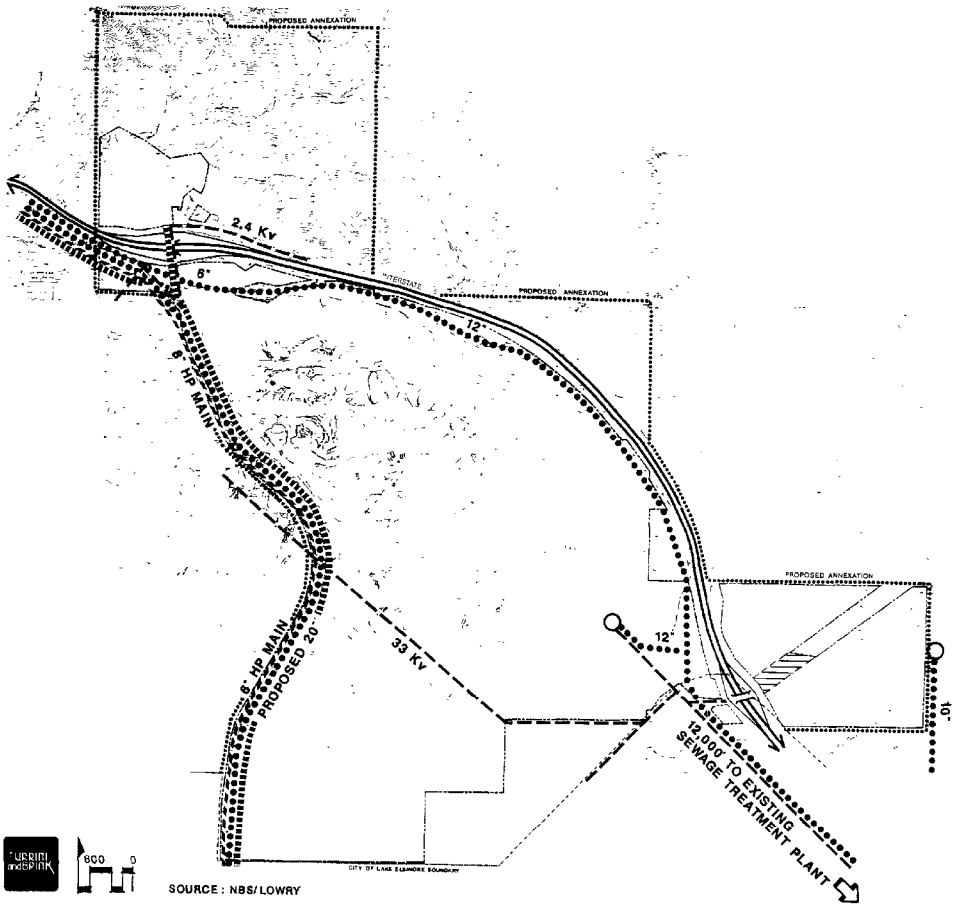
Electrical Service

Alberhill Ranch Specific Plan

The Alberhill Ranch Specific Plan will create a demand for electrical energy to serve the site. According to Southern California Edison, residential units utilize an estimated 6,081 kwh per year. The 3,705 dwelling units proposed will create a demand for 61,726 kwh per day. An additional 115,575 kwh per day is estimated to be needed to serve the commercial uses of the proposed Specific Plan, with 5,664 kwh per day needed for the on-site schools proposed for a total project demand of 182,946 kwh per day. According to Southern California Edison Company representatives, a 12 KV underground line would be necessary to serve the site. The developer will be responsible for costs of extending power service to the site.

EXHIBIT 25

Existing Utilities



Legend

- ELECTRICITY (SCE)
- WATER (EVMWD)
- NATURAL GAS (SCE)
- EXISTING RESERVOIR
- SCE EASEMENT
- TELEPHONE (GTE)

800 0

SOURCE : NBS/LOWRY

Alberhill Ranch

LONG BEACH EQUITIES, INC

Annexation Area

The 306 units which could be accommodated within the R-1 and RS zoning of the Annexation Area would require approximately 6,000 kwh per day. Due to the absence of development plans for the remaining portions of the 822-acre Annexation Area, it is not possible to estimate electrical impacts.

Natural Gas

Alberhill Ranch Specific Plan

The primary use of natural gas by the project will be for combustion to produce space heating, water heating and other miscellaneous heating or air conditioning. The Gas Company indicated that existing lines in Lake Street and Robb Road are available for service needs. Consumption is estimated by Southern California Gas Company at 6,665 cubic feet per month per single-family unit and 4,105 c.f. per month for multi-family units. The 3,705 dwelling units proposed by the project will create a demand for 749,201 cubic feet per month. The commercial uses create a demand for 339,918 c.f. per month, with proposed schools requiring 51,462 c.f. per month, for a total project need of 1,140,581 c.f. of natural gas per month.

Annexation Area

The 306 units which could be accommodated by the R-1 and RS zoning within the Annexation Area would require 67,983 c.f. of natural gas per day. Due to the absence of development plans for the remaining portions of the 822-acre Annexation Area, it is not possible to estimate natural gas impacts.

Telephone Service

The project will create a need for telephone service and new telephone lines to serve the site. GTE will design and pay for these lines, except for 200 feet of line to each tract boundary.

Mitigation Measures

M-12) Development plans shall be provided to Southern California Gas Company, Southern California Edison and General Telephone as they become available in order to facilitate engineering, design and construction of improvements necessary to provide service to the project site.

M-13) Building energy conservation shall be achieved by compliance with Title 24 of the California Administrative Code.

7. SOLID WASTE

Existing Conditions

The project site is within the Elsinore service area for solid waste. Refuse from the project site would normally have been disposed of at the Lake Elsinore site. However, the County Department of Waste Management closed the Elsinore site in November 1986. Two alternate sites are now available for use: the Double Butt site near Winchester and the El Sobrante site, in the Temescal Canyon near Lake Matthews, between I-15 and I-215.

The Double Butte site between Corona and Lake Elsinore is a County-owned and operated Class II landfill. The El Sobrante site is owned and operated by Western Waste Industries, Inc. under a permit granted by the County. The Double Butte site is nearing capacity, whereas the El Sobrante site opened in 1985 and is estimated to have a 20-year life expectancy.

Project Impacts

Alberhill Ranch Specific Plan

The Alberhill Ranch Specific Plan will increase the amount of solid waste generated on the project site, and thus increase service needs for waste haulers. The average waste generation factor for Riverside County was 7.9 pounds per person per day in 1986, based on the wastes received at the County Disposal sites and the estimated population within the County. Therefore, the maximum population of 11,746 persons estimated to be generated by the proposed project would result in about 46 tons per day of wastes. This increased solid waste will incrementally shorten the life of the Double Butte and El Sobrante Disposal sites.

Annexation Area

The 1,100 persons which could be generated by residential uses within the R-1 and RS portions of the Annexation Area would result in about 4.3 tons of solid waste per day, incrementally shortening the life of County disposal sites.

Mitigation Measures

The Alberhill Ranch Specific Plan includes guidelines for provision of trash collection stations within residential areas and for refuse collection areas within commercial areas. No additional mitigation is proposed.

N. FISCAL IMPACT SUMMARY

EXISTING CONDITIONS

The following discussion summarizes the "Alberhill Ranch Fiscal Analysis", prepared by Natelson Levander Whitney, Inc.. It is included as Technical Appendix H to this document. This fiscal analysis assumes that the project will be annexed to the City of Lake Elsinore.

PROJECT IMPACTS

The principal results of the fiscal analysis are summarized below. Net surplus or deficit projected for the 15-year development period and the 16th year beyond for each of the four functional categories under consideration in the analysis are summarized as follows:

	Total 15-Year Devel. Period	Year 16 & Beyond (Annual)
	-$000's-	
Existing City Functions Excluding Fire Protection	14,900.1	1,745.7
Recreation Services	667.9	71.6
Fire Protection Function	(4,484.0)	(532.3)
TOTAL POSSIBLE CITY FUNCTIONS	11,084.0	1,285.1
Remaining County Functions	11,092.3	1,276.6
TOTAL	22,176.3	2,561.7

Of concern to the City may be projected deficits for the fire protection function. Some form of mitigation procedure should be available to handle this amount of fire protection deficit, including utilization of the projected surplus for other functions.

MITIGATION MEASURES

N-1) If desired by the City of Lake Elsinore, a community facilities district shall be formed under the Mello-Roos Community Facilities Act of 1982 to pay for the cost of providing police, fire protection, ambulance and paramedic services and to pay for maintenance of parks, parkways and storm drains, together with incidental expenses in connection therewith, by the annual levy of a special tax upon the lands within the community facilities district.

N-2) If desired by the City of Lake Elsinore, a district shall be formed under the Landscaping and Lighting Act of 1972 to pay for the cost of maintenance and servicing of street lighting, landscaped areas and other improvements authorized thereunder, including acquisition of land for park, recreational or open space purposes, together with incidental expenses in connection therewith, by the annual levy of an assessment upon the lands within the landscaping and lighting district.

V. MANDATORY CEQA TOPICS

A. CUMULATIVE IMPACTS ANALYSIS

This discussion assesses the impacts caused by implementation of the proposed project in combination with other reasonably foreseeable projects that may occur in the area. For purposes of this analysis, a compilation of projects in process was used to estimate the magnitude of projects which may be implemented during a similar time frame as the proposed project. As shown on Table 18A, Cumulative Impacts, a total of 10,078 dwelling units are either proposed or approved within the corporate limits of the City of Lake Elsinore. In addition, 8,096 dwelling units are either proposed or approved within the City's Sphere of Influence within unincorporated Riverside County (including the Cottonwood Hills Specific Plan), for a total of 18,174 units. Of this total, 6,104 units are not yet approved and are marked with asterisks on Table 18A. Although building industry trends predict that approximately 80% of these projects will be ultimately built (14,540 units), in order to assess a worst-case condition, this analysis will consider cumulative impacts associated with construction of all 18,174 dwelling units listed in Table 18A.

The Alberhill Ranch Specific Plan proposes 3,705 dwelling units, as well as 32 acres of Neighborhood Commercial Use, 19 acres of General Commercial Use, 203 acres of Commercial/Specific Plan, 50 acres of school/park sites, 30 acres of community park as well as 531 acres of open space. Also considered in this cumulative impact assessment are the 306 units which could be potentially built within the Terra Cotta/Nichols Road portion of the 822 acre Annexation Area, as discussed in Section III.C., Project Characteristics. Adding these project development levels to the cumulative project base, the City of Lake Elsinore and its Sphere of Influence could grow by a total of 22,185 dwelling units.

The 3,705 dwelling units proposed by the Alberhill Ranch Specific Plan constitute approximately 16.7% of the total 22,185 units proposed in the Lake Elsinore area. While the individual projects may contribute marginally to growth in the area, the collective projects will create an overall change in the once rural and sparsely populated nature of the region. The overall increase in units and related demands along neighborhood roads and for local services and utilities will cumulatively impact the area. In addition, the development of these projects in what is currently a semi-rural but steadily developing area could result in conversion of adjoining lands to similar uses. Therefore, ultimate urbanization of the project vicinity could potentially, indirectly influence expansion throughout the area.

It should be noted that the City of Lake Elsinore, by virtue of its location within Riverside County, is within one of the fastest growing areas in the United States. Riverside County is expected to have a population increase of 18.7% from 1985 to

1990, which is significantly higher than the expected growth in Southern California of 8.5%. The most recent long term forecast by the California Finance Department shows that Riverside will continue to be the State's fastest growing county for the next 33 years. SCAG forecasts that population will reach 2 million by the year 2010 - a 166% increase over 1984 population. In addition, according to the "Community Economic Profile for Lake Elsinore, Riverside County, California" prepared by the Riverside County Department of Economic & Community Development, the community of Lake Elsinore and its elected representatives "are committed towards broadening the city's economic base". Therefore, the growth which will occur as a result of the proposed and approved projects in the area can be seen as part of an overall growth trend in the region.

TABLE 18A

CUMULATIVE IMPACTS

Projects within City of Lake Elsinore

Project	d.u.'s	Status
1. Ramsgate Specific Plan	2,975	Approved S.P.
2. Canyon Creek Specific Plan (Summerhill)	1,115	T.M. 20472, 20473, 20704, 20705; under construction
3. Canyon Lake (Tuscany) Hills	2,000	T.M.17413 (856 d.u); under construction
4. McVickers Canyon Specific Plan	800*	Preliminary S.P.; no formal submittal
5. Tract 18719	337	Under Construction
6. Tracts 15020 & 19750	216	Under Construction
7. Tract 19344	316	Final Tract Map approved
8. Missing Link Specific Plan	700*	Preliminary S.P.; no formal submittal
9. Tracts 19561, 20139, 20120, 20296, 19358	378	Approved T.M.'s
10. Laurel Point	131	Under Construction
11. Windover Estates	63	Under Construction
12. Harbor Grand Apts.	192	Under Construction
13. Lakewood Villa Apts.	80	Under Construction
14. Tract 24010	115	Final Tract Map approved
15. Tract 22912	187	Final Tract Map approved
16. Site Plan Residential App.88-5	144	Approved
17. Tract 22768	53*	Proposed
18. Tract 22904	55*	Proposed
19. Tracts 24138, 24139, 24215	221*	Proposed
SUBTOTAL	10,078	DWELLING UNITS

Projects within County of Riverside - City's Sphere of Influence

1. Horsethief Canyon S.P.152	2,000	Under Construction
2. Tentative Tract 21288	101	Approved
3. Cottonwood Hills Specific Plan	4,275*	Approved by City Planning Commission
4. The Farm	1,500	Applicant Processing Revision to S.P.
5. Tract 22626	156	Approved
6. Specific Plan 137	64	Approved S.P.
SUBTOTAL	8,096	DWELLING UNITS
TOTAL UNITS	18,174	DWELLING UNITS

Areas for which cumulative impacts may be particularly noteworthy are discussed below:

a. Seismic Safety, Slopes and Erosion

Impacts resulting from grading for construction of numerous development projects in the area will alter the natural topography of the sites. Cut and fill operations will be necessary in areas designated for development of lots and pads. This may, in some cases, require extensive cut and fill operation which will impact landforms. Because of the presence of regional faults, the potential exists for impacts as a result of a seismic episode. Grading impacts can be mitigated through conformance with City of Lake Elsinore and County of Riverside grading standards.

b. Flooding

Drainage patterns and the quality, velocity and composition of runoff will be altered by large scale grading of areas planned for construction, as well as the creation of impervious surfaces (such as roadways, driveways, parking lots, etc.). Runoff entering streams will contain pollutants typical of urban use, thereby impacting the downstream water quality in the area. Siltation resulting from exposed ground surfaces from grading also may affect downstream water quality. Infiltration of water used for irrigation of landscaped areas throughout the vicinity may affect the abundance and distribution of groundwater. It is anticipated that storm drain systems will be constructed in accordance with the County's Master Drainage Plan in order to mitigate impacts on local drainage patterns.

c. Wildlife and Vegetation

The potentially significant adverse impacts associated with development of the Alberhill Ranch Specific Plan will also contribute on an incremental basis to cumulative impacts to biological resources. This is result of past and planned developments to the north, towards Corona and to the south, near Rancho California. These impacts include: 1) an overall reduction in the ecological integrity of the area; 2) loss of potential habitat for Stephens kangaroo rat, a federally listed endangered species; and 3) loss of known and/or potential habitat for three sensitive plant species. However, the Alberhill Ranch Specific Plan proposes to retain 531 acres of open space, including the riparian habitat of Temescal Creek. The preservation of this habitat is a significant affirmative feature of the proposed plan, as it will allow the long-term preservation of riparian/freshwater marsh habitat. These habitats are highly valuable to wildlife and are highly restricted in their distribution.

d. Historic and Prehistoric Resources

Development of the area will disturb any existing unknown archaeological or paleontological resources because of grading and excavation activities unless these areas are preserved as natural open space. However, if a certified archaeologist or paleontologist is present, where necessary, during the grading operations, these impacts may be largely mitigated. This impact may be considered positive due to the discovery of resources which would have not otherwise been evaluated or uncovered. In the case of the Alberhill Ranch Specific Plan, grading and excavation is anticipated to uncover valuable resources which will contribute to the paleo-environmental record of Riverside County.

e. Land Use

It is anticipated that development of numerous projects planned in the region would influence the atmosphere of passive rural open space and scattered development which typifies the outlying areas of the City of Lake Elsinore. However, preservation of large open space areas (such as 531 acres of open space in the Alberhill Ranch Specific Plan) and recreational areas within these various projects may retain some elements of the existing rural open space atmosphere.

