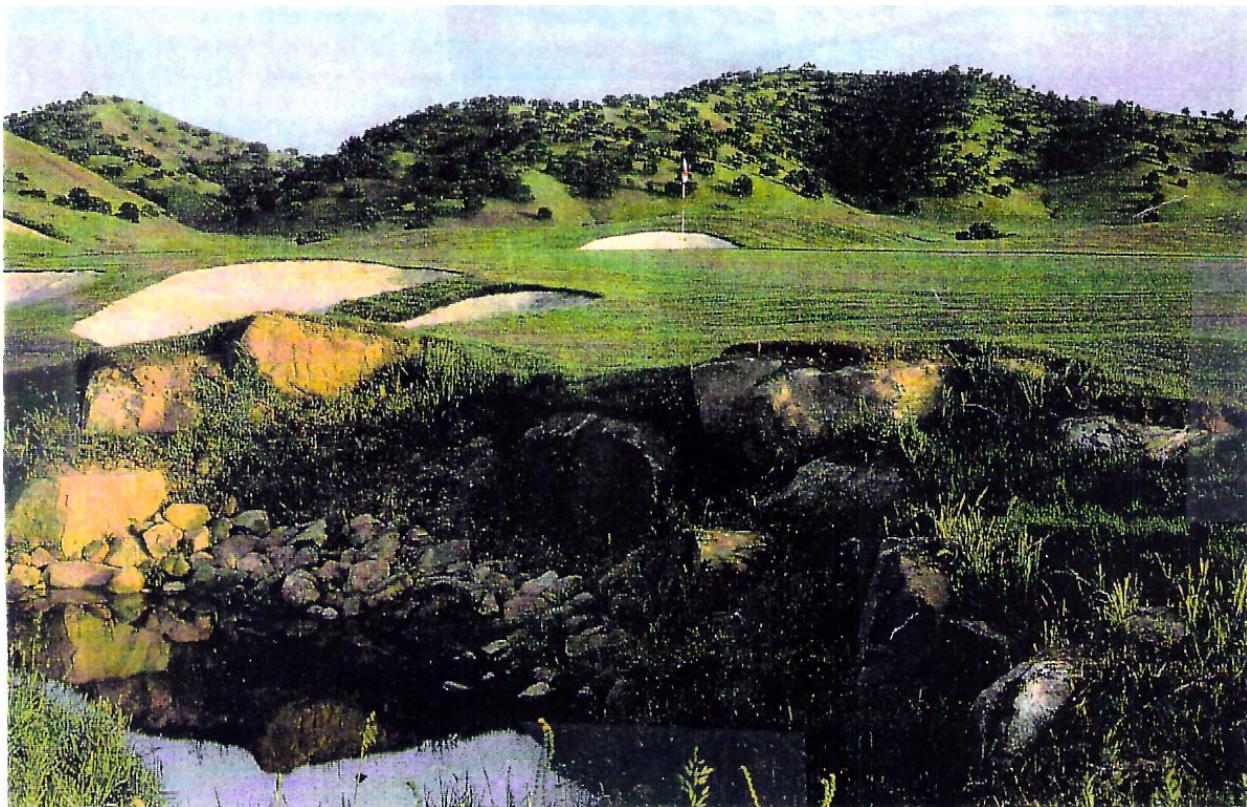


DIABLO GRANDE

A PLANNED RESIDENTIAL & RESORT COMMUNITY
IN STANISLAUS COUNTY

FINAL SPECIFIC PLAN



December 9, 1999
Draft 2016 Amendment

DIABLO
GRANDE

"Living with the future"

**TEXT REVISIONS TO THE
DIABLO GRANDE SPECIFIC PLAN**

Specific Plan Amendment No. or Title	Board of Supervisors Resolution No.	Date Adopted	Revisions
<u>91-01</u>	<u>1993-1026</u>	<u>October 19, 1993</u>	<u>Specific Plan Approval</u>
<u>91-01</u>	<u>1998-642</u>	<u>July 28, 1998</u>	<u>Specific Plan Reauthorization</u>
<u>91-01</u>	<u>1999-956</u>	<u>December 7, 1999</u>	<u>Specific Plan Reauthorization</u>
<u>2004-01</u>	<u>2004-975</u>	<u>December 14, 2004</u>	<u>Allow off-site treatment of sewer line to Patterson</u>
<u>2005-01</u>	<u>2005-254</u>	<u>April 5, 2005</u>	<u>Revisions to land use acreages and locations within Phase 1 center</u>
<u>2015-0123</u>			

DIABLO GRANDE

**A PLANNED RESIDENTIAL & RESORT COMMUNITY
IN STANISLAUS COUNTY**

SPECIFIC PLAN

PREPARED BY

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December 9, 1999
Draft 2016 Amendment

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DIABLO GRANDE SPECIFIC PLAN

REINTRODUCTION

The Diablo Grande Specific Plan was originally prepared and submitted to the Stanislaus County Planning Department in December of 1990. Throughout the period of time when the environmental review process was underway, the Diablo Grande Specific Plan was amended many times in response to environmental issues as they were raised in the process. Ultimately, the Diablo Grande Specific Plan and its related Environmental Impact Report (the “original EIR”) was adopted by the Stanislaus County Board of Supervisors on October 26, 1993.

After approval of the Diablo Grande Specific Plan and the original EIR, a timely lawsuit was filed challenging the environmental documents related to the Diablo Grande Specific Plan. After hearings at the Stanislaus County Superior Court and the State of California Fifth District Appellate Court (the “District Court”), it was ultimately decided that the Diablo Grande EIR was sufficient in all respects with the exception of the discussion of long-term water sources. Based upon this decision, the project developer has prepared a Water Resources Plan which sets forth eight (8) possible sources of water for the Diablo Grande project. A Supplemental EIR has been prepared on this Water Resources Plan. The Diablo Grande Specific Plan, original EIR and Supplemental EIR ~~are all being~~were readopted in 1998/1999 to comply with the findings of the District Court and the Order of the Superior Court.

In readopting the Diablo Grande Specific Plan, ~~some~~ changes ~~have been~~were made to the Specific Plan to make sure that it ~~is-was~~ both current and usable. ~~Since~~ After the Diablo Grande project was approved in October of 1993, ~~both~~two Phase 1 golf courses and the clubhouse ~~have been~~were constructed at the site. In addition, ~~a large portion of~~ the project entry road ~~has been~~was constructed along with the pump stations and water lines to serve the Diablo Grande project. In the permitting process for the construction of these facilities, the project developer, along with Stanislaus County, ~~was~~were able to isolate some areas in the Specific Plan that were either confusing, difficult to implement, or irrelevant. For example, at the time the Diablo Grande Specific Plan was originally prepared and adopted, the Lakeborough project at the intersection of Interstate 5 and Fink Road was still considered a viable project and was discussed as such.

Further, as policy documents, it is typical that Specific Plans are updated approximately every five years. This updating of a Specific Plan is similar to the updating of a County’s General Plan. ~~This~~This Specific Plan ~~is-being~~was readopted close to five years after its original adoption date. Both the project developer and the County of Stanislaus ~~have~~ determined ~~that~~this ~~is-was~~ an appropriate window for an update, and further, that enough ~~has-had~~ occurred at the site to warrant ~~this-the~~ update.

All of the facilities ~~which have been~~ constructed for the project to date, ~~have been~~were constructed in full and complete compliance with the original Diablo Grande EIR and Mitigation Monitoring and Reporting Plan. The County's compliance file for the specific project components, shows proof of compliance with all of these mitigation measures.

Based upon these facts, Stanislaus County ~~has~~ determined that, ~~at~~ the readoption of the Specific Plan, ~~it is most was the~~ appropriate action to ~~have update~~ the Specific Plan ~~brought current, based upon today's conditions.~~ A number of the changes involved clarifying dates, time frames, schedules, or recognition of a condition today which is different than it was in the original adoption in 1993. Further, the new adopted Specific Plan ~~will have some made~~ changes which ~~are were~~ based upon discussions between the project developer and the County. The general changes to the Diablo Grande Specific Plan from the 1993 adopted documentss are as follows: (1) Lakeborough ~~has was been~~ omitted from all of the discussion; (2) the water discussion ~~has been was~~ revised so that it is to be consistent with the Supplemental EIR; (3) ~~the~~ onsite road standards ~~have been were~~ revised consistent with discussions with the County Department of Public Works; (4) numerous minor revisions ~~have been were~~ made to the document to clarify timeframes, dates and improvements consistent with the current setting in 1998; and (5) methods of implementing the Specific Plan have been revised to make them more understandable and clear.

Stanislaus County ~~has~~ determined that none of these changes ~~are were~~ significant in nature, i.e., they ~~will would~~ not result in a significant impact under CEQA, other than the revision to the water discussion, for which a Supplemental EIR has been prepared. To aid in the review of any changes made from 1993 to 1998, Stanislaus County has kept on file a copy of the original 1993 Specific Plan.

2004 and 2005 Changes

In 2004 and 2005 minor land use changes were made to the Phase 1 Preliminary Development Plans. These changes included adding the sewer line to Patterson and revising the text related to on-site sewer treatment for the 2004 Amendment, and slight revisions of the land use acreage and locations within the center of the Phase 1 PDP with the 2005 amendment.

2016 Update

In 2007 the Diablo Grande project was placed into bankruptcy and was acquired in 2008 by a new owner. No substantial construction has occurred at the site from 2008 to 2016, other than construction in previously approved subdivisions. The 2016 update reconfigures the Phase 1 Preliminary Development Plan (PDP) to reflect current market conditions.

While there was not substantial construction from 2008 to 2016, there was ongoing project evaluation and analysis to determine how the project should be reconfigured to recognize current market trends. An underlying requirement for any revision was that the change reflected the unique character of Diablo Grande, retained the heart of the approved Specific Plan, realigned the land use plan to focus on single-family development, and respected open space for the enjoyment of the residents.

It had been over ten (10) years since any adjustment had been made to the Specific Plan, even though the plan itself recommends updates every five (5) years. Market studies and analyses made it clear that lots adjacent to open space are more desirable than lots with large yards and high water demands. As such, lot size changes were made while keeping the Phase 1 PDP within the plus or minus 15% lot yield already allowed by the adopted EIR and the Specific Plan. With the 2016 update, the overall discussion in the Specific Plan, specifically in Chapters 1 through 3, 5 and 6 remained basically untouched except for four significant changes:

1. The Specific Plan was modified to recognize the closure of the Legends Golf Course;
2. The Specific Plan was modified to recognize that sewer is now being sent to the City of Patterson;
3. The Specific Plan was modified to recognize that SR 9-1-1 had taken over the emergency communications system at the site; and,
4. Additional lot size categories were added to the low density and medium density residential land use categories.

Chapters 4 and 7, the Phase 1 PDP were substantially updated to recognize 2016 market realities, and to modify the project to a more appropriate lot mix and layout based upon the current and future market. The Phase 1 PDP unit count falls within the allowable limits set forth in the EIR and Specific Plan. The Phase 1 PDP revisions resulted in a lot count consistent with the current Specific Plan, but with lot sizes consistent with the current and future market. These lots are more efficient, use less water, have more open space views, and result in more overall preserved open space within the project than was provided in the Specific Plan before the 2016 update.

1.0. INTRODUCTION

DIABLO GRANDE is a planned destination resort and residential community located in western Stanislaus County seven miles west of Interstate 5. This project combines scenic open spaces, wilderness conservation areas, ~~six~~five (5) golf courses, swim and tennis facilities, a hotel and executive conference center, a winery, vineyards, a research campus, municipal facilities, a town center, including shops and offices, a shopping center and three primary dwelling types totaling 5,000 units in five Villages clustered on 29,500 acres.

1.01. AUTHORITY AND SCOPE

This Specific Plan has been prepared in compliance with the Stanislaus County Specific Plan Guidelines and the Stanislaus County General Plan. These documents recommend that specific plans be the tool for the development of large blocks of land. The Stanislaus County Specific Plan Guidelines state, on pages 3 and 4:

"WHEN TO PREPARE A SPECIFIC PLAN

Specific Plans are appropriate in rapidly urbanizing areas, in revitalization areas or special study areas as characterized by the following:

7. Very large single-ownership land developments where a significant new community is to be developed in a presently non-urban area.

The Stanislaus County General Plan, on pages 1-28 and 1-29, reiterates this statement and concludes that "[t]he Director of Planning and Community Development shall determine when a given project will require that a specific plan be prepared." The Diablo Grande Specific Plan has been prepared at the request of the Stanislaus County Planning and Community Development Department. Specific Plans are authorized under Government Code Section 65450 et. seq., and the intent of this Specific Plan is to aid in the "systematic implementation of the general plan" as stated in Government Code Section 65450.

The Diablo Grande Specific Plan acts as both a policy document and a regulatory document. The Diablo Grande Specific Plan has been adopted by resolution. Preliminary Development Plans, consistent with the Specific Plan will be adopted by ordinance, and inserted into the Specific Plan, as allowed under Government Code Section 65453 which states in part:

- "(a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body."

The Diablo Grande Specific Plan is also a phased document. Development consistent with the Specific Plan will be implemented through the submittal and approval of Preliminary Development Plans (See Chapter 3.0). For discussion of the projected phases of the project, refer to Chapter 2.15 and Figure 18.

As a policy document this Specific Plan has been adopted by resolution, and conveys no final development entitlements until a Preliminary Development Plan is approved for a specific phase of development. Preliminary Development Plans will be adopted by ordinance. Once a Preliminary Development Plan has been approved, the Specific Plan will act as a regulatory document and control the development within the Preliminary Development Plan area.

Full development entitlements will be conveyed to the land incorporated within the Specific Plan upon the approval of a Preliminary Development Plan for any development phase as discussed in this document. It is assumed that the phasing of development will proceed as spelled out in this Specific Plan. The adoption of a Preliminary Development Plan will convey development entitlements to the area covered by the Preliminary Development Plan, and allow development to occur within this area by subsequent administrative actions taken by either: (1) the Diablo Grande

Design Review Committee (DGDR) as spelled out in Chapter 6.02.3; (2) the Stanislaus County Department of Planning and Community Development staff; (3) the Stanislaus County Planning Commission; (4) the Stanislaus County Board of Supervisors; (5) any other affected agency, or (6) a combination of those previously mentioned, as spelled out in this Specific Plan.

1.02. PROJECT LOCATION

Diablo Grande is located in the Diablo Range which forms the western rim of the San Joaquin Valley. It is also within 60 minutes driving time to employment centers in Pleasanton, Dublin, and San Ramon and 90 minutes driving time to the central San Francisco Bay Area. The nearest incorporated city is the City of Patterson, which is located approximately 9 miles to the east via Oak Flat Road and Ward Road.

- Figure 1 is a Regional Map which illustrates the project location within the Bay Area and San Joaquin Valley context, and Figure 2 shows the project relative to Stanislaus County.

1.03. GENERAL PLAN

1.03.1. "SPECIFIC PLAN" LAND USE DESIGNATION

The entire project area, the 29,500 acre Ranch, has been approved for a General Plan designation of "Specific Plan (SP-1)". This General Plan designation has been added to the Stanislaus County General Plan Land Use Map. Any person reviewing these maps will be immediately referred to the Diablo Grande Specific Plan for additional information on how to implement the County's General Plan. The Diablo Grande Specific Plan has become the controlling document for the systematic implementation of the Stanislaus County General Plan Goals and Policies onsite.

The Diablo Grande Specific Plan consists of five (5) Villages featuring recreational, residential, open space, resort and other employment land uses, connected by circulation routes and separated by open space areas and four (4) Conservation Areas.

- Figure 3 illustrates the General Plan Diagram for the Specific Plan and summarizes related General Plan designations for the five Villages and four Conservation Areas.

