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October 9, 2018

VIA HAND DELIVERY

LAKE ELSINORE CITY COUNCIL

130 South Main Street

Lake Elsinore, CA 92530

Attn: Mayor and Councilmember Natasha Johnson
Mayor Pro Tem and Councilmember Steve Manos
Councilmember Daryl Hickman
Councilmember Robert Magee
Councilmember Brian Tisdale

Re: October 9, 2018 City Council Meeting; City Council Business Item No. 17;
Update from Castle & Cooke on Project Developments

Dear Mayor and Councilmembers:

At the request of the City Council, Laura Whitaker, President of Castle & Cooke, Ken Crawford, Alberhill project engineer, and myself had planned to attend the October 9, 2018 City Council meeting and make a presentation to the City Council to provide an update on project developments at Alberhill.

In preparation for this presentation, I prepared remarks which I planned to make at the City Council meeting, including an overview of the project, Castle & Cooke's vision for it, steps that Castle & Cooke has taken or will be taking in the near future, and progress Castle & Cooke has made over the last year and a half. Ken Crawford also prepared a power point presentation with substantial detail concerning the project, that he intended to present at the meeting.

Over the weekend, it came to our attention that Councilmember Robert Magee had made a series of social media posts which we view as an attempt to undermine our presentation, to create dissension and division where none would have otherwise existed, and to create a hostile atmosphere reminiscent of that which we, and I think most of you, had hoped was well behind us. I have attached screen shots of these social media posts.

LAKE ELSINORE CITY COUNCIL

October 9, 2018

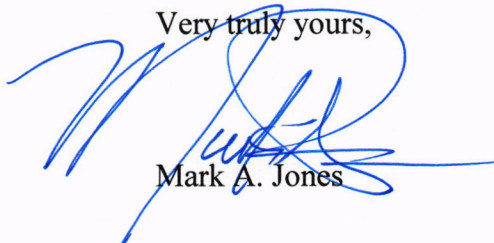
Page 2

Castle & Cooke has no interest in participating in a political ambush orchestrated by one of the City's leaders who, paradoxically, should be promoting public unity and fostering support for an important City project. So, we will not be attending the meeting.

In the interest of providing the information the City Council has requested, I have attached a copy of my prepared remarks, and a copy of Ken Crawford's power point presentation. Please feel free to present these materials at the meeting, or otherwise make them available to the public as the City Council may desire.

Beyond all of the hoopla, I believe that once you've reviewed this information, the objective members of your Council who are interested in moving Alberhill forward will be pleased with Castle & Cooke's progress over the past year and a half, and will support Castle & Cooke's vision and plans for the future. It is our hope to continue to work cooperatively with the City staff and the City Council to further our collective goals.

Very truly yours,



Mark A. Jones

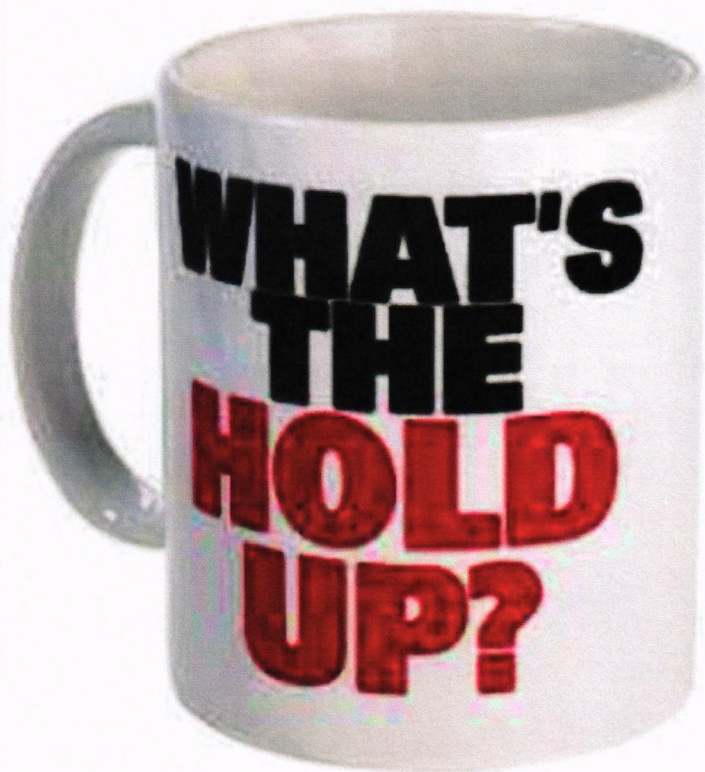
MAJ:cls

Enclosures:

- 1) Social Media Post Examples
- 2) Mark Jones Prepared Remarks
- 3) Ken Crawford Power Point Presentation

Do you remember the promises of a University, a Hospital, a Trader Joes, man-made lakes and acres of recreation areas? Whatever became of those promises? What's the hold up?

Find out Tuesday night when representatives from Castle & Cooke return to the Lake Elsinore Cultural Center to make a presentation before the City Council and answer your q... [See More](#)



 Tetchie Munoz Reyes and 10 others

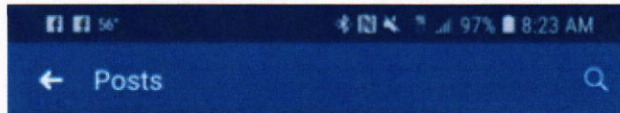
8 Comments

 Like

 Comment



Luis Macias



Bob Magee · Albermarl Ranch
Homeowners and Friends

8 minutes ago · 🌐

Do you remember back in early 2017 after Castle & Cooke had already convinced over 5,000 Lake Elsinore voters to place an initiative on the ballot they changed their minds? That's right after years of pressure, months of petition signature gathering and campaigning, they changed their minds and no longer wanted a referendum on development at the ballot box. Instead they agreed to work with your elected leaders on the City Council – who had already approved a responsible development plan – which required the development to pay its own way and build the massive infrastructure necessary to support this project without negatively impacting our current residents and businesses. We overwhelmingly defeated the measure and with a new management team at Castle & Cooke agreed to move forward. But whatever happened to the big plans and the even bigger promises? Where is the University? Where is the Hospital? Where are the other two lanes on Lake Street?