Although these proposed projects will influence the current open space character of the area, it is expected that uses proposed will be compatible with the current atmosphere of urban use developing in western Riverside County. In addition, as discussed below under "Population and Housing", regional growth forecasts are for significant increases in population in Regional Statistical Area (RSA) 49.

As can be seen by the list of projects within Table 18A, much of the proposed development is within Specific Plans. The preparation of Specific Plans for large land ownerships is in accordance with the City of Lake Elsinore General Plan, and allows for the City to control standards and criteria for development, including the requirement for adequate provision of infrastructure, improvements, amenities, circulation, etc., necessary to assure quality development. Nonetheless, development projects proposed for the project vicinity will have the potential for inducing growth within the neighboring lands. (See Section V.D., Growth Inducing Impacts.)

A significant affirmative feature of the Alberhill Ranch Specific Plan is that it proposes 254 acres of commercial use, including 203 acres of Commercial/Specific Plan. Potential uses include retail and service commercial in conjunction with business park types of uses, such as research and development, limited manufacturing, office and administrative uses. The Commercial/Specific Plan areas of the project are projected to

develop over a 13 year period, thereby ultimately creating employment opportunities for the area residents and enhancing the job/housing balance in the region, as discussed below.

f. Housing and Population

The combined proposed projects will introduce approximately 22,185 d.u. into the City of Lake Elsinore and its Sphere of Influence, accommodating an estimated 59,233 persons (assuming 2.67 persons per d.u.). Approximately 10,078 d.u. of this total are proposed within the City of Lake Elsinore, accommodating an estimated 26,900 persons, increasing City population levels to 39,690, which is within GMA-1 Baseline Projections. The Alberhill Ranch Specific Plan proposes annexation into the City as part of project development. Therefore, the 3,705 dwelling units and population of 11,746 will directly impact City population levels. The same is true for the Cottonwood Hills Specific Plan which proposes 4,275 dwelling units, which will be ultimately annexed into the City if the project is approved. (As of this writing, the project has Planning Commission approval.) However, SCAG GMA-1 Baseline Projections are prepared for the year 2010 assuming that the City boundaries remain as they were in 1984. Therefore, it is not accurate to compare SCAG GMA-1 for the City of Lake Elsinore with the population anticipated to occur within its Sphere of Influence. Instead, growth within the Regional Statistical Area (RSA) should be examined. As discussed below, the Alberhill Ranch Specific Plan also does not cause growth forecasts for RSA 49 to be exceeded.

The projects listed in Table 18A are within RSA - 49, which includes Temecula, Murrieta Hot Springs, Rancho California and Lake Elsinore. The GMA-1 Baseline Projection for RSA-49 calls for a population of 141,858 by the year 2010. According to County estimates for December 1988, RSA 49 had an estimated population of 73,554 residents. When combined with the population of 49,575 generated by the projects within this cumulative impacts, a population of 123,129 results. Although this does not exceed the Baseline Projections for the region, it is acknowledged that much more development is proposed within the RSA than is included within this analysis.

The Alberhill Ranch Specific Plan proposes construction of 254 acres of commercial use, including 203 acres of Commercial/ Specific Plan. As discussed in Section IV.G., Population and Housing, an estimated 3,097 jobs will be created by the proposed project, resulting in a jobs/housing ratio of .83 jobs per d.u. for the Alberhill Ranch Specific Plan. This ratio exceeds SCAG goals for new development in Riverside County of .77 jobs per d.u., while it conforms precisely with SCAG goals for new development in Central Riverside.

g. Circulation and Traffic

Ultimate development of additional dwelling units in the project area will generate a large increase in local traffic volumes. Approved and proposed open space, recreational, commercial and industrial land uses may also be expected to generate additional traffic in the area. Traffic generated by the developments will impact existing roadways, necessitating the expansion and improvement of existing and construction of new regional roadway networks in order to accommodate additional traffic flows. Within developments it will be necessary to install circulation systems with sufficient capacity to accommodate traffic generated, in coordination with the regional roadway system. Section IV.L, Circulation, assumes an increase in traffic on local roadways at an annual growth rate of approximately 2.6% per year over a ten year period, and also evaluates impacts associated with other known development in the area.

While the cumulative impact of all these projects may be viewed as a substantial increase that will necessitate expansion and improvement of the existing road network, it is important to reiterate the County of Riverside and City of Lake Elsinore planning goals reflected in the Master Plan of Arterial Highways, include programming major roads in the area for incremental widening and/or extension to serve expected growth in surrounding areas. Therefore, it appears that improvement of the system of streets and highways in the area responds to planning goals that anticipate local growth.

h. Climate and Air Quality

It is possible that the proposed projects will influence micro-meteorological conditions in the area to a minor degree. Construction of numerous additional projects will cumulatively impact air quality in the vicinity. Air quality will be temporarily degraded during construction activities which occur separately or simultaneously. However, the greatest cumulative impact on the quality of the regional air cell will be in incremental additional pollutants from increased traffic in the area and increased consumption of energy by inhabitants of the various new projects. As discussed in Section IV.D., Climate and Air Quality, sub-regional emissions are projected to increase significantly as a result of the Alberhill Ranch Specific Plan and other proposed growth in Source Receptor Area 25. This is considered a significant adverse impact.

i. Noise

Noise during construction activities will impact noise conditions in the region on a short-term basis. It is expected that any cumulative construction noise impact would be mitigated, as the proposed projects are physically separate for the most part, and development will not occur simultaneously within a concentrated area. The major cumulative noise impact in the area would result

from the increased traffic volume in the vicinity. Any significant noise increase in the area would be directly related to the incremental increase in traffic volume. Both on- and off-site impacts are anticipated as a result of planned growth in the area. While developments are required to construct on-site units in such a way that interior noise levels of 45 db CNEL are achieved, off-site impacts to existing residential uses are more difficult to mitigate and are anticipated to occur as a result of cumulative projects in the area.

j. Utilities and Services

Increased development in the City of Lake Elsinore area will incrementally increase the demand for public utilities and services, including water and sewer service; electricity and natural gas services; telephone and cable television services; police and fire protection; school and park facilities; public transportation; hospital and ambulance service; and solid waste disposal service. This increased demand may be viewed as a growth-inducement to existing systems, which is expected to result in expansion or extension of existing service facilities to serve all anticipated projects.

k. Water and Sewer Services

Increased expansion in the project area will increase the demand from the Elsinore Valley Municipal Water District and the Elsinore Water District for sewer and water service. Additional lines and facilities will be required and improvement districts formed to provide this service effectively to all developments in the area. The EVMWD Master Plan for sewer service calls for the construction of a sewage treatment plant in the vicinity of Lake Avenue interchange with I-15 in order to accommodate future growth from the Alberhill Ranch Specific Plan and other potential growth in the area.

m. Electricity and Natural Gas Service

The addition of 22,185 dwelling units and associated office/commercial/industrial use to the area will create a need for additional electricity and natural gas service. Southern California Edison and the South Coast Air Quality Management District (SCAQMD) utilize an estimated residential demand rate of 6,081 kwh/unit/year. With an estimated cumulative total of 22,185 dwelling units in the project area, the ultimate demand for electricity for the proposed residential uses alone may reach 134,906,980 kwh/year.

The Southern California Gas Company and the SCAQMD generally utilizes a rate of 6,665 cu feet/d.u./month. Considering the estimated cumulative dwelling unit total of 22,185 d.u., approximately 147,863,020 cubic feet per month of natural gas could be consumed.

Additional Southern California Gas lines, as well as Southern California Edison lines, would be required to provide these services to the area.

n. Police and Fire Protection

Growth in the project area will increase the demand for fire protection services by the County of Riverside Fire Department and the State of California Department of Forestry. It is expected that each project applicant will cooperate with local jurisdictions to assure that sufficient effective services are provided to serve each project. The Alberhill Ranch Specific Plan and other proposed development in the area will create the need for additional fire stations in the area. The payment of fire impact mitigation fees will be applied towards construction of additional fire stations and the purchase of equipment, although the City is not presently collecting these fees. In addition, cumulative development in the area will result in the need for increased police protection from the County of Riverside Sheriff Department. This Department is already operating at a less than desirable officer/population ratio.

o. School and Park

Construction of the Alberhill Ranch Specific Plan proposal and development of surrounding areas will increase area population, and therefore, the demand on schools and park facilities. It is expected that each development will cooperate with local school districts so that sufficient facilities are collectively provided to accommodate the students generated. It is anticipated that additional park facilities will be provided within the respective developments to alleviate demands upon existing parks. The Alberhill Ranch Specific Plan is proposing a 30 acre community park near the intersection of Terra Cotta Road and Nichols Road in the southern portion of the site. The location of this park is intended to facilitate its use by residents of the northern portion of the City of Lake Elsinore. The project also proposes 30 acres of school/park sites in order to mitigate impacts to the Lake Elsinore and Elsinore Union School Districts.

B. UNAVOIDABLE ADVERSE IMPACTS

CEQA and its associated guidelines (California Administrative Code section 15143(b)) states that an EIR must describe any significant impacts which cannot be avoided or eliminated if the project is implemented. These impacts have been discussed in detail in Section IV., Description of Environmental Setting, Impacts and Mitigation Measures, and are listed below along with a discussion of why they can't be mitigated to a level of insignificance.

Climate and Air Quality: The Alberhill Ranch Specific Plan will have a significant impact on air quality in Source Receptor Area 25, primarily due to automobile emissions associated with the 576,500 vehicle miles per day of travel generated by the project. This project impact cannot be mitigated to a level of insignificance due to the lack of alternative modes of transportation in Southern California. The South Coast Air Quality Management District considers any project greater than 300 single-family or 400 apartments to constitute a "significant"impact.

Wildlife/Vegetation: Project implementation will result in the development of an area where three sensitive plant species are known to exist, resulting in a significant adverse impact. However, if the spring survey to be undertaken as part of Mitigation Measure E-6 does not find these species on-site, the significance of this impact would be eliminated. In addition, the project will result in development of known and potential habitat for the endangered Stephens' kangaroo rat, contributing to its long-term demise.

C. ALTERNATIVES TO THE PROPOSED ACTION

It is the intent of this section to present several alternatives to the proposed project. According to State EIR Guidelines, an EIR shall describe a range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives. The discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly. The range of alternatives required in an EIR is governed by "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The key issue is whether the selection and discussion of alternatives fosters informed decision-making and informed public participation. An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative. (Residents Ad Hoc Stadium Committee v. Board of Trustees, (1979) 89 Cal. App. 3d 274.)

Included in this section are alternatives addressing the following scenarios: 1) the "No Project" Alternative; 2) Lower Density Alternative #1; 3) Lower Density Alternative #2; 4) Annexation Area Alternative, and 5) Alternate Sites Alternative.

1) NO PROJECT ALTERNATIVE

The State EIR Guidelines require that the specific alternative of "no project" be evaluated, along with the impact. If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. However, in the case of the Alberhill Ranch Specific Plan, the "no project" alternative is not environmentally superior.

The "no project" alternative would retain the site's current zoning and General Plan designations within the County of Riverside. As discussed in Section IV.F., Land Use, the majority of the Alberhill Ranch Specific Plan site is designated for "Mineral Resources" use on the Riverside County Comprehensive General Plan, in response to the State-classified MRZ-2 zones. Therefore, the "no project" alternative would allow continued mineral production and related uses.

As discussed in Section IV.K., Mineral Resources, the clay resources on a portion of the site have been depleted as a result of 100 years of extraction. (See Exhibit 4, Elevation Analysis, for the location of the "Mined Area".) Pacific Clay Products, Inc. as well as other clay mining operators have declined to continue clay mining activities in this area due to costs associated with mining to the depths of the remaining clay deposits, which are significantly deeper than typical maximum

cuts of 60 feet below the surface. Therefore, for the foreseeable future, the "no project" alternative would result in the "Mined Area" of the project site remaining in its current condition, with no productive land use occurring.

However, as also discussed in Section IV.K, Mineral Resources, Pacific Clay Products Inc. owns approximately 500 acres on-site, to the south and southeast of the "Mined Area". Only portions of this area have been mined and it has also been used for stockpiling of mined material. Given implementation of the "no project" alternative, it is possible that clay mining would ultimately occur in this area as well. Mineral extraction activities in this area would have significant impacts on the physical environment, as discussed below.

Table 19 provides a comparison between alternatives and proposed project environmental impacts.

Geology, Soils & Seismicity: The "no project" alternative would result in mineral extraction activities which would eliminate the remaining hillsides/mountains on-site, thereby increasing project impacts compared to the current Alberhill Ranch Specific Plan proposal. This would ultimately create areas on-site similar to the existing "mined area", with extensive excavations and grading. This alternative would not expose any residents to regional seismic hazards.

Hydrology: The "no project" alternative, with its associated mineral extraction activities, would generate less runoff than the Alberhill Ranch Specific Plan as no impervious surfaces would be created. This would, in turn, create less impact on the capacity of the surrounding drainage system. However, natural drainage patterns would be altered and mitigation required in order to insure that no sedimentation or water quality impacts occur to Temescal Creek or other downstream facilities.

Noise: The "no project" alternative would generate noise as a result of mineral extraction activities, including noise from large earth moving and extraction equipment, as well as from truck traffic removing the clay from the site. However, this impact is reduced compared to the current project proposal.

Climate and Air Quality: Clay mining activities and associated earth moving would generate particulate matter into the local air cell. Large equipment and transport trucks will generate emissions, resulting in air quality impacts. However, this impact is reduced compared to the current project proposal.

Wildlife/Vegetation: The "no project" alternative would create significant biological impacts, as the area which could be mined with the existing zoning and General Plan designations includes the south side of Alberhill Mountain, which has been classified as "Biologically Important Area", as depicted on

Exhibit 10, Biology Map. Mining activities in this area would eliminate known Stephens kangaroo rat habitat, while also eliminating areas where three sensitive plant species are believed to occur. The "no project" alternative would also allow mining to occur in the hilly area found in the southwestern corner of the site, resulting in the loss of coastal sage scrub habitat. This impact is increased compared to the current project proposal.