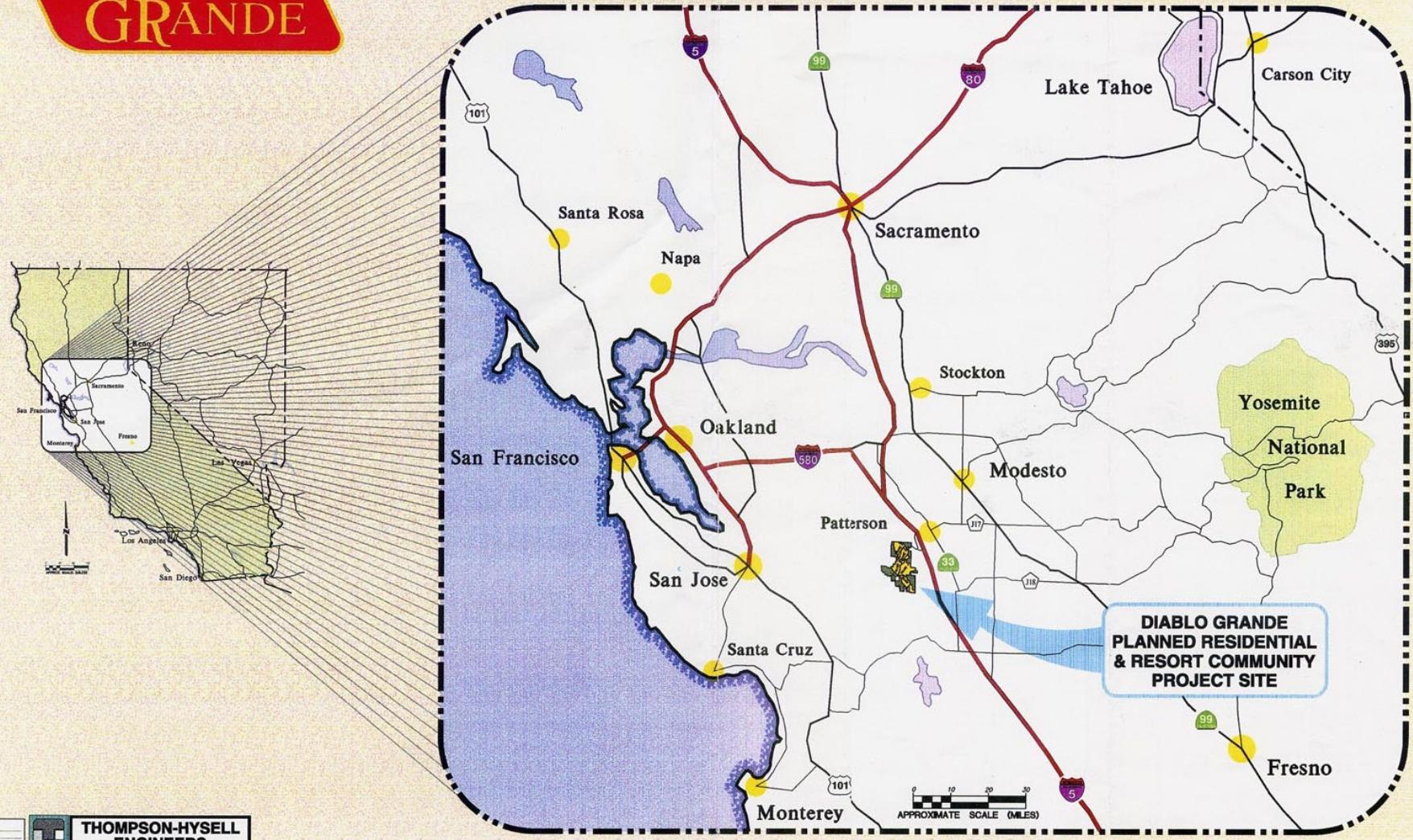
1.04. ZONING

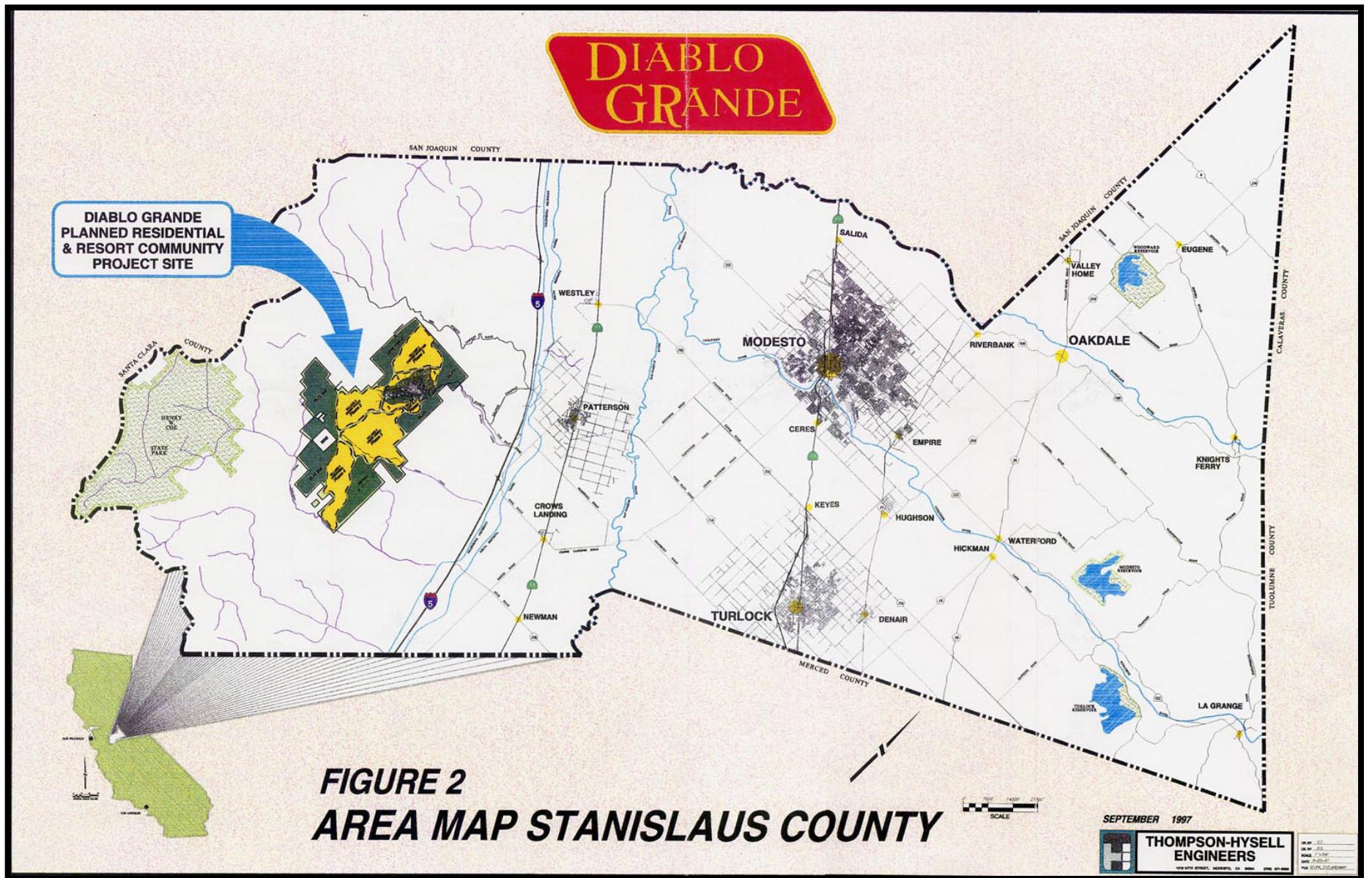
1.04.1. "SPECIFIC PLAN" ZONING DISTRICT

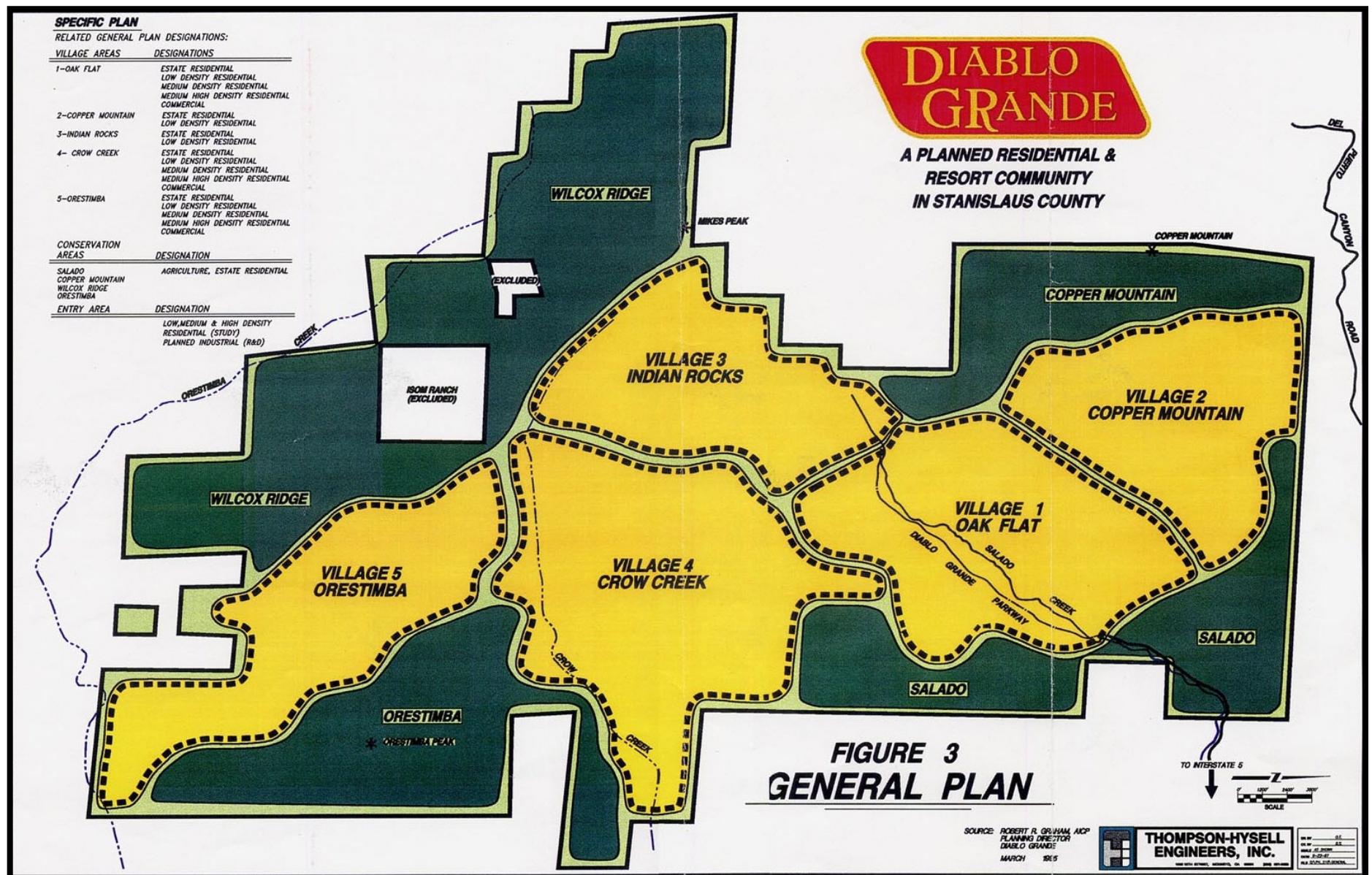
The proposed zoning classification for all property located on the Ranch which is not covered by a Preliminary Development Plan, as set forth in Chapter 3.0, will be "Specific Plan/ General Agriculture" (S-P/A-2-160) pursuant to Chapter 21.20 and 21.38 of the Stanislaus County Zoning Ordinance. This combined zoning will direct those reviewing the Zoning Map to refer to the Diablo Grande Specific Plan to determine the County policies regarding development in this

DIABLO GRANDE

FIGURE 1
REGIONAL MAP DIABLO GRANDE







area, yet keep all land in agriculture, and maintain agricultural uses, until some future time when a Preliminary Development Plan is approved for an individual phase of construction.

Once a Preliminary Development Plan consistent with Chapter 3.0 is approved, it will become the Zoning Map for the area which it covers, and the Stanislaus County Zoning Map will be revised to SP-PDP(#); with the number of the zoning corresponding to the number of the approved Preliminary Development Plan. Development of the “Estate Lots” of 3 to 40 acres will be permitted within the existing SP/A-2-160 zoning, consistent with the Specific Plan and the Mitigation Monitoring and Reporting Plan without requiring individual rezonings or Specific Plan amendments prior to the approval of individual estate lots. All lands covered by a Preliminary Development Plan will have zone classifications based upon the zoning districts contained in the Stanislaus County Zoning Ordinance as modified by this Specific Plan.

- Figure 4 illustrates the Zoning Map and the related Districts by Village and Conservation Area.

2.0. DEVELOPMENT PLAN

2.01. PURPOSE AND INTENT OF SPECIFIC PLAN

The Diablo Grande project area has been historically used as a seasonal cattle and sheep ranch known for many decades as Oak Flat Ranch (the “Ranch”), and provides the isolated setting for Diablo Grande. Its rolling hills, spacious valleys, native plants and wildlife, and size make it ideally suited for a planned destination resort and residential community utilizing Stanislaus County's Specific Plan process.

2.02. PROJECT LOCATION AND EXISTING SETTING

Diablo Grande consists of the Ranch and the access corridor from the project to Interstate 5 via Oak Flat Road and Ward Avenue to either the Fink Road or Sperry Road interchanges. In 1993, the existing uses on the Ranch were seasonal cattle grazing and two residences. The General Plan designation was “Agriculture” and the zoning designation was General Agriculture (A-2-160).

- Figure 3 illustrates the proposed General Plan designations set forth by the Specific Plan.
- Figure 4 illustrates the proposed Specific Plan Zoning classifications in relation to the County's zoning designations for the property.

Since 1993, a number of improvements have been installed at the project site including:

1. Two golf courses, The Ranch Course and The Legends West Course have been constructed in the valley floor of Phase 1-(In 2013, The Legends West Course was permanently closed).

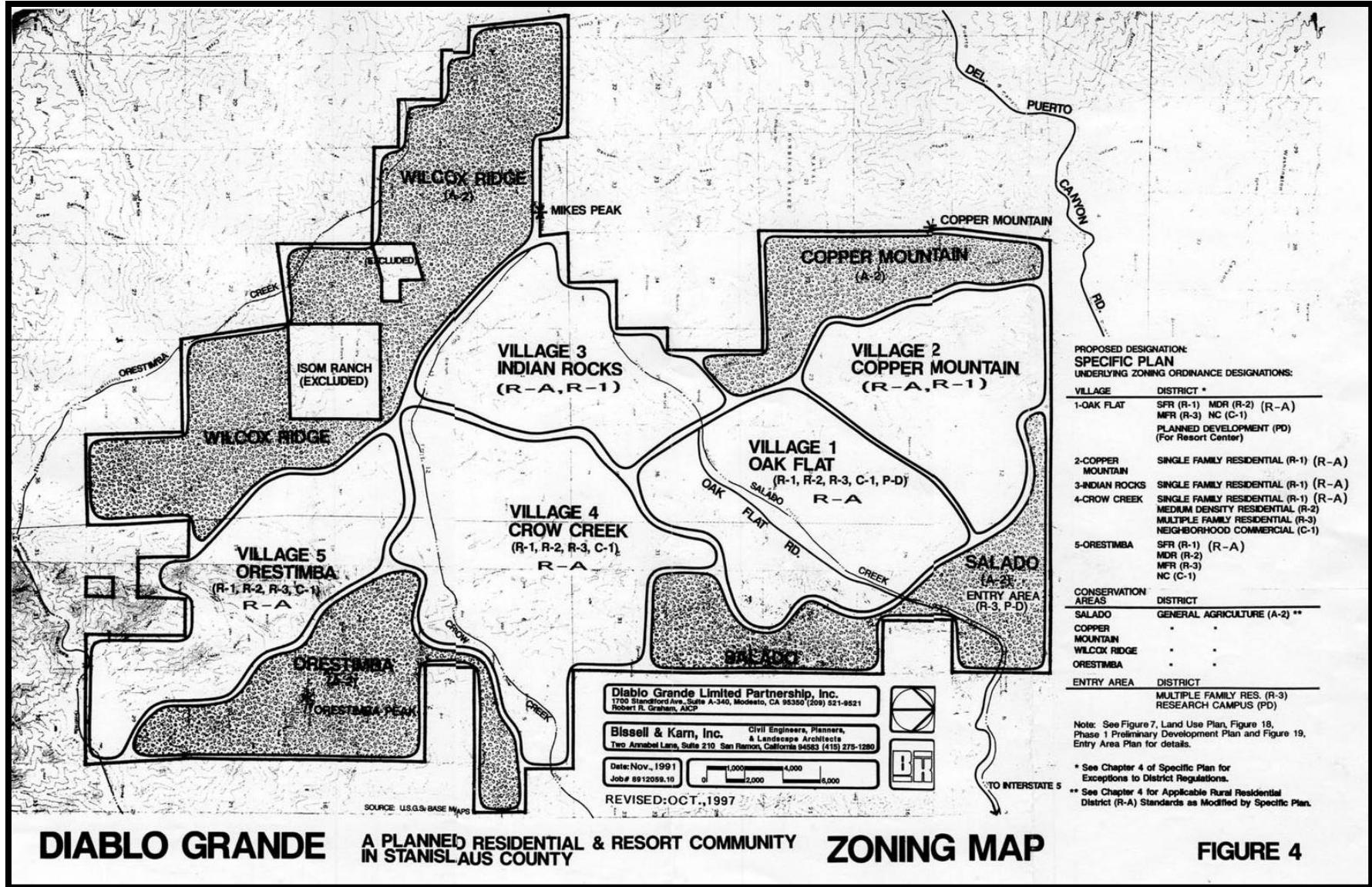


FIGURE 4

2. Oak Flat Road has been realigned and/or reconstructed in place along its entire length from Ward Avenue to the golf clubhouse with either permanent (Diablo Grande Parkway) or interim (Oak Flat Road) improvements.
3. The Perrett residence has been converted to a golf clubhouse, pro shop and restaurant, along with ancillary parking, landscaping, a swimming pool and a tennis court.

Uses surrounding the Ranch also include cattle grazing and related residences. The Specific Plan will assure compatibility between surrounding uses and Diablo Grande through use of open space conservation areas, fencing and design regulations and guidelines provided to mitigate potential land use conflicts.

2.03. CEQA COMPLIANCE

A program level Environmental Impact Report ("EIR") has been prepared in keeping with Public Resources Code Section 21000 et. seq., and more specifically, in compliance with the California Environmental Quality Act ("CEQA") Guidelines Section 15168. In response to a decision of the Fifth District Appellate Court and an Order from the Superior Court regarding this EIR, a Supplemental EIR has also been prepared consistent with CEQA Guidelines Section 15163 on the Diablo Grande Water Resources Plan. A copy of the Water Resources Plan is on file at the Stanislaus County Planning and Community Development Department. This level of review is intended to allow adoption of the Specific Plan as a policy document, amendment of the General Plan land use designation to Specific Plan (SP) and amendment of the Zoning Ordinance to Specific Plan General Agriculture (SP/A-2-160), a holding zone until development entitlements are conferred to lands within this Specific Plan by the adoption of a Preliminary Development Plan. Prior to the achievement of development entitlements, project specific environmental review must be performed.

No Preliminary Development Plan will be approved until a project specific environmental review has been performed under CEQA. This project specific review will allow the Board of Supervisors to adopt the Preliminary Development Plan for the phase requested. Development in the Preliminary Development Plan area for which project specific environmental review has been completed may proceed with the protection of CEQA Guidelines Section 15182 which states in part:

"(a) Exemption. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section."

2.04. DESIGN CONSTRAINTS AND OPPORTUNITIES

Design constraints and opportunities are based on the "Environmental Inventory/Existing Conditions Report" prepared by LSA Associates for Diablo Grande in September 1990, and a field

inspection of the Ranch. A summary of the existing environmental conditions and existing public services and facilities is provided in the subsequent paragraphs.

2.04.1 EXISTING ENVIRONMENTAL CONDITIONS (See Figures 5 and 6)

Both natural and man-made features of the Ranch are summarized below in terms of water areas, vegetation, wildlife, mountain peaks and ridge lines, topography (slope), air quality, noise levels, cultural resources and roads.

- **Water Areas**

There are four main creeks on the Ranch: Salado Creek, Lotta Creek (tributary to Salado Creek), Crow Creek, and Orestimba Creek. All of these creeks are dry much of the year except for short periods of flow which occur during or immediately following rainfall events.

On-site flooding is minimal and limited to areas where the creeks which exit the hills traverse alluvium. Channel erosion is noticeable on portions of Salado Creek. Preservation and enhancement of the major creeks could enhance wildlife and vegetation at the site, and provide benefits to golf course design and residential dwellings.

There are numerous small livestock ponds on-site that help slow runoff in addition to being a partial source of water for livestock. There are also several springs located throughout the Ranch. Numerous water wells at the site range from shallow wells approximately 30 to 50 feet in depth to deep wells over 600 feet deep. These wells and their associated flows are documented in a report titled “Summary Report, Hydrogeologic Evaluation Northern Portion of Diablo Grande” prepared by Geoconsultants, Inc. in January 1997 and an addendum to that report prepared in June 1997, and attached as an exhibit to the Diablo Grande Water Plan Supplemental EIR.

Existing ponds have been improved and new ponds added on the two golf courses to help reduce flooding, retain water on-site and aid in recycling of water on-site. The 2016 update to the Specific Plan proposed to permitted the construction of housing on the portions of the decommissioned Legends Golf Course while retaining and utilizing the existing ponds to the extent feasible. On-site well water is not adequate to serve the project, and off-site water is must also be provided for both residential and commercial purposes, via an agreement with the Kern water district which allows water from the CA Aqueduct to be pumped up the hill and treated by the Western Hills Water District (WHWD) with water from the California Aqueduct.

- **Vegetation**

The majority of the Ranch is covered with non-native grassland and oak savannah, mostly blue oaks. There are also valley oaks on-site, especially along the creek corridors along with blue oaks. Shrubs in the riparian corridors include mole fat, sage brush and matchweed. Plants in the corridors include: Spike rush, rabbit foot grass, cattail, rush, duckweed, bulrush, curly dock, bermuda grass, rye, salt grass and nettle. Shrub habitats are located adjacent to rock outcrops and to the gradual to steeper slopes. Matchweed, sticky tarweed, gooseberry shrub, and California figwort among others are located in this habitat. The vast majority of oak trees and riparian corridor habitat can be conserved through sensitive site planning and development. Much of the open grassland,

especially on lesser slopes will be removed in phases over 25 years as clustered development occurs.

- **Wildlife**

Wildlife observed on-site in the grassland and shrub habitat included desert cottontail, blacktailed hare, California ground squirrel, coyote and American badger. Bird species found in this habitat included turkey vulture, red-tailed hawk, golden eagle, American kestrel, killdeer, long billed curlew, mourning dove, Say's phoebe, horned lark, American crow, common raven, barn owl and great horned owl among others.

In the blue oak savannah/woodland habitat, the same mammals were found as in the grassland/shrub habitat with the addition of a bobcat. Bird species observed included turkey vulture, red-tailed hawk, American kestrel, northern flicker, Nuttall's woodpecker, scrub jay, yellow billed magpie, American crow, common raven, plain titmouse, white breasted nuthatch, ruby crowned kinglet, American robin, loggerhead shrike, northern mockingbird, phainopepla, European starling, yellow rumped warbler and house finch. Ground squirrels were the only mammals observed in the riparian habitat, although coyote tracks were noticed. Bird species included killdeer, common snipe and hermit thrush. One pacific tree frog was heard in Salado Creek and bluegill fish were also seen in Salado Creek. Big game animals observed on the Ranch included Columbian black-tailed deer and Russian Boar. Mountain lions, while not seen on-site, have been observed in the general area. Other upland game species observed included California quail, mourning dove, snipe, black-tailed hare and desert cottontail. Water fowl, primarily mallards, use the stock ponds and larger creek pools.

The "special status" animal species observed during field surveys on the Ranch include prairie falcons, long-billed curlew, golden eagle and American badger. A San Joaquin kit fox survey was conducted on-site and along the Oak Flat Road area, and consistent with the protocol in effect at that time, by LSA in 1990, and no kit fox were detected. Further, a second San Joaquin kit fox survey was performed over two 14 day periods in 1993, and in compliance with the newly adopted survey protocols adopted by the United State Fish and Wildlife Service ("USFWS"). These surveys were performed by LSA, after authorization by the USFWS, and no kit fox were detected. A preconstruction survey was conducted by Steve Clifton for both the Diablo Grande Parkway and The Legends West Golf Course, and no evidence of the San Joaquin kit fox was found.

With the greater majority of oak savannah/woodland and riparian habitats proposed to be conserved, there should be a similar opportunity to conserve the wildlife associated with those habitats. In the grassland/shrub habitat where most of the cluster development will occur, the wildlife associated with that habitat will either be reduced or will relocate to adjacent open space areas where that is compatible.

