

*Castle & Cooke*  
**ALBERHILL**



ALBERHILL VILLAGES

ALBERHILL  
RIDGE

ALBERHILL  
RANCH

I-15 FREEWAY

LAKE STREET

LAKE STREET

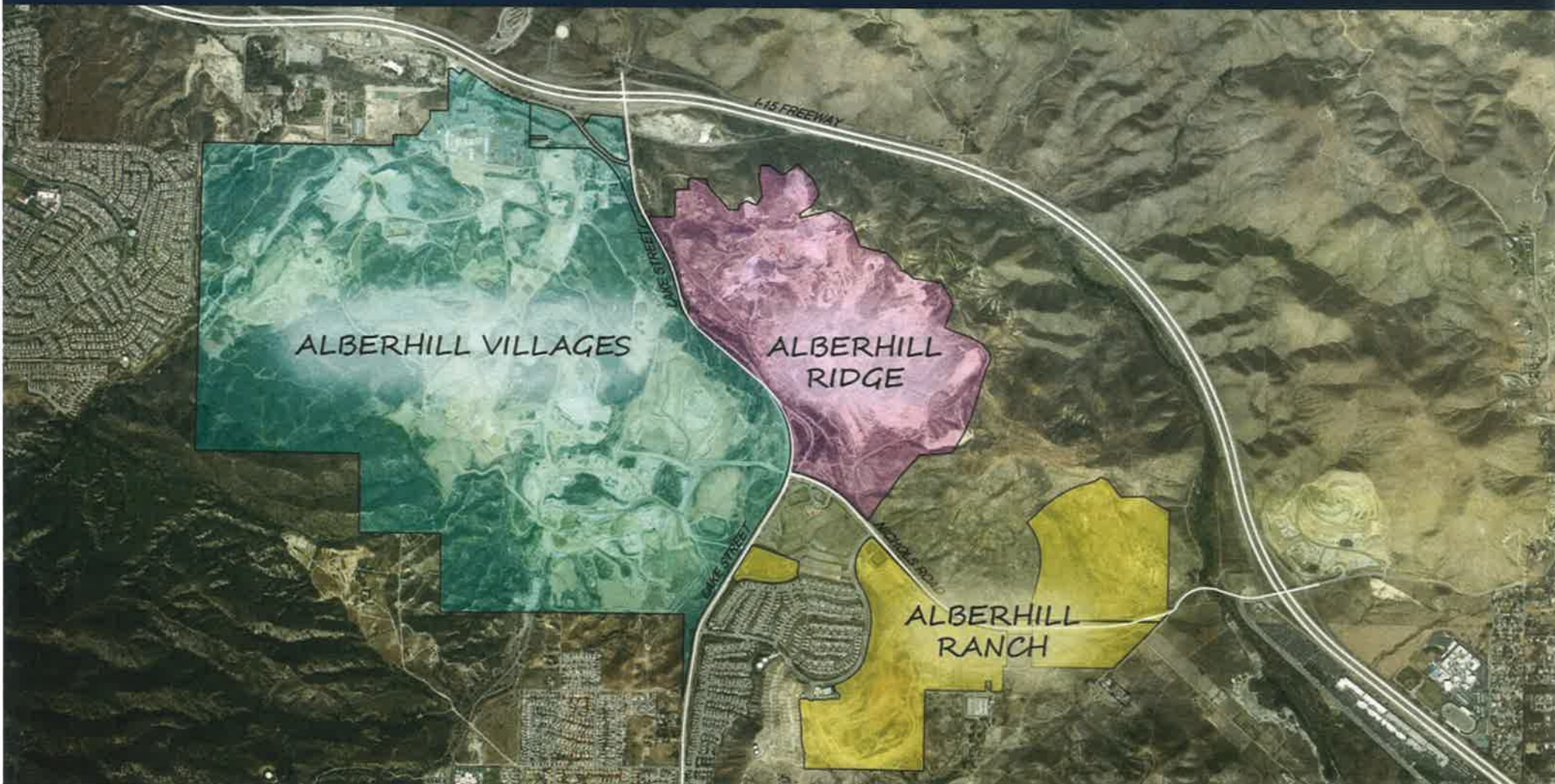
NICHOLS ROAD



*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 including sending senior housing with a commercial overlay.