Energy Resources: This alternative would require less energy resources than the currently proposed Alberhill Ranch Specific Plan.

Aesthetics: The "no project" alternative would create significant visual impacts as a result of destruction of remaining on-site natural topographic features. Although it is anticipated that reclamation of the land mined after 1976 would ultimately occur, in the absence of any proposed development, areas mined prior to 1976 may not be reclaimed.

Historic and Prehistoric Resources: As discussed in Section IV.J., Historic and Prehistoric Resources, a number of paleontologic sites exist on the project site which have the potential to yield important information about the composition and diversity of the Paleocene flora in Southern California, the depositional environment of the Silverado Formation sediments, Paleocene paleoenvironment, and possibly the recovery of new species. Mineral extraction activities on the project site could potentially result in the destruction of these resources, depending on the extent of environmental review required by the County of Riverside prior to mining activities.

Mineral Resources: The "no project" alternative would allow continued mineral extraction of clay deposits, in accordance with the site's MRZ-2 Zoning (significant mineral deposits) classification per the State Division of Mines and Geology.

Circulation: The "no project" alternative would generate additional truck traffic on I-15; however, the amount of additional traffic is not anticipated to be significant. The "no project" alternative would not result in the implementation of the City and County Master Plan of Highways on-site.

Public Facilities and Services: This alternative would not require the increased level of service associated with the Alberhill Ranch Specific Plan.

Fiscal Impact Report Summary: This alternative would generate revenue payable to the County of Riverside. It is anticipated that the amount would be significantly less than would be generated by the Alberhill Ranch Specific Plan. Revenue generated by the Alberhill Ranch Specific Plan would be payable to the City of Lake Elsinore as a result of annexation.

The "no project" alternative would also retain the 822 acre Annexation Area in its current undeveloped condition, with existing County General Plan and zoning designations, permitting mineral resources and related manufacturing, rural residential and R-1 uses, as well as limited manufacturing and service commercial.

Reasons for Rejection of "No Project" Alternative

This alternative would negate the benefits associated with the project objective of providing attractive neighborhoods which offer a wide range of housing opportunities and that are marketable within the developing economic profile of the City of Lake Elsinore, in accordance with the City of Lake Elsinore General Plan. Other project benefits which would be lost should the "no project" alternative be implemented include the loss of a 30-acre Community Park in the southern portion of the site, which would provide recreational opportunities for project residents and for residents of the City of Lake Elsinore. Also lost would be opportunities for regional/subregional commercial/industrial development along I-15. The "no project" alternative also eliminates improvements to the City and County Master Plan of Highways. The elimination of proposed residential and commercial/industrial uses on-site would also negate positive fiscal benefits to the City of Lake Elsinore. As discussed in Section IV.N., Fiscal Impact Report Summary, the Alberhill Ranch Specific Plan is projected to result in a net surplus of $22,176,300 for the total fifteen year development period, with an annual net surplus of $2,561,700 for year 16 and beyond. For these reasons, the "no project" alternative was rejected.

2) LOWER DENSITY ALTERNATIVE #1

As previously discussed, CEQA requires a discussion of impacts that are capable of mitigating or eliminating significant environmental impacts associated with a project proposal. Lower Density Alternative #1 reduces biological impacts to three sensitive plant species which are believed to occur on-site. These species occur within the "Biologically Important Area" shown on Exhibit 10, Biology Map.

As discussed in Section IV.E., Wildlife/Vegetation, the "Biologically Important Area" depicts the extent of potential area in which stands of the three sensitive plant species could exist. It includes approximately 250 acres on-site. A spring survey is necessary to determine the precise location of individual plants of these sensitive species on-site, and until the survey is performed, the full extent of potential impacts cannot be determined. It is not anticipated that the entire "Biologically Important Area" supports these plants. However, implementation of this alternative may still result in the loss of individual plants, while preserving localities of others.

TABLE 19

COMPARISON BETWEEN ALTERNATIVES
AND PROPOSED PROJECT ENVIRONMENTAL IMPACTS

Environmental Impact	No Project Alternative	Lower Density Alternative #1	Lower Density Alternative #2
Geology, Soils & Seismicity	Increased	Decreased	Similar
Hydrology	Similar	Similar	Similar
Noise	Decreased	Incrementally Decreased	Incrementally Decreased
Air Quality	Decreased	Incrementally Decreased	Incrementally Decreased
Wildlife/ Vegetation	Increased	Decreased	Decreased
Energy Resources	Decreased	Incrementally Decreased	Incrementally Decreased
Aesthetics	Increased	Similar	Similar
Historic & Prehistoric Resources	Potentially Increased	Similar	Similar
Mineral Resources	Decreased	Similar	Similar
Circulation	Decreased	Incrementally Decreased	Incrementally Decreased
Public Facilities & Services	Decreased	Incrementally Decreased	Incrementally Decreased

As Lower Density Alternative #1 proposes a land use plan within this area which responds to the potential constraints of the "Biologically Important Area", it is environmentally superior to the current Specific Plan proposal. This Alternative proposes 3,305 dwelling units, a reduction of 400 units compared to the current project proposal. (See Exhibit 26, Lower Density Alternative #1.) Key elements of the Lower Density Alternative are discussed below:

a) This Alternative extends the "RCD" - Residential Constraint Designed (3 d.u./acre) designation into the 196 acre area south of Street C, east of Coal Road, and west of the 16-acre C-H area (adjacent to I-15). (See Exhibit 26, Lower Density Alternative #1.) This would allow clustered development to occur in areas where sensitive biological resources do not exist, while also retaining open space acreage where appropriate. The additional 196 acres of RCD development could accommodate 588 dwelling units, compared to the 948 dwelling units, 11 acres of Neighborhood Commercial and 15 acre school/park site proposed in this area by the current Specific Plan. As a result of the reduced density associated with this alternative, the school/park site would not be needed.

b) As shown on Exhibit 3, Land Use Plan, an 11 acre Neighborhood Commercial (C-1) area is currently proposed at the northeast corner of Nichols Road and Terra Cotta Road. (This 11 acre parcel is within the area to be designated RCD by this Alternative.) Because this intersection is a logical location for Neighborhood Commercial use, Lower Density Alternative #1 will replace the ten acres of R-1 use located on the west side of Coal Road with ten acres of Neighborhood Commercial (C-1) use.

As shown on Exhibit 26, the dwelling unit total of Lower Density Alternative #1 is 3,305 units or 400 units (approximately 11% less) than the 3,705 units proposed by the Alberhill Ranch Specific Plan. It is anticipated that development of the Lower Density Alternative #1 will require an urban infrastructure of the same type as the proposed project. If the property is developed at this density, the following environmental consequences are anticipated:

Geology, Soils & Seismicity: Lower Density Alternative #1 proposes approximately 196 acres more of "RCD" land uses than is proposed by the Alberhill Ranch Specific Plan. The RCD designation allows clustering of units in order to increase overall open space acreage, thus reducing grading impacts within this 196 acre area. Fewer project residents will be exposed to regional seismic hazards due to the reduced dwelling unit total.

Hydrology: Increased open space acreage within the "Biologically Important Area" would decrease the amount of runoff generated on-site; however, this is not anticipated to significantly reduce hydrology impacts compared to the current

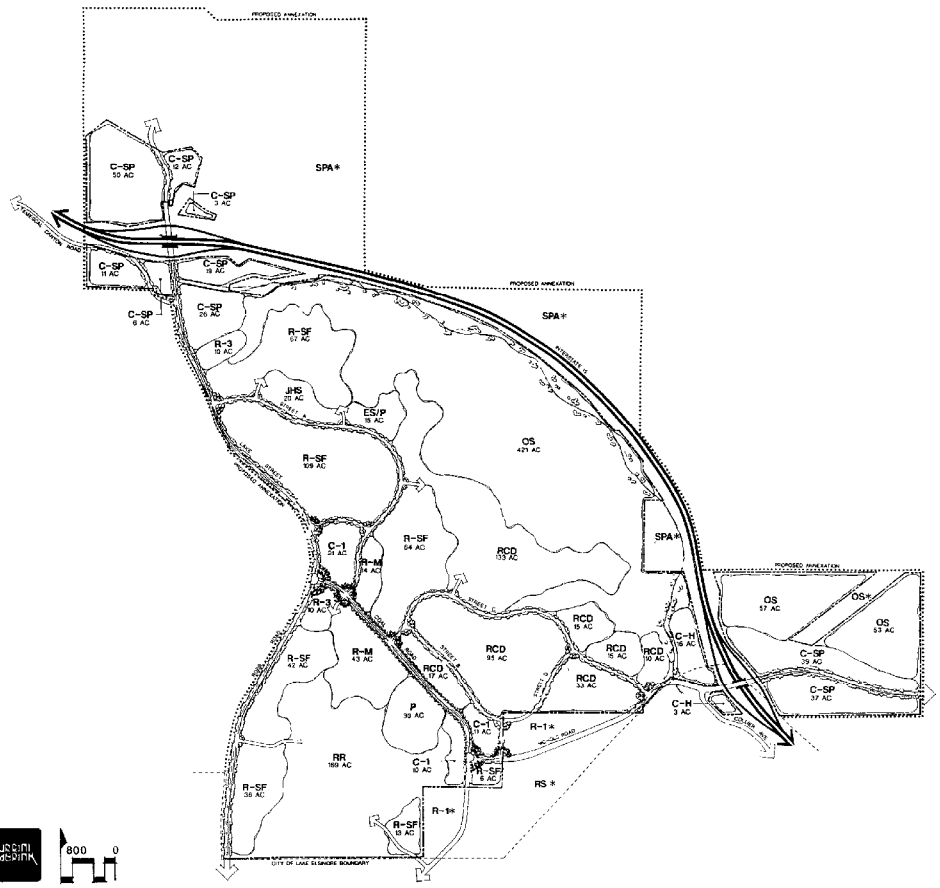


EXHIBIT 26

Land Use Plan

LOWER DENSITY ALTERNATIVE #1

LEGEND

	Land Use	Acres	Density	Dwelling Units
RR	Rural Residential	169	0.2 du/ac	34
RCD	Single-Family Residential	329	3.0 du/ac	987
R-SF	Single-Family Residential	337	4.0 du/ac	1348
R-M	Single-Family Residential	57	8.0 du/ac	456
R-3	Multi-Family Residential	20	24.0 du/ac	480
C-1	Neighborhood Commercial	31		
C-H	Highway Commercial **	19		
C-SP	Commercial/Specific Plan	203		
JHS	Junior High School	20		
ES/P	Elementary School/Park	15		
P	Park	30		
OS	Open Space	531		
	Roads	92		
	TOTAL	1853 AC		3305 DU
R-1 *	Single-Family Residential	45		
R-S *	Residential Estates	71		
SPA *	Specific Plan Area	686		
OS *	Open Space	20		
	TOTAL	822		

*LAND USE DESIGNATIONS WITHIN ANNEXATION AREA, BUT OUTSIDE ALBERHILL RANCH SPECIFIC PLAN AREA

**INCLUDES 8 ACRES WITHIN CITY OF LAKE ELSINORE BOUNDARY CURRENTLY ZONED C-M

Alberhill Ranch

LONG BEACH EQUITIES, INC

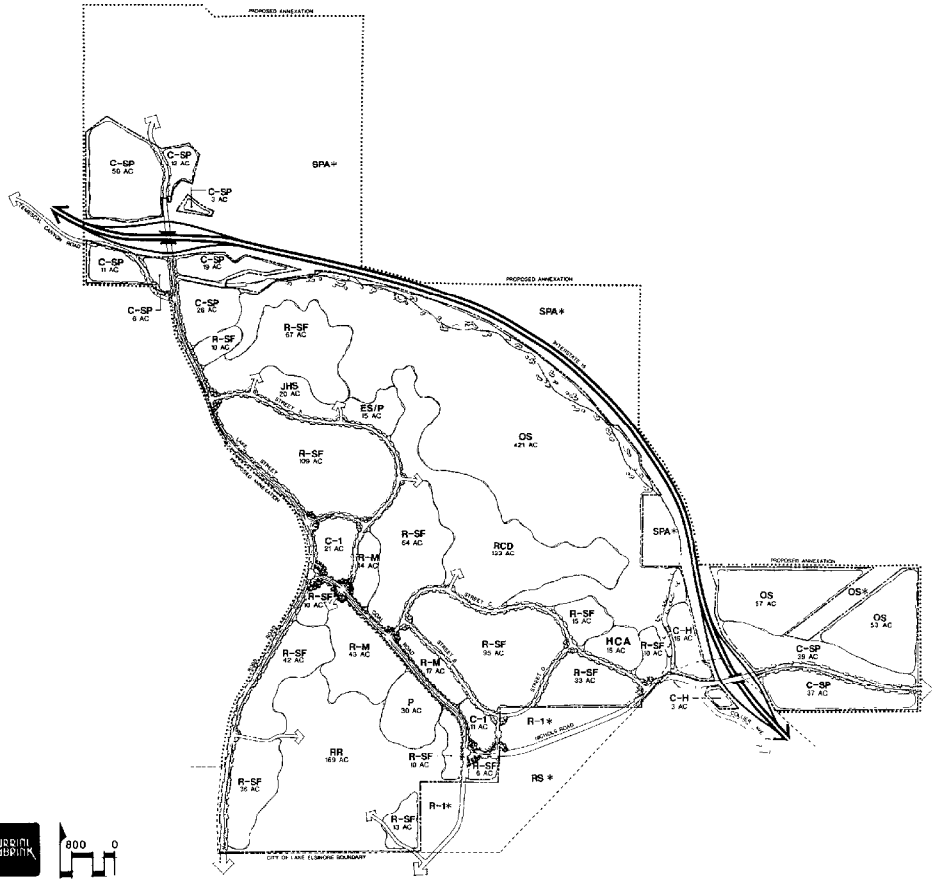


EXHIBIT 27

Land Use Plan

LOWER DENSITY ALTERNATIVE #2

LEGEND

	Land Use	Acres	Density	Dwelling Units
RR	Rural Residential	169	0.2 du/ac	34
RCD	Single-Family Residential	133	3.0 du/ac	399
R-SF	Single-Family Residential	520	4.0 du/ac	2080
R-M	Single-Family Residential	74	8.0 du/ac	592
HCA	Habitat Conservation Area	15		
C-1	Neighborhood Commercial	32		
C-H	Highway Commercial **	19		
C-SP	Commercial/Specific Plan	203		
JHS	Junior High School	20		
ES/P	Elementary School/Park	15		
P	Park	30		
OS	Open Space	531		
	Roads	92		
	TOTAL	1853 AC		3105 DU
R-1*	Single-Family Residential	45		
R-S*	Residential Estates	71		
SPA*	Specific Plan Area	686		
OS*	Open Space	20		
	TOTAL	822		

*LAND USE DESIGNATIONS WITHIN ANNEXATION AREA, BUT OUTSIDE ALBERHILL RANCH SPECIFIC PLAN AREA

**INCLUDES 8 ACRES WITHIN CITY OF LAKE ELSINORE BOUNDARY CURRENTLY ZONED C-M

Urban and Brink

Alberhill Ranch

LONG BEACH EQUITIES, INC

Alberhill Ranch Specific Plan proposal.