Come to the Culture Center Tuesday Night and hear from Castle & Cooke's new leadership team and ask them yourselves!



Write a comment...



Bob Magee

October 6 at 12:36 PM · 🌐

Two years ago paid petition gathers were hired by Castle & Cooke to promote their Alberhill Villages project. Many of you were confronted by these blue shirt warriors in front of Walmart, the Post office or at your front door. The promises they made were fantastic. Sign our petition and we will deliver a 4-Year University, a Hospital, miles of nature trails, acres of public parks, two man-made lakes and over one million square feet of commercial, retail and entertainment venues. Sign here and we will improve Lake Street. Sign here and we will increase the number of cops on the street, etc., etc., etc. The promises were huge and so over 5,000 registered voters in Lake Elsinore signed the petition to qualify a ballot measure for a special election to be held in 2017. Whatever became of those promises? What's the hold up? Find out Tuesday night when Castle & Cooke addresses the Lake Elsinore City Council live at 7:00 p.m.



MARK JONES PRESENTATION

Mayor Johnson, Members of the City Council,

Good evening. My name is Mark Jones. I live in Bakersfield, and I'm here on behalf of Castle & Cooke tonight.

Also here with me are Ken Crawford, Castle & Cooke's project engineer and Laura Whitaker, Castle & Cooke's President.

We're here tonight at the request of Mayor Johnson and Councilmember Magee, who have requested a status report on Castle & Cooke's Alberhill project.

I'd like to start by giving a general overview of Alberhill, and Castle & Cooke's vision for the project. But before I do that, I'd like to take this opportunity to let the council know that your city staff have been most cooperative with us and helpful in our efforts to move the Alberhill project forward. Without exception they have been constructive, knowledgeable and stellar in all respects.

- When I refer to City staff, I include in this group: Grant Yates, Barbara Leibold, Jason Simpson, Brad Fagrell, Grant Taylor, Justin Kirk and Kathi Orozco. I'd like to thank them all for their tireless work and efforts.

Overview and Vision

Overall, Alberhill includes 2,094 acres (over 3 square miles) of land with varying levels of land use entitlements in the City of Lake Elsinore. It's a very large project. We anticipate that it will take approximately 30 years to complete the development.

There are 3 major development areas within the project: Alberhill Ranch, Alberhill Villages and Alberhill Ridge.

Alberhill Ranch - [Slide]

Alberhill Ranch is a premier, upper-scale, master-planned community developed by Castle & Cooke. 567 homes have been constructed and sold in Alberhill Ranch to date.

With the City's cooperation, we expect that there will be 346 more single-family homes developed there, hopefully within the next 3 years.

There is also the potential for 373 multi-family residences there.

Alberhill Ranch has a host of attractive community amenities, including a 22 acre park with a sports field, clubhouse and picnic areas. There are also resort style and junior Olympic swimming pools, and the Alberhill Ranch swim club.

The Alberhill Estates and Terra Cotta Villages properties which are located to the east of the current Alberhill Ranch area will ultimately be developed as part of the Alberhill Ranch community.

Alberhill Villages – [Slide]

The Alberhill Villages Specific Plan was approved by the City Council in February 2017.

Villages is a 1,375 acre property which is land use entitled under the Specific Plan for 8,000 residential units, over 50 acres of commercial / mixed-use development, a potential university site, and a host of parks, open space, trails and other amenities

The Villages property is owned by Pacific Clay, one of the City's top employers, and the site is being actively mined for clay and other materials.

The Specific Plan contemplates that Alberhill Villages will be developed in phases, as Pacific Clay completes its mining operations on the land

We expect that the first completed mining phase will be on the east side of the development along Lake Street, and thus development will start at Lake Street, and proceed westward in phases as mining is complete.

The first phase of development that we expect to see in Alberhill Villages is the neighborhood commercial site located west of Lake Street at the intersection of Lake and Nichols. I'll talk more about that later.

Alberhill Ridge – [Slide]

The third major component of Alberhill is what we call Alberhill Ridge. Ridge is a 400 acre property zoned for residential and commercial development.

The Ridge property is located east of Lake Street and boasts incredible views of the Temescal Valley and Cleveland National Forest.

Ridge has the potential for the development of over 900 single family lots, 225 multi-family lots, and 28 acres of commercial retail and office space, along with various community parks, open space, trails and other amenities.

We think Alberhill Ridge will be a magnificent enhancement to the overall Alberhill community.

Our efforts on this project have been stymied by a CEQA lawsuit that was filed in 2016.

That lawsuit was recently dismissed, which will hopefully clear the way for us to pursue the land use entitlements we'll need in order to develop the Ridge project.

Castle & Cooke's Vision

Castle & Cooke envisions the Alberhill community as a vibrant state of the art fully master-planned community, where residents can live, work and recreate.

Alberhill has the potential to be a literal gem, unlike any other area in the City.

This of course won't happen all at once, or overnight – Alberhill is a very large project - on the scale of a new city in and of itself.

We'll have to take it one step at a time, but together, with the City's support, we believe it can happen.

So I'd like talk about some of the steps we'll need to take, together with the City, to achieve our collective goals.

Going Forward

Alberhill Ranch - We expect the next phase of development to occur in Alberhill Ranch.

Castle & Cooke has authorized KWC to prepare the rough grading and storm drain plans for the remaining 346 lots in Alberhill Ranch. We anticipate submitting these plans to the City for plan check sometime next month.

In addition, Castle & Cooke has specifically identified 52 tentative mapped single-family residential lots in Units 9 and 10 of its Vesting Tentative Tract 28214, that we will be marketing in the near future.