# Castle & Cooke ALBERHILL PROJECTS

## Lake & I-15

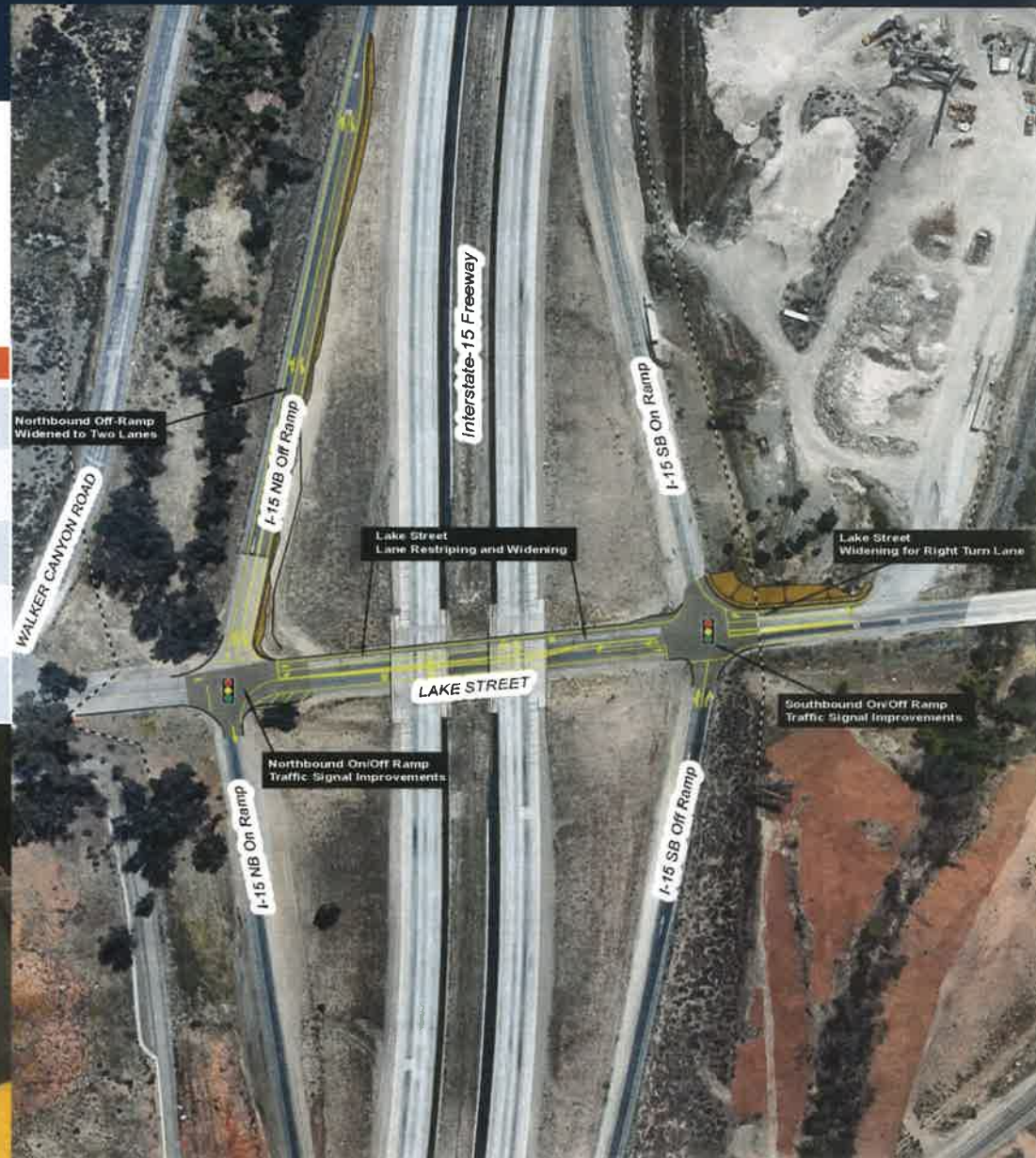
The construction improvements to the Lake Street & I-15 on/off ramps are an off-site facility requirement of Alberhill Ranch. The benefits of the improvements are as follows:

- 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

**Ranch**  
2017 & 2018

## PROJECT PLANS & CONSTRUCTION

Description	Start	Finish
On-ramp and off-ramp in & gutter and pavement construction	Completed	
Southbound & Northbound on/off-ramp service cabinet and pull boxes	10/17/18	11/30/18
Receive delivery of traffic poles	5/1/18	12/10/18
Stand traffic signal, wire pull and signal head installation, Lake Street final pavement overlay	12/10/18	1/5/19
Project clean up and final inspections	1/7/19	1/11/19