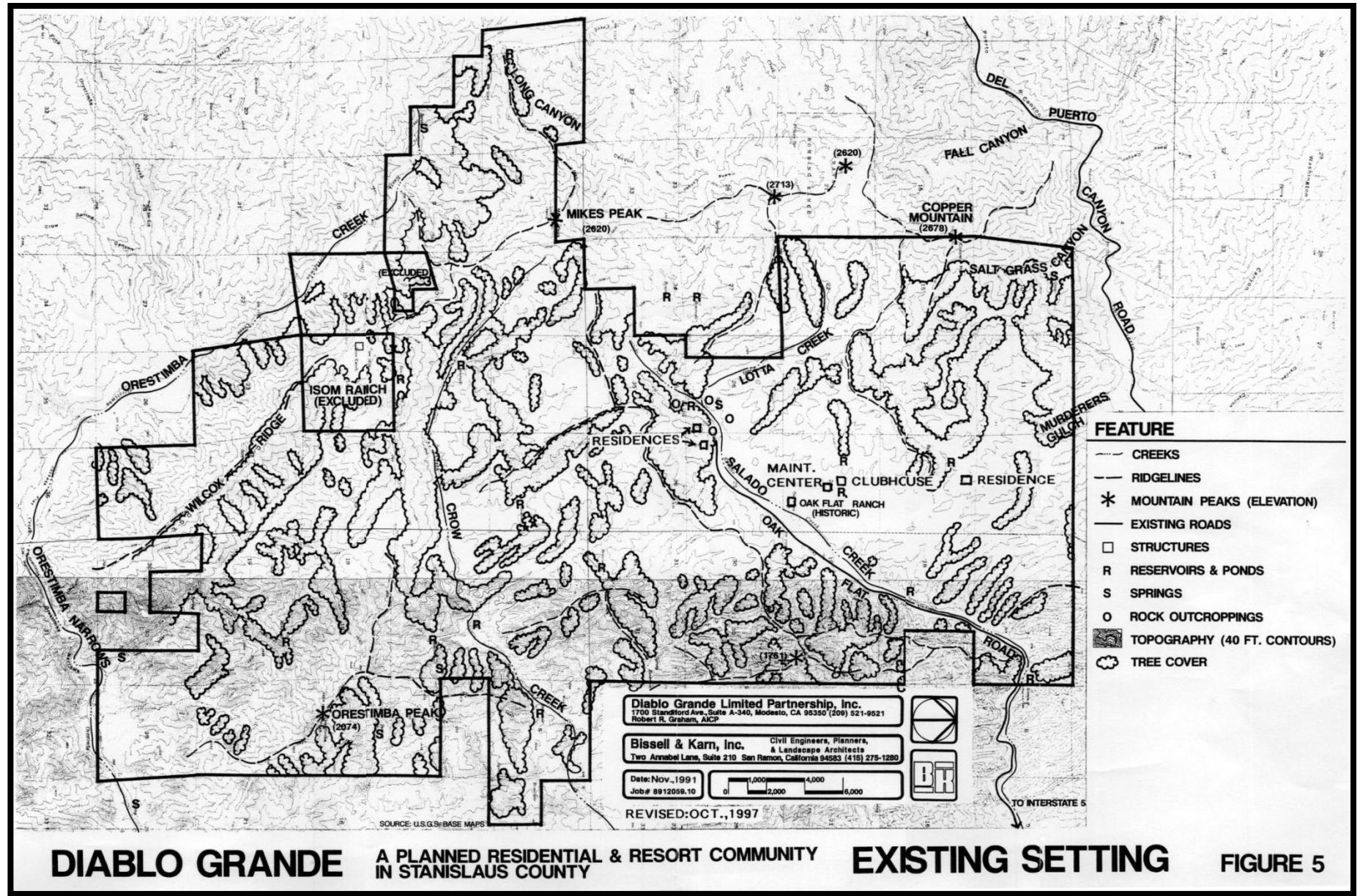
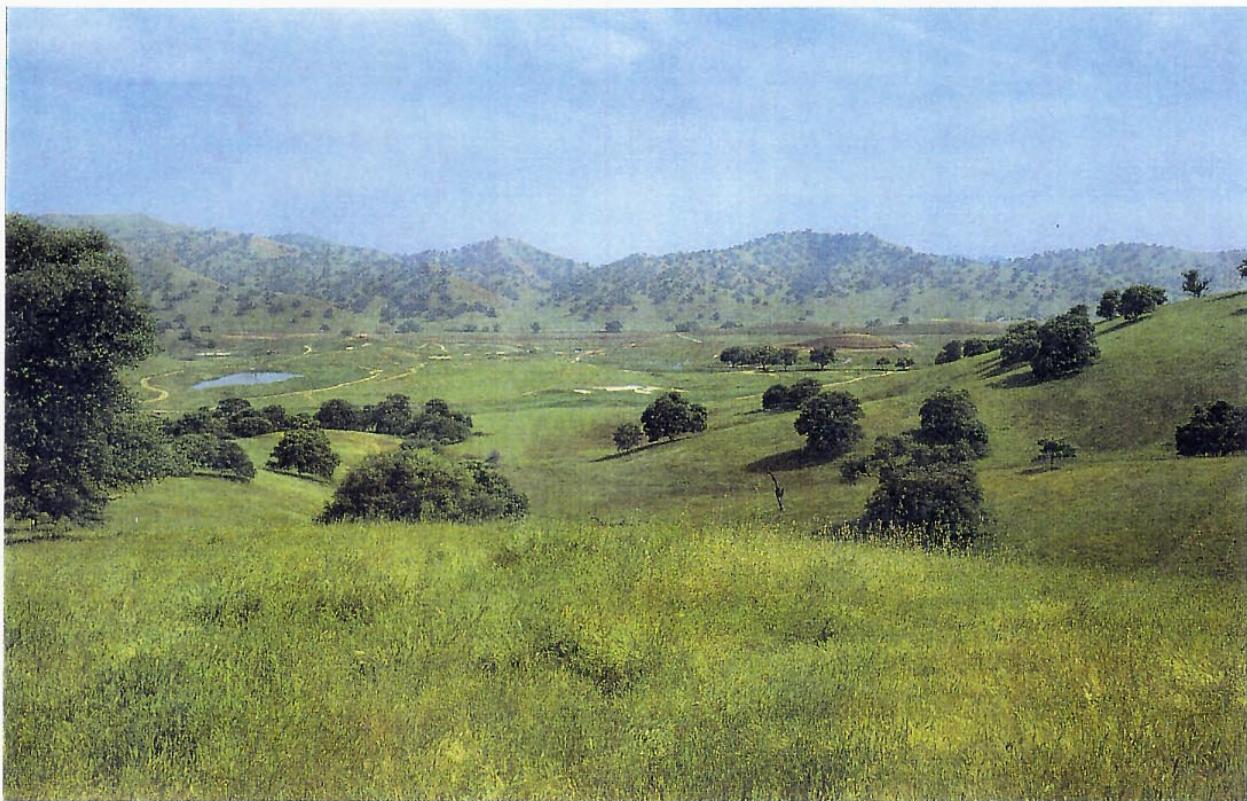


FIGURE 5

EXISTING SETTING PHOTOS



OAK FLAT VALLEY



NORTH SALADO CREEK

FIGURE 6

- **Mountain Peaks and Ridge Lines**

Mikes Peak (2,620 feet), Copper Mountain (2,678 feet) and Orestimba Peak (2,074 feet) are the most noticeable peaks located on-site. On the left side of the Oak Flat Road entrance to the main Oak Flat Valley, is a noticeable unnamed peak (1,761 feet). Wilcox Ridge, south of Mikes Peak, is the most predominant ridge on-site, while those ridges leading to Orestimba Peak and the entrance to the Ranch on Oak Flat Road are the most noticeable from the northeast entry. Lesser ridges on-site are also depicted in Figure 5.

All of the major peaks and most of the major ridge lines can be kept in Conservation Areas, while some of the lesser ridges will need to be traversed, at least in part, for circulation on-site. Development of lesser ridges within each village will be restricted to Estate Residential Lots as described in Section 4.01 or one acre lots as described in Section 4.02.

Both the major peaks and ridge lines provide opportunities for trail and vantage point use, and further serve as a beautiful back-drop to development on the valley floors and lesser slopes.

- **Topography (Slope)**

The majority of the Ranch has slopes of more than 20% that are difficult to develop, while less than 15% of the site has slopes of 10% or less that are readily developable. The remaining transitional slopes of 10% - 20% will be partially developed with special attention to grading, slope stabilization and road access. The most readily developable slopes are found in the Phase 1 development portion of the Oak Flat Village, the site of the Oak Flat Ranch. Lesser valleys are also located along Orestimba Creek and Crow Creek.

- **Air Quality**

Compared to the Valley floor adjacent to Interstate 5, the Ranch setting, generally ranging from 800 feet to 2,700 feet elevation, has very good air quality both in lack of fog and smog. Although carbon monoxide levels may be quite low at the Ranch, ozone and particulate levels may be high, similar to the San Joaquin Valley floor. While no monitoring stations are presently located in proximity to the Ranch, its freedom from wintertime fog, increased elevation, and difference in wind direction supports the expectation that the air quality at the site should be substantially superior to that encountered on the San Joaquin Valley floor.

The use of electric cars for approximately half of the project trips in Phase 1 as potential mitigation was reviewed as part of the environmental review process for that Phase of development. The potential mix of resort destination land uses, retirement housing, home occupations, on-site jobs and less dependence on out-commuting at peak hours are all factors that have been evaluated as part of the preparation of the Environment Impact Report (EIR).

- **Noise Levels**

The Ranch is very quiet in comparison to the noise levels adjacent to Interstate 5, which currently provides indirect access to the site. Noise tests conducted at the site in February 1990 were below 40 dba most of the time compared to noise levels at Interstate 5 ranging from 60-80 dba depending upon the proximity to the Freeway. While noise levels will increase with development, due primarily to automobile traffic, mitigation is not expected to be substantial.

- **Cultural Resources**

In addition to three new residences constructed since 1993, the golf clubhouse (remodeled Perrett residence) and the interim maintenance center (previous stable) are the newest buildings on the Ranch. At the site there is a windmill, a water tower, and a foundation that are at least 50 years old. In 1993, the Ranch contained a ranch foreman's dwelling, barn, ranch sheds and corrals also located at the Oak Flat Ranch site; and portions of several older former residences and shacks at the end of Salado Creek and along Crow Creek.

As of 1997, through the issuance of permits, and in compliance with the 1993 adopted Mitigation Monitoring and Reporting Plan ("MMRP"), and in compliance with the recommendations from an Architectural Historian, all structures in the Oak Flat Valley have been removed except (i) the Perrett residence, which has been converted to a clubhouse, (ii) the stable, (iii) the barn, which will be removed due to structural instability, (iv) the older residences along Crow Creek, and (v) the windmill and water tower.

Prehistoric sites and remains have been recorded on the site with the State of California as sites CA-STA-33 and CA-STA-41. Additionally, Holman & Associates prepared a Cultural Resources Assessment for the Phase 1 area in Oak Flat Village and the Entry Area, as a prerequisite for the preparation of a Phase 1 Preliminary Development Plan. This cultural resources evaluation was completed as part of the EIR for the Phase 1 Preliminary Development Plan for Diablo Grande and mitigation was provided. Additional cultural and historic reports and studies have been prepared in compliance with the MMRP for the construction of The Ranch and The Legends West Golf Courses, and are on file with the Stanislaus County Department of Planning and Community Development.

- **Roads**

In 1993, Oak Flat Road was a partially paved, graveled and dirt road, maintained by Stanislaus County, and provided the sole public access to the Ranch from Interstate 5 via the Sperry Road Interchange and Ward Avenue. The Road ranged in width from 10 feet to 20 feet. The eastern Ranch boundary is about five miles from Interstate 5 and the road traversed Salado Creek, tree cover and some steep terrain to get to the Ranch. Design of the road as an arterial parkway to conserve the creek corridor and tree cover and minimize grading provided both a challenge and opportunity for a scenic entrance to the property. Other public road access points will be created, as development is planned over the 29,500 acre site, thereby establishing a comprehensive road system (See section 2.09 Circulation Plan).

Since the original approval of the Specific Plan, the project entry road has been partially fully constructed. Along the old Oak Flat Road alignment from Ward Avenue to approximately two miles west of Interstate 5, Oak Flat Road has been constructed as a twenty foot wide paved road with 2 foot gravel shoulders on each side. ~~This interim route can carry limited traffic until the Diablo Grande Parkway is extended from the Interstate 5/Del Puerto Canyon Road Interchange to the existing Diablo Grande Parkway.~~ From the end of the existing cherry orchard, the new Diablo Grande Parkway (36 foot paved road with a 45 mile per hour design speed) has been constructed to replace the old Oak Flat Road. The Diablo Grande Parkway will connect all Phase 1 and Phase 2 development with the Interstate 5/Del Puerto Canyon Road interchange, and currently terminates near the clubhouse.

2.04.2 EXISTING PUBLIC SERVICES AND FACILITIES

Existing water, sewer, solid waste, fire protection, police protection, public schools, gas, electric and telephone services and facilities are summarized below based on the "Environmental Inventory/Existing Conditions Report" prepared by LSA Associates in September 1990, ~~and further updated based upon the current 1998 site conditions as updated.~~

- **Water**

There are numerous water wells at the site, from shallow wells approximately 30 to 50 feet in depth to deep wells over 600 feet deep. ~~Currently, these wells provide water to the clubhouse, three residences, the maintenance center and the Ranch Course snack shack.~~ These wells will provide water for the development of some of the first residential units, ~~along with the aforementioned uses.~~ Prior to the use of an existing water ~~this~~ supply for domestic purposes, the State of California Department of Health Services will issue a permit for the use of ~~this~~ the water as a domestic supply.

Four pump stations and a 30" waterline have been constructed to provide future off-site water to the project site. These facilities are currently providing water to irrigate the ~~two~~ golf courses and the vineyards at the site from the Marshall-Davis Farms property at the intersection of Marshall and Davis Roads. This site was evaluated in the original EIR, and the pumping is occurring consistent with the terms and conditions set forth in the 1993 project approval.

The project proponents have also prepared a Water Resources Plan which discusses potential water sources for the balance of the project. Not only on-site water, but also Marshall-Davis water, Algal Turf Scrubber water, California Aqueduct water, and other options are discussed in the Water Resources Plan. A Supplemental EIR washas been prepared and adopted on this Water Resources Plan, and acquisition of water from Kern County Water District Agency (KCWA), one of the named sources, obtainedwill be required prior to construction of residential units, as set forth in the Water Resources Plan Supplemental EIR.

All water service in urban areas covered by the Specific Plan will be supplied by the Western Hills Water District, and "will serve" letters from the District must accompany each Preliminary Development Plan request.

- **Sewer Service**

The Ranch ~~currently has originally had~~ no wastewater collection service~~, and individual~~ septic tank systems treat sewage from the three dwellings, maintenance center, clubhouse and two golf courses. The feasibility of using a septic system on a site is dependent upon the soils, hydrogeology, topography and effective density. The soil depth and permeability must be such that the effluent can safely percolate. Although septic systems ~~are currently were~~ used on the Ranch, the suitability of the Ranch for numerous septic systems is highly limited due to shallow sediments and the underlying bedrock.

Most of the Ranch is underlain by shaley rocks of the Panoche Formation, which have low permeability (Slade, 1989). A wastewater collection and treatment system ~~will be was~~ developed on-site to accommodate ~~part of the project, and most of the projected development in 2005, a sewer line was constructed from the Oak Flat Village area to the City of Patterson.~~

Sewer service in urban areas covered by the Specific Plan will be provided by the Western Hills Water District.

- **Solid Waste**

~~Future -s~~Solid waste from Diablo Grande will be hauled to the Fink Road Landfill and Waste-to-Energy Facility by Bertolotti Disposal Service. Under the County's Integrated Waste Management Plan, approximately 27 percent of the present solid waste is landfilled, 48 percent is incinerated, and 25 percent is recycled (Ray Olsen, Solid Waste Management Division, 1990).

The Fink Road Landfill was opened in 1973 and consists of a total of 219 acres. Approximately 40 acres (18 percent) are currently being used for disposal of solid wastes. In addition, approximately 50 acres are being used for the Waste-to-Energy Facility and the landfilling of its associated ash. Under a recent County ordinance, all new non-agricultural uses must contract with a disposal service to pick up garbage and recyclable material at the curbside. Recyclable material would be taken to the transfer station at Hatch Road for distribution to recycling centers (Ray Olsen, Solid Waste Management Division, 1990).

~~It is~~In 1996, it was estimated that the Fink Road Landfill has a remaining capacity of 7.4 million tons and can accept solid waste, County-wide, for approximately 20 years (year 2017) as a Class III landfill and an additional six (6) years (2023) as a Class II landfill. (John Nichols, Stanislaus County, 1997). As of 2016, it is now estimated that the landfill capacity is five million cubic yards and is projected to be able to accept waste for approximately 14 years as a Class III landfill and greater than 25 years as a Class II landfill (Fidelis Gines, Stanislaus County, 2016). The Waste-to-Energy Facility is the only such plant operating in the County. It ~~is~~operating ~~operated~~ under a 30-year contract to dispose of 243,000 tons of waste per year until the year 2016 ~~that has now been extended to 2027~~. It is estimated that approximately 25 percent of the waste, or 127,750 tons per year, is recyclable. Wastewater sludge will be disposed of in a manner consistent with the operating permit issued by the State of California and the County Code.

- **Fire Protection**

The Ranch is within the West Stanislaus Fire Protection District which extends from the San Joaquin River to the Santa Clara County boundary line. The closest fire station for the District is located in Patterson, about 12 miles northeast of the Phase 1 area. The present staffing is approximately 43 volunteer fire fighters, and is minimally adequate (Richard Gaiser, West Stanislaus Fire Protection Department, 1998). In the summer, the California Department of Forestry (CDF) assists the District with non-structural fires. The CDF is located in Patterson on Sperry Road.

A Safety Center including fire station, sheriff's station and ambulance station site is planned as a part of the Phase 1 development of Diablo Grande. An additional station to the south, as part of a future phase, may also be needed depending upon response times to these areas from the proposed Safety Center.

- **Police Protection**

Because the Ranch is located in an unincorporated area, the County Sheriff's Department is responsible for patrol and for responding to traffic offenses.

A patrol officer from Sheriff's Department in Modesto is assigned to the Ranch vicinity. Sheriff services are funded through the County General Fund. The need for police services is estimated at 1.19 patrol officers per 1,000 population, including residents and employees. The Department is currently understaffed (Pat Glattke, Stanislaus County Sheriff's Department, 1998.)

Nearby Interstate 5 is currently patrolled by a minimum of one unit from the California Highway Patrol assigned to that Freeway at all times; however, that unit also handles the unincorporated area near Interstate 5 and is often unavailable due to accident investigations, etc. Occasionally the area is patrolled by air. The Highway Patrol in Modesto is near capacity (John Stearman, California Highway Patrol).

A combination of private security provided by Diablo Grande and Sheriff's Department support ~~will be is~~ established on-site. A Sheriff's Station site is proposed in or near the Town Center portion of the Phase 1 development of Diablo Grande, and will be the subject of further study with the County.

- **Public Schools**

The Ranch is located in the Newman-Crows Landing Unified School District ("NCLUSD"). All of the schools are located in Newman except the Bonita Elementary School, which is located in Crows Landing. Table 1 shows schools in the District and the enrollments. All In 1996, all of the schools ~~are-were~~ near or exceed their existing capacity. The school enrollment data is provided below and comes from the NCLUSD "Educational Facilities Finance Analysis, Developer Fee Mitigation Analysis and Fee Justification Study" dated March 6, 1996.

A developer's fee would be applied to school building costs. District enrollment, in 1990, was approximately 1,200 students, serving a population of about 5,000 (Edward Williams, Newman-Crows Landing Unified School District, 1990) compared to about 1,600 students in 1993. In 2016, this enrollment has increased to about 2,900 students. (Charise Pruett, Newman-Crows Landing United School District, 2016).

There may be the need to reserve an elementary school site as part of the Diablo Grande project in later phases.

TABLE 1
SCHOOL ENROLLMENT
1995/1996

<u>School</u>	<u>Enrollment</u>	<u>Capacity</u>
Von Renner Elementary School (K-5)	846 <u>(477)</u>	794 <u>(472)</u>
Bonita Elementary School (K-5)	187 <u>(147)</u>	207 <u>(176)</u>
<u>Hunt</u> <u>Elementary School</u>	<u>---</u> <u>(337)</u>	<u>---</u> <u>(417)</u>
<u>Hurd Barrington</u> <u>Elementary School</u>	<u>---</u> <u>(449)</u>	<u>---</u> <u>(469)</u>
Yolo Junior High School (6-8)	460 <u>(692)</u>	499 <u>(820)</u>
Orestimba High School (9-12)	478 <u>(797)</u>	432 <u>(1080)</u>

Source: NCLUSD, March 1996
(Updated 2016 enrollment and capacity numbers are in parenthesis)
Hunt and Hurd Barrington Elementary were built after 1996

- **Gas and Electricity**

The Pacific Gas and Electric Company (PG&E) ~~will~~ provides electric services to Diablo Grande. Major electrical lines are located west of Interstate 5 near the Fink Road Landfill. Electric extensions must be in accordance with standard tariffs of the California Public Utilities Commission (CPUC) (Marsial Fernandez, PG&E, 1990). On-site power lines would normally be placed underground except where there may be physical constraints or major transmission lines. As of 1997, the main electrical power lines have been constructed along Diablo Grande Parkway to the Phase 1 area and are capable of serving 100% of the site.

J.S. West Company ~~will~~s provides propane gas service to Diablo Grande. An on-site utility facility will ultimately be constructed in the project entry area and shared by PG&E, J.S. West and the telephone company. Propane gas ~~will~~would be stored at this location in pressurized tanks and distributed throughout the developed area in underground pipes. An interim gas distribution facility ~~will be has been~~ constructed in the area of ~~The Ranch Golf Course near Panoz Road with the interim fire station and just east of Grapevine Drive with~~ the development of the first residential lots. J.S. West, as the contracted propane provider, ~~will~~is ~~be~~ responsible for the maintenance of the propane supply and distribution system.

- **Telephone Service**

The Ranch is serviced by Evans Telephone Company (now Frontier). Subject to review of the Specific Plan, no problems are anticipated for providing telephone service to future development in Diablo Grande (Linda Reding, Evans Telephone Company, 1990). In 1996, a fiber-optic main line was placed underground within the Diablo Grande Parkway by Evans to serve Phase I development. An AirTouch Cellular (now Verizon) site has also been constructed at the site near the Oak Flat Ranch.

2.05. PROJECT GOALS, OBJECTIVES AND POLICIES

The primary goal of Diablo Grande is to create a pace setting destination resort and residential community providing a quality of life balanced between residential living, employment and leisure time activities; all contained within a comprehensive open space system.

Supporting this general goal are more specific objectives and policies summarized below by each major Element of the Specific Plan including Land Use, Open Space, Circulation, Public Facilities, Natural and Cultural Resources, Resort and Recreation, Drainage and Grading.

2.05.1 LAND USE

Objective: **To provide a world class destination resort complex.**

Policies:

- A. To provide an integrated resort hotel and executive conference center in proximity to a variety of recreation and commercial facilities.
- B. To provide ~~two-a~~two golf courses, a health spa, a swim and tennis complex, a winery, and shops and restaurants within walking distance of the resort hotel and conference center.

Objective: **To provide attractive and identifiable residential areas.**

Policies:

- A. To provide five neighborhoods or "villages" each with its own identity defined by natural features, open space buffers, road systems, entry signing and landscaping.
- B. To provide site plan and design review for all residential development.

Objective: **To provide a broad choice of housing opportunities consistent with the resort character of the community.**

Policies:

- A. To provide a variety of dwelling types including single family detached, single family attached and multiple family housing.
- B. To provide a broad price range of private housing for those of moderate, middle and upper income levels.
- C. Housing for service employees may be provided in the Entry Area in proximity to the Resort Center.
- D. Fees paid to the Stanislaus County Redevelopment Agency will be made at time of building permit issuance for provision of low-moderate income housing by the Agency.