Castle & Cooke has authorized KWC Engineers to process these lots as its next phase of residential development in Alberhill Ranch.

We expect to be in a position to submit an application for the City's consideration and ultimate approval of this next phase of development within the next few months.

Alberhill Ranch – VTTM 28214 Time Extension - Next, with respect to Tract 28214, Castle & Cooke's vesting tentative map for its remaining residential lots in Alberhill Ranch expires in January 2019.

So, in July of this year, Castle & Cooke filed a time extension application with the City for a 3 year extension of the map expiration date, in order for it to complete the development of the remaining residential units in Alberhill Ranch.

Alberhill Villages, Planning Areas 6A & 6B- Castle & Cooke believes that there is current market demand for a neighborhood commercial development in planning areas 6A and 6B of Alberhill Villages.

We have coordinated with City staff on the initial steps we need to take to ready this site for development, which are twofold:

1. First, In June of this year, Sespe Consultants submitted an application for a reclamation plan amendment to remove Planning Areas 6A and 6B from Pac Clay's mining reclamation plan.

2. Second, KWC is currently preparing a PDP (phased development plan) application for Planning Areas 6A and 6B.
 - a. The PDP will outline the details regarding the development of these areas.
 - b. We expect to be in a position to submit this application to the City within the next couple of months.
 - c. The PDP will also include a detailed conceptual site plan for the 45 acre regional sports park which is a component of the Alberhill Villages Specific Plan.

These are some of the near term projects Castle & Cooke is currently working on with City staff to further our development in Alberhill.

Progress Over the Last Year and A Half

Before turning the presentation over to Ken Crawford, I'd like to mention a few things that Castle & Cooke has done over the past year and a half, in addition to the things I just mentioned, to further our, and the City's, short term and long term goals for Alberhill:

1. We have worked in cooperation with the City in its efforts to navigate the MSHCP Joint Project Review Process, and to support the City in securing grant funding for the City's Temescal Creek Bridge Relocation Project.
 - a. Included among the support Castle & Cooke has provided for this project, is Castle & Cooke's \$2.8 Million commitment to construct portions of Temescal Canyon Road and related improvements.
 - b. This commitment was required in order for the City to secure grant funding for its bridge replacement project.
2. Castle & Cooke is nearing completion of traffic signals, widening and re-striping of the on and off ramps at Lake Street and the I-15 freeway – at a cost of around \$1.7 Million.
3. Castle & Cooke worked with the Lake Elsinore Unified School District to bring a new elementary school to Alberhill. LEUSD anticipates beginning construction on the new school in or around April of 2019.
4. Castle & Cooke is in the process of preparing MSHCP joint project review applications for Temescal Canyon Road extension and Lake Street road

widening projects. We expect this will cost over \$500,000, but it is a necessary step for these roadway improvements.

5. Castle & Cooke has commissioned KWC to prepare and process construction drawings for rough grading and storm drain facilities for the remaining phases of Alberhill Ranch, at an estimated cost of half a million dollars.
6. At the City's request, Castle & Cooke has removed K-rails and cleaned up debris along Lake Street and Nichols Road.
7. Also, at the City's request, Castle & Cooke has removed most of the storage containers and cleaned up its administrative area along Alberhill Ranch Road. We'll be making additional improvements there as soon as we can locate an alternative site for relocating our construction trailers.
8. Also I should mention that Castle & Cooke has been extensively marketing the Alberhill project over the past year, and has received a lot of interest from potential buyers, capital participants and other interested parties. Those efforts are continuing.

Ken Crawford to Continue

At this point I would like to turn the presentation over to Ken Crawford who will give you much more information regarding Alberhill and our continuing efforts.

Closing

Mayor Johnson, Members of the City Council, I would like to thank you for the time and attention you have given us this evening. Laura Whitaker, Ken Crawford and I will be here to try and answer any questions you may have.