# Castle & Cooke ALBERHILL PROJECTS

# Ranch

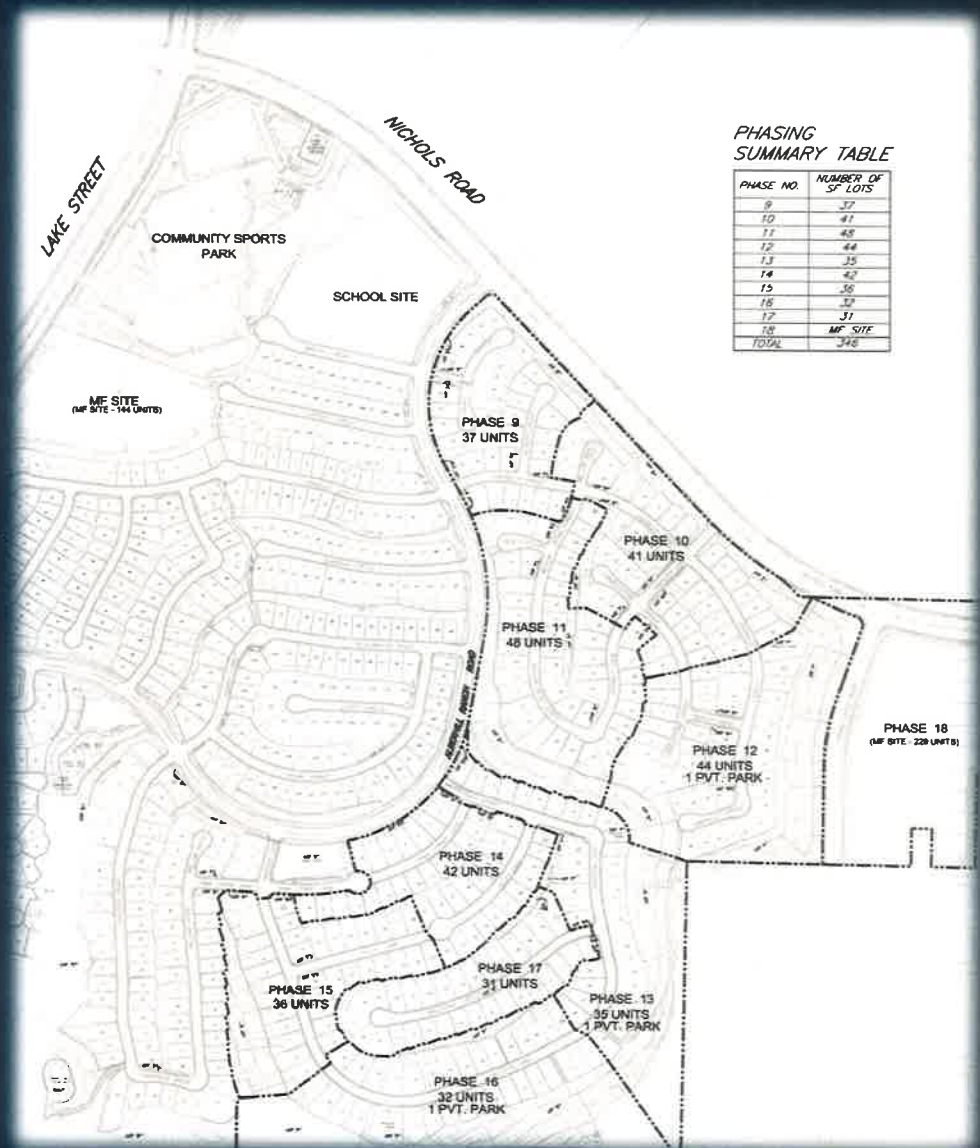
2017 & 2018  
ENTITLEMENTS & PROJECT PLANS

## 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 Staff review and 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 late November/early December 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

## 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 650<sup>th</sup> 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