Noise: The reduction in dwelling units will generate approximately 4,000 fewer trips per day, which will slightly reduce both on- and off-site noise impacts. As fewer residential units are proposed along Coal Road on-site, fewer units will require acoustical shielding in order to achieve acceptable interior and exterior noise levels. Off-site impacts will be incrementally decreased due to the decrease in project traffic, however, as the decrease only represents 5% of the total 80,070 vehicle trips per day, this decrease is not anticipated to significantly reduce off-site impacts. However, additional acoustical analysis would be necessary to determine the extent of on- and off-site noise impacts associated with this alternative.

Climate and Air Quality: The emissions from the project site would be reduced by approximately 5% due to reduced vehicle miles travelled associated with Lower Density Alternative #1. This reduction will not eliminate the significant impacts to air quality impacts associated with the development of the project site.

Wildlife/Vegetation: As previously discussed, Lower Density Alternative #1 is intended to respond to potential constraints within the "Biologically Important Area", thereby reducing project impacts to three sensitive plant species believed to occur on-site. However, as previously discussed, the full extent of potential impacts to individual plants of the three sensitive species cannot be determined until the results of the spring survey are known. This alternative would also contribute to the long-term demise of the Stephens' kangaroo rat on-site for a variety of reasons related to the dynamics of long-term survival of isolated biological populations.

Population and Housing: Lower Density Alternative #1 proposes 3,305 dwelling units, or 400 fewer units than the 3,705 units proposed by the Alberhill Ranch Specific Plan. This will generate an estimated 10,900 residents within the City of Lake Elsinore, or 941 fewer residents than the Alberhill Ranch Specific Plan. This projected increase does not exceed SCAG forecasts for the City of Lake Elsinore.

Energy Resources: As 400 fewer dwelling units are proposed by Lower Density Alternative #1, lesser amounts of natural gas and electricity would be required.

Aesthetics: Lower Density Alternative #1 proposes additional open space within the expanded RCD area; therefore, visual impacts of project implementation will be somewhat reduced.

Historic and Prehistoric Resources: Project impacts would be the same as those occurring as a result of the Alberhill Ranch Specific Plan.

Mineral Resources: Project impacts would be the same as those occurring as a result of the Alberhill Ranch Specific Plan.

Circulation: Lower Density Alternative #1 would generate an estimated 76,630 vehicle trips per day, or approximately 4,000 trips per day fewer than the 80,070 trips per day generated by the Alberhill Ranch Specific Plan. This approximately 5% decrease would not significantly reduce traffic impacts compared to the Alberhill Ranch Specific Plan. The circulation system constructed to accommodate this alternative would be essentially the same as that needed for the current Specific Plan proposal, though redesign may be necessary within the "Biologically Important Area" in order to avoid stands of sensitive plant species which may exist in the area.

Public Facilities and Services: The reduced dwelling unit total and lower population generated by Lower Density Alternative #1 would reduce demand for public facilities and services by approximately 11%. This reduction will incrementally reduce impacts when compared to the Alberhill Ranch Specific Plan.

Reasons for Rejection of the Lower Density Alternative

Lower Density Alternative #1 proposes 160 fewer single-family dwelling units and 240 fewer multi-family units than the current project proposal. This reduction in dwelling units restricts the range of housing opportunities which would be available within the City of Lake Elsinore. It also reduces the residential base needed to support the neighborhood commercial uses proposed as part of the Specific Plan. In addition, potential grading constraints within the RCD area may make it infeasible to develop around any sensitive plant species which could be identified. For these reasons, Lower Density Alternative #1 was rejected.

3) LOWER DENSITY ALTERNATIVE #2

This alternative seeks to reduce overall project density by proposing all single-family dwelling units. This is accomplished by eliminating the R-3, Multi-Family Residential product. As shown on Exhibit 27, Lower Density Alternative #2, a total of 3,105 units are accommodated by this Alternative, a decrease of 600 units compared to the current project proposal. The key elements of Lower Density Alternative #2 are described below:

a) The Alberhill Ranch Specific Plan proposes 30 acres of R-3 use at a density of 24 d.u./acre for a total of 720 dwelling units. Lower Density Alternative #2 replaces this with 30 acres of R-SF, Single-Family Residential, at a density of 4.0 d.u./acre, resulting in 120 single-family units, a net loss of 600 dwelling units.

b) Due to the reduced dwelling unit total, the need for school sites is reduced. The 15 acre school/park site within the "Biologically Important Area" is therefore proposed as a "Habitat Conservency Area", thereby allowing opportunity for preservation of potential sensitive plant species. The ultimate location of the park site would be determined based on results of a spring survey within the "Biologically Important Area". This 15 acre park would be designated as a "Habitat Area" for sensitive plant species, with human use restricted and/or prohibited.

Table 20, Lower Density Alternative #2, summarizes the key elements of this alternative.

As shown on Exhibit 27, Lower Density Alternative #2, the dwelling unit total is 3,105 units or 600 units (approximately 16% less) than the 3,705 units proposed by the Alberhill Ranch Specific Plan. The Lower Density Alternative #2 results in an overall density of 1.7 d.u./acre, compared to the density of 2.0 d.u./acre for the Alberhill Ranch Specific Plan. It is anticipated that development of Lower Density Alternative #2 will require an urban infrastructure of the same type as the proposed project. If the property is developed at this density, the following environmental consequences are anticipated:

Geology, Soils & Seismicity: Lower Density Alternative #2 would result in similar impacts to geology, soils and seismicity as the current Specific Plan proposal, although fewer residents would be exposed to regional seismic hazards due to the decreased dwelling unit total.

Hydrology: Lower Density Alternative #2 is not anticipated to significantly reduce hydrology impacts compared to the current Alberhill Ranch Specific Plan proposal.

Noise: The reduction in dwelling units will generate approximately 6,000 fewer trips per day, which will slightly reduce both on- and off-site noise impacts. As fewer residential units are proposed along Lake Street, Robb Road and Coal Road on-site, fewer units will require acoustical shielding in order to achieve acceptable interior and exterior noise levels. Off-site impacts will be incrementally decreased due to the decrease in project traffic, however, as the decrease only represents 7.5% of the total 80,070 vehicle trips per day, this decrease is not anticipated to significantly reduce off-site impacts. However, additional acoustical analysis would be required to determine the precise extent of off- and on-site impacts associated with this alternative.

Climate and Air Quality: The emissions from the project site would be reduced by approximately 7.5% due to reduced vehicle miles travelled associated with Lower Density Alternative #2. This reduction will not eliminate the significant impacts to air quality impacts associated with project development.

Archaeology/Paleontology: Impacts of Lower Density Alternative #2 would be similar to those anticipated to accompany the Alberhill Ranch Specific Plan.

Wildlife/Vegetation: Lower Density Alternative #2 proposes a 15-acre "Habitat Area" within the approximately 250-acre "Biologically Important Area" of the project site. This would slightly reduce, but probably not eliminate project impacts to three sensitive plant species believed to occur on-site. However, as previously discussed, the full extent of potential impacts to individual plants of the three sensitive species cannot be determined until the results of the spring survey are known. This Alternative would also contribute to the long-term demise of the endangered Stephens' kangaroo rat on-site.

Population and Housing: Lower Density Alternative #2 proposes 3,105 dwelling units, or 600 fewer units than the 3,705 units proposed by the Alberhill Ranch Specific Plan. This will generate an estimated 10,982 residents within the City of Lake Elsinore, or 859 fewer residents than the Alberhill Ranch Specific Plan. This projected increase does not exceed SCAG forecasts for the City of Lake Elsinore.

Energy Resources: As 600 fewer dwelling units are proposed by Lower Density Alternative #2, lesser amounts of natural gas and electricity would be required.

Aesthetics: Lower Density Alternative #2 would have similar visual impacts as the current project proposal.

Historic and Prehistoric Resources: Project impacts would be the same as those occurring as a result of the Alberhill Ranch Specific Plan.

Mineral Resources: Project impacts would be the same as those occurring as a result of the Alberhill Ranch Specific Plan.

Circulation: Lower Density Alternative #2 would generate an estimated 74,070 vehicle trips per day, or approximately 6,000 trips per day fewer than the 80,070 trips per day generated by the Alberhill Ranch Specific Plan. This approximately 7.5% decrease would not significantly reduce traffic impacts compared to the Alberhill Ranch Specific Plan. The circulation system constructed to accommodate this alternative would be essentially the same as that needed for the current Specific Plan proposal.

Public Facilities and Services: The reduced dwelling unit total and lower population generated by Lower Density Alternative #2 would reduce demand for public facilities and services by approximately 16%. This reduction will incrementally reduce impacts when compared to the Alberhill Ranch Specific Plan.

Reasons for Rejection the Lower Density Alternative #2

Lower Density Alternative #2 eliminates all R-3 multiple-family dwelling units from the Specific Plan proposal, thereby reducing overall project density to 1.6 d.u./acre. The 30 acres of R-3 have been replaced with 30 acres of R-1 use in this alternative. As a result, no apartments or condominiums would be constructed as part of project development, thereby eliminating the most "affordable" housing type from the Specific Plan and restricing the range of housing opportunities which would be available. The City of Lake Elsinore General Plan calls for multi-family uses as a transition between commercial uses and lower density residential projects. Lower Density Alternative #2 does not provide for such a "transition" of land uses. The 600 unit reduction in dwelling units also reduces the residential base needed to support the neighborhood commercial uses proposed as part of the Specific Plan. For these reasons, Lower Density Alternative #2 was rejected.

4) ANNEXATION AREA ALTERNATIVE

As discussed in Section III. Project Description, the proposed project entails the annexation of 2,667 acres of property into the corporate limits of the City of Lake Elsinore. This includes the 1,853 acre Alberhill Ranch Specific Plan, for which the "no project" and two Lower Density Alternatives have been analyzed. Although no land uses are proposed at this time for the 822 acre Annexation Area, this EIR evaluates impacts associated with the assignment of pre-zoning designations for purposes of annexation. Some of these pre-zoning designations alter the land use allowed by current Riverside County zoning. While the "no project" alternative discusses leaving the Annexation Area in its present condition within Riverside County, the following "Annexation Area 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.

As discussed in Section IV.F., Land Use, the Annexation Area is zoned MRA and R-R on the east side of I-15. In the vicinity of Nichols Road and Terra Cotta Road, areas of R-1 (One-Family Residential) and M-SC (Manufacturing & Service Commercial) are present. (See Exhibit 11, Existing Land Use/Zoning.)

For purposes of this alternative, the following City of Lake Elsinore zoning designations are proposed within the 822 acre Annexation Area to reflect the land uses allowed by the current Riverside County zoning:

Present Riverside County Zoning	Proposed City of Lake Elsinore Zoning
M-R-A	M-2
R-R	R-R
R-1	R-1
M-SC	C-M

As previously discussed, some annexation areas to the east of I-15 are presently zoned M-R-A, permitting large parcels with agricultural use, utility lines and recreational uses along with mining and stockpiling operations, rock crushing and ore reduction activities. The City of Lake Elsinore M-2 zone which is applied within these areas as part of this "Annexation Area Alternative" allows similar uses. The current proposal pre-zones these areas "SPA - Specific Plan Area". As the SPA designation of the current proposal permits the uses of an M-2 zone, as well as more intense land uses, the assignment of the City of Lake Elsinore M-2 zoning in these areas would, therefore, could potentially have a reduced environmental impact compared to the current project proposal. However, given the absence of any precise development plans for the "SPA" area, it is impossible to compare the magnitude of potential impacts between the "SPA" zoning and "M-2" zone proposed by this Alternative.

As shown on Exhibit 11, Existing Land Use and Zoning, areas to the east of I-15 are also zoned R-R by the County of Riverside. The R-R zoning permits light agricultural uses from the A-1 zone, R-1 uses (minimum 20,000 square foot/1 acre lots) and R-A (Residential Agricultural lots over 20,000 square feet). The current proposal pre-zones these areas "SPA- Specific Plan Area", which potentially permits a wide range of land uses, including land uses which are more intense than rural residential. The assignment of the City of Lake Elsinore R-R zoning these areas would, therefore, have a reduced environmental impact compared to the current proposal.

In the vicinity of Nichols and Terra Cotta Roads are areas zoned M-SC and R-1 by the County of Riverside. Within the current project proposal, approximately 27 acres of the Annexation Area located north of Nichols Road and approximately 18 acres west of Terra Cotta Road, are proposed for pre-zoning as R-1, permitting a total of 270 d.u. on 45 acres. For the area west of Terra Cotta Road, this pre-zoning designation is consistent with the existing Riverside County zoning. However, the 27 acres north of Nichols Road are presently zoned M-SC by the County of Riverside zoning. For purposes of the "Annexation Area Alternative", this area would be pre-zoned C-M, Commercial Manufacturing, per the City of Lake Elsinore Zoning Code. The intent of the C-M District is to provide for uses which combine commercial and industrial characteristics and for certain commercial uses which require large display or storage areas. Properties assigned this

designation shall be located on streets that are categorized as Secondary, Major or Arterial Highways. Nichols Road is designated as a Major Highway, in accordance with this requirement for the C-M District. Although residential uses are proposed within the Alberhill Ranch Specific Plan, immediately north of and adjacent to this area, the Zoning Code permits C-M uses adjacent to R-1 uses, subject to provision of a continuous visual landscape screen, a minimum of fifteen feet in depth adjacent to all interior property lines which abut residential uses. The "Annexation Area Alternative" could potentially create additional noise impacts by proposing C-M zoning in this area; however, these could be mitigated through site design. It should be noted that this 27 acre portion of the Annexation Area is within the area determined to be "Biologically Important", as shown on Exhibit 10, Biology/Archeology Map. However, impacts associated with C-M use in this area would be the same with R-1 development and will require review and approval by the City. It is beyond the scope of this EIR to determine whether the market demand exists to support 27 acres of C-M at this location. Also, the City of Lake Elsinore will make the ultimate determination as to whether C-M zoning at this location is in accordance with their goals for future development in the Annexation Areas.

The portion of the Annexation Area south of Nichols Road and east of Terra Cotta Road (approximately 71 acres) is zoned R-1 by the County of Riverside and is pre-zoned RS (Residential Estates) by the current project proposal. The RS pre-zoning designation would allow the construction of 36 units on-site (1 d.u./2 acres). Application of the City's R-1 zoning, at a density of 6 d.u./acre as proposed by this "Annexation Area Alternative" would permit the future construction of 426 dwelling units within the City of Lake Elsinore, an increase of 390 units compared to the current pre-zoning proposal. However, it should be noted that the "Annexation Area Alternative" eliminates 162 dwelling units associated with the R-1 zoning in the 27 acre area north of Nichols Road. Therefore, implementation of the Annexation Area Alternative would result in an increase of 228 units compared to the current pre-zoning proposal. The additional units would generate additional traffic, population, and demand for public utilities and services. However, it is not anticipated that this increased demand would create significant environmental impacts, although additional environmental review would be required by the City of Lake Elsinore prior to approving any development proposals within the Annexation Area. As discussed above, the City of Lake Elsinore will make the ultimate determination as to whether R-1 or RS zoning at this location is in accordance with their goals for future development in the Annexation Areas.