ALBERHILL

Castle & Cooke

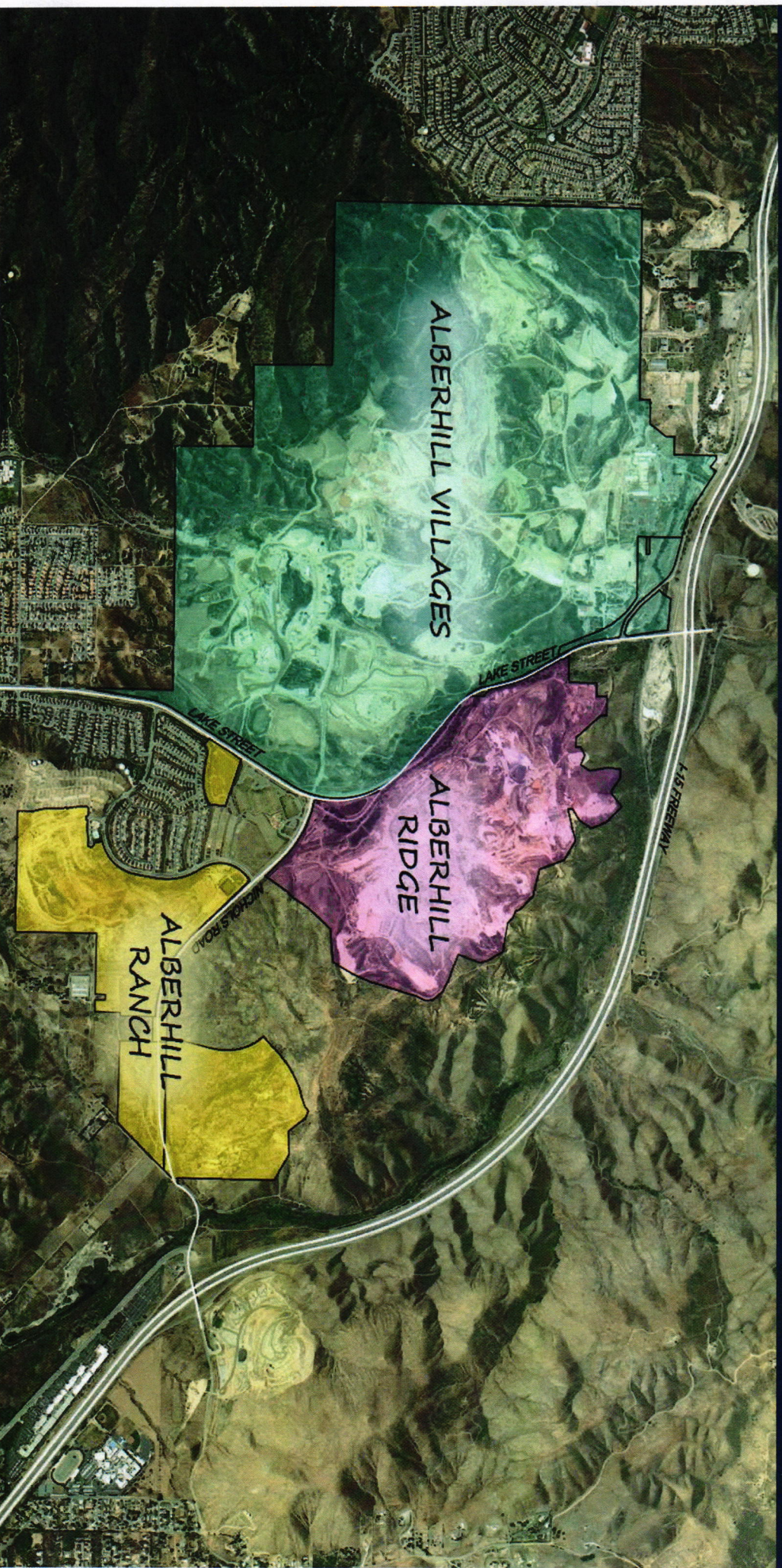


Castle & Cooke

ALBERHILL PROJECTS

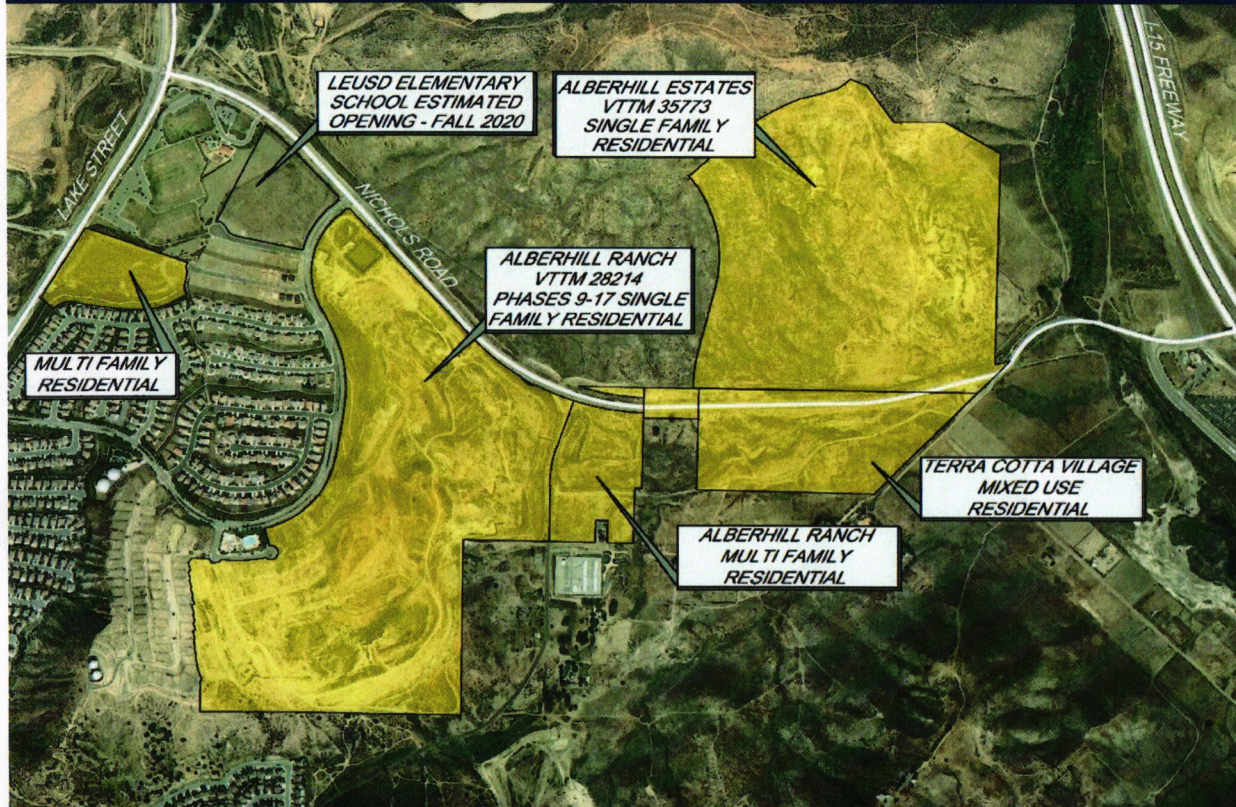
*Project
Summary*

Mark Jones Introduction & Overview



Castle & Cooke ALBERHILL PROJECTS

Ranch



Alberhill Ranch encompasses **three (3)** properties referred to as

1. Alberhill Ranch – VTTM 28214

The development of VTTM 28214 was initiated in 2004 and a portion of the project has been developed and over 560 houses have been sold.

VTTM 28214 has current tentative map entitlements with 346 SF lots within Phase 9-17; and 373 MF units with zoning entitlements.

Alberhill Ranch includes a combination of single-family units and multi-family units along with a 22 acre community sports park, a clubhouse/swim park, various pocket parks and a new elementary school.