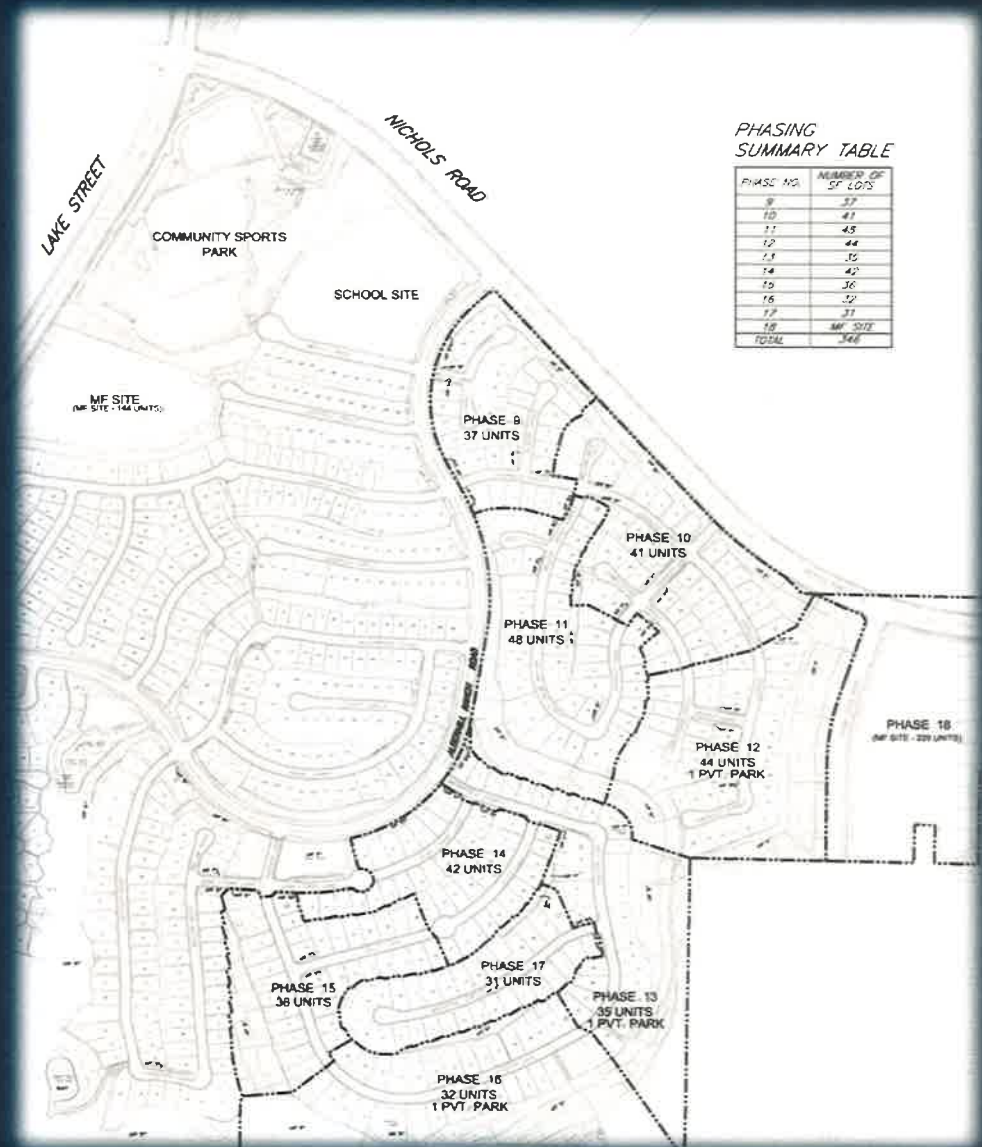
- Construction drawings for Nichols Road were approved by the City in 2017
- Major underground power infrastructure is required to support future phases of development including the removal of the temporary power pole and undergrounding of existing 33kV power poles. The estimated cost will be more than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