Objective: **To provide commercial, professional and business services needed to serve the planned residential and resort community.**

Policies:

- A. To provide a Town Center area that will offer resort oriented specialty shops, local serving professional offices and services, and governmental services in proximity to the largest population concentration of the community.
- B. To provide adequate land for low profile shopping centers to meet the convenience needs of the community including a larger shopping center near the Town Center and smaller centers as needed in outlying Villages.

Objective: **To provide local employment opportunities for the community and Valley residents consistent with the nature and location of Diablo Grande.**

Policies:

- A. To set aside an identifiable research campus in proximity to the primary entry road and the higher population areas of the Diablo Grande.
- B. To provide office and business support facilities at the Executive Conference Center and in the Town Center to encourage home occupations in the community.
- C. To provide a number of job opportunities that approximates the estimated full time work force residing in the planned community.

2.05.2 OPEN SPACE (See Figure 5)

Objective: **To conserve and enhance the significant natural features of the Ranch for continued use as a remote pasture wildlife habitat, for use by future residents of the planned community and for the visual benefit of the larger community.**

Policies:

- A. Major conservation areas totaling 40% of the Ranch will be set aside for continued use as remote pasture, wildlife corridors and habitat, limited recreation and limited estate residences.
- B. The most significant peaks, ridgelines, steeper hillsides, creekways and rock outcroppings will be conserved by Diablo Grande, Diablo Grande Residential Association, and/or the Western Hills Water District.
- C. Hillside conservation areas will be provided within each Village.
- D. A comprehensive riding and hiking trail system will be provided for the use of resort guests and residents of Diablo Grande.
- E. The natural open space system will be added to by the provision of landscaped parkways, street trees, parks, golf courses and vineyards, among others.

2.05.3 CIRCULATION

Objective: **To provide a comprehensive circulation system for access to and within Diablo Grande that reduces reliance on the gas fueled automobile.**

Policies:

- A. A multi-model system of roads, cart paths, cycling and pedestrian paths, riding and hiking trails, van routes, park and ride lots and a helispot will be provided, among others.
- B. Provisions will be made for electric car use, not only for golfers, but for internal commuting, shopping and miscellaneous trips in Village 1 where 40% of the housing will be located.
- C. A broad mix of housing product will be marketed to appeal to conventional families, retirees, second home buyers, corporate housing, vacationers and tourists that should significantly reduce emphasis on peak hour traffic.
- D. On-street parking will be primarily limited to lesser streets to increase traffic flow and reduce congestion.
- E. Off-site access will be coordinated with Caltrans, Stanislaus County, and the City of Patterson to maximize joint use and cost sharing of existing and planned circulation facilities such as freeway interchanges, frontage roads, major public roads, park and ride lots and similar uses.

2.05.4 PUBLIC FACILITIES & UTILITIES.

Objective: To provide those public facilities and utilities needed to serve the residents, employees and visitors to Diablo Grande.

Policies:

- A. Public facilities and utilities will be developed and maintained at the site consistent with the Diablo Grande Public Facilities Plan. (See Figure 17 and Table 8)
- B. Land and office space will be provided in the Town Center for management and operation of Diablo Grande.
- C. Land and/or fees will be provided for the School District so that elementary, intermediate and high school facilities can be provided to serve Diablo Grande students.
- D. The Western Hills Water District has been formed by Diablo Grande to meet both the short and long term domestic, employment, agricultural and recreational water needs of the community. This District will be responsible for the provision of water to the Diablo Grande project.
- E. A self-contained wastewater treatment system including reclamation will be provided sewer conveyance line to the City of Patterson has been constructed by the Western Hills Water District to meet most of the Phase 1 all but the remote estate lot needs of the community, the latter to be primarily served by septic tanks on an as feasible basis.
- F. Land will be set aside in future phases of development for solid waste disposal on an as needed basis; and a recycling program will be implemented to reduce disposal needs.

2.05.5 NATURAL AND CULTURAL RESOURCES

Objective: To conserve the significant natural and cultural resources of the Ranch, including its significant prehistoric and historic features.

Policies:

- A. Significant natural features including creekways, tree cover, rock outcroppings and major peaks and ridgelines will be protected as each phase of development occurs.
- B. More detailed study of the prehistoric resources will be conducted in phases, and park or conservation areas will be provided as appropriate.
- C. An Oak Flat Ranch Park is planned in the vicinity of the Oak Flat Ranch. The windmill and water tank have been conserved as part of the design of The Legends West Golf Course.

2.05.6 RESORT AND RECREATION

Objective: To provide a broad mix of resort and recreation facilities and open space areas that can be compatibly used by both residents and visitors to Diablo Grande.

Policies:

- A. The Resort Hotel and Executive Conference Center will be the heart of Diablo Grande's resort and recreation facilities. It will provide comprehensive services for Diablo Grande, Stanislaus County, San Francisco Bay Area and out of area guests.
- B. The Resort Hotel and Executive Conference Center will be planned and designed to function on both an independent or integrated use basis.
- C. A broad range of leisure activities will be made available within walking distance of the Resort Center: e.g., ~~two-a~~ golf courses, a European spa, a swim and tennis center, a winery, an historic park and trails, among others.
- D. Two golf courses have been constructed immediately adjacent to the Resort Hotel and Conference Center although one has since been closed, and four additional golf courses will be developed at Diablo Grande in outlying Villages. These will be connected to the Resort Hotel by van service.

2.05.7 DRAINAGE

Objective: To protect the safety and general welfare of Diablo Grande and downstream residents by provision of a comprehensive water drainage system of surface storage and detention ponds and underground storm drainage pipes.

Policies:

- A. A series of ponds will be designed that will have multiple use for flood control, storage, golf course water elements and reclaimed waste water uses.
- B. A conventional storm water system complementing the pond system will be designed for each phase of development with a Preliminary Drainage Plan submitted prior to approval of each Tentative Map.
- C. A master drainage study focusing primarily on Phase 1 was included in the Specific Plan Infrastructure Report conducted by Diablo Grande's water resources consultant, Bookman-Edmonston in October 1991. This report is summarized in Section 2.11.2 of the Specific Plan. This report has been further modified by a "Preliminary Storm Water Management Study for Diablo Grande Phase 1" prepared by Rochester Associates in March 1992 (see Technical Appendix for both reports). Thompson-Hysell Engineering has also prepared a Storm Drainage Study and Map for the Phase 1 area in 1996 which is on file with Stanislaus Count

2.05.8 GRADING

Objective: To minimize overall grading of the Ranch, and to blend in finished grading of developable areas with the existing natural setting.

Policies:

- A. Less than 20% of the total Diablo Grande Planned Community will be graded.
- B. The most extensive grading will be concentrated on the valley floor of Phase 1 in the Oak Flat Village where the most intensive development will occur, and where there is the least tree cover to be disturbed.
- C. Residential development outside of Phase 1 development will be located on larger lots primarily with minimum pad or split level grading.
- D. All grading will be recontoured or "feathered" to blend in with the existing natural terrain.
- E. Tree removal due to grading for roads, golf courses and other development will be minimized. Trees removed will be replaced at a 5:1 ratio.
- F. All grading will be balanced on-site and usually within each phase of development.
- G. A Preliminary Grading Plan has been prepared for Phase 1 development, and similar plans will be prepared for each subsequent phase of development.
- H. Golf course grading will control pesticide run-off and residential grading will allow residential pesticides to run off to fairways instead of storm sewers to the degree feasible.

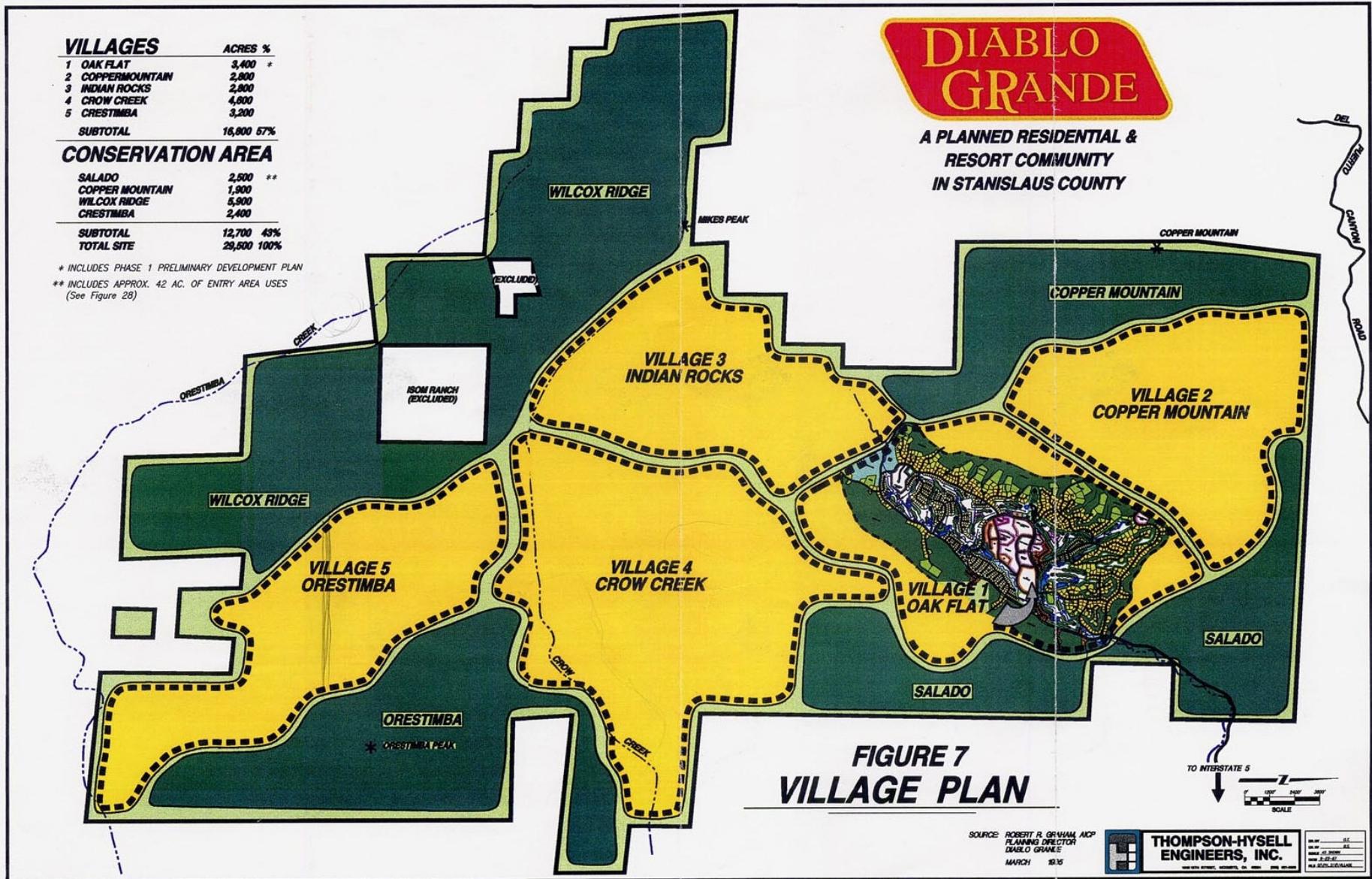
2.06. VILLAGE PLAN (See Figure 7)

In order to provide neighborhood identity within the larger 29,500 acre Ranch, the Diablo Grande Specific Plan is divided into five Villages based on physical features of the Ranch. These Villages also allow for statistical analysis of the subareas of Diablo Grande for land use, traffic, public services and facilities, and open space and recreation purposes.

A physical description of each Village area is provided below, while further statistical information is provided in subsequent sections of the Specific Plan.

2.06.1 VILLAGE 1 - Oak Flat

Village 1 is located on both sides of Oak Flat Road near the northern entrance to the Ranch. It is generally bounded by a ridgeline extending from an unnamed peak (1761 ft. elevation) southwesterly, rock outcroppings at the south end of the valley floor, the steeper slopes extending northeasterly from Copper Mountain, and the main pond at the entrance to the valley on the Diablo Grande Parkway. The Oak Flat Village encompasses approximately 3,400 acres of land, and includes the most developable area of the Ranch.



The Oak Flat Village will consist of approximately 2,200 residential units; 58 acres of employment generating uses including a Town Center, Shopping Center, Public Services and Resort Complex; and, 1,800 acres of open space uses including a golf courses, parks, vineyards, creekways and hillside areas.

2.06.2 VILLAGE 2 - Copper Mountain

Copper Mountain Village is approximately 2,800 acres in size, and is located in the foothills of Copper Mountain (elevation 2,678). Village 2 is generally bounded by Village 1 below and to the southeast, by Copper Mountain to the west, by the northernmost property line of the Ranch to the north, and by a lesser ridgeline running northwesterly of the northern entry to Village 1.

The Copper Mountain Village will consist of approximately 400 residential units and 760 acres of open space, mainly consisting of hillside areas.

2.06.3 VILLAGE 3 - Indian Rocks

Indian Rocks consists of approximately 2,800 acres, and is so named due to the large number of rock outcroppings found at the northeastern entrance to Village 3. This Village is further generally bounded by a lesser ridge to the east, by Crow Creek below Wilcox Ridge to the west, and by the property lines at the base of Mikes Peak (elevation 2,620) to the north.

The Indian Rocks Village will consist of approximately 400 residential units and 1,100 acres of open space uses including two golf courses, parks, creekways and hillside areas.

2.06.4 VILLAGE 4 - Crow Creek

Crow Creek Village is the largest of the five Village areas at 4,600 acres. It is generally bordered on the west and north by ridgelines separating it from Villages 1 and 3, Oak Flat and Indian Rocks. Its primary boundaries on the south are the foothills of Orestimba Peak above Crow Creek. The most easterly boundary is the Ranch property line as it is entered from Crow Creek.

The Crow Creek Village will consist of approximately 1,100 residential units and 1,400 acres of open space uses including one golf course, parks, creekways and hillside areas.

2.06.5 VILLAGE 5 - Orestimba

This Village is named after both Orestimba Creek and Orestimba Peak. The 3,200 acres includes rugged terrain and a pleasant valley to the south at Orestimba Creek. The Village is further bounded by Ranch property lines and Wilcox Ridge to the west. Its northern boundary abuts Village 4 along a lesser ridge above Crow Creek. The foothills of Orestimba Peak provide an identifiable eastern boundary for Orestimba Village.

The Orestimba Village will consist of approximately 900 residential units and 900 acres of open space uses including one golf course, parks, creekways and hillside areas.

2.07. LAND USE PLAN (See Figure 8)

The Land Use Plan Element of the Diablo Grande Specific Plan for the 29,500 acre Ranch provides guidelines for proposed land uses, locations, densities, acreage and population and housing characteristics of this planned residential and resort community. These land uses are described on the following pages, in Figure 8 and in Table 2. The Land Use Plan is further summarized in terms of use of the aforementioned Villages as components of the Specific Plan for the entire Ranch (See Figure 7).

Land uses are broadly broken into categories of Residential Areas, Employment Areas, Open Space Areas, and Major Roads.

2.07.1. RESIDENTIAL AREAS

The vast majority of proposed residential development will be located within five neighborhood Villages described as: Village 1- Oak Flat; Village 2 - Copper Mountain; Village 3 - Indian Rocks; Village 4 - Crow Creek; and Village 5 - Orestimba.

There are three main residential land use categories proposed in the Plan including: Low Density Residential; Medium Density Residential; and Medium-High Residential as summarized below.

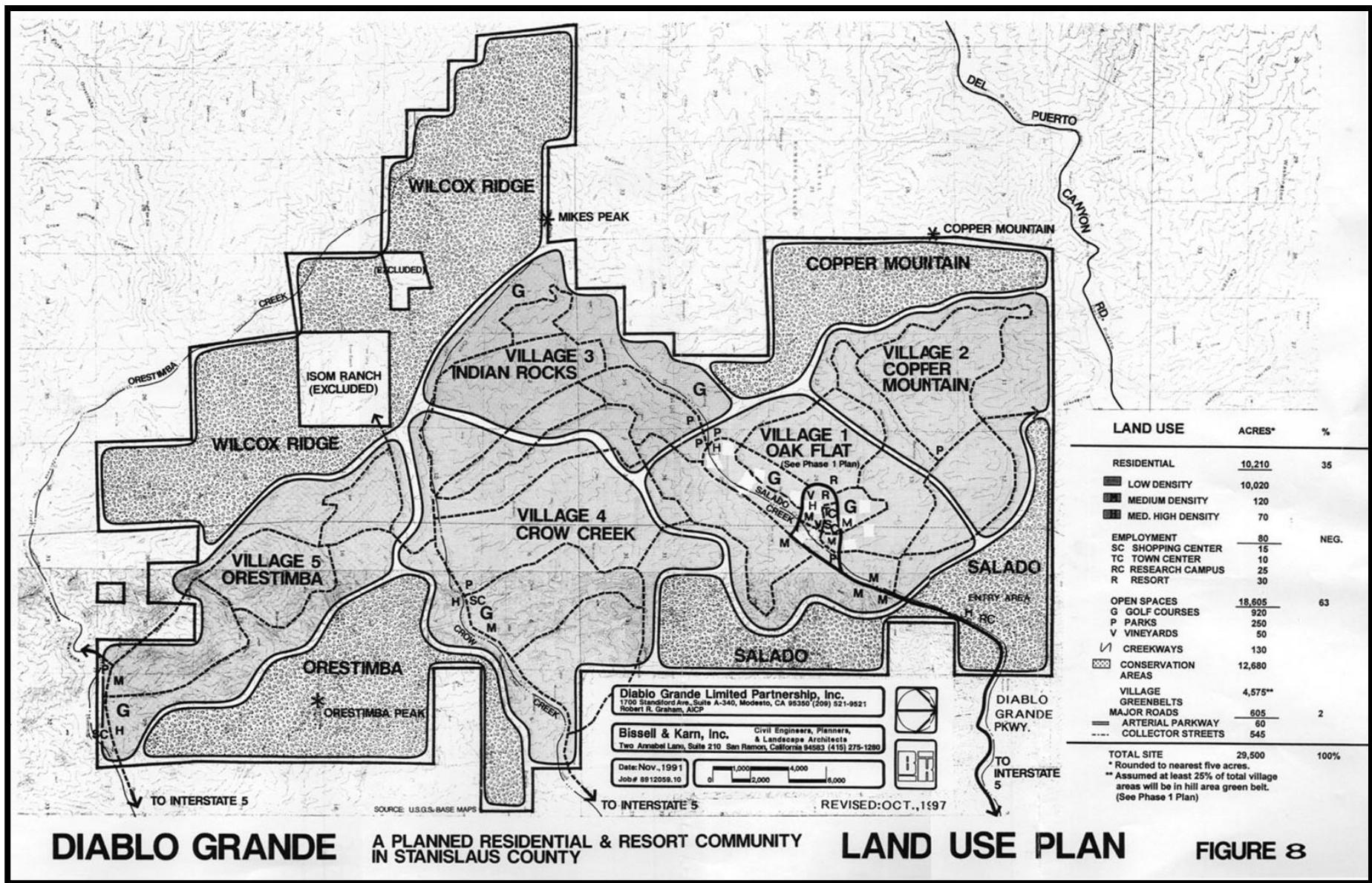
- **Low Density Residential**

This category is proposed to accommodate single family detached dwellings on lot sizes ranging from ~~10,000-4,000~~ sq. ft. to one acre minimum custom lots and three (3) to forty (40) acre estate lots. Most lots will be served by public sewer, but some remote estate lots will use septic tanks.

The dwellings are projected to be owner occupied by those in the work force, or used as retirement homes, as vacation homes, or as corporate retreat housing. Of the total proposed 3,065 single family residential lots, about 20%, or 600 units, are assumed to be on lots of 10,000 sq. ft. minimum primarily on flatter lands on golf course perimeters. Another 26%, approximately 800 units, are assumed to be on lots of 20,000 sq. ft. minimum on transitional slopes or near golf courses. The remaining 54%, or 1,665 units, are expected to be on lots of at least one acre size. The average density in this category is estimated to be about one-half (1/2) of a dwelling unit per adjusted gross residential acre (excluding hill conservation areas).

- **Medium Density Residential**

The Medium Density Residential category is intended to accommodate primarily attached single family dwellings in groups of 2 - 5 units. These would be mixed in combinations of one-story patio homes and two-story town homes or duets. The minimum lot size would be the equivalent of ~~4,0002,800~~ sq. ft.; although a portion of that area in some cases would be in common open space with private drives to be maintained by a Homeowner's Association (HOA). The average density of the attached single family dwellings would be seven (7) dwelling units per net residential



acre (excluding streets). Attached single family units are expected to be both owner and renter occupied. More so than the detached single family dwellings, they would be used as retirement homes, as second homes, for corporate housing and for resort rentals in addition to conventional family use. Flexibility for provision of detached single family "0-side yard", small lots and "z-lot" patio homes is also provided in this category where the minimum lot size would be 4,500-2,800 sq. ft.

Approximately 870 dwelling units are proposed in this category. In the Oak Flat Village, clusters of attached or detached single family dwellings are located primarily adjacent to the ~~two~~ golf courses on flatter land. In the Copper Mountain and Indian Rock Villages, no attached single family clusters are anticipated due to remoteness and slope. In both the Crow Creek and Orestimba Villages, clusters of attached or detached single family dwellings are planned adjacent to the proposed golf courses and are projected to primarily serve retirees and "empty nesters" whose children have left home.

- **Medium-High Density Residential**

This density category is intended to be flexibly used for clusters of for sale multiple family, townhouse, zero lot line, patio homes and/or condominium dwelling units at an average density of not more than 15 dwelling units per net acre (excluding streets). About 1,065 dwelling units are proposed in this density category.