2. Alberhill Estates – VTTM 35773

VTTM 35773 has current tentative map entitlements with 275 SF lots, a public park and a private park all within a proposed gated community.

3. Terra Cotta Villages

Via the City's General Plan update Terra Cotta Villages received zoning designation of Mixed-Use residential with a maximum of 456 MF units with a commercial overlay.

Castle & Cooke ALBERHILL PROJECTS

Lake & I-15

Ranch

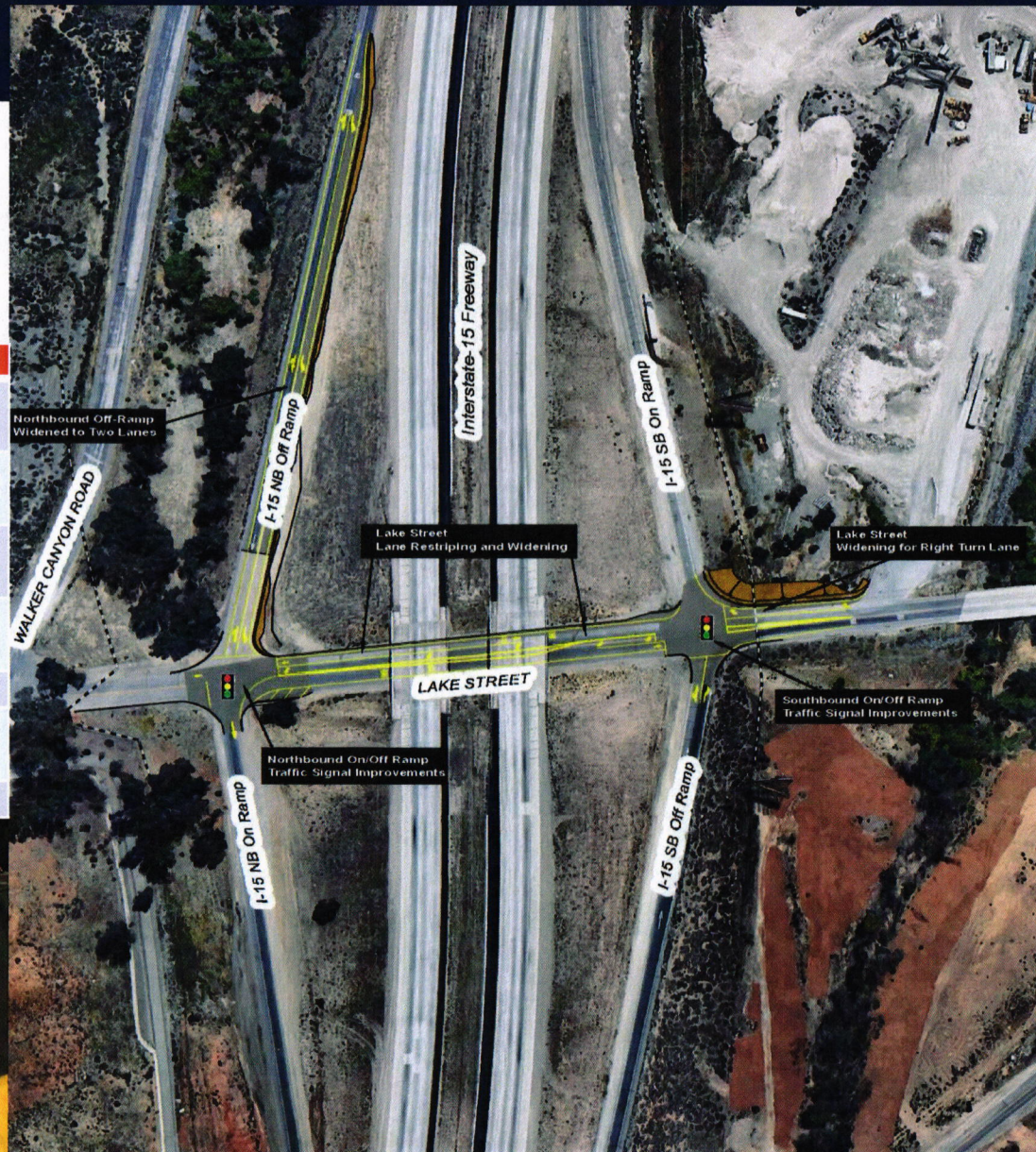
2017 & 2018

PROJECT PLANS & CONSTRUCTION

The construction improvements to the Lake Street & I-15 on/off ramps are an off-site facility requirement of Alberhill Ranch. The benefits of the improvements are as follows:

- Traffic signalization at both Northbound and Southbound on/off –ramps
- Widening of northbound off-ramp to 2-lanes
- Widening and restriping of Lake St. and the addition of a designated Lake St. right turn lane onto southbound onramp
- C&C's investment in this regional WRCOG facility is estimated at \$1,700,000

Description	Start	Finish
EVMWD relocations and manhole reconstructions	9/13/18	9/21/18
On-ramp and off-ramp in Lake Street, curb & gutter and pavement	9/21/18	10/19/18
Southbound on/off-ramp service cabinet and pull boxes	10/17/18	10/26/18
Northbound on/off-ramp service cabinet and pull boxes	10/29/18	11/7/18
Receive delivery of traffic poles	5/1/18	12/10/18
Stand traffic signal, wire pull and signal head installation	12/10/18	1/5/19
Project clean up and final inspections	1/7/19	1/11/19