Reasons for Rejection of the Annexation Area Alternative

The pre-zoning designations proposed as part of annexation of 822 acres into the City of Lake Elsinore were based on compatibility with surrounding proposed and existing land uses. As shown on Exhibit 3, Land Use Plan, that portion of the Annexation Area

north of Nichols Road and west of "Street D" is proposed for R-1 pre-zoning in order to be compatible with R-1 zoning proposed immediately to the north as part of the Alberhill Ranch Specific Plan. The 76 acres of RS pre-zoning proposed south of Nichols Road and east of Terra Cotta Road are intended to be compatible with the existing rural density uses to the southeast. The R-1 zoning west of Terra Cotta Road is compatible with adjacent proposed R-1 uses within the Alberhill Ranch Specific Plan. For these reasons, the "Annexation Area Alternative" was rejected.

5) ALTERNATE SITES ALTERNATIVE

The possibility of alternative locations for the proposed project was given general consideration, including consideration of areas immediately north and west of the project site. The Ownership Map contained in the pocket of this EIR indicates who owns property to the north and west of the site. Development in these areas was determined to be infeasible for a number of reasons. Most significantly is the difficulty in consolidating ownerships to equate to the size of the proposed Alberhill Ranch Specific Plan site. In addition, the 254 acres of commercial and office uses proposed by this project are dependent upon the superior vehicular access and exposure provided by Lake Street, I-15, and the freeway interchanges at Lake Street and Nichols Road. Neither of the alternate sites considered by this Alternative would be capable of providing this type of accessibility.

Property to the north of the site would pose significant topographic constraints to development due to the steep terrain present in that area. Much of the property to the west of the site is owned by Pacific Clay Products. It is being actively mined at this time and also supports a ceramic factory. The extent of reclamation which would be required to support urban development is unknown at this time.

If the project were developed on one of the alternate sites and the subject property were preserved, the on-site project impacts would be eliminated or at least shifted to an alternate site. Preservation of existing uses on-site would preserve mineral resources and extraction potential on-site. However, negative aesthetic impacts may result, as reclamation of areas on-site which were mined before 1976 is not required by law.

D. GROWTH INDUCING IMPACTS

The proposed project is located within a rapidly urbanizing area of Riverside County. As previously indicated, the Southern California Association of Governments (SCAG) anticipates significant growth within the central Riverside area (which includes the City of Lake Elsinore) over the next 20 years. Population in central Riverside is forecast to increase from 1988 levels of 237,100 to an estimated 581,400 in the year 2010, a 140% increase. In addition, significant residential development has been approved by the City of Lake Elsinore and the County of Riverside in the vicinity of the project. (See Section V.A., Cumulative Impacts Analysis.)

Project residents will incrementally increase demands for public services and utilities, and will contribute to the needs for educational and recreational facilities. Increased use of commercial establishments beyond those provided on-site will occur, contributing to the demand for larger new retail commercial services, such as regional shopping centers in the area. However, it should be noted that the Alberhill Ranch Specific Plan proposes 254 acres of commercial facilities, including 32 acres of Neighborhood Commercial use to serve the needs of future project residents. Also, as discussed in Section IV.G., Population and Housing, the Alberhill Ranch Specific Plan is anticipated to generate an estimated 3,097 jobs, which responds to SCAG goals for jobs/housing balance in the area.

Ultimate urbanization of the project site could potentially influence development within the 822-acre Annexation Area by providing or extending roadways, water and sewer service, utility and energy services to the immediate area. Also, as a result of the proposed project annexation, the Annexation Area will be within the City of Lake Elsinore rather than unincorporated Riverside County. This could eliminate potential constraints for future development in this area. Project development could also potentially induce growth between the project area and current urban development within the City.

E. THE RELATIONSHIP BETWEEN LOCAL SHORT TERM USE OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY.

If the proposed Alberhill Ranch Specific Plan is approved and constructed, a variety of short-term and long-term impacts will occur on both local and regional levels, as described below:

Short-Term Impacts: Construction-related project impacts include the generation of noise, dust and air pollution impacting portions of surrounding lands, and portions of the project built in early phases. Short-term erosion may occur during grading. These disruptions are temporary and can be mitigated to a large degree.

Long-Term Impacts: The long-term effect of the project proposal and subsequent development will be to gradually convert a large portion of the site into residential, commercial and recreation land uses. In relation to this process, future use of the site for mineral extraction will be precluded. However, due to the depth of remaining clay deposits on-site, and the availability of clay resources at other sites, it is not anticipated that the currently infeasible use of this resource would someday become feasible. Also, the characteristics of the physical and biological environment will be altered due to grading of natural landforms and removal of portions of the native and introduced plant communities. However, the project retains 531 acres of open space, resulting in long-term preservation of the Temescal Creek on-site. Additional consequences of urbanization include: increased traffic volumes, degradation of the regional air cell, additional noise created by traffic generated by the project, and incremental increased demands for public services and utilities and increased energy and natural resource consumption.

Ultimate development of the project site would create long-term environmental consequences that are connected with any form of urbanization. However, the proposed project has been designed to benefit the City of Lake Elsinore by providing a range of housing opportunities, as well as range of commercial uses designed to meet on-and off-site needs. The Specific Plan also provides 203 acres of Commercial/Specific Plan, with potential future uses such as business park, research and development, limited manufacturing, office and administrative use. This type of development is important to a City's economic base and enhances the job/housing balance in the region by providing an estimated 3,097 jobs. The project is also intended to be a compatible density with surrounding future urban uses. In these ways,it is intended that the proposed project will contribute to the long-term productivity of the Lake Elsinore area.

The project sponsor believes that the project is justified now, rather than reserving an option for further alternatives for a number of reasons. The timing is partially dictated by the fact that the previous use of the site for clay extraction was

terminated because it was no longer economically feasible to do so. Therefore, the project applicant is requesting a General Plan Amendment, zone change, etc. as necessary in order to change the future land uses to those proposed by the Alberhill Ranch Specific Plan. In addition, market research has indicated that the proposed project will be marketable and respond to the demand for housing in the City of Lake Elsinore area. In addition, the significant commercial element of the project adjacent to the Lake Street and Nichols Road interchanges of I-15 responds to increased use of that transportation corridor.

F. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Specific Plan approval would constitute the City of Lake Elsinore's intent to allow the development of the project site as proposed. Implementation of the Alberhill Ranch Specific Plan would result in the following primary environmental changes and commitment of resources:

a) Permanent commitment of land which will be physically altered to create access roads, home sites, commercial areas, recreational uses, school sites, etc. This permanent commitment of land will also preclude any future use of the site for clay extraction activities. However, due to the depth of remaining clay deposits on-site, and the availability of clay resources at other sites, it is not anticipated that the currently infeasible use of this resource may someday become feasible.

b) Removal of portion of the existing biological cover in order to develop various aspects of the project.

c) Alteration of the human environment as a consequence of the development process. The project, which represents a commitment of land to urban use, continues the trend toward urbanization in Riverside County.

d) Increased requirements for public services and utilities by the project's residents, representing a permanent commitment of these resources.

d) Utilization of various new materials, such as lumber, sand and gravel for construction. Some of these resources are already being depleted worldwide. The energy consumed in developing and maintaining the site for urban use may be considered a permanent investment.

G. ORGANIZATIONS, PERSONS & DOCUMENTS CONSULTED

a. Technical Consultants & Reports

* GEOLOGY

G.A. NICOLL & ASSOCIATES, INC.
1894 Commercenter West, Ste. 108
San Bernardino, CA 92408

Geotechnical Feasibility Investigation, Alberhill Ranch, Lake Elsinore, Riverside County, California; March 1988.

HIGHLAND SOILS ENGINEEERING, INC.
1832 S. Commercenter Circle, Ste. A
San Bernardino, CA 92408

Supplemental Geotechnical Feasibility Investigation; October 1988.

* HISTORIC AND PREHISTORIC RESOURCES

CHRISTOPHER E. DROVER, PH.D
Consulting Archaeologist
13522 Malena Drive
Tustin, CA 926680

An Archaeological Assessment - Alberhill Ranch, March 1988.

HERITAGE RESOURCE CONSULTANTS
P.O. Box 1674
La Mirada, CA 90637
Paul E. Langenwalter II

A Paleontological Survey and Assessment of the Alberhill Ranch near Lake Elsinore, Riverside County, California; September 1988.

* TRAFFIC

KUNZMAN ASSOCIATES
4664 Barranca Parkway
Irvine, CA 92714

Alberhill Ranch Traffic Study; March 1989.

* ENGINEERING

NBS/LOWRY
27403 Ynez Road, Ste. 209
Rancho California, CA 92390

Sewer, Water and Hydrology Analysis for Alberhill Ranch Specific Plan.

* FISCAL IMPACT ANALYSIS

NATELSON LEVANDER WHITNEY, INC.
1815 Via El Prado, Ste. 308
Redondo Beach, CA 90277

Alberhill Ranch Fiscal Impact Analysis, Lake Elsinore; March 1989.

* NOISE AND AIR QUALITY ANALYSES

MESTRE GREVE ASSOCIATES
280 Newport Center Drive, Ste. 230
Newport Beach, CA 92660

Noise Assessment for the Alberhill Ranch Specific Plan, County of Riverside; March 1989.

Air Quality Analysis for the Alberhill Ranch Specific Plan, County of Riverside; August 1988.

* BIOLOGY

S. GREGORY NELSON
CONSULTING BIOLOGIST
24230 Delta Drive
Diamond Bar, CA 91765

Biological Assessment for the Alberhill Ranch, Riverside County, California; May 1988.

THE PLANNING CENTER AND SJM BIOLOGICAL CONSULTANTS
706 Fresca Court
Solana Beach, CA 92075

Biological Survey for Stephens' Kangaroo Rat on Alberhill Ranch Biologically Sensitive Area; September 1988.

* SPECIFIC PLAN

TURRINI & BRINK
3242 Halladay, Ste. 100
Santa Ana, CA 992705

Alberhill Ranch Specific Plan; March 1989

b. Organizations and Persons Consulted

City of Lake Elsinore Community Development
David Bolland, Senior Planner

County of Riverside Fire Department
Captain Mike Gray

County of Riverside Sheriff Department
Captain William D. Reynolds

County of Riverside Community & Economic Development Department
Eileen Dalton

Elsinore Valley Municipal Water District
John Hoagland, Assistant General Manager

Lake Elsinore School District
Linda L. Miller, Facilities Planner

State of California Mining and Geology Board
Debra Herman

Southern California Association of Governments
Tim Douglas

c. Documents

Air Quality Handbook for Environmental Impact Reports; South Coast Air Quality Management District, revised April 1987.

Riverside County Comprehensive General Plan; March 1984.

City of Lake Elsinore General Plan; December 1982.

City of Lake Elsinore Zoning Code

Lake Elsinore Trade Area Demographic Study for the City of Lake Elsinore; The Meyers Group, June 1988

VI. GENERAL PLAN CONFORMITY

a. Geology, Soils & Seismicity

The Environmental Resources Management Element (ERME) of the City of Lake Elsinore General Plan combines the following five required elements: Conservation, Open Space, Safety, Seismic Safety and Scenic Highway Element. Chapter 4 of the ERME, Public Health and Safety, addresses the management of special hazard areas affecting the public health and safety due to geologic and seismic activity, flooding, wildland and structural fires and defensible space. The project's relationship to General Plan Policies relative to geologic and seismic activity are discussed in this section.

GOAL 3.8: Provide a living environment free from potential hazards associated with geologic or seismic activity.

OBJECTIVE 3.8: Reduce the loss of life, property and the economic and social dislocations resulting from geologic and seismic activity.

The Alberhill Ranch Specific Plan satisfies this General Plan goal, as no geologic or seismic hazards are present on-site. In accordance with Implementation Program 3.8.a (4), project mitigations include compliance with the UBC and City Building Codes. A geologic study for the proposed development has been prepared and is submitted as Technical Appendix A, also in accordance with Implementation Program 3.8.a (4).

GOAL 3.9: Provide a living environment free from potential hazards associated with slope failure or mudslide.

OBJECTIVE 3.9.a: Reduce the loss of life, damage to property, and the economic and social dislocations resulting from slope failure or mudslide.

No unmitigatable slope failure or mudslide hazards are present on-site. The project will comply with the City of Lake Elsinore Grading Ordinance (NO. 801) which classifies the project grading activities as "Hillside Grading". In hillside grading, no cut or fill slopes shall be created which exceed thirty feet vertical height, and any cut or fill slopes which exceed ten feet in height shall not exceed four hundred feet in horizontal length (except slopes required for public streets may exceed four hundred feet in length); except design review may approve slopes exceeding these dimensions where slopes will be the result of earth contouring which design review determines will result in a natural appearance and will create no geological or erosion hazard.

b. Hydrology

The Environmental Resources Management Element (ERME) of the City of Lake Elsinore General Plan sets forth the following goals and objectives relative to hydrology which are applicable to the project proposal:

GOAL 3.10: Provide a living environment free from potential hazards associated with inadequate drainage or flooding.

OBJECTIVE 3.10: Minimize loss of life, damage to property and social and economic dislocations resulting from flood or dam failure hazards.

The Alberhill Ranch Specific Plan will provide a living environment free from drainage or flooding hazards in accordance with the goals and objectives of the General Plan. As discussed in Section IV.B., Hydrology, areas of Walker Canyon Creek near Nichols Road on-site are designated as "Floodway Fringe" and "Floodplain and Floodway". In accordance with the Land Use Element of the General Plan, commercial uses are proposed in this area and provisions will be made to insure that flood hazards are eliminated.

c. Noise

The Noise Element of the City of Lake Elsinore General Plan sets forth the following goals and objectives which are applicable to the project proposal:

GOAL 5.1: Protect and maintain those areas having acceptable noise environments and provide for the reduction of noise where the noise environment is unacceptable.

OBJECTIVE 5.1.a: Protect and enhance the City's noise environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver. First priority shall be given to residential areas to assure an environment free from excessive or damaging noise. Control of noise at its source shall be given priority over changes to residential structures or neighborhoods.

The Alberhill Ranch Specific Plan is in accordance with the goals and objectives of the Noise Element and conforms with applicable Implementation Programs, as discussed below:

Program 5.1.a.(8): Incorporate noise evaluation in the subdivision review process. Noise evaluations should include site design criteria, setbacks, roadway design and the preservation of natural noise barriers.

Compliance: Noise Assessment has been prepared for the project which evaluates site design, setbacks, etc. It is included as Technical Appendix F to this document.

Program 5.1.a (9): Enforce the California Noise Insulation Standards for all new multi-family structures, including new condominiums, in areas containing 60 CNEL or more to ensure an interior noise environment at a maximum of 45 CNEL or below.

Compliance: As discussed under Section IV.C., Noise, MITIGATION MEASURES, an interior standard of 45 dB CNEL and an exterior standard of 65 dB CNEL in outdoor living areas shall be achieved.

Program 5.1.a.(12): Limit the hours of construction activity in residential areas in order to reduce the intrusion of noise in the early morning and late evening hours, and on weekends and holidays.