About 40% of these multiple family-units are proposed in the Oak Flat Village either in proximity to the Town Center and Shopping Center or near open space amenities such as the golf courses, vineyards or creekways. No Medium-High Density Residential development is proposed in Villages 2 and 3, again due to remoteness, steep terrain and lack of community facilities. Clusters of Medium High Density development are proposed in the Crow Creek and Orestimba Villages to be located close to golf courses, parks, and small convenience shopping centers.

- **Residential Population**

Based on Table 3, on the following page, it is estimated that the total population of Diablo Grande at design capacity would be almost 12,000 based on 44% conventional dwellings, 42% retirement units, and 14% seasonal housing units (ERA, December 1991).

TABLES 4 and 5, School Enrollment Projections by Dwelling Type, provide preliminary estimates of the number of elementary (K-5), junior high (6-8), and high school (9-12) age children that might be generated by the project. Table 4 is based on moderate assumptions for retirement housing at Diablo Grande (ERA - July 1991), while Table 5 is based on an increased retirement market (ERA Memorandum Report - December 1991). While these estimates should be subject to annual review and monitoring by Diablo Grande, they do provide general guidance for public school needs based on the proposed project. At design capacity over 25+ years, it is estimated that Diablo Grande would require: up to one elementary school, space at 35-45% of an intermediate school and space at 30-40% of high school. (See the Public Facilities Plan).

- **Density Transfers**

While the Specific Plan provides estimates of dwelling units by type and Village area, up to a total of 5,000 units for the entire project, both the mix and location of dwelling types may change somewhat due to market conditions, availability of more detailed topographic maps, and the provision of more detailed studies. To provide internal flexibility without significantly altering the potential impacts of the total project, it is proposed that a dwelling unit transfer of up to 15% to or from each Village be permitted without the need for amendment to the Specific Plan.

TABLE 3

Population Projections By Dwelling Type

Diablo Grande

DWELLING TYPE a)	(%)	NO UNITS b)	PERSONS/DU POPULATION
Detached Single Family		3,060	8,150
Conventional	(51)	1,560	3.2
Retirement	(39)	1,190	2.0
Seasonal	(10)	310	2.5
Attached Single Family		870	1,860
Conventional	(41)	360	2.3
Retirement	(46)	400	2.0
Seasonal	(13)	110	2.1
Multiple Family		1,070	1,980
Conventional	(28)	300	1.8
Retirement	(48)	510	1.8
Seasonal	(24)	260	2.0
		5,000	2.4
			11,990

- a) Based on ERA, December 1991 updated Memorandum Report on marketing strategies which increased retirement unit share of Diablo Grande project.
Rounded to nearest 10.

Similarly, while the vast majority of dwelling units are envisioned to be located within the five identifiable Village areas, it is desirable to provide a limited number of single family dwelling units as large estates on prime residential sites located within the four proposed Conservation Areas. Up to 100 dwelling units are proposed on lots ranging in size from 3 acres minimum up to 40 acres in size depending on proximity to roads, steepness of slope and protection of the natural wildlife corridors and habitat and scenery. Each unit would be subject to Development Standards provided in Section 4 and would be subject to Site Plan and Design Review by the Diablo Grande Design Review Committee (Section 6.02.3). Some estate lots would also be located within the five Villages and would also be subject to the aforementioned Development Standards and Review.

2.07.2 EMPLOYMENT AREAS

Employment-generating land uses are combined in four general categories including: shopping centers, the Hotel Conference/Town Center, the research campus and resort uses. A total of 98 acres of employment land uses are proposed that will generate about 1,670 jobs (at an average of 17 jobs/acre). Public Service land uses outside of Phase 1 may generate another 30 employees for a total of 1,700 conventional on-site jobs. It is additionally estimated that up to 370 workers in the conventionally employed dwelling units (based on Table 2 of the Traffic Study - See Technical Appendix) may have an office in their home. This would result in total local employment opportunities of up to 2,070 jobs.

Diablo Grande has also prepared a Hiring and Purchasing Plan for each of the last two years in keeping with the requirements of the MMRP. This Hiring and Purchasing Plan attributes employment of approximately 717 employees in 1995 and 696 employees in 1996 to the Diablo Grande project. Copies of this Hiring and Purchasing Plan are on file with the Stanislaus County Department of Planning and Community Development. ~~Current 1998 onsite employment is approximately 100 jobs. Current 2016 onsite full-time employment is approximately 65 jobs. This does not account for construction jobs.~~

- **Shopping Centers**

Approximately 12 acres of Shopping Center land uses are proposed in the Land Use Plan including: a 7 acre Shopping Center in the Oak Flat Village; a 3 acre Convenience Center in the Crow Creek Village; and a 2 acre Convenience Center in Orestimba Village.

Conventional guidelines would indicate about 1 acre per 1,000 population for neighborhood shopping center land uses (12 acres). Additional commercial land is provided in the proposed Hotel Conference/Town Center.

TABLE 2
SUMMARY OF LAND USE
ACREAGE, DWELLING UNITS AND EMPLOYMENT
BY VILLAGE AREA

		VILLAGE																		
LAND USE	AVERAGE DU'S/AC	1-OAK FLAT			2-COPPER MOUNT.			3-INDIAN ROCKS			4-CROW CREEK			5-ORESTIMBA			TOTAL VILLAGES			
	ACRES	%	UNITS	ACRES	%	UNITS	ACRES	%	UNITS	ACRES	%	UNITS	ACRES	%	UNITS	ACRES	%	UNITS		
RESIDENTIAL		1,372	40	2,200	1,950	70	400	1,586	57	400	3,100	68	1,100	2,205	69	900	10,213	61	5,000	
- Low Density	.2 - 1.0*	1,275		1,275	1,950		400	1,586		400	3,050		570	2,160		420	10,021		3,065	
- Medium-Density	7.2	68		490							28		200	25		180	121		870	
- Medium-High Density	15	29		435							22		330	20		300	71		1,065	
EMPLOYMENT **		58	2		0			4	neg.		5	neg.		4	neg.		71	neg.		
- Town Center			9															9		
- Shopping Center			10									3			2			15		
- Public Services			10															10		
- Resort			29					4			2			2				37		
OPEN SPACE		1,720	51		760	27		1,130	40		1,390	30		930	29		5,930	35		
- Golf Courses			349					320			160			90				919		
- Parks			68		60			80			20			20				248		
- Vineyards			49															49		
- Creekways			21					30			60			20				131		
- Hill Area ***			1,233		700			700			1,150			800				4,583		
MAJOR ROADS		250	7		90	3		80	3		105	2		61	2		586	4		
- Arterial Parkway			40															40		
- Collectors *****			210		90			80			105			61				546		
TOTAL VILLAGES		3,400	100%	2,200	2,800	100%	400	2,800	100%	400	4,600	100%	1,100	3,200	100%	900	16,800	100%	5,000	****

TABLE 2
SUMMARY OF LAND USE
ACREAGE, DWELLING UNITS AND EMPLOYMENT
BY VILLAGE AREA

NOTES:

- * Average Dwelling Units/Acre for low density areas will probably increase as Preliminary Development Plans are prepared for each Village and open space land increases.
- ** Approximately 27 acres of Research Campus Land has been relocated to the Entry Area from Village 1. (See Figure 27, Entry Area Plan).
- *** Assumes a minimum of 25% hill area greenbelts in each Village. Actual percentage will probably increase as Preliminary Development Plans are prepared for each Village based on more detailed topographic base maps.
- **** Up to 100 of these residential units will be located on large estate lots ranging from 3 to 40 acres within the Conservation Areas abutting the five Villages. Approximately 35 units may also be transferred to the Entry Area to accommodate service housing. (See Figure 27, Entry Area Plan).
- ***** Includes other lesser roads in Village 1 land based on Preliminary Development Plan data.

- **Town Center**

A small Town Center will be located in the heart of the Oak Flat Village with direct access provided by the Diablo Grande Parkway. The Town Center is located within, and is part of the Resort Hotel and Executive Conference Center and abutting the Shopping Center. Vineyards on nearby knolls are in place, and will visually frame both sides of the Hotel Conference/Town Center.

It is envisioned that the Town Center included specialty shops, restaurants and resort oriented land uses. Some administrative offices, professional offices, and County governmental facilities such as Sheriff's Station, Fire Station, Ambulance Station, health facilities and other similar uses may be provided in the Hotel Conference/ Town Center as well.

- **Research Campus**

Approximately 27 acres of land has been set aside in the Entry Area Northeast of Oak Flat Village for a Research Campus for research and development and office land uses. The proposed Research Campus is accessed directly by the Diablo Grande Parkway. This employment center will provide professional and technical job opportunities for about 460 people.

The developers of Diablo Grande are directly involved in both the financing and operation of research and development facilities; and expect to bring both national and international high-end corporations to the Research Campus in addition to normal regional and county activity.

The Research Campus will have one- and two-story buildings nestled between Salado Creek and the Salado Conservation Area (See Figure 19 - Entry Area Plan).

If Research Campus land uses are slow to materialize, a portion of this area could be used for housing.

- **Resort Facilities**

Most of the resort facilities are located in the Oak Flat Village near the proposed Town Center including: the Resort Hotel, the Golf Clubhouse for The Ranch Golf Course, the Health Spa, the Diablo Grande Winery, potential restaurant sites, and a possible Swim and Tennis Club.-

Outside of the Oak Flat Village, resort facilities will be located at four golf clubs including two 18 hole courses in the Indian Rocks Village, one 18 hole course in the Crow Creek Village and a 9 hole course in the Orestimba Village that may be expanded if additional flat lands are eventually acquired.

- **Resort Hotel and Executive Conference Center**

The Resort Hotel and its adjacent and integrated Executive Conference Center are located on 13 acres. The Center is strategically located at the center to the rear of the golf club, European Spa, Diablo Grande Winery and Town Center facilities. The world class Resort Hotel will provide between 200-400 rooms in phases, and could include a restaurant, coffee shop, lounge, meeting rooms and swim complex and cabana with excellent views of the Valley floor and surrounding ridges.

The Executive Conference Center will be designed to serve either as a separate business facility or for conference use as part of the hotel. Professional office services will be available as part of the Executive Conference Center. Located on gently sloped terrain, the Resort Hotel will most likely provide a combination of one to seven-two story facilities. Together, the Resort Hotel and Executive Conference Center and the integrated Town Center will be referred to as the Hotel Conference/Town Center.

- **Golf Clubhouse and Courses**

Located on the hill above the Resort Center, the previous 12,000 square foot contemporary western ranch house was converted to a 16,000 square foot golf clubhouse for the championship Ranch and Legends West Golf Courses (see Phase 1 Preliminary Development Plan). As mentioned earlier, the Legends West Golf Course was closed in 2015, and redesigned to accommodate housing moved from the hillsides. However, there are four additional golf courses planned outside of the Oak Flat Village that will be accessible to the Resort Center.

- **European Spa/Swim & Tennis Club**

The existing 10,000 square foot stable adjacent to the Golf Clubhouse is being may be studied for conversion to a European Spa and Swim and Tennis Club. The Spa will could provide complete health and exercise facilities for both the Resort Center and Diablo Grande residents. Alternatively, the Spa may be located within the Resort Hotel. The Swim and Tennis Club (7 tennis courts) will be primarily for Diablo Grande residents but will also be available to Resort Center guests.

- **Diablo Grande Winery**

The Diablo Grande Winery, providing a variety of Estate Wines at a volume of about 20,000 cases per year from up to 49 acres of vineyard on-site is proposed to be located across the Diablo Grande Parkway from the Resort Hotel and the Town Center. The Winery may also provide specialty shop and restaurant uses.

- **Restaurants**

In addition to the Diablo Grande Winery Restaurant, and the Resort Hotel Restaurant, other special restaurant locations are proposed for further study in proximity to the Resort Center. One fronts on Salado Creek abutting rolling vineyards, and alternative restaurant locations may be in the Town Center or Shopping Center.

2.07.3 OPEN SPACE AREAS

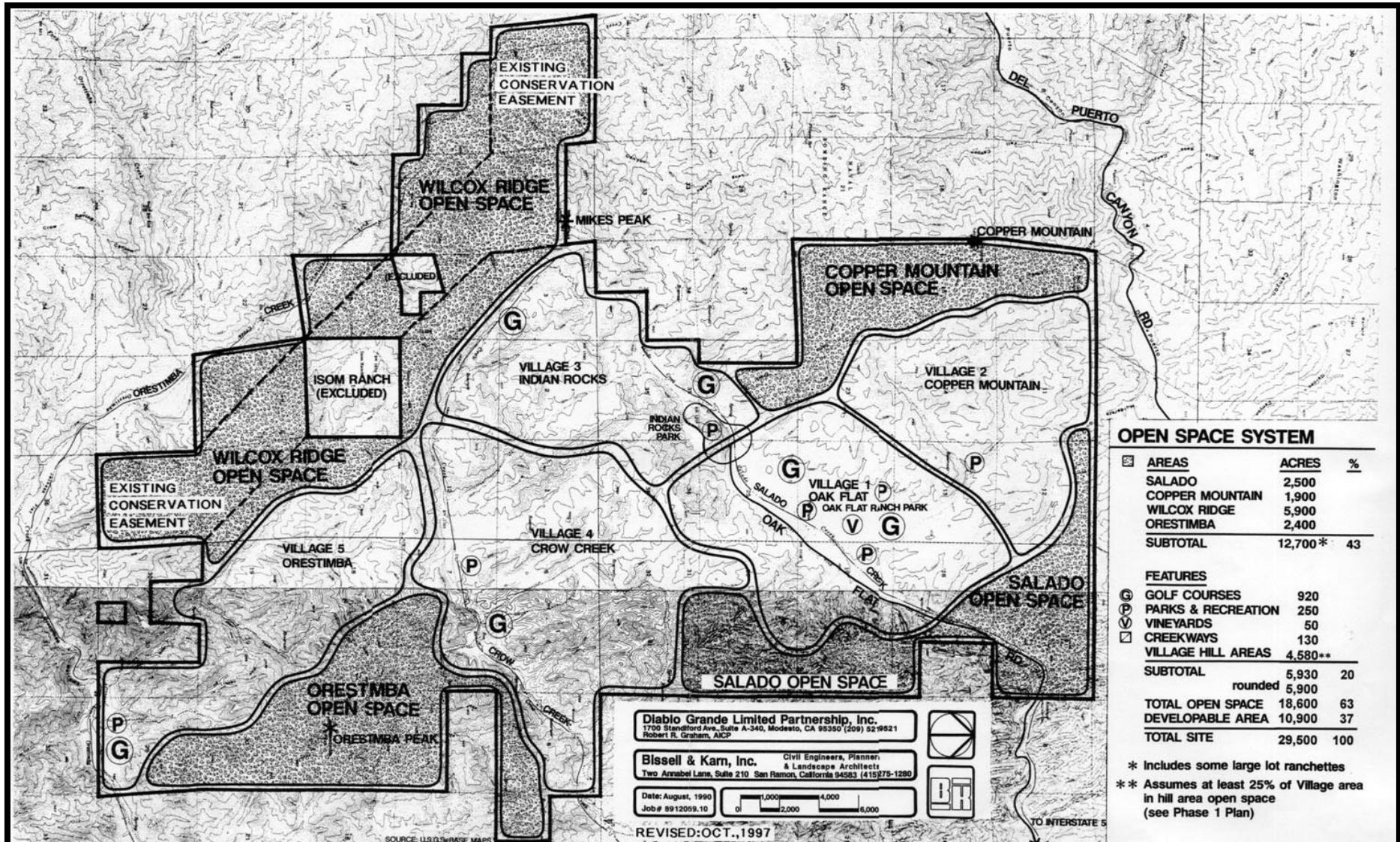
At least 60% of Diablo Grande will be in open space land uses including: ~~fivesix~~ golf courses, six parks, vineyards, major Conservation Areas, hill and creekway conservation areas and hill area greenbelts in each Village. A description of the open space land uses are provided in the Open Space Plan in Section 2.08 and on the Open Space Plan Diagram in Figure 9.

2.07.4 MAJOR ROADS

The Diablo Grande Parkway, an arterial parkway, provides the main access to Diablo Grande. A system of two lane collector streets will link Diablo Grande Parkway in the Oak Flat Village with the other four Villages in Diablo Grande. A description of the road system is provided in the Circulation Plan in Section 2.09 and on the Plan Diagram in Figure 10.

2.08. OPEN SPACE PLAN (See Figure 9)

The proposed Open Space Plan includes four major Conservation Areas totaling 12,700 acres, and five categories of Open Space features including golf courses, parks and recreation areas, vineyards, creekways and village hill conservation areas totaling approximately 5,900 acres. This open space total of 18,600 acres represents 63% of the total Ranch. These areas will provide the major opportunities for wildlife habitat and corridors on the 29,500 acre ranch. To this end, Diablo Grande has already placed approximately 3,500 acres of Wilcox Ridge in a conservation easement.



DIABLO GRANDE

A PLANNED RESIDENTIAL & RESORT COMMUNITY
IN STANISLAUS COUNTY

OPEN SPACE PLAN

FIGURE 9

2.08.1 CONSERVATION AREAS

Four identifiable Conservation Areas are proposed to conserve and enhance significant natural features of the Ranch; to provide for limited large estate use compatible with continued remote pasture and wildlife corridors and habitat; and to assure a natural scenic backdrop for the five proposed residential Villages. Additionally these Conservation Areas may be used in part for test plant nurseries, educational training centers, animal raising, and wildlife habitat management. Uses in these Conservation Areas will be subject to review as set forth in Section 6.02.3 of this Specific Plan.

- **Salado**

The 2,500 acre Conservation Area is located at the main entry to Diablo Grande on Diablo Grande Parkway. While not as visually significant as Mikes Peak, Orestimba Peak and Copper Mountain, this area provides an identifiable visual setting for the Oak Flat Village. Salado Creek, an unnamed peak (1,761 ft. elevation) and ridge on the left, and lesser ridges on the right, are the main features of the Salado area. It is also the first area in which large numbers of oak trees are noticeable along Diablo Grande Parkway. Limited uses proposed to be located in a small portion of this Area include: potential service housing, a 27-acre Research Campus and a Wastewater Treatment Plant, the need for which is currently addressed by the sewer line to Patterson constructed in 2005, for Phase 1 development (see Entry Area Plan-Figure 19). Alternative uses that may be considered in the Entry area include residential and service commercial uses among others.

- **Copper Mountain**

The smallest of the four Conservation Areas at 1,900 acres, Copper Mountain provides a strong ridgeline backdrop for the Copper Mountain Village and a portion of the Oak Flat Village. Copper Mountain Peak stands out at the 2,678 elevation as do several lesser ridges. Lotta Creek, which drains into Salado Creek, is the major riparian corridor within Copper Mountain. On the north side of Copper Mountain is Salt Grass Canyon which has significant tree cover and drains to Del Puerto Canyon Road.

- **Wilcox Ridge**

The largest of the proposed Conservation Areas at 5,900 acres, the Wilcox Ridge Area includes: Mikes Peak which stands out visually at 2,620 foot elevation; Wilcox Ridge itself which trends in a southeast direction from Mikes Peak; and Orestimba Creek. The upper portion of Crow Creek is at the northeastern edge of the Wilcox Ridge area. This area is proposed as a limited, regulated game reserve. A private commercial hunting lodge is planned for this area. As mentioned previously, approximately 3,500 acres have been placed in a conservation easement as shown on the Open Space Plan in Figure 9.

- **Orestimba**

Located at the south end of the Ranch, the Orestimba Conservation Area consists of 2,400 acres of primarily mountainous land. Orestimba Peak at the 2,074 foot elevation is the main feature of this area with lesser ridges trending in a north-south direction. Orestimba Creek and the

Orestimba Narrows abutting the Ranch are also major natural features defining this area. Most of the oak tree cover within Orestimba is located on the northeast slopes. This area provides a visual backdrop for both the Orestimba and Crow Creek Villages.

2.08.2 OPEN SPACE FEATURES

In addition to the four previously described major Conservation Areas, there are five types of open space features located within the proposed Village areas including: golf courses, parks and recreation areas, vineyards, creekways, and Village hill areas.

- **Golf Courses**

~~Six~~~~Five~~ ~~(5)~~ golf courses are proposed at Diablo Grande to meet the Resort Center needs of visitors and the local needs of Diablo Grande residents as summarized below.

TABLE 6

PROPOSED GOLF COURSES

VILLAGE NO.	COURSE NAME	NO. HOLES	YARDS	PAR
1	The Ranch	18	7243	72
	The Legends West	18	7112	72
3	Indian Rocks	18	N/A	72
	Wilderness	18	N/A	72
4	Crow Creek	18	N/A	72
5	Orestimba	To be determined		

- **The Ranch Golf Course**

The Ranch Golf Course, located in the Oak Flat Village, was the first golf course built at Diablo Grande. It is an 18 hole, 7,243 yard, championship course that ~~shares the uses of~~ the existing 16,000 square ft. converted golf clubhouse, ~~with The Legends West Golf Course~~. A practice range has been constructed just west of the clubhouse and is screened by existing knolls and recontouring. The Ranch Golf Course makes use of Salado Creek and several of its lesser tributaries to provide visual interest and challenge. Mature oak trees along two of the creeks also enhance this golf course that make use of the existing terrain in most cases.

- **The Legends West Golf Course**

~~Sharing the clubhouse facilities with The Ranch Golf Course is The Legends West Golf Course. This 7,112 yard, par 72, Course was the second golf course built in Phase 1 development in the Oak Flat Village. It makes use of varied existing terrain, Salado Creek, and existing and new ponds.~~

- **Indian Rocks Golf Course**

Located at the northern end of the Indian Rocks Village, this golf course will have the most natural beauty due to the many rock outcroppings, oak trees, Salado Creek and adjacent hillsides. Grading will be minimized on portions of this golf course where prehistoric resources are being conserved.