Castle & Cooke ALBERHILL PROJECTS

Ranch

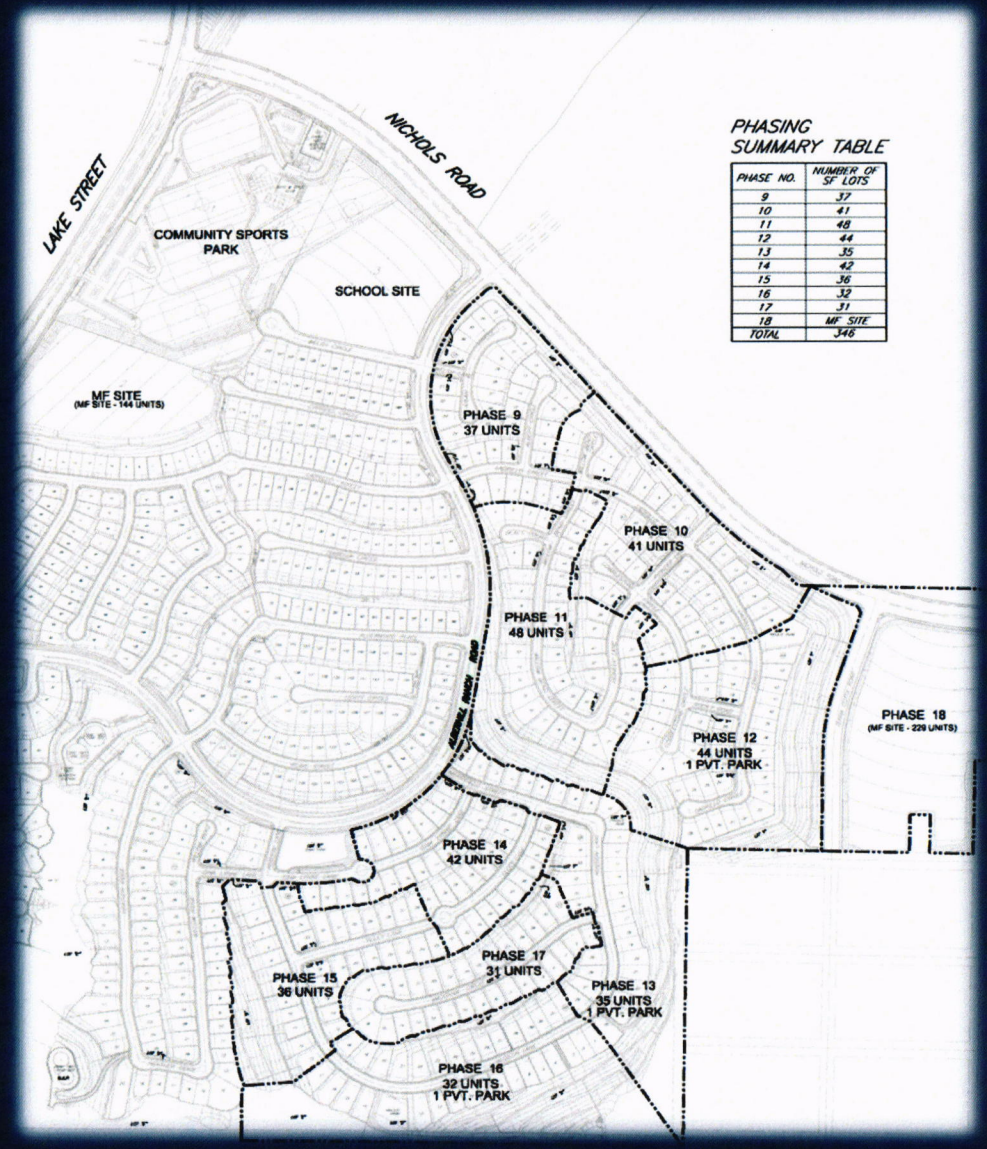
2017 & 2018
ENTITLEMENTS & PROJECT PLANS

VTTM 28214 TIME EXTENSION APPLICATION

- VTTM 28214 Tentative Map expiration date is January 13, 2019
- C&C filed a time extension to the City Planning Department in early July 2018
- Time extension will provide for an additional 3 years of vesting and allow for continued development of Phases 9 – 18
- This time extension is the last allowable time extension per the State Subdivision Act Map and City Ordinance
- Tentative Map time extension is pending City Council approval

PHASES 9 → 18 ROUGH GRADE & STORM DRAIN CONSTRUCTION DRAWINGS

- Earlier this year C&C made the business decision to move forward with preparing plans for Phases 9 – 18 construction
- KWC Engineers is preparing construction drawings for the rough grading and storm draining facilities within Phases 9 -18
- Anticipated submittal date is November 2018
- Projected cost of plan preparation, City plan check fees and other consultants is \$500,000
- Projected cost of grading and storm drain construction for Phases 9 -18 is approximately \$10,000,000



Castle & Cooke ALBERHILL PROJECTS

Ranch

2017 & 2018

ENTITLEMENTS & PROJECT PLANS

NICHOLS ROAD & ALBERHILL RANCH ROAD TRAFFIC SIGNAL IMPROVEMENTS

- C&C previously bonded for the improvement for the Nichols Road and Alberhill Ranch Road traffic signal
- The preparation of the traffic signal plans are currently working their way through the design revisions and plan check process with the City
- Traffic signal will be installed at the 650th COO based on the adopted COA
- Projected cost of plan preparation, City plan check fees and other consultants is \$75,000
- Projected cost of traffic signal and intersection improvement construction is approximately \$500,000

NICHOLS ROAD – LAKE TO ALBERHILL RANCH ROAD

- Construction drawings for Nichols Road were approved by the City in 2017
- Major underground power infrastructure is required to support future phases of development including the removal of the temporary power pole and undergrounding of existing 33kV power poles. The estimated cost will be more than \$2,000,000
- Roadway improvements will be installed at the 1200th COO based on adopted COA. Projected cost of roadway and power utility construction is estimated at \$3,500,000 of Alberhill Ranch

ALBERHILL SCHOOL – LEUSD SITE

- C&C sold 10.7 acres to LEUSD and formed a CFD for financing of a portion of the school construction
- According to LEUSD staff the anticipated construction start date is April 2019 with grading and site work
- Anticipated opening – Fall 2020