Compliance: This program is included in the recommended MITIGATION MEASURES for the project. (See Section IV.C., Noise.)

Program 5.1.a.(13): Ensure adequate noise control measures at all construction sites through the provision of mufflers and the physical separation of machinery maintenance areas from adjacent residential uses.

Compliance: The physical separation of machinery maintenance areas from adjacent residential uses is included in the recommended MITIGATION MEASURES for the project. (See Section IV.C., Noise.)

Program 5.1.a.(15): Ensure the placement of walls, the establishment of setbacks, and the utilization of green belts in areas occupied by commercial, industrial and parking facilities when adjacent to residential neighborhoods.

Compliance: The Alberhill Ranch Specific Plan does not propose commercial, industrial or parking facilities adjacent to residential neighborhoods.

d. Air Quality

The Environmental Resources Management Element of the City of Lake Elsinore General Plan has the following goals and objectives relative to air quality:

GOAL 3.3: Promote the use of mineral, groundwater and air resources with economical or public significance in a manner which will insure their productivity and utility to present and future generations.

OBJECTIVE 3.3.b: Maintain and improve the Planning Area's air quality.

The Alberhill Ranch Specific Plan will generate vehicular traffic whose emissions will deteriorate the Sub-regional air quality by approximately 11%-23%. As discussed in Section IV.D, Climate and Air Quality, the percentage increase is this high because there is currently very little development in Source Receptor Area 2.5. However, as discussed in Section V.A., Cumulative Impacts Analysis, a total of 18,174 dwelling units are proposed or approved in the project area. Approval of the Alberhill Ranch Specific Plan will increase this total to 21,185 units. It should be noted, however, that the balanced land uses proposed by the Alberhill Ranch Specific Plan will allow residents to satisfy their recreational, commercial and educational needs within the proposed Specific Plan. Also, bicycle and pedestrian paths are provided between proposed land uses. These design features of the project respond to General Plan Implementation Program 3.3.b.(6) regarding planned communities. However, the project will not maintain and improve the Planning Area's air quality and project impacts to air quality have been identified as significant adverse impacts as discussed in Section V.B, Unavoidable Adverse Impacts.

e. Wildlife/Vegetation

The Environmental Resources Management Element (ERME) of the General Plan identifies seven important habitat areas within the City of Lake Elsinore, including Riparian Woodland along Temescal Wash (north of Nichols Road), which occurs on-site. The ERME has the following goals and objectives which are applicable to the proposed project:

GOAL 3.1: Conserve biotic and physical resources of scientific and ecological value for the benefit of future generations.

OBJECTIVE 3.1.a is: Protect and maintain significant examples of plant and animal life by reducing negative impacts of human activities.

The Alberhill Ranch Specific Plan preserves approximately 531 acres of the site as permanent open space, including the Temescal Creek, which is identified in the ERME as being an important habitat area. This is in keeping with the General Plan goals and objectives noted above. In addition, the project proposes mitigations to impacts associated with loss of habitat for the Stephens' kangaroo rat (see Section IV.E., Wildlife/Vegetation, Mitigation Measures). The project's relationship to applicable Implementation Programs is discussed below:

Program 3.1.a(1): The City shall require applicants for development permits to demonstrate that requested development will not adversely impact areas of High or Moderate Biological Significance as referenced in the Master Environmental Assessment.

Compliance: The Biological Assessment prepared for the project identifies areas of "High Biological Importance" that occur on-site, in accordance with the criteria presented in Standard 3.1.a of the ERME. The Alberhill Ranch Specific Plan will not adversely impact the Temescal Creek, which is considered of "High Biological Importance". Also, the project proposes mitigations to impacts associated with loss of habitat for the Federally listed "endangered" SKR. Three sensitive plant species on-site were also identified as being of "High Biological Importance" due to their limited distribution, though none of them are presently sanctioned as rare and endangered by State and Federal Agencies. Project development will adversely impact these species. As discussed in Section V.B., this is considered an unavoidable adverse impact of project development. The City will need to rank the relative importance of General Plan goals associated with this biological resource compared to other General Plan goals related to the provision of housing, expanded employment opportunities, positive fiscal benefits, etc.

Program 3.1.a(2): The City should reduce fire hazards in the planning area by establishing a vegetation management program in cooperation with the County Fire Department and California Division of Forestry.

Compliance: The project proposes fire modification zones, where necessary, in order to reduce fire hazards. (See Section IV.M.1, Fire Protection.)

Program 3.1.a(5): Place buffer areas adjacent to critical wildlife habitats or other resource areas.

Compliance: The Alberhill Ranch Specific Plan proposes approximately 531 acres of open space. This extensive acreage encompasses the sensitive wildlife habitat supported by Temescal Creek, thereby providing adequate buffer between the Creek and proposed developed areas.

f. Land Use

The project's relationship to the goals and objectives of the Land Use Element of the City of Lake Elsinore General Plan is discussed below:

GOAL 3.1: Provide the citizens of Lake Elsinore with a balanced community of residential, commercial, industrial, recreational and institutional uses necessary to satisfy the social and economic needs of the population.

OBJECTIVE 3.1.a: Encourage the development of both existing and new neighborhoods in an orderly fashion, wherever growth does not exceed the capacity of the community to provide necessary services and facilities.

The Alberhill Ranch Specific Plan proposes a variety of land uses, including residential, commercial, open space and recreational uses. The project proposes to construct infrastructure, roadways, parks, school sites, etc. in order to ensure that growth does not exceed the capacity of the community to provide necessary services, as discussed in Section IV.M., Public Facilities and Services. In accordance with Implementation Program 1.1.a(6), a Specific Plan has been prepared and submitted for the Alberhill Ranch site.

OBJECTIVE 1.1.b: Encourage the development of commercial centers at strategic points in the Planning Area.

The project proposes 32 acres of neighborhood commercial (C-1) use in close proximity to residential areas. In accordance with Implementation Program 1.1.b(2), a Specific Plan has been prepared and submitted for the Alberhill Ranch site.

OBJECTIVE 1.1.d: Encourage the location of industries which are compatible with the Planning Area's resources, climate and appearance.

The Alberhill Ranch Specific Plan proposes that 203 acres of the site be designated C-SP (Commercial Specific Plan), providing for a mixed use of retail and commercial services in conjunction with traditional business park uses. These are intended to be compatible with the Planning Area's resources, climate and appearance.

GOAL 1.2: Enhance the quality of life for Lake Elsinore residents while accommodating development which harmonizes with the natural environment.

OBJECTIVE 1.2.a: Create an environment which is satisfying to the residents of the community, and which will appeal to the many people in Southern California who seek locations for recreation purposes or for permanent residence in Lake Elsinore.

The Alberhill Ranch Specific Plan proposes to retain 531 acres of the site as open space, including 421 acres adjacent to Temescal Creek along I-15. This preserves the existing appearance of the primary on-site ridgeline, thereby retaining the appearance of open space and hillsides for City residents and visitors travelling along I-15. This open space also "harmonizes with the natural environment" by preserving significant riparian vegetation on-site within Walker Canyon (Temescal Creek). The provision of a 30-acre Community Park in the southern portion of the project will enhance recreational opportunities for residents of the City of Lake Elsinore. In accordance with Implementation Program 1.2.a(2), the project will be subject to the City's Grading Ordinance.

GOAL 1.3: It is the policy of the City to insure that adequate public services and facilities are provided in a timely and adequate manner.

OBJECTIVE 1.3.a: Correct existing sewer and water deficiencies prior to, or current with, the extension of services and facilities to undeveloped areas.

The Alberhill Ranch Specific Plan proposes adequate on- and off-site improvements to provide for water and sewer service to the site.

OBJECTIVE 1.3.b: Provide adequate solid waste disposal facilities which are suitably located to serve the Planning Area.

Solid waste generated by the Alberhill Ranch Specific Plan will be disposed of as described in Section IV.M.7, Solid Waste.

OBJECTIVE 1.3.c: Provide adequate school facilities and services to all new development in the City.

School sites have been incorporated into the Land Use Plan in accordance with Lake Elsinore and Elsinore Union High School District criteria and in accordance with Implementation Program 1.3.c. During the course of project development, the School Districts will determine if and when each school site should be developed.

g. Population and Housing

The Housing Element of the City of Lake Elsinore General Plan sets forth the following goals and objectives which are applicable to the project proposal:

GOAL 8.1: Provide a variety of housing types proportionally priced and sized to meet resident and community needs.

The Alberhill Ranch Specific Plan proposes a range of housing types and density types, from Rural Residential units, at 0.2 d.u./acre to Multi-Family Residential, at 24.0 d.u./acre. This will provide a variety of housing types, in accordance with Goal 8.1 of the Housing Element.

GOAL 8.2: Encourage development in areas of existing public facilities and services.

Although some public facilities and services will require new construction or extension in order to serve the project, such as schools, parks, and sewers, the Specific Plan approach allows for a phased construction of these on- and off-site facilities in accordance with Specific Plan development.

GOAL 8.4: Provide environmentally sensitive and energy efficient housing in the City.

As discussed in Section IV.M.6., Energy Resources, the proposed Specific Plan includes certain design features intended to reduce the demand for energy. In addition, the project will be required to conform with City building code standards relative to energy conservation.

h. Historic and Prehistoric Resources

Chapter Three of the Environmental Resources Management Element (ERME), Outdoor Recreation, has the following goals and objectives relative to historic and prehistoric resources:

GOAL 3.7: Ensure the preservation and enhancement of Lake Elsinore's historic and cultural resources.

OBJECTIVE 3.7.b: Identify and preserve significant archaeological sites within the Planning Area.

Implementation Programs of the ERME which are applicable to the proposed Alberhill Ranch Specific Plan and the project's compliance with these programs are as follows:

Program 3.7.b (1):

The City should request a records search by the University of California at Riverside for archaeological sites in the Planning Area. Additional studies, as required, of potentially significant sites should be completed.

Compliance:

The archaeological survey performed for the project site included records search at the University of Riverside. One previously recorded site existed on-site; however, it was mitigated by excavation by CalTrans as part of the widening of the Route 71 Freeway.

Program 3.7.b.(3):

The City should establish a requirement for archaeological surveys of proposed projects prior to project approval.

Compliance:

An Archaeological Assessment was performed for the Alberhill Ranch Specific Plan area as well as for the Annexation Area and is included in its entirety as Technical Appendix C.

1. Mineral Resources

Chapter Two of the Environmental Resources Management Element (ERME) of the Lake Elsinore General Plan is entitled "Managed Productivity of Natural Resources". The relationship of the Alberhill Ranch Specific Plan to applicable goals and policies is discussed below:

GOAL 3.3: Promote the use of mineral, groundwater and air resources with economic or public significance in a manner which will insure their productivity and utility to present and future generations.

OBJECTIVE 3.3.a: Promote the economic use of mineral and groundwater deposits in a manner which will generate benefits to present and future generations.

Although the Alberhill Ranch Specific Plan is proposing urban development on a site classified as MRZ-2 by the State Division of Mines and Geology, the clay deposits on-site have been mined to the extent that it is no longer economically feasible to continue to do so. Implementation Program 3.3.a(1) of the EMRE states that "The City will encourage the location of industries which can take advantage of the resources of the area, particularly the clay deposits". However, as previously discussed, Pacific Clay Products and two other clay mining

companies have indicated that adequate resources do not exist on the Alberhill Ranch Specific Plan site. Therefore, the development of this project site is compatible with the goals of the ERME. In addition, prior to any development occurring within the area which has been mined, reclamation procedures will be required in order to allow future use of the site. This is in accordance with Implementation Program 3.3.a(1).

j. Circulation

The project's relationship to the Circulation Element is discussed in Section IV.L, Circulation.

VII. GLOSSORY OF DEFINITIONS

The following definitions are taken from Article 20 of the "Guidelines for Implementation of the California Environmental Quality Act" (State EIR Guidelines). They apply to terms used throughout this EIR unless a term is otherwise defined in a particular setting.

15351. Applicant.

"Applicant " means a person who proposes to carry out a project which needs a lease, permit, license, certificate, or other entitlement for use or financial assistance from one or more public agencies when that person applies for the governmental approval or assistance.

15352. Approval.

(a) "Approval" means the decision by a public agency which commits the agency to a definite course of action in regard to a project intended to be carried out by any person. The exact date of approval of any project is a matter determined by each public agency according to its rules, regulations, and ordinances. Legislative action in regard to a project often constitutes approval.
(b) With private projects, approval occurs upon the earliest commitment to issue or the issuance by the public agency of a discretionary contract, grant, subsidy, loan, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of the project.

15353. CEQA.

"CEQA" means the California Environmental Quality Act, CAlifornia Public Resources Code Sections 21000 et seq.

15355. Cumulative Impacts.

"Cumulative Impacts" refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.
(b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

15356. Decision-Making Body.

"Decision-making body" means any person or group of people within a public agency permitted by law to approve or disapprove the project at issue.

15358. Effects.

"Effects" and "impacts" as used in these guidelines are synonymous.

(a) Effects include:
(1) Direct or primary effects which are caused by the project and occur at the same time and place.
(2) Indirect or secondary effects which are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect or secondary effects may include growth-inducing effects and other effects related to induced changes in the patterns of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems.
(b) Effects analyzed under CEQA must be related to a physical change.

15360. Environment.

"Environment" means the physical conditions which exist within the area which will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. The area involved shall be the area in which significant effects would occur either directly or indirectly as a result of the project. The "environment" includes both natural and man-made conditions.

15362. EIR-Environmental Impact Report

"EIR" or "environmental impact report" means a detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects. The term "EIR" may mean either a draft or a final EIR depending on the context.
(a) Draft EIR means an EIR containing the information specified in Sections 15122 through 15131.
(b) Final EIR means an EIR containing the information contained in the draft EIR, comments either verbatim or in summary received in the review process, a list of persons commenting, and the response of the lead agency to the comments received.

15364. Feasible.

"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.

15367. Lead Agency.

"Lead agency" means the public agency which has the principal responsibilty for carrying out or approving a project. The lead agency will decide whether an EIR or negative declaration will be required for the project and will cause the document to be prepared.

15368. Local Agency.

"Local agency" means any public agency other than a state agency, board, or commission. Local agency includes but is not limited to cities, counties, charter cities and counties, districts, school districts, special districts, redevelopment agencies, local agency formation commissions, and any board, commission, or organizational subdivision of a local agency when so designated by order or resolution of the governing legislative body of the local agency.

15370. Mitigation.

"Mitigation" includes:

(a) Avoiding the impact altogether by not taking a certain action or parts of an action.
(b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
(c) Rectifying the impact by reparing, rehabilitating, or restoring the impacted environment.
(d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
(e) Compensating for the impact by replacing or providing substitute resources or environments.

15375. Notice of Preparation.

"Notice of preparation" means a brief notice sent by a lead agency to notify the responsible agencies, trustee agencies, and involved federal agencies that the lead agency plans to prepare an EIR for the project. The purpose of the notice is to solicit guidance from those agencies as to the scope and content of the environmental information to be included in the EIR. Public agencies are free to develop their own formats for this notice.

15381. Responsible Agency.

"Responsible agency" means a public agency which proposes to carry out or approve a project, for which a lead agency is preparing or has prepared an EIR or negative declaration. For the purposes of CEQA, the term "responsible agency" includes all public agencies other than the lead agency which have discretionary approval power over the project.