- **Wilderness Golf Course**

This proposed 18 hole golf course makes use of the upper Crow Creek drainage basin and a parallel lesser ridge to the southeast. This golf course will be less "manicured" than the others, utilizing much of the existing shrub and tree cover habitat.

- **Crow Creek Golf Course**

While detailed planning and design studies have not been initiated for the proposed 18 hole Crow Creek Golf Course, it is possible that 9 holes will be located on each side of Crow Creek and the future Crow Creek Road. Orestimba Peak and ridges to the north provide identifiable backdrops to this golf course.

- **Orestimba Golf Course**

This golf course will be located in proximity to Orestimba Creek and proposed Orestimba Road. The exact size and length has not been determined. This golf course will benefit visually from Orestimba Peak and Wilcox Ridge as it is sited in a small valley.

- **Parks and Recreation Areas**

Approximately 248 acres of parks and recreation areas are proposed to be owned by the Diablo Grande Residential Association in the five Villages. They range in function from active recreation at the Community Park in the Oak Flat Village to passive creekside and hillside parks. Parks for prehistoric and historic conservation are also proposed as special use facilities.

TABLE 7
PROPOSED PARK AND RECREATION AREAS

<u>VILLAGE NO.</u>	<u>NAME</u>	<u>FACILITIES</u>
1	Community Park	Baseball and soccer fields
	Oak Flat Ranch Park	Conservation, picnicking, trails
	Indian Rocks Park	Prehistoric conservation, trail system
2	Copper Mountain	Passive Recreation

3	Indian Rocks Park	Prehistoric conservation, trails
4	Crow Creek	Creekside park, passive recreation
5	Orestimba	Creekside park, passive recreation

- **Vineyards (See Figure 26)**

Approximately 40 acres of vineyards have been constructed on rolling knolls on both sides of the Town Center in the Oak Flat Village. The vineyards ~~will~~ provides visual relief for the Resort Center and Town Center land uses and ~~will~~ generates grapes for up to 20,000 cases of wine per year at the Diablo Grande Winery. The vineyards are highly visible from the Diablo Grande Parkway, the major road in Oak Flat Village.

- **Creekways**

With few exceptions, all of the major creekway corridors will be conserved and enhanced including: Salado Creek, Lotta Creek, Crow Creek and Orestimba Creek. The introduction of ponds and recycling of water should enhance existing riparian corridors that have provided some restricted habitats during recent drought years. Creekways will be used as minor wildlife corridors in conjunction with other open space areas. A Wildlife Corridor Plan has been prepared for Phase 1 and is on file with Stanislaus County.

The vast majority of existing trees, especially oak trees, will be conserved along existing creekways. In some cases, tree removal along creekways will be needed for road extensions and culvert crossings. Where this is necessary, tree replacement will be provided; and where feasible smaller native trees will be relocated.

- **Village Hill Areas**

In addition to the four major Conservation Areas designated on the Open Space Plan, it is estimated that at least 25%, up to 4,600 acres total, of the five Village areas will have hill conservation areas that can be set aside as greenbelts for trail use, wildlife corridors, tree preservation, conservation of steeper slopes, and avoidance of landslides on those steeper slopes.

In the Phase 1 area of Oak Flat Village, 25% of the 2,330 acres is envisioned to be set aside as hill area open spaces (See Figure 18). In the other four Villages that have less flat land than the Oak Flat Village, the opportunities for hill area open space should be equal or greater depending on detailed slope analysis and the final lotting pattern determination. It is envisioned that these hill conservation areas will be owned and maintained by Diablo Grande L.P. with easements granted as necessary for maintenance and access. In some cases, open space easements on larger private parcels may be provided to limit development and erosion; and maintain drainage ways.

2.09. CIRCULATION PLAN (See Figure 10)

The proposed Circulation Plan for Diablo Grande includes: Major Roads; the Major Trail System; and other supportive systems. The roadway sections for the roads discussed herein are also contained in the Diablo Grande and Western Hills Water District Standard Specifications which have been approved by the County Board of Supervisors at the same time as adoption of the Specific Plan. The roadway cross-sections are also schematically contained herein for ease of reference.

2.09.1 MAJOR ROADS

The major roads included in the Plan are categorized as arterial parkways, major collectors, and minor collectors as summarized below. The typical sections are proposed herein that attempt to provide a rural ranch setting while accommodating projected traffic. They have been reviewed and approved by the County Public Works Department prior to Specific Plan approval.

- Arterial Parkways (See Figure 11)**

One arterial parkway is proposed, the Diablo Grande Parkway, to serve as the permanent access road to Diablo Grande. The arterial parkway is generally characterized by: landscaping on either side of the traveled way; meandering rather than curbside sidewalks where possible; emergency parking; cart and bike lanes rather than on-street parking; landscaped medians and left turn storage lanes; and limited cross streets and fronting driveways. (See Figure 11).

The proposed Diablo Grande Parkway is described in two subsections: the Roadway Entry Plan to Diablo Grande; and the Village 1 Area Plan.

- Roadway Entry Plan (See Figures 12A-K)**

The Diablo Grande Parkway-will starts near the underpass at Interstate 5, at the Sperry Road/Del Puerto Canyon Road Interchange and continues to the project site (Figure 12-K). As shown on Figure 12-K, the project entry roads can be broken down into three components. These components are existing Oak Flat Road, the Diablo Grande Parkway (proposed access), and Diablo Grande Parkway (existing access).

As shown in Figure 12-K, existing Oak Flat Road is that section of the roadway between Ward Avenue and the existing Diablo Grande Parkway, and where the proposed Diablo Grande Parkway will meet the existing Diablo Grande Parkway. Oak Flat Road This section of roadway is currently constructed as a 20 foot paved roadway with 2 foot gravel shoulders on each side. After construction of the extension of the Diablo Grande Parkway was completed, this road Oak Flat Road will be continues to be monitored by Diablo Grande and the County and signs indicating that it was a private road posted to limit its usage.

The proposed extension of Diablo Grande Parkway-will extends across the base of the hills from Oak Flat Road near the cherry orchard to I-5 at Del Puerto Canyon Road. This roadway, when constructed, will meets the width and design speed requirements of the Stanislaus County Department of Public Works, as necessary to meet the project traffic generated from a requested

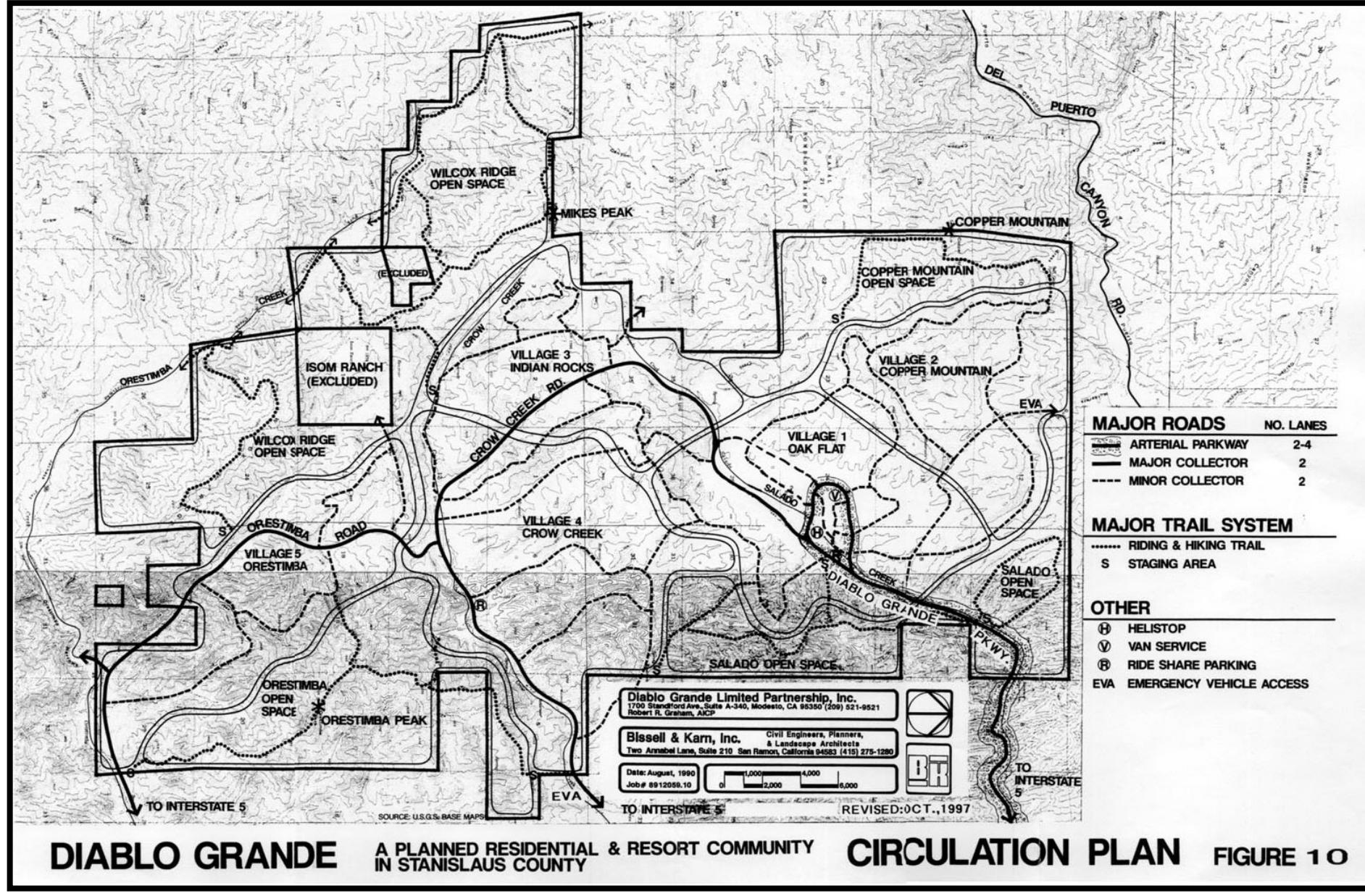


TABLE 4

School Enrollment Projections by Dwelling Type (Adjusted for type of use).

<u>SCHOOL AGE POPULATION</u>									
<u>Moderate Retirement Housing Scenario</u>									
DWELLING TYPE	%*	NO. UNITS**	K-5		6-8		9-12		TOTAL POP.
			NO.	PER UNIT	NO.	PER UNIT	NO.	PER UNIT	
Detached Single Family	-	3,060							
(-) Retirement Housing	23	700							
(-) Seasonal Housing	6	180							
Adjusted Total		2,180	.25	545	.2	435	.25	545	1,525
Attached Single Family		870							
(-) Retirement Housing	33	290							
(-) Seasonal Housing	12	100							
Adjusted Total		480	.10	50	.05	25	.10	50	125
Multiple Family		1,070							
(-) Retirement Housing	44	470							
(-) Seasonal Housing	12	130							
Adjusted Total		470	.05	25	Neg.	0	.05	25	50
Total Project		5,000							
Adjusted Total		3,130		620		460		620	1,700

* Estimated percentage of retirement and seasonal housing based on ERA July 1991 Preliminary Marketing Study that provides adjusted housing totals for school enrollment estimation purposes.

** Rounded to nearest 10.

TABLE 5

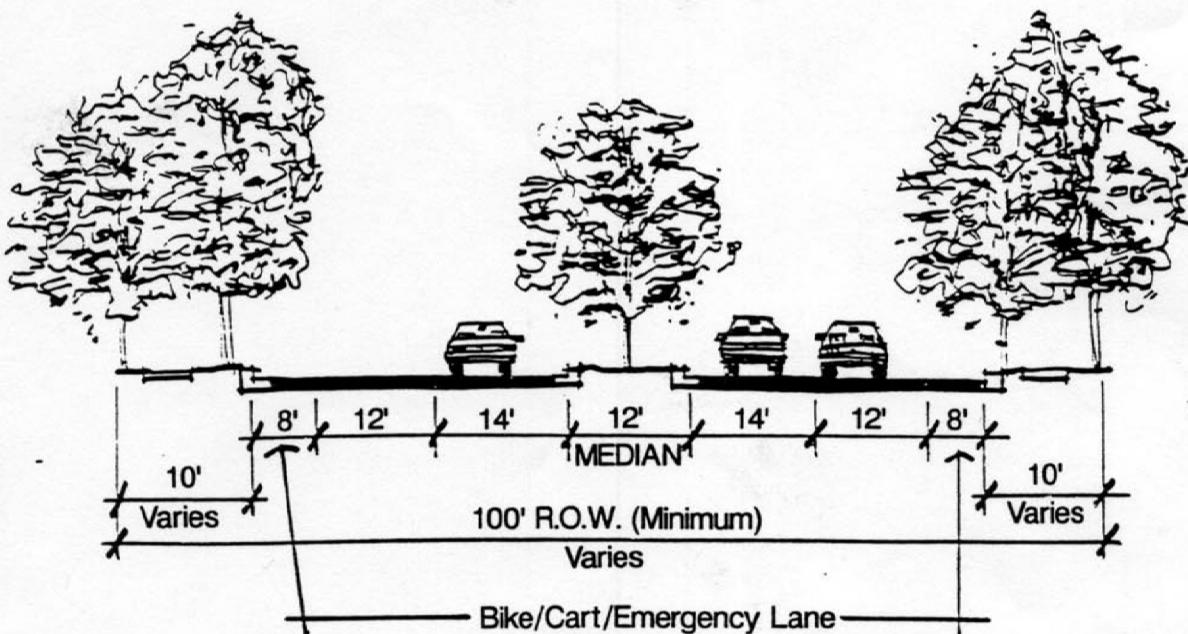
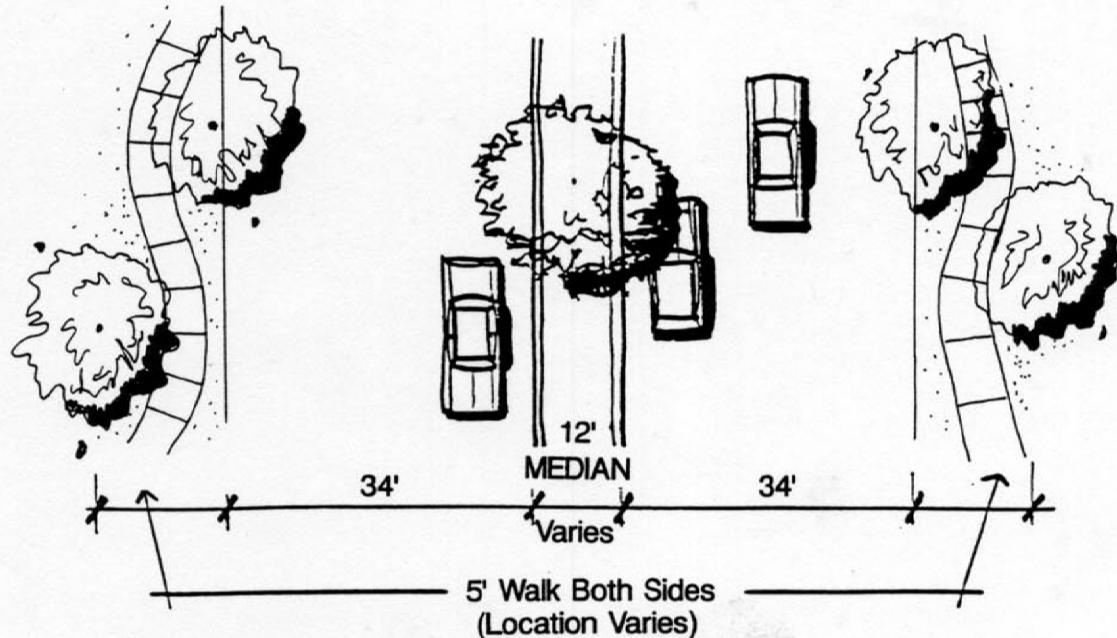
School Enrollment Projections by Dwelling Type (Adjusted for type of use).

SCHOOL AGE POPULATION
Increased Retirement Housing Scenario

DWELLING TYPE	%*	NO. UNITS**	PER UNIT	K-5		6-8		9-12		TOTAL POP.
				NO.	PER UNIT	NO.	PER UNIT	NO.	PER UNIT	
Detached Single Family	-	3,060								
(-) Retirement Housing	39	1,190								
(-) Seasonal Housing	10	310								
Adjusted Total		1,560	.25	390	.2	310	.25	390	1,090	
Attached Single Family		870								
(-) Retirement Housing	46	400								
(-) Seasonal Housing	13	110								
Adjusted Total		360	.10	35	.05	20	.10	35	90	
Multiple Family		1,070								
(-) Retirement Housing	48	510								
(-) Seasonal Housing	24	260								
Adjusted Total		300	.05	15	Neg.	0	.05	15	30	
Total Project		5,000								
Adjusted Total		2,220		440		330		440	1,210	

* Estimated percentage of retirement and seasonal housing based on ERA July 1991 Preliminary Marketing Study prepared by ERA in December 1991, that provides adjusted housing totals for school enrollment estimation purposes. (See Technical Appendix)