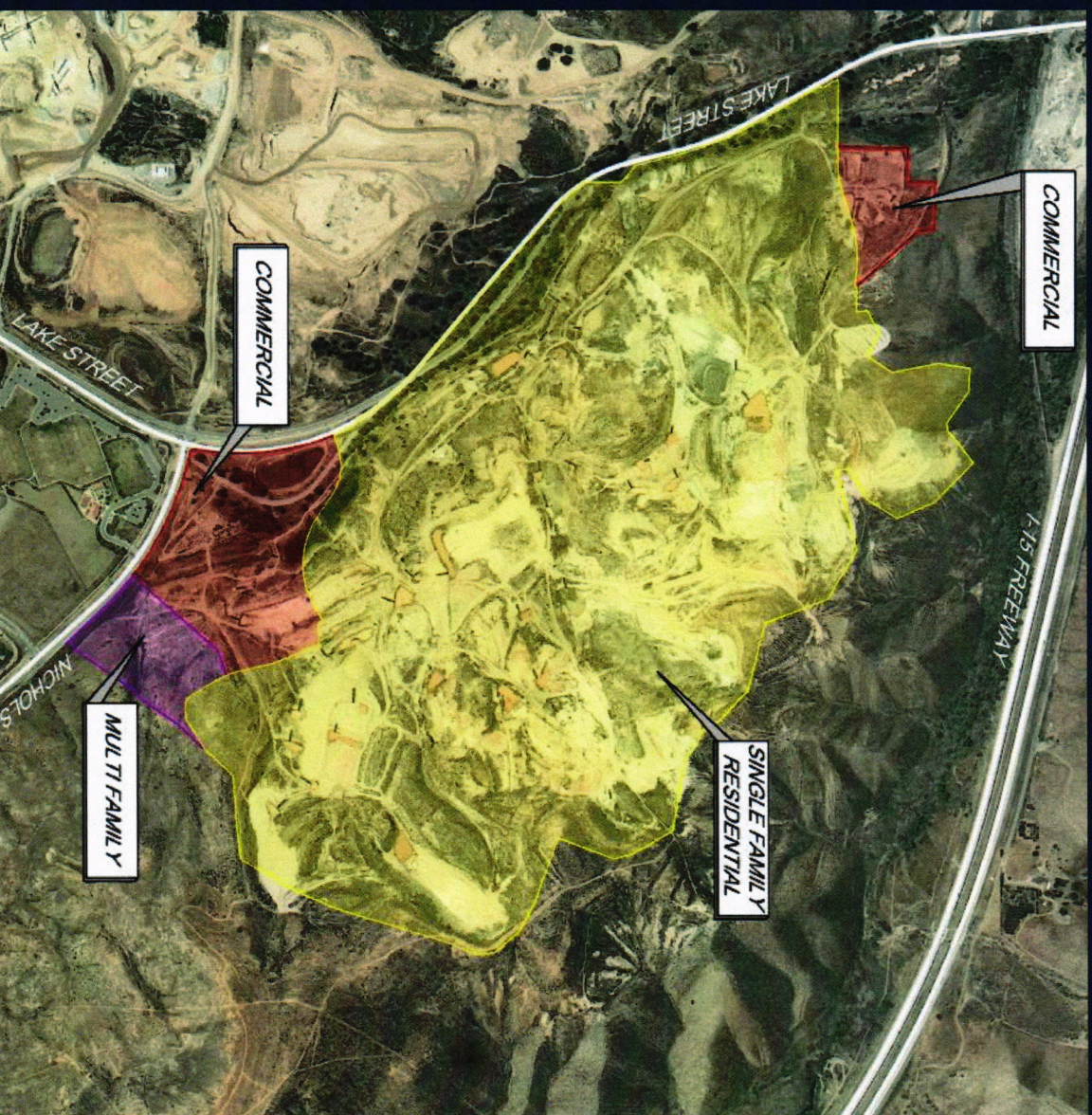


Castle & Cooke ALBERHILL PROJECTS

Ridge
2017 & 2018
ENTITLEMENTS & PLANNING

Alberhill Ridge is a +/-396 acre community that includes a combination of single-family units with multi-family units and commercial retail and office development.

- The Tentative Map for VTTM 35001 was initially approved in 2012.
- VTTM 35001 time extension application is on file with the City Planning department. The application has been tolled via agreement with the City Council.
- Progress on VTTM 35001 has been delayed by a CEQA lawsuit filed in 2016, which was recently dismissed
- An amended VTTM 35001 is currently being prepared and the anticipated submittal date is late 4Q 2018
- VTTM 35001 Tentative Map entitlements potentially include 934 single-family lots and 225 multi-family lots.
- City infrastructure will include realignment of Lake Street widening of Nichols Road along the project frontage
- Two (2) commercial/retail and office properties totaling 28.4 acres are included in the development along with 120 mixed-use residential units.
- Project amenities include a +/- 39 acre linear park and pedestrian trail system, a 5 acre neighborhood park and various pocket parks.



Castle & Coe ALBERHILL PROJECTS

Villages
2017 & 2018
ENTITLEMENTS & PROJECT PLANS



PA6A & 6B – RP112 RECLAMATION PLAN AMENDMENT

- A Reclamation Plan Amendment needs to be filed to remove the subject site from RP112 in order for development to commence.
- After a series of meetings with City staff an Amended Reclamation Plan document was submitted by SESPE Consultants to City of Lake Elsinore Public Works Department on June 6, 2018.
- Upon City staff review a Planning Commission meeting will need to be scheduled to approve the Amended Reclamation Plan.
- Projected cost of plan preparation City fees and other consultants is approximately \$50,000

PA6A & 6B RP112 PHASED DEVELOPMENT PLANS (RDP)