15382. Significant Effect on the Environment.

"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

RESOLUTION NO. 89- 36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, MAKING AMENDMENTS TO THE LAND USE ELEMENT OF THE LAKE ELSINORE GENERAL PLAN FOR THE THIRD CYCLE OF THE CALENDAR YEAR OF 1989,AND CERTIFYING FINAL ENVIRONMENTAL IMPACT REPORT 89-9 WITH FINDINGS OF FACT AS TO THE ENVIRONMENTAL IMPACTS AND STATEMENTS OF OVERRIDING CONSIDERATIONS

THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, Section 65361(a) of the Government Code provides that no mandatory element of a General Plan shall be amended more frequently than four times during any calendar year; and

WHEREAS, the Planning Commission held public hearings on this round of General Plan Amendments on July 5, 1989, and that these public hearings were advertised as required by law. The Planning Commission made recommendations to the City Council concerning these General Plan Amendments and has filed with the City Council copies of maps and reports; and

WHEREAS, notice was duly given of the public hearings on the Amendments, which public hearings were held before the City Council on the 8th day of August, 1989, at the hour of 7:00 p.m., with testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act have been met for the consideration of whether the projects will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearings and for the reasons discussed by the Council members at said hearings, the City Council now finds that the Lake Elsinore General Plan be amended as follows:

A. GENERAL PLAN AMENDMENT 89-7

APPLICANT:	Long Beach Equities, Inc.
PROPERTY OWNER:	Long Beach Equities, Inc.
LOCATION:	Generally bounded by I-15 to the north, Terra Cotta Road/Nichols Road to the south, El Toro Road to the east, and Robb Road/Lake Street to the west as shown in Exhibit "A" attached hereto and made a part hereof.

Designate approximately 2,667 acres as specific plan area (2.0 dwelling units per gross acres).

Approval is based on the following:

1. An Environmental Impact Report has been completed for the subject General Plan Amendment.

   Exhibit I is a summary of impacts from the Environmental Impact Report. For each significant impact, measures are imposed to eliminate or substantially lessen their effect. Some of these significant impacts are unavoidable and a statement of overriding consideration is required. Specific findings on each significant impact are as listed on Exhibit II. Additionally, a program for monitoring mitigation measures contained in the Alberhill Ranch Environmental Impact Report is provided on Exhibit II.

2. This Amendment is in accordance with Policy of the City of Lake Elsinore General Plan to establish a balance of land uses throughout the community, in that the proposed Amendment would provide commercial services adjacent to a residential neighborhood.

3. This Amendment satisfies the City's General Plan Goals and Policies for providing quality housing for all income levels of the community.

4. This General Plan Amendment would not adversely affect the surrounding property with respect to value or precedent.

5. This Amendment is compatible with surrounding land use, zoning and proposed development in the area.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED by the City Council of the City of Lake Elsinore, California, that the City of Lake Elsinore General Plan Land Use Map be amended for the third time in calendar year 1989 to reflect General Plan Amendment 89-7.

PASSED, APPROVED AND ADOPTED this 8th day of August, 1989, by the following vote:

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

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ABSTENTIONS: COUNCILMEMBERS: NONE

Jim Winkler, Mayor

ATTEST:

Vicki Lynne Kasad, City Clerk

(SEAL)

APPROVED AS TO FORM AND LEGALITY:

John R. Harper, City Attorney

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

I, Vicki Lynne Kasad, City Clerk of the City of Lake Elsinore, DO HEREBY CERTIFY that the foregoing Resolution duly adopted by the City Council of the City of Lake Elsinore at a regular meeting of said Council on the 8th day of August, 1989, and that it was so adopted by the following vote:

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

Vicki Lynne Kasad
VICKI LYNNE KASAD, CITY CLERK
CITY OF LAKE ELSINORE

(SEAL)

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

I, Vicki Lynne Kasad, City Clerk of the City of Lake Elsinore, DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of Resolution No. 89-36 of said Council, and that the same has not been amended or repealed.

DATED: August 9, 1989

Vicki Lynne Kasad
VICKI LYNNE KASAD, CITY CLERK
CITY OF LAKE ELSINORE

(SEAL)

VESTED

TENTATIVE TRACT MAP NO. 35001

EIR ADDENDUM #IV

TO THE ALBERHILL RANCH SPECIFIC PLAN

FINAL ENVIRONMENTAL IMPACT REPORT (No. 89-2)

Prepared By:

The Planning Associates

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E-mail: hardyesq@aol.com

Date: October 10, 2012

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APPENDICES:

I. ENVIRONMENTAL SUMMARY

The project applicant and landowner, Castle and Cooke, Lake Elsinore West, Inc., proposes a Vested Tentative Tract Map No. 35001 (VTTM), located within a portion of the Alberhill Ranch Specific Plan Amendment # 1 area, (ARSP # 1 Brighton), for future mixed land use development. The VTTM encompasses an approximate 400.3-acre area, within a portion of the overall ASRP Amendment #1, 998 total acres, for future construction of 1,401 dwelling units in: **1)** two (2) minimum lot sizes for single family - 5,000 (SF I) and 4,200sq. ft. (SF II) areas on 334.4 gross acres (307.1 net area) with a total of 1,056 dwelling units; **2)** one (1) high density multi-family residential (HDMFR) area with 225 units, maximum of 30 DU/acre on a 11.5 gross acre lot, (7.5 acre net pad area); **3)** two areas of Suburban Village (SV), for the mixed commercial, office, and residential use areas; the first SV area, is a 9.8 gross acre lot (4.3 acre net pad area) and the second area is a 34.6 gross acre lot (23.1 acre net pad area), which totals 44.4 gross acres (32.9 net pad areas) of SV. Within the two SV areas, there is a potential of approximately 120 dwelling units of high density residential, at 30 DU/acre, and 1,358,000 square feet of commercial/office land use; **4) t**here are two (2) Public Parks, one being a 6.90-acre area and the other is proposed as a 3.1-acre area, that is exclusive of a 1.1 acre underground water tank site; **5)** a 14.6 gross acre area, (13.0 net acres), for an 850 student schools site, which is reserved within the 77-unit lotted SFR II residential area, next to the 6.90-acre public park[1]; and **6)** a 38.8-acre linear park and restored perennial stream is to be located along the east side of Lake Street.

The Ridge VTTM No. 35001 400.3 acres overlays the current zoning described in the Alberhill Ranch Specific Plan Amendment #1 (Brighton), encompassing a 998-acre area. No Specific Plan land use changes are proposed with the VTTM No. 35001. The remaining approximately 600 acres of the Brighton SP area is currently owned by the County of Riverside and designated in the land sale purchase agreements, (Tri-Valley Agreements), for permanent future Multiple Species Habitat Conservation. With the County 600-acre land purchase, approximately 1,334 dwelling units and 1,364,500 square feet of commercial land uses were “removed” from the Brighton Specific Plan and consequently reduced the environmental impacts previously described within the Alberhill Ranch Specific Plan EIR.

The Vested Tentative Tract Map No. 35001 includes 1,056 Single Family lots. Zoning will permit 2,027 D.U.s, and the majority may be multi-family in three (3) areas. The purpose of the VTTM is to conditionally approve 1,056 Single Family D.U.s and locating future multi-family and commercial areas, which will be required additional review and approvals with additional conditions of approval.

[1] The two land ownerships (County/C & C) within the 998 SP area cuts through and divides certain SP land use areas. A pro-rated ratio between the 2 land ownerships was used to determine the respective maximum square footage allowed per planning area for commercial/office/light industrial and residential uses. These respective land uses by land owner are noted in Exhibit 23 below.

The following pages I-1 through I-10 are reprinted from the original Alberhill Ranch Specific Plan (ARSP) 89-2 and re-adopted in the Brighton Specific Plan, Environmental Impact Report (EIR) and Addendum #1 summarizing the existing conditions, project impacts and mitigation measures for each environmental topical area that may be affected by the proposed Vested Tentative Tract Map (VTTM) No. 35001 described in this EIR Addendum # IV to ARSP. This Brighton Specific Plan - VTTM No. 35001 Addendum #IV is prepared to provide information to the City decision makers on changes to the environmental impacts analyzed in the previous environmental documents of the proposed VTTM No. 35001 project areas. The results of this EIR Addendum #IV analysis note no significant environmental changes as a result of adopting the VTTM No. 35001 project. This conclusion is based on two primary factors. First, the proposed VTTM No. 35001 proposes no changes to the adopted Specific Plan land uses that were analyzed and mitigated through the ARSP EIR and Brighton EIR Addendum. Second, the County acquisition of the remaining 600 acres of the Specific plan area for conservation has reduced the total dwelling units and commercial square footage for the entire Specific Plan area. This 60% reduction in Brighton Specific Plan land use area resulting from the County 600-acre acquisition for conservation has lessened the intensity of potential human urban impacts from the planning area in all topical CEQA analysis areas. Since the environmental impacts have not been increased, but lessened, with the proposed VTTM No. 35001, the CEQA Addendum is the appropriate document to describe to the City decision makers the proposed project. The following Addendum analysis will describe the entire ARSP area, the historical entitlement activity within this ARSP Specific Plan area, and topical analysis of CEQA impacts proposed with the proposed VTTM No. 35001.

This reprinted Mitigation section is a summary of the full ARSP EIR analysis of each environmental element contained in Section IV, Description of Environmental Setting, Impacts and Mitigation Measures (Pages IV-1 through IV-120) of DEIR dated April 1989 that was adopted August 18, 1989 by the City Council of the City of Lake Elsinore via Ordinance No. 862 – adopting the ARSP and certifying Final EIR No. 89-2 (SCH No. 88090517) for the 1,853-acre property of which the proposed VTTN No. 35001 is a 400.3 acres area. In taking this entitlement action, the City of Lake Elsinore ("City") satisfied provisions of the California Environmental Quality Act ("CEQA") and the Guidelines for the Implementation of the CEQA, as amended ("State CEQA Guidelines") adopted as the City CEQA Guidelines, establishing a basis for the future subsequent discretionary actions upon the project area, including this VTTM No. 35001.

Section 1.1, pages 14 through 26 within this VTTM No. 35001/EIR Addendum #IV provides an overview of the ARSP area entitlements, governmental activities affecting the land uses and history of those subsequent discretionary actions that have occurred within the 1,853-acre ARSP property area since adoption of the Specific Plan.

The following reprinted pages are from the ARSP #1:

EXISTING CONDITIONS:	PROJECT IMPACTS:	MITIGATION MEASURES:
A. Geology, Soils & Seismicity		
Approximately 500 acres of the 1,853 acre Alberhill Ranch Specific Plan site have been mined for clay, resulting in deep cuts and several alteration of the natural topography. Walker Canyon, containing Temescal Creek, crosses the site in a northwesterly direction. On-site elevations range from 1,200' to 1,900'. The site contains extensive areas of 25% slope. A number of faults are present on-site, although no conclusive evidence for active faulting was found. Liquefaction is likely within the lower drainage areas in the northwest portion of the site.	From a geotechnical standpoint, the site will be suitable for development. Project implementation will alter the existing natural landform. Remedial grading and recontouring will be necessary in the mined out areas of the site. Grading will also be needed to stabilize potential landslide areas. There is the potential for soil settlement and liquefaction impacts during a seismic event. Project grading is anticipated to balance on-site. The project proposes retention of the majority of the primary ridgeline which extends through the center of the site. Also, 169 acres are proposed for development at a density of 0.2 d.u./acre, minimizing grading impacts in the southerly portion of the site. Another 133 acres are proposed for designation as "RCD", Residential Constraint Designed, clustering units to minimize grading. Areas of uncertified fills will require either full or partial removal and recompaction.	Within landslide areas, partial removal and/or buttressing will be required. Additional slope stability analyses shall be performed. The presence or absence of suspected faults on-site shall be confirmed by trenching. Erosion of slopes shall be controlled. Additional study is needed to develop mitigations for liquefaction prone soils. Project grading for the Alberhill Ranch Specific Plan will blend with the natural topography as much as possible, by clustering development, terracing on hillsides and by preserving 531 acres of natural open space.

I-1

EXISTING CONDITIONS:	PROJECT IMPACTS:	MITIGATION MEASURES:
B. Hydrology		
Drainage to the site is tributary to the Santa Ana River through Temescal Creek, which ultimately flows into the Pacific ocean near Newport Beach. Temescal Creek is the main drainage course on the site, collecting runoff from the Walker Canyon area. In addition, drainage flows from Rice Canyon into Walker Canyon on-site, then flows west to the Prado flood Control Basin. The City of Lake Elsinore General Plan designates a small portion of the site near Walker Canyon as "flood plain and flood way".	Project development will increase runoff on-site, increasing flows in Walker Canyon Creek and other downstream facilities. The proposed storm drain system would discharge flows into Walker Canyon Creek just west of I-15. Due to the magnitude of the flow at the discharge point, energy dissipatators are required to prevent erosion of the stream bed. Some improvements (minimal) to Walker Canyon Creek are anticipated adjacent to the proposed commercial area to prevent channel erosion and to respond to potential flood hazards in this area. Runoff entering the Creek will contain minor amounts of pollutants typical of urban use.	All drainage facilities shall conform to the standards of the Riverside County Flood Control and Water Conservation District and the City of Lake Elsinore Community Development Department. Erosion control devices and an energy dissipatating device shall be provided in order to protect the existing stream bed of Walker Canyon Creek, if necessary.
C. Noise		
A major noise corridor exists along Interstate 15, with noise levels directly adjacent to I-15 exceeding 70 CNEL. Secondary noise corridors include Riverside Drive and Lakeshore Drive, with noise levels exceeding 65 CNEL.	Construction noise represents a short term impact on ambient noise levels. Traffic generated by the Alberhill Ranch Specific plan will result in substantially increased noise levels along on-site and off-site roadways. Of the off-site roadway links ex-periencing a noise increase greater than 3 dB, only two are adjacent to existing residential use:	Construction hours will be limited to minimize noise impacts to existing residential development. All on-site residential lots and dwellings shall be sound attenuated so as not to exceed an exterior standard of 65 dB CNEL in outdoor living areas and an interior standard of 45dB CNEL in all habitable rooms. The project proponent shall participate in any in-place City off-site highway noise mitigation program.

EXISTING CONDITIONS:	PROJECT IMPACTS:	MITIGATION MEASURES:
	Terra Cotta Road between Nichols and Lakeshore; and Robb Road between Coal and Terra Cotta. Along Terra Cotta Road, the 65 CNEL contour is projected to extend 2 feet past the right-of-way. Along Robb Road, the 65 CNEL contour is projected to extend 49 feet past the right-of-way. On-site lots along Lake Street, Robb Road and Coal Road may experience noise levels over 65 CNEL without mitigation.	
D. Climate and Air Quality		
The project site is located in the South Coast Air Basin Quality Management District (SCAQMD). The Basin has been designated a nonattainment area for ozone, carbon monoxide, nitrogen dioxide, total suspended particulates and lead. The closest air monitoring station to the site is in Perris.	Temporary air quality impacts will result from project construction. When the project is completed and occupied, the project area will be directly affected by: (1) vehicle emissions from project traffic, (2) indirectly influenced by pollutants emitted by power generation plants which serve the project in the South Coast Basin. Projected total emissions will increase existing subregional emissions by 10.7%-23.3% within Source Receptor 25. The balanced land uses proposed by the Alberhill Ranch Specific Plan will allow residents to satisfy their recreational,commercial and educational needs within the project boundary, thereby reducing residents' reliance on motor vehicles. Bicycle/Pedestrian paths are provided between land uses. Air quality impacts are considered a significant adverse impact of the project.	To minimize dust generation SCQAMD Rule 403 requiring watering during grading operations shall be adhered to.