** Rounded to nearest 10.

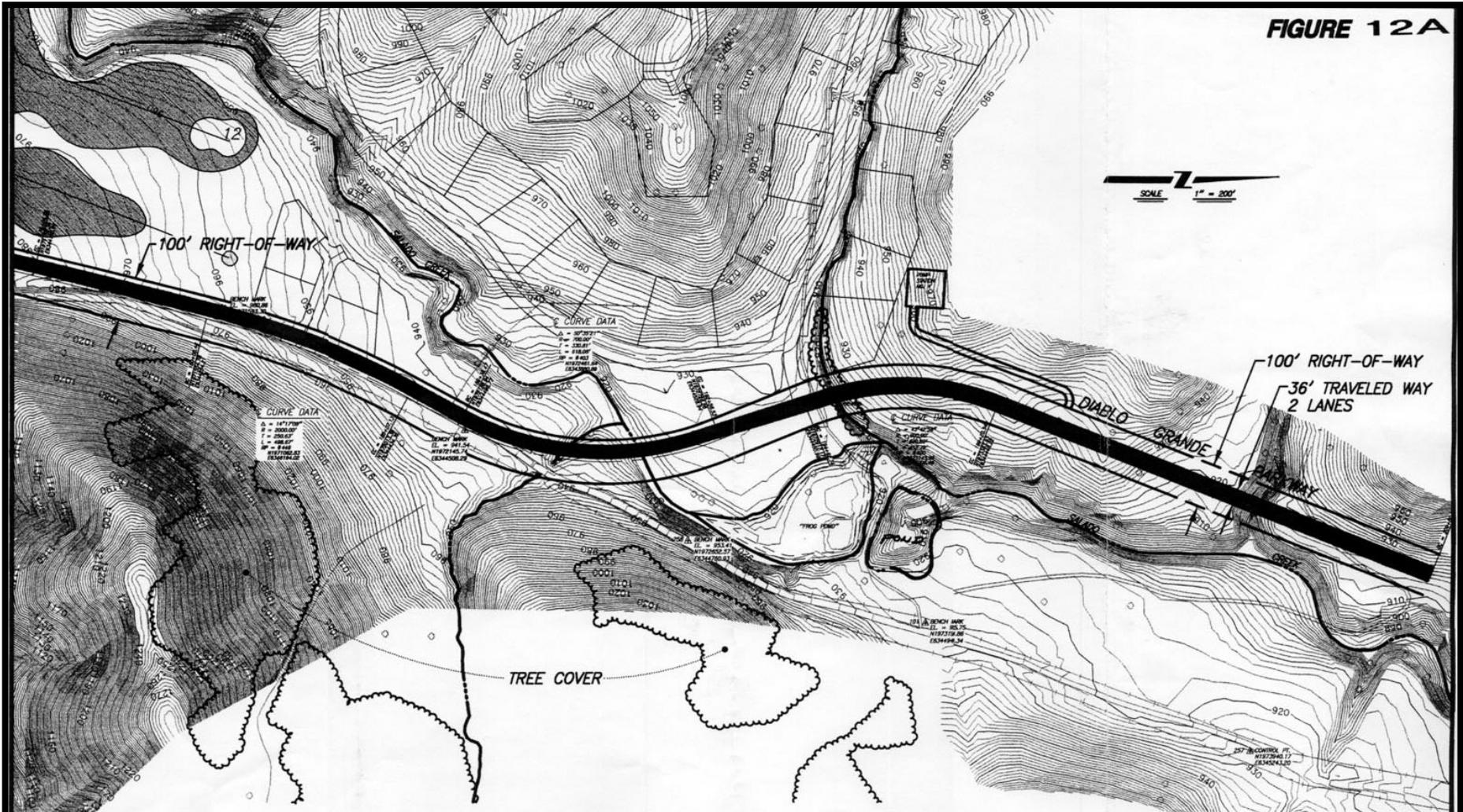


ARTERIAL PARKWAY

- 4 LANE DIVIDED

FIGURE 11 **DIABLO GRANDE**

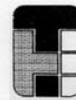
FIGURE 12A



**DIABLO
GRANDE**

A PLANNED RESIDENTIAL & RESORT COMMUNITY

ENTRY PLAN



**THOMPSON-HYSELL
ENGINEERS, INC.**

1010 12TH STREET, MOBILTO, GA 30654 (800) 521-0000 FAX: (800) 521-0042

APPROVED BY:			
R.U.C.	44905	EXP.	J-31-98
SCALE	1"=200'	DR. BY	
DATE	8-26-97	CR. BY	
FILE	Q1 PH 2671 SP-09		

FIGURE 12B

51

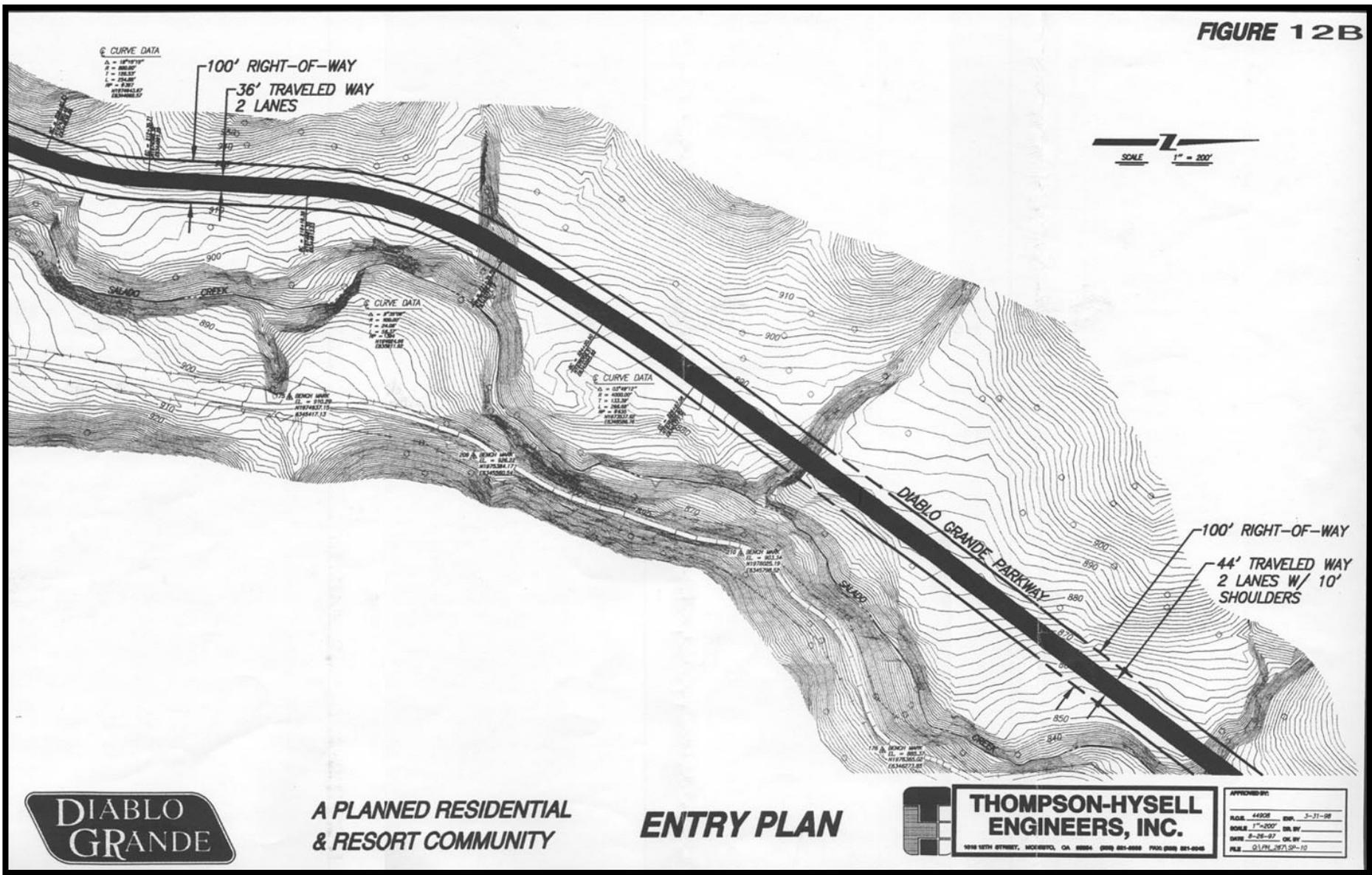


FIGURE 12C

52

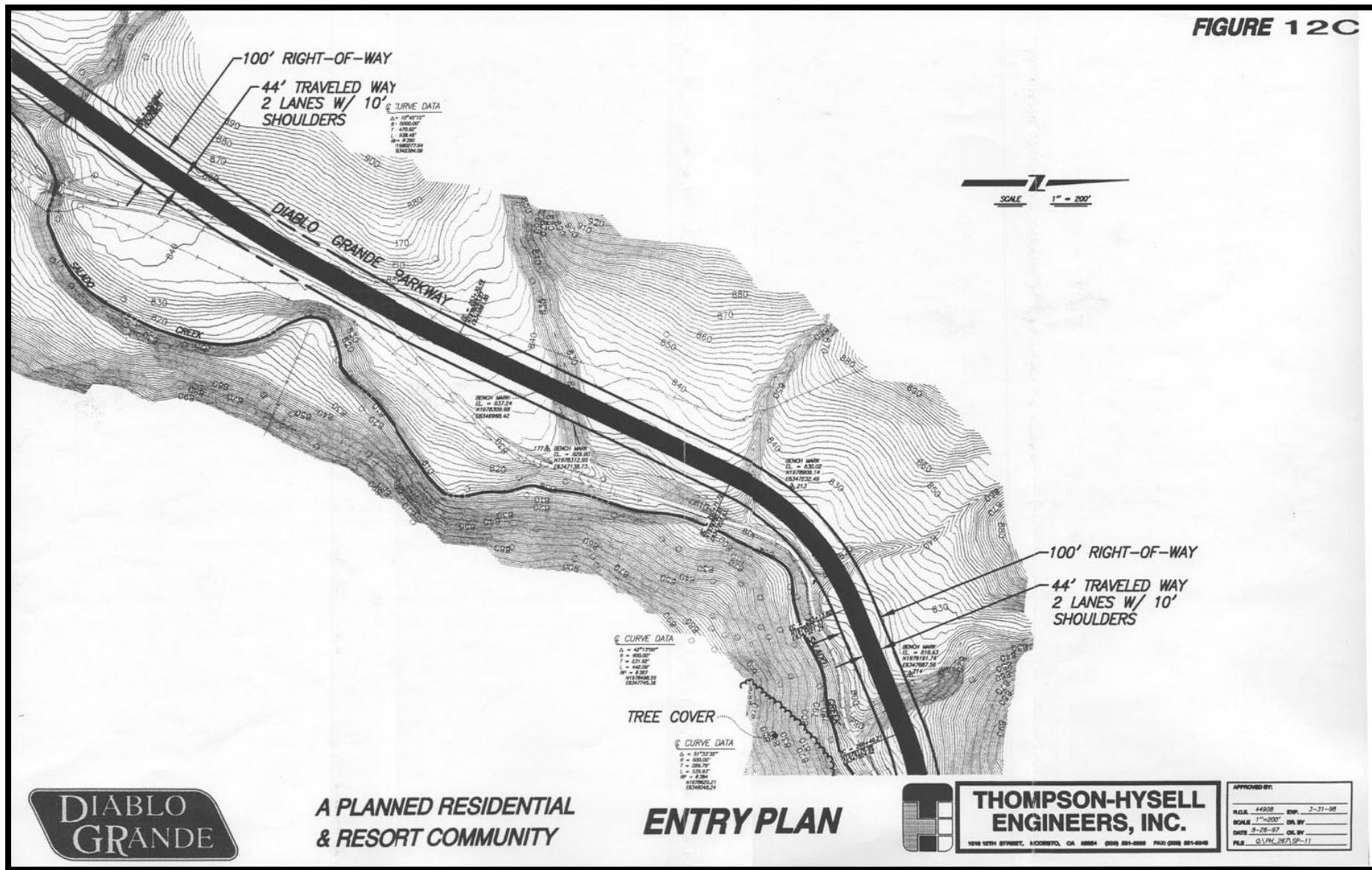
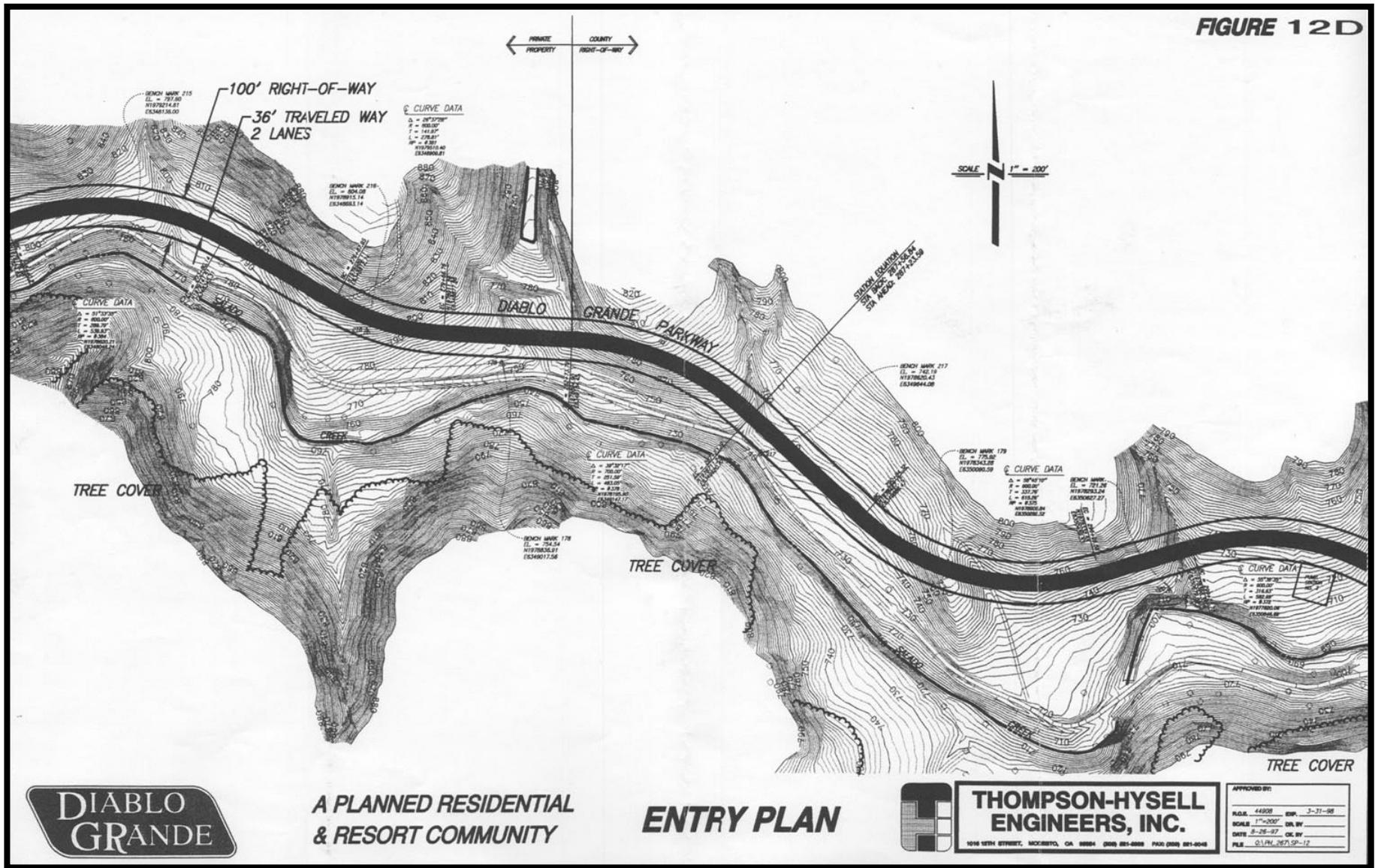


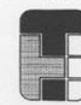
FIGURE 12D



**DIABLO
GRANDE**

A PLANNED RESIDENTIAL & RESORT COMMUNITY

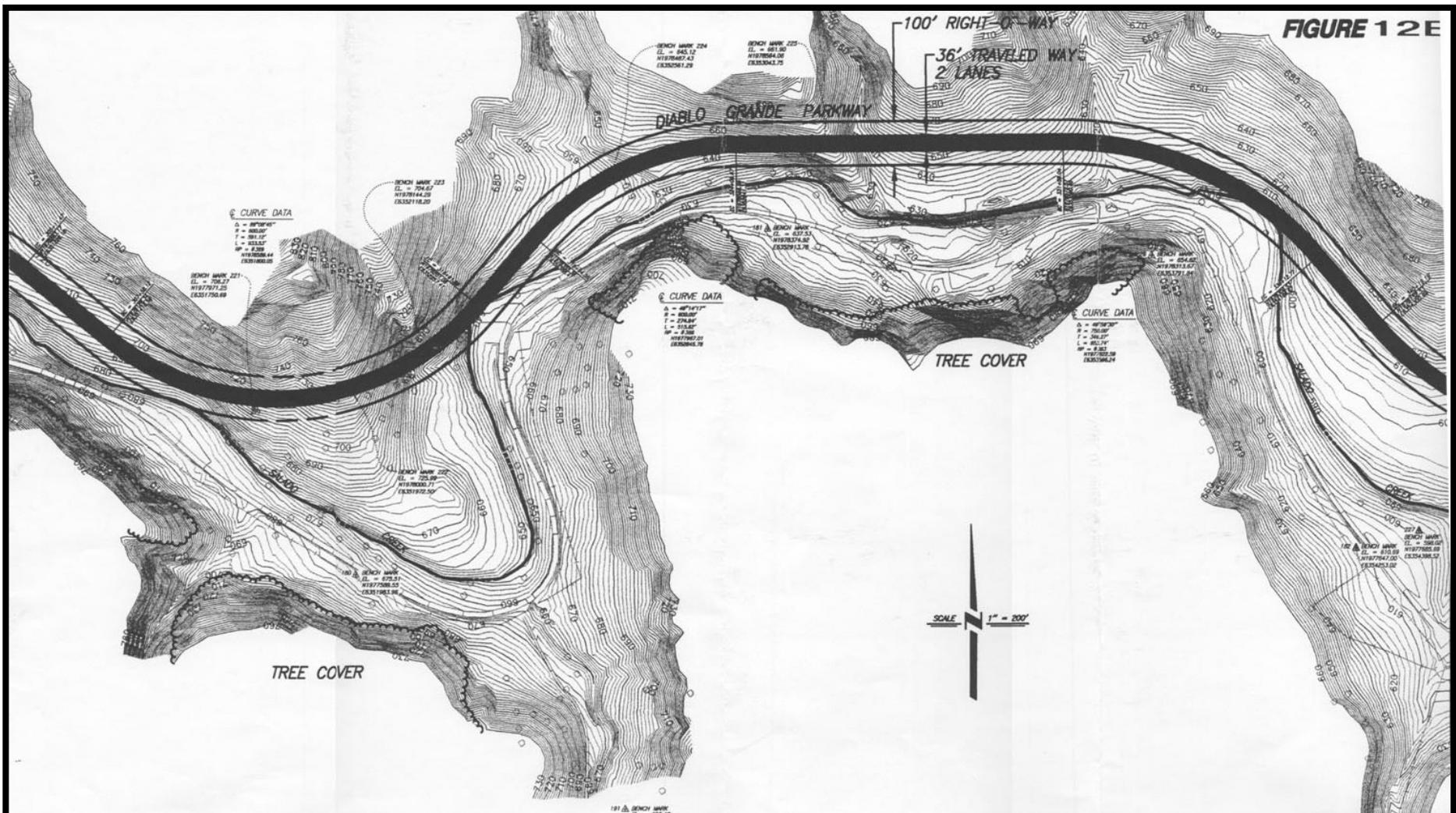
ENTRY PLAN



**THOMPSON-HYSELL
ENGINEERS, INC.**

APPROVED BY:			
R.U.E.	44906	EXP.	3-31-96
SCALE	1" = 200'	DR. BY	
DATE	8-26-97	CR. BY	
FILE	Q1PH 2671 SP-12		

FIGURE 12E

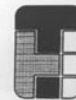


54

**DIABLO
GRANDE**

A PLANNED RESIDENTIAL & RESORT COMMUNITY

ENTRY PLAN



**THOMPSON-HYSELL
ENGINEERS, INC.**

1010 12TH STREET, MOBILE, AL 36604 (334) 431-6868 FAX: (334) 431-6048

APPROVED BY:
PLC# 44908 EXP. 3-31-98
SCALE 1"=200' DR. BY _____
DATE 8-26-97 CR. BY _____
FILE Q-1PH_2671SP-13

FIGURE 12F

55

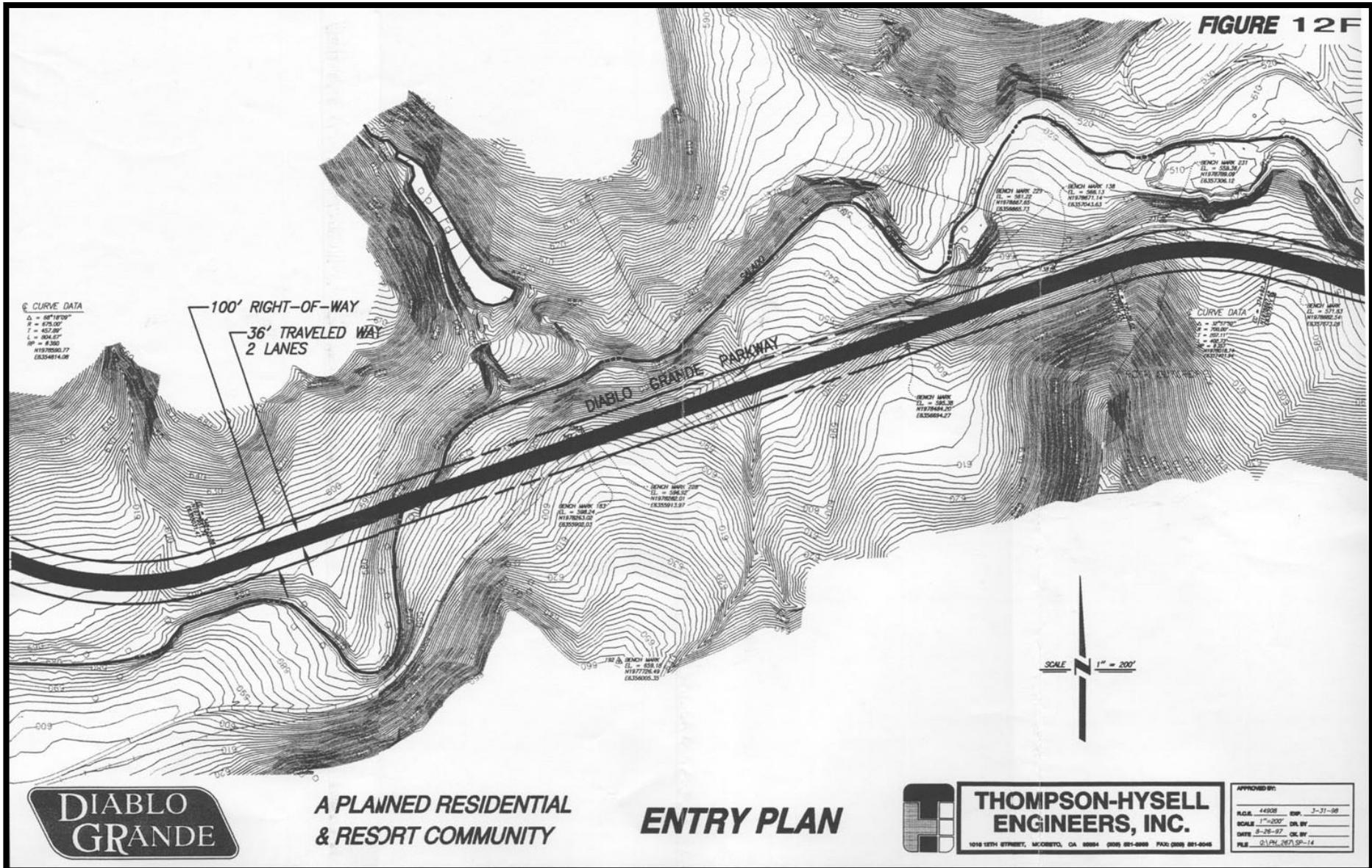
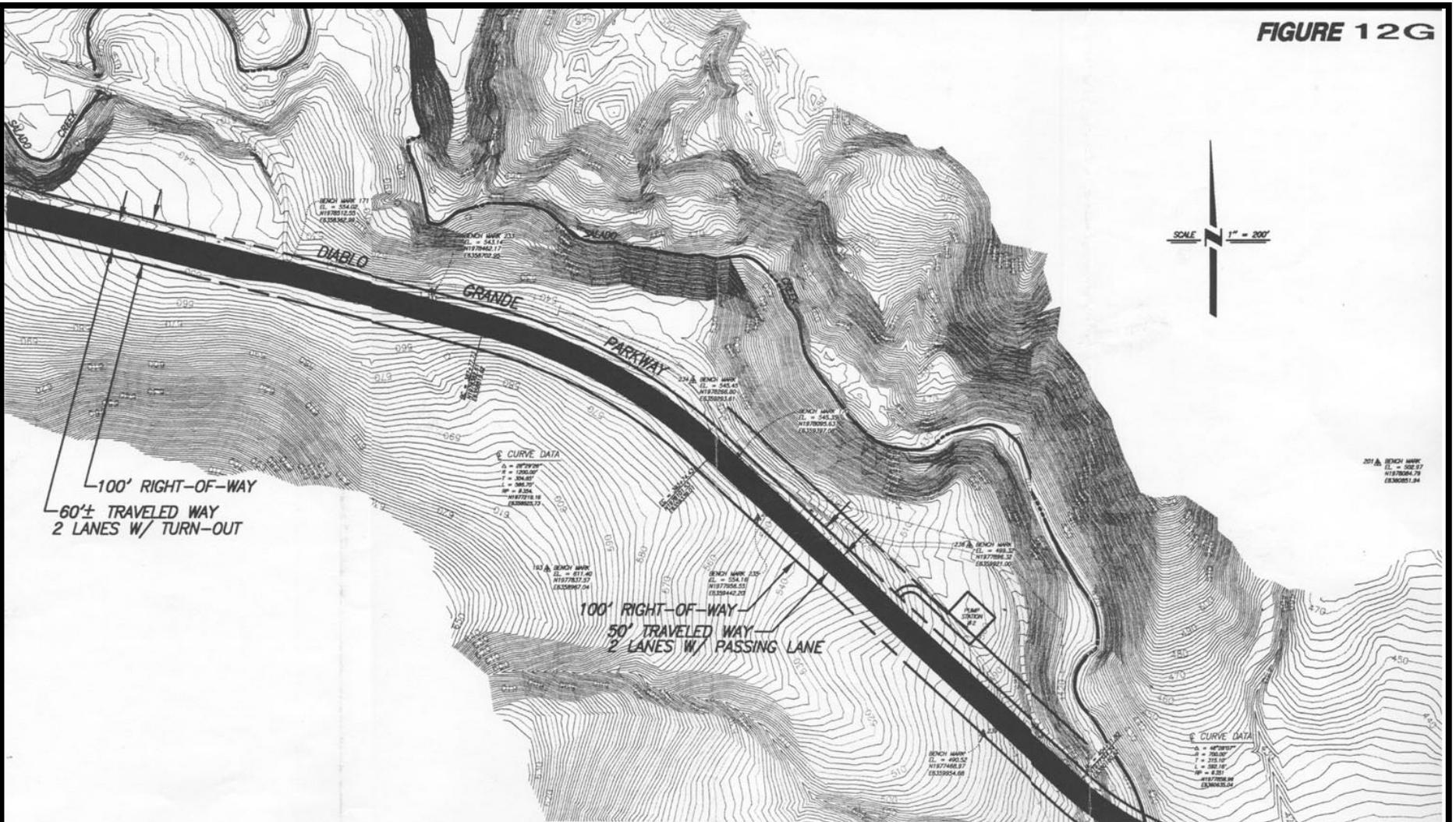