- C&C has designated PA6A & 6B, two commercial sites, to be included in the first Phased Development Plan (PDP) within the approved AVSP
- C&C has made the business decision to move forward with the preparation of the PDP for PA6A & 6B
- KWC and their project consultants are preparing the PDP, which includes a planning document; traffic impact analysis, and landscaping details
- PDP will also include a detailed conceptual site plan of the 45.9 acre City Regional Sports Park
- The anticipated submittal date is December 2018
- Projected cost of plan preparation City fees and other consultants is approximately \$300,000



Castle & Cooke ALBERHILL PROJECTS

Villages

2017 & 2018

ENTITLEMENTS & PROJECT PLANS

LAKE STREET & TEMESCAL CANYON ROAD

JOINT PROJECT REVIEW

- Lake Street and Temescal Canyon Road are “covered” roads as identified in the County of Riverside MSHCP documents
- First step in the roadway design process is to proceed with a Joint Project Review (JPR)
- In November 2017 C&C agreed to fund the JPR process, including consultants, with the City via a Cost Recovery (CRS)
- City has contracted with Envicom to prepare and process the JPR
- Anticipated submission of JPR application to the Riverside Conservation Authority (RCA) is January 2019
- The JPR approval by the RCA and Resource Agencies may occur in 2019
- Projected cost of the JPR preparation, city fees and other consultants is approximately \$500,000
- Upon approval of the JPR the next step in the process would be to initiate the preparation of the construction drawings



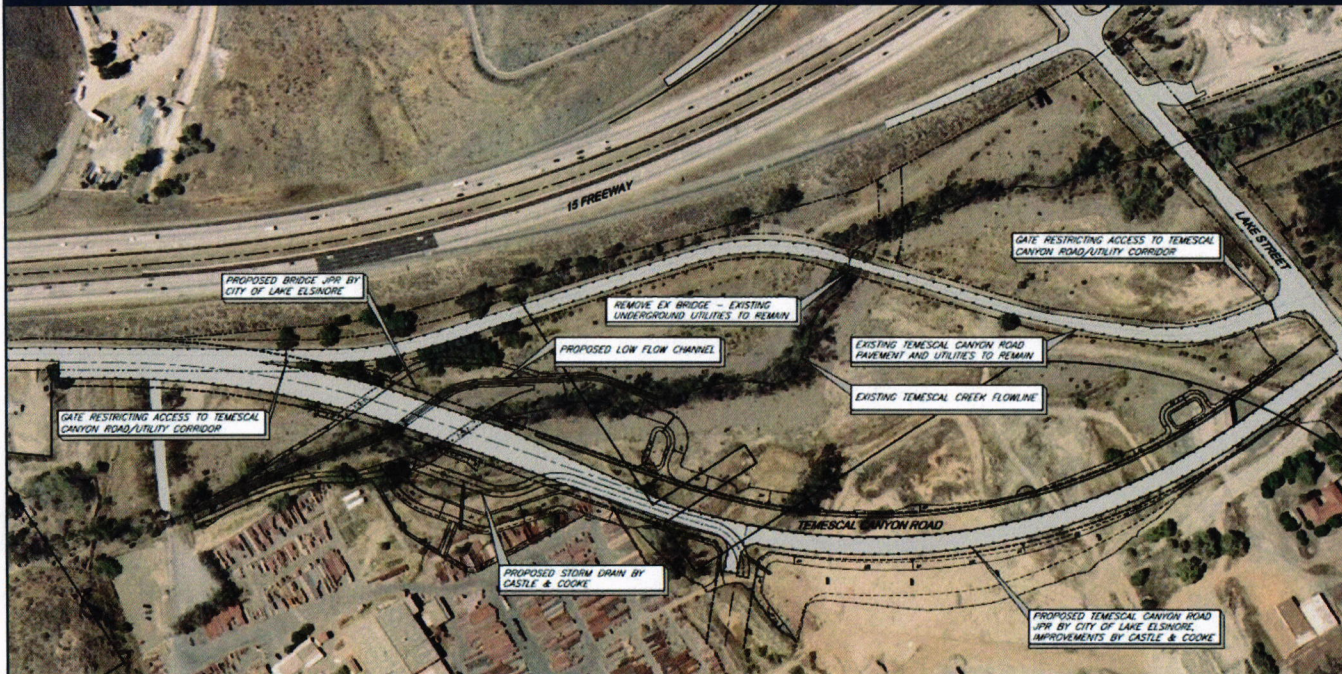
Castle & Cooke ALBERHILL PROJECTS

Villages

2017 – 2018

ENTITLEMENTS & PROJECT PLANS

TEMESCAL CREEK BRIDGE PROJECT



- C&C has supported City staff in the preparation of preliminary drawings and processing of the Temescal Creek Bridge Project through the Resource Agencies.
- C&C consultants have provided documents, reports, planning and engineering services to assist the City in defining the limits of the proposed bridge relocation area.
- C&C is assisting in obtaining Resource Agency permits through the use of their lands in and adjacent to the proposed bridge as “mitigation area” for the City’s project.
- C&C provided the City a “letter of commitment” to construct two lanes of Temescal Canyon Road and related drainage improvements from the new Temescal Creek bridge to Lake Street.
- Projected timing of construction is triggered by the City’s awarding of the contract of the Temescal Creek Bridge relocation project.
- Projected cost of support services of engineering and environmental consultants is approximately \$100,000
- Projected cost of the two lane roadway extension defined in the “letter of commitment” to the City is estimated at \$2,800,000

Future Alberhill Infrastructure

Temescal Canyon Road, Lake Street and Nichols Road are identified as regional facilities within the WRCOG and the City's TIF programs.

Segments of each of the roadways will be built out as the various projects within Alberhill are built out and based on updated Traffic Impact Analysis.

**CASTLE & COOKE ALBERHILL PROJECTS
LAKE STREET, NICHOLS ROAD, TEMESCAL CANYON ROAD
ESTIMATED COST TO COMPLETE OFFSITE FACILITIES**



Castle & Cooke
ALBERHILL PROJECTS

*Closing
Comments*

Thank you!