I-3

EXISTING CONDITIONS:	PROJECT IMPACTS:	MITIGATION MEASURES:
E. Wildlife and Vegetation Native coastal sage scrub vegetation is found over the steeper hillsides on-site. Coastal sage scrub supports a moderate diversity of wildlife. Several bird species were observed foraging within the coastal sage scrub, including raptorial birds. Relatively large areas of introduced grassland are found on the more gentle southfacing hillsides of the site, replacing native communities following dryland farming. Native species have been replaced with adventitious "weedy" species. Introduced grassland supports a limited diversity of wildlife. The riparian/freshwater marsh vegetation complex forms a continuous border along most of Temescal Creek, varying in width from 30' to 100'. This habitat supports abundant and diverse wildlife habitats. These habitats serve as wildlife dispersion corridors important to regional wildlife populations. A Stephens' kangaroo rat trapping program determined that the SKR (an endangered species) occurs on-site. The endangered least bells vireo may also be present on-site along Temescal Creek.There are three sensitive plant species believed to exist on the southwesterly flank of Alberhill Mountain on-site (Allium fimbriatum var munzii, Dudleya multicaulis and Harpagonella palmeri).	Project implementation will require the removal of vegetation on approximately 1,300 acres of the site, which will destroy wildlife habitats as well. However, the Alberhill Ranch Specific Plan retains 531 acres of open space, permanently preserving sensitive riparian habitats along Temescal Creek, avoiding impacts to the least bells vireo. Development in areas presently occupied by the SKR will eliminate existing populations of the species. The three sensitive plant species known to exist on the southwestern flank of Alberhill Mountain will be removed by project development, resulting in the loss of sensitive resources potentially occurring here. These impacts are considered "significant".	An erosion control plan shall be prepared for all development areas draining into Temescal Creek. Any modification to the Creek will require permits from the Department of Fish and Game and the U.S. Fish and Wildlife Service. Revegetation of slopes shall utilize native species. As the SKR is on the Federal Endangered Species List, project development will require a permit from the U.S. Fish and Wildlife Service. An Assessment Study shall be undertaken regarding the potential existence of the three sensitive plant species believed to exist on the southwestern flank of Alberhill Mountain.

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EXISTING CONDITIONS:	PROJECT IMPACTS:	MITIGATION MEASURES:
F. Land Use All but eight acres of the 1,853 acre Alberhill Ranch Specific Plan and all of the 822 acre Annexation Area are currently located in unincorporated Riverside County, within the Sphere of Influence of the City of Lake Elsinore. Clay mining activities were conducted on the Specific Plan site for the past 100 years, thought they were recently discontinued. The 822 acre Annexation Area is composed of five physically separate areas to the north, west and south of the Specific Plan site. The area is largely vacant, though some residences exist in the Nichols Road/Terra Cotta Road area. The majority of the Specific Plan site and some of the Annexation Area is designated for "Mineral Resources" on the County of Riverside Open Space and Conservation Map. Portions of the site and Annexation Area are designated "Areas Not Designated as Open Space and "Mountainous". Surrounding land use include clay mining activities to the west of the site, near Lake Street interchange. To the north and east, where terrain is steeper, is primarily vacnat land with rural residential uses. Residential development has recently occurred immediately south and west of the project site.	Project approval will result in the annexation of 2,667 acres into the City of Lake Elsinore. On-site land use within the Annexation Area will not be altered by project approval, as no development is proposed. Proposed prezoning designations within the Nichols Road/Terra Cotta Road portion of the Annexation Area include 45 acres of R-1 zoning, allowing 270 d.u. and 71 acres of R-S, allowing 36 d.u. The rest of the Annexation Area is proposed for designation as "SPA", Specific Plan Area. For the Alberhill Ranch Specific Plan site, project approval will result in a "Specific Plan" designation on the City General Plan and the construction of 3,705 d.u. on 896 acres of the site, 531 acres of open space, 254 acres of commercial use, 30 acres parks and 50 acres of school/park sites. A gross density of approximately 2 d.u./acre is achieved by the proposed Specific Plan, which is comparable to the residential densities immediately adjacent to the site. In the extreme southern portion of the site, 169 acres are designated "Rural Residential" (2 d.u./ac.), which is compatible with the very low density residential uses existing off-site east of Terra Cotta Road.	The preparation of the Alberhill Ranch Specific Plan complies with the City of Lake Elsinore General Plan designation and it contains special land use and design controls that are not available when land develops on a tract by tract basis. Adequate school facilities, parks and open space, circulation, etc. are provided, as are design guidelines, site planning criteria, etc. No additional mitigation for impacts to land use are recommended.

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EXISTING CONDITIONS	PROJECT IMPACTS	MITIGATION MEASURES
G. Population and Housing		
The City of Lake Elsinore had a 1988 population of 12,800. SCAG GMA-1 Baseline Projections call for a 2010 population of 45,597 within 20,739 d.u. Central Riverside had a 1988 population of 237,100, with a projected population of 581,400 for the year 2010.	Utilizing the factors established by the City of Lake Elsinore for park dedication requirements, a population of 11,841 persons would be generated by the Alberhill Ranch Specific Plan. A population of 1,114 persons would be generated within the portions of the Annexation Area propsed for pre-zoning as R-1 and R-S. The resulting 12,955 population represents a 100% increase to the 1988 City population; however, SCAG GMA-1 Baseline Projections are not exceeded. The Alberhill Ranch Specific Plan also proposed 254 acres of commercial use, creating an estimated 3,097 jobs for project and area residents, enhancing the job/housing balance in the region.	No mitigation measures are recommended for the increased housing and population generated by the project. Mitigation measures relative to the increased demand for service as a result of the annexation request are discussed in Section IV. M., Public Facilities and Services.
H. Energy Resources		
Since the termination of clay mining activities on-site, the project site consumes little or no energy.	The Alberhill Ranch Specific Plan will create a demand for 749,200 cubic feet of natural gas per day and 182,946 kwh of electricity per day. The 306 units which could be accommodated within the R-1 and R-S zoning of the annexation area will consume 67,983 cubic feet of natural gas and 6,000 kwh of electricity.	The Architectural Guidelines for the Alberhill Ranch Specific Plan requires that future development comply with several measures relating to energy conservation.

I. Aesthetics

The 1,853-acre Alberhill Ranch site is traversed by a major ridgeline located west of and parallel to I-15, so that the primary appearance of the site from areas to the east is one of undeveloped hillsides and open space. Within the interior of the site, the natural terrain has been extensively altered by clay mining activities over the past 100 years, resulting in large pits, access roads, de-silting ponds, etc. Significant topographic features in the southern portion of the site also shield the interior of the site from view. The site's appearance is also influenced by the riparian habitat found along Temescal Creek on-site.	Implementation of the Alberhill Ranch Specific Plan will permanently alter the nature and appearance of the site through grading and development. Approximately 531 acres of the site will remain as open space, encompassing the significant ridgeline located west of and parallel to I-15, as well as the riparian vegetation associated with Temescal Creek. No grading is proposed within this area; therefore appearances of the site from portions of I-15 will not be impacted by project development. Project approval will significantly improve the appearance of the mined area on-site. In addition, the Specific Plan contains Development Standards and Design Guidelines which regulate future development within the project.	The Specific Plan proposes land uses, standards and design guidelines which mitigate visual impacts of project development. No additional mitigation measures are recommended.

J. Historic and Prehistoric Resources

One previously recorded archaeological site is present on-site and two new sites were located during survey activities. One new site supported a short-term use such as stone tool manufacture. Site two appears to be a male-oriented flaking station. One historical site is located on-site, consisting of remnant mining activities of Pacific Sewer Pipe, possibly dated 1890. Five previously-recorded paleontological sites were identified and two new localities were found.	Project grading could result in the destruction of known and unknown on-site archaeological and paleontological resources, without proper mitigation. All known sites will be directly impacted by development. The mining historical site will be removed as a result of project development; however, its recordation is adequate mitigation.	For archaeological resources, data collection for site one shall be performed and data collection/testing program shall be performed for site two. An archaeologist shall be contacted if any cultural resources are found during grading. Samples shall be collected from known sites prior to project grading. Grading in the sediments of the Silverado, Pauba and Older Alluvium shall be monitored full time to permit the collection of specimens.

EXISTING CONDITIONS	PROJECT IMPACTS	MITIGATION MEASURES
Fossils of several species were recovered within the Silverado Formation, which has a high paleontologic sensitivity.		
K. Mineral Resources		
Clay has been mined on-site for the past 100 years, though Pacific Clay Products recently terminated mining on-site because it became economically infeasible. Clay mining has severely altered the natural topography on approximately 500 acres of the site. Portions of the clay deposits on-site have been classified by the State Division of Mines and Geology as MRZ-2, Significant Mineral Deposits. In response to State MRZ zoning, the County of Riverside General Plan designates the site for "Mineral Resources" use.	Project development will preclude future use of the site for clay extraction; however, this use has been found to be economically infeasible. The Specific Plan proposal would eliminate the State MRZ zone from the site. The mined area of the site will require "reclamation" in order to accommodate the project.	An amendment to a previously-approved Reclamation Plan for the mined area must be reviewed and approved by the City and/or the State Mining Board.
L. Circulation		
Roadways that will be utilized by the project include I-15, Lake St., Robb Rd., Nichols Rd., Coal Rd., Terra Cotta Rd., Collier Ave., Lakeshore Dr., Lincoln St. and Riverside Dr. All intersections in the vicinity of the site operate at a Level of Service C or better for existing p.m. peak hour condition, except for the intersection of Machado St. at Lakeshore Dr., which needs signalization.	The Alberhill Ranch Specific Plan proposes an on-site circulation system which implements the Riverside county and City of Lake Elsinore Circulation Elements. Bike trails, pedestrian walkways and an equestrian/hiking trail are also proposed. The project will generate 80,070 external trips and 576,500 miles of travel per day. All intersections but one in the project area are projected to operate at	Improve Lake St. between Coal Rd. and I-15 to an Arterial; improve Coal Rd. between Lake St. and Terra Cotta Rd. to a Major; improve Nichols Rd. between Coal Rd. and the project boundary east of I-15 to a Major; improve Robb Rd. to an Arterial between Coal Rd. and Lakeshore Dr; and improve Terra Cotta Rd. to a Modified Secondary between Nichols Rd. and Lakeshore Dr. Intersection

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EXISTING CONDITIONS	PROJECT IMPACTS	MITIGATION MEASURES
	Level of Service (LOS) C or better in the p.m. peak hour, with proposed improvements. For future traffic conditions with area wide growth and surrounding development plus the project, all intersections but one in the vicinity of the site will operate at LOS C or better. To achieve LOS C at all intersections, Lake St. should be upgraded to an urban arterial between I-15 and Coal Road.	geometrics recommended by the Traffic Study should be implemented. For existing plus project traffic conditions, traffic signals are warranted at 10 intersections.
M. Public Facilities and Services		
The project area is provided services by the following agencies: Fire protection - California Dept. of Forestry and Riverside County Fire Dept.; Police protection-Riverside County Sheriff Dept.; Schools - Lake Elsinore and Elsinore Union High School Districts; Parks and Recreation-Lake Elsinore Recreational and Park District; Electricity - Southern California Edison; Natural Gas - Southern California Gas Co.; Telephone-General Telephone; Solid Waste- County Dept. of Waste Management.	There are presently no fire stations within the required response time for the proposed Category II urban development, though the City of Lake Elsinore may be acquiring a site on Lincoln St., north of Machado which would be capable of providing an acceptable level of service. Project implementation will result in the need for 22 additional deputies in order to achieve the desired officer/resident ratio. The Alberhill Ranch project would generate an estimated 2,224 students and proposes two 15-acre elementary school and one 20-acre junior high school sites. The Alberhill Ranch Specific Plan and the 306 units which could be accommodated within the R-1 and R-S portions of the Annexation Area would result in a 2.973 average day and 5.776 MGD maximum day demand for water.	The project will be required to satisfy City and County Fire Department standards for fire stations. A Mello-Roos District may be formed to pay for certain project expenses. The project will be subject to school impact fees imposed by AB 2926. All conditions pertaining to water and wastewater requirements as specified by the Elsinore Valley Municipal Water Dist. shall be followed. In order to conserve water, the project shall comply with Title 20 of the Calif. Admin. Code. Park lands shall be provided in accordance with City of Lake Elsinore Ordinance 85-34. Building energy conservation shall be achieved by compliance with Title 24 of the Calif. Admin. Code. The Specific Plan includes guidelines for provision of trash collection stations.

EXISTING CONDITIONS	PROJECT IMPACTS	MITIGATION MEASURES
	A water distribution system is proposed to serve the project area. Portions of the site would have to be served by the 1800.5 pressure zone system, which has no facilities at this time and will require a regional pump station, lines and storage reservoirs. Total average daily flows of 1.3893 MGD of sewage are anticipated. To provide sewage facilities, the master planned treatment plant westerly of Temescal Road must be constructed, although an interim plan is available for a portion of the project, utilizing the existing Cheney Street facility. The project will create a demand for 58.73 acres of recreation facilities, per City Resolution 85-34. The Alberhill Ranch Specific Plan proposes a total of 80 acres of schools and parks, including a 30-acre Community Park. The project proposes a 14' equestrian/hiking trail from Nichols Road north through the open space, providing a connection to Lake Street for future off-site recreational uses as part of the County Park Department's proposed trail system. The project will create a demand for 182,946 kwh of electricity per day and 1,140,581 c.f. of natural gas per month. The project will generate 46 tons of solid waste per day, shortening the life of the Double Butte and El Sobrante Disposal sites.	

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1.0 INTRODUCTION

1.1 Overview of the Alberhill Specific Plan Area Entitlements and Governmental Activities Affecting the Land Uses

The original baseline Alberhill Ranch Specific Plan No. 89-2 ("Alberhill Ranch Specific Plan") was approved and the Final Environmental Impact Report ("EIR") SCH #88090517 was certified by the City of Lake Elsinore (the "City") on August 8, 1989. These City actions zoned the Specific Plan area which was annexed on May 5, 1990 as part of a larger 2,667-acre annexation area. The City also adopted amendments to the City's General Plan Land Use Element and zoning code as a result of these entitlement actions.

The Alberhill Ranch Specific Plan (ARSP) covers approximately 1,853 acres generally bisected by the Nichols Road, and Terra Cotta Road, and bordered by Interstate 15 on the east and north, and Lake Street on the west. (See Exhibit 1 – Regional Map, Exhibit 2 - Vicinity Map of 400.3 acre VTTM No. 35001**,** Exhibit 3 – Aerial Vicinity Map), and Exhibit 4 - Location Map and VTTM No. 35001).

Exhibit 1 - Regional Map