## 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

# Ranch

## 2017 & 2018 ENTITLEMENTS & PROJECT PLANS



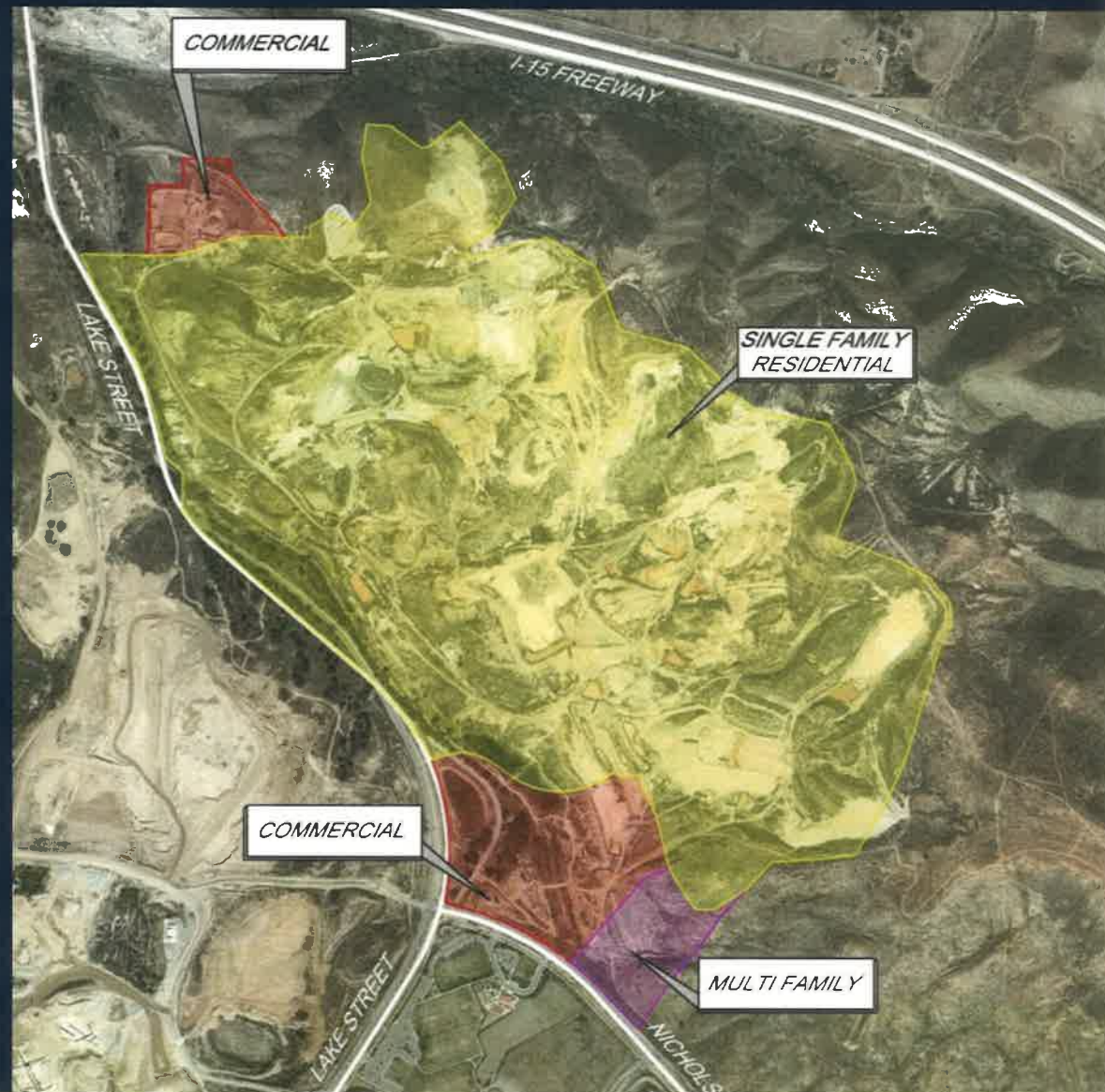


# *Castle & Cooke* ALBERHILL PROJECTS

## *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 and widening of Lake Street and the 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 with a pedestrian trail system, a 5 acre neighborhood park and various pocket parks.





# Castle & Cooke ALBERHILL PROJECTS

## Villages

## 2017 & 2018

## ENTITLEMENTS & PROJECT PLANS



## ALBERHILL VILLAGES SP

- City Council approved AVSP in Q1 2017 with over 8000 housing units, commercial areas, a university site along with a 45.9 acre City Regional Sports Park, community and pocket parks
- Subsequent Phased Development Plans and Tentative Maps will need to be filed to obtain entitlements for development

## 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
- C&C is also providing in the PDP an integrated Master Plan for the existing Alberhill Community Park to compliment the future City Regional Sports Park
- The anticipated submittal date is January 2019
- 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 assisted 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 easterly 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 to C&C 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

- [illegible]



*Castle & Cooke*  
**ALBERHILL PROJECTS**

*Closing  
Comments*

**Thank you!**



ALBERHILL VILLAGES

ALBERHILL  
RIDGE

ALBERHILL  
RANCH

I-15 FREEWAY

LAKE STREET

LAKE STREET

MICHAEL'S ROAD