FIGURE 12G

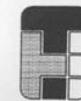


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DIABLO GRANDE

A PLANNED RESIDENTIAL & RESORT COMMUNITY

ENTRY PLAN

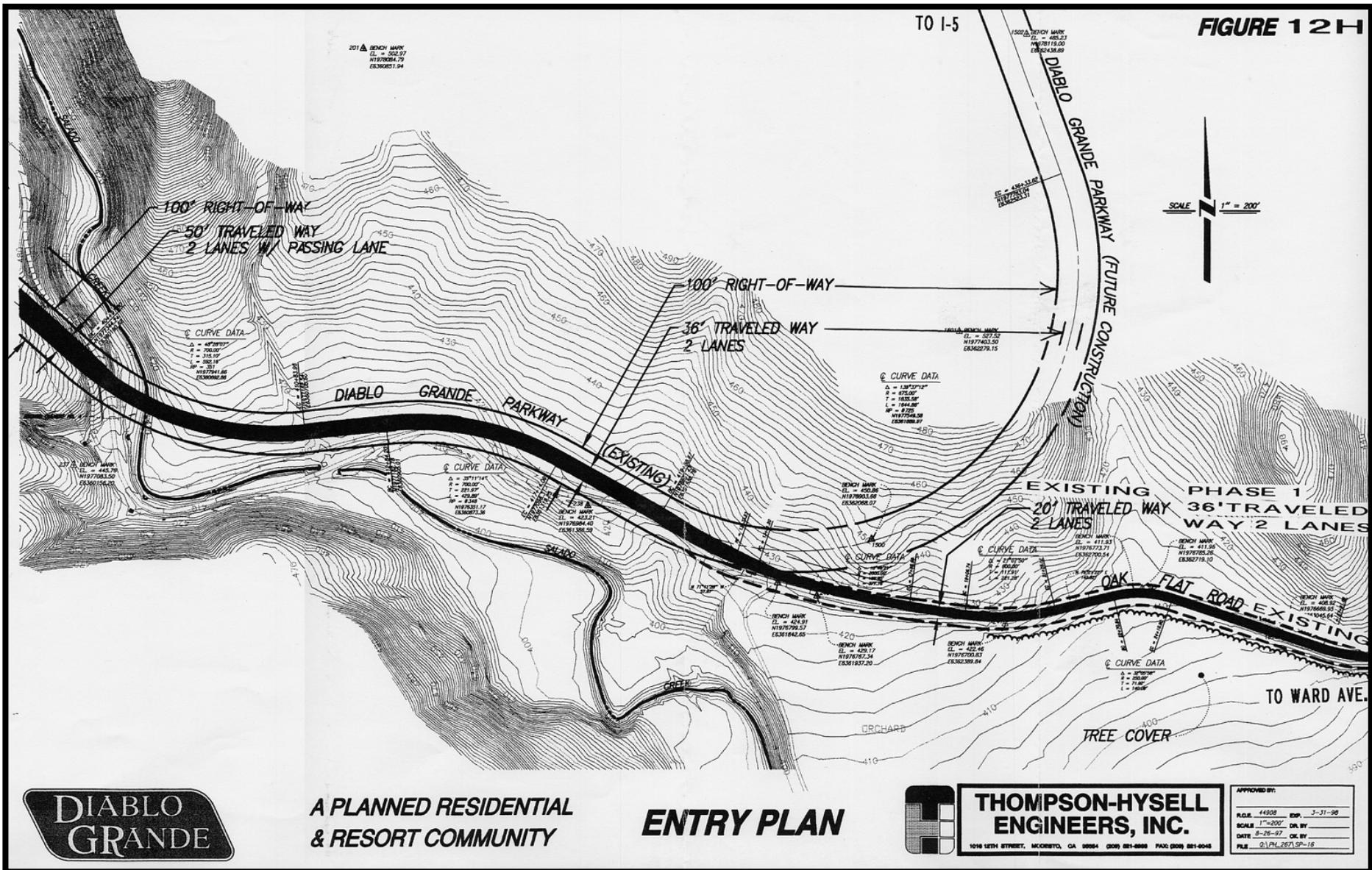


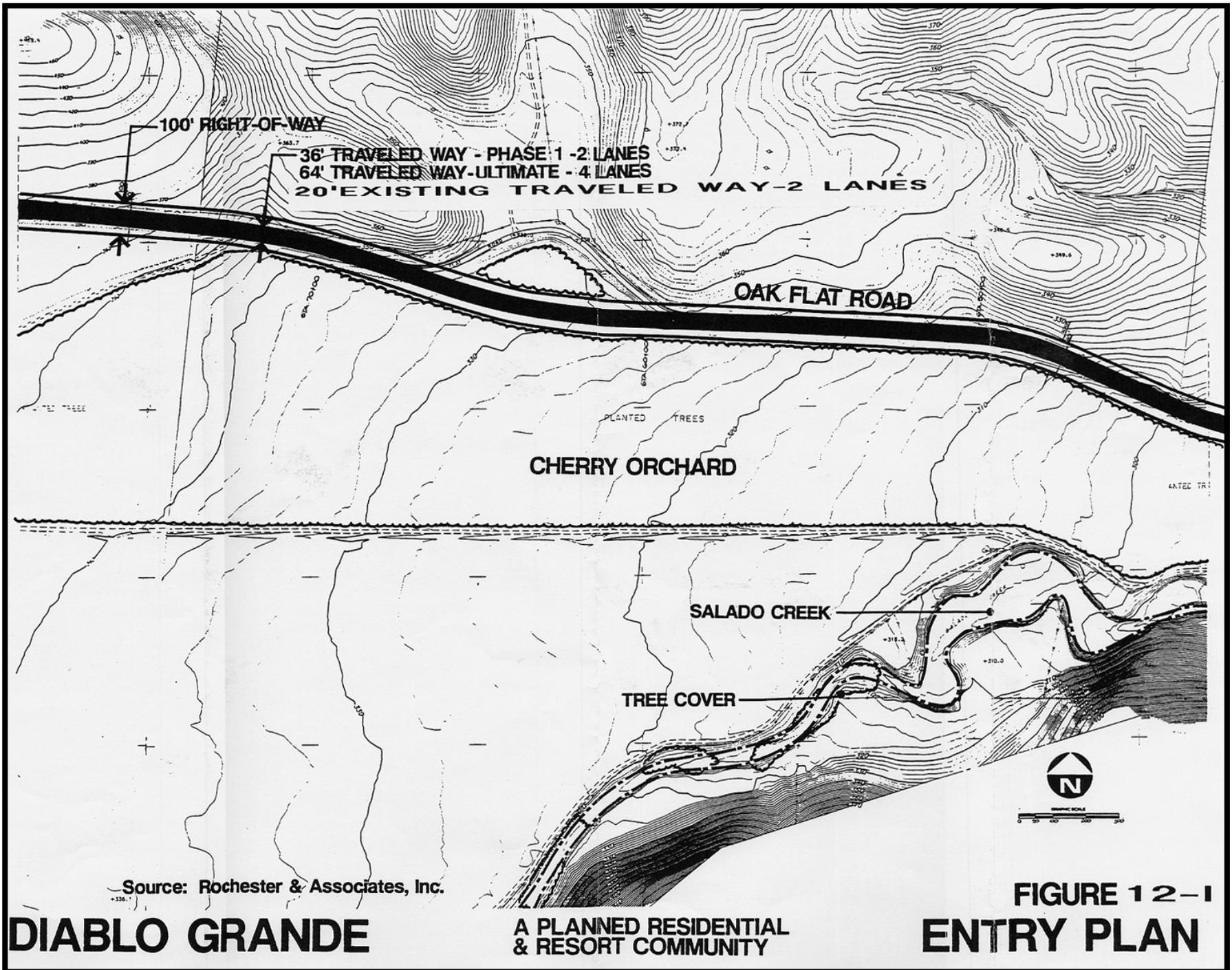
**THOMPSON-HYSELL
ENGINEERS, INC.**

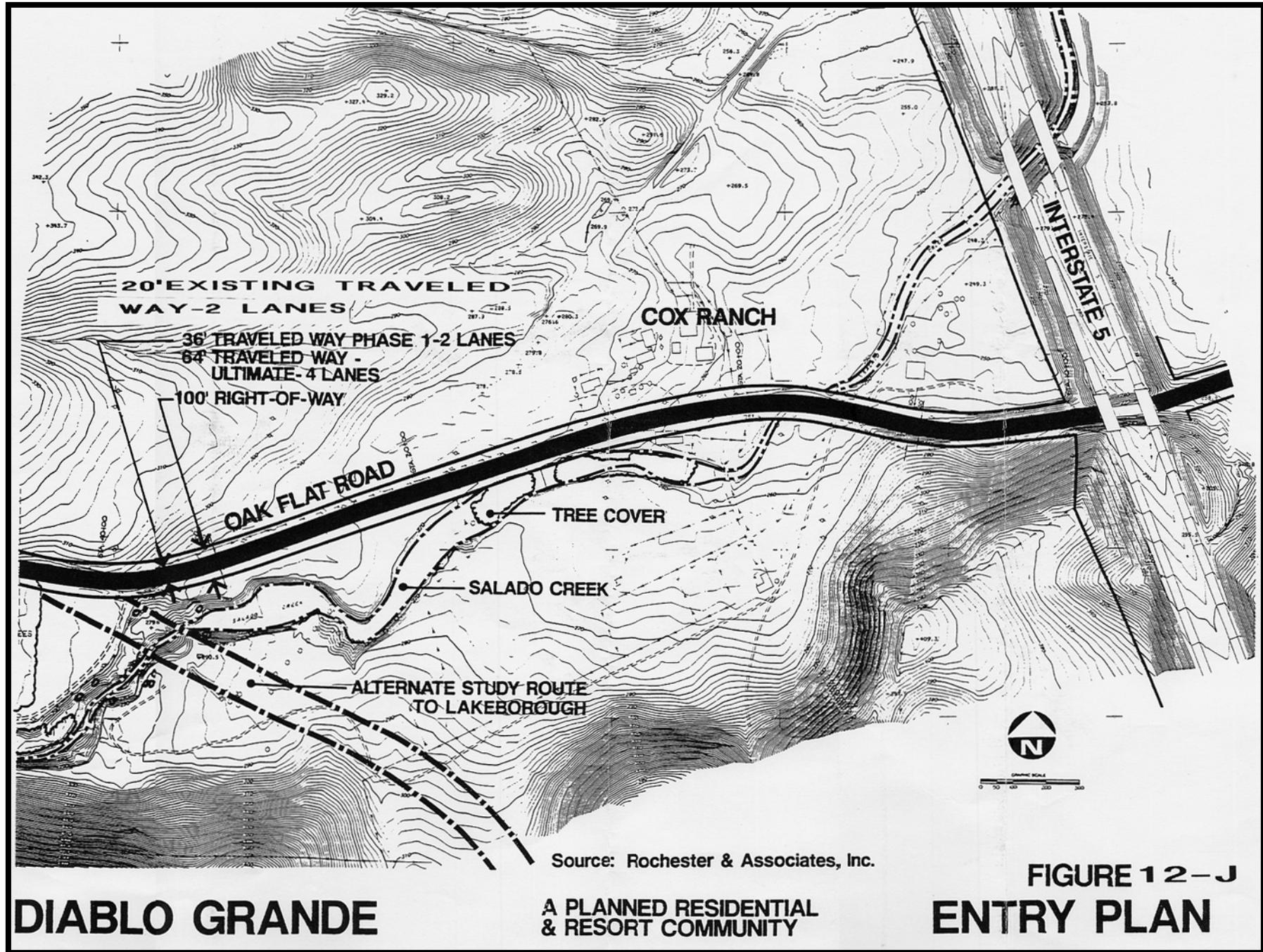
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P.G.E.	44908 EXP. 3-31-98
SCALE	1" = 200' DR. BY _____
DATE	8-26-97 OK BY _____
FILE	Q144 2671 SP-15

FIGURE 12H

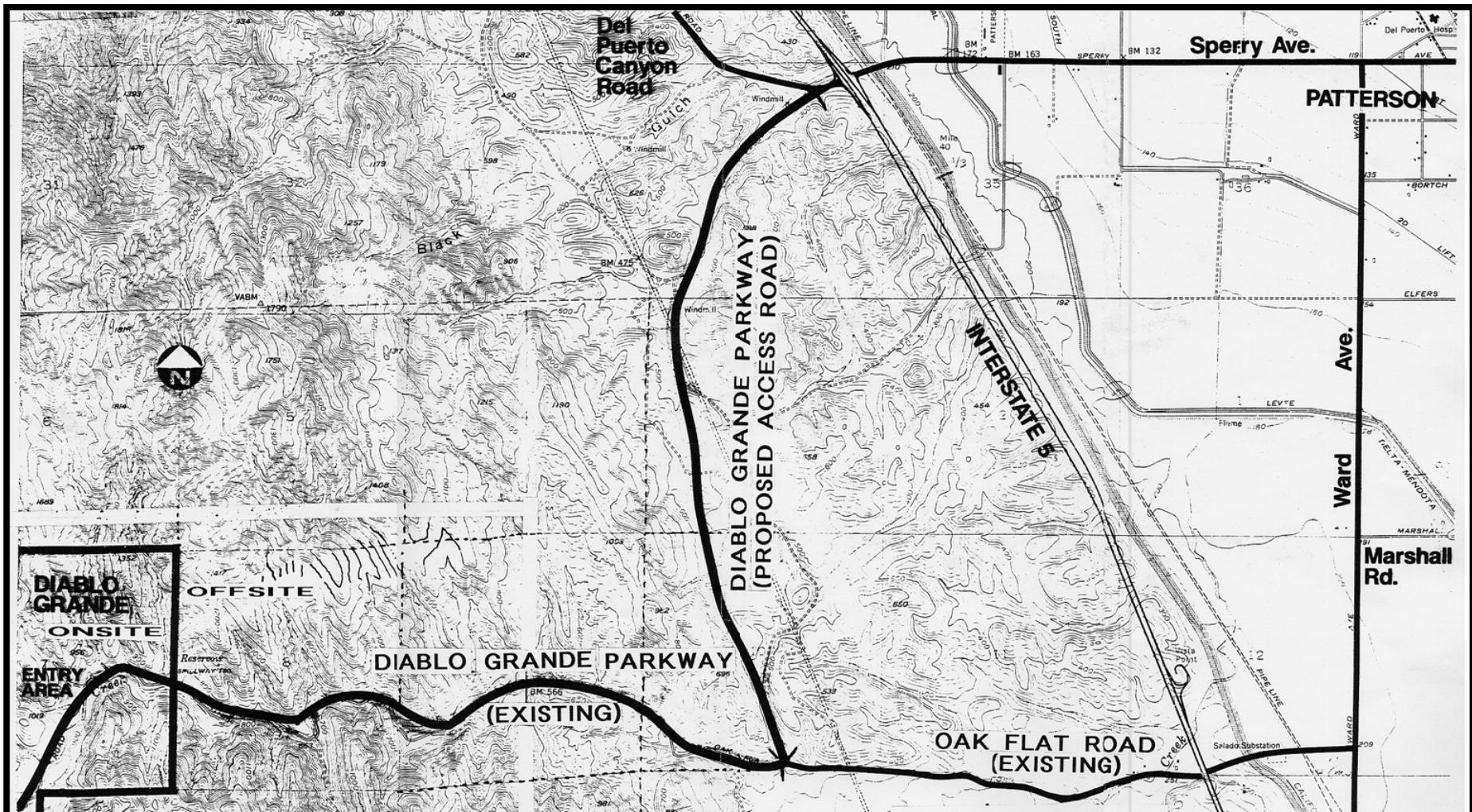
57







6



LSA

Scale in Feet
 0 1000

DIABLO GRANDE

A PLANNED RESIDENTIAL & RESORT COMMUNITY IN STANISLAUS COUNTY

PROPOSED ENTRY ROAD SYSTEM

FIGURE 12-K

phase of development. This portion of the roadway ~~will be~~has been dedicated to Stanislaus County ~~who~~, ~~and the County will~~ become responsible for the ongoing maintenance of this roadway.

The Diablo Grande Parkway has been constructed between Oak Flat Road at the cherry orchard to the onsite entrance gate. This roadway was built with a 36 foot paved width within a roadbed wide enough for the expansion of this roadway to four lanes without further grading. The roadway design speed is 45 miles per hour. This portion of the roadway ~~will has~~been dedicated to Stanislaus County, ~~and the County will become who is~~ responsible for the ongoing maintenance of this roadway.

~~A large portion of~~The Diablo Grande Parkway has been constructed on-site beyond the entrance gate. The roadway currently forms a loop that begins exists from ~~at~~ the project's easterly entrance gate boundary, continues to the completed golf course clubhouse ~~and then circles back and meets at the roundabout~~. Later in the project, the loop will be completed. The roadway is currently two lanes, and any expansion to four lanes will be based on a traffic study prepared by the project developer and approved by Stanislaus County. This roadway along with the other on-site roadways will be maintained by the Diablo Grande Residential Association.

The Diablo Grande Specific Plan Traffic Study (see Technical Appendix) has tested the feasibility of the Diablo Grande Parkway and recommends that the subsequent study for road widening to four lands be conducted when 75% of peak hour road capacity is reached. In 2015, additional traffic counts were performed, and it was determined that the Phase 1 PDP for Oak Flat Village could be developed without widening to four (4) lanes. No development beyond the Phase 1 PDP can occur without additional traffic analysis to determine if widening the four (4) lanes is required or if the Crow Creek Road connection will be provided.

- **Phase 1 Diablo Grande Parkway (See Figure 11)**

Upon entering Village 1, the Diablo Grande Parkway would be developed with two travel lanes as part of the Phase 1 development, (See Figure 26), but may ultimately be widened to four lanes as it loops around the Town Center and returns towards the entry to Village 1. In this section, landscaped greenbelts containing meandering paths may ~~ultimately eventually~~ be provided on both sides of the traveled way, along with a landscaped median and left turn storage lanes. No on-street parking will be provided and striped electric cart/bike lanes will be provided in place of the parking.

- **Major Collectors (See Figures 13 and 14)**

There are two major collector streets proposed in Diablo Grande including Crow Creek Road and Orestimba Road. These will also be two lane roads that can accommodate up to 10,000 cars per day at design capacity.

Figure 13 shows the typical section proposed for major collector streets located in the valley floors and flatter areas. They would typically provide a 40 foot traveled way within a 60 foot right-of-way. The traveled way would include two 12 foot travel lanes and two 8 foot lanes for a bike/carts lane and emergency vehicles in Phase 1.

Figure 14 depicts the typical section for major collector streets in the hill areas where a narrower traveled way is desirable to reduce grading and encourage tree preservation. This section

provides for two 13 foot travel lanes and periodic parking bays in flatter areas. A minimum five foot landscape and utility area is provided on either side of the traveled way; although added easements can be provided as needed within front yards.

- **Crow Creek Road**

Crow Creek Road will be designed to valley area standards in the valley floor and hill area standards on the more narrow and steeper slopes of the Crow Creek and Indian Rocks Villages.

This major collector street will link Villages 3, 4, and 5 to Village 1 at Diablo Grande Parkway. It also will eventually take traffic down to the valley floor and to Interstate 5. Crow Creek Road will offer a scenic drive with views of Orestimba Peak, Wilcox Ridge, Mikes Peak, Crow Creek and Salado Creek. Steeper portions of Crow Creek will require special design (e.g. - split levels) and retaining wall treatment to minimize grading and tree removal in this critical collector link between Villages within Diablo Grande.

- **Orestimba Road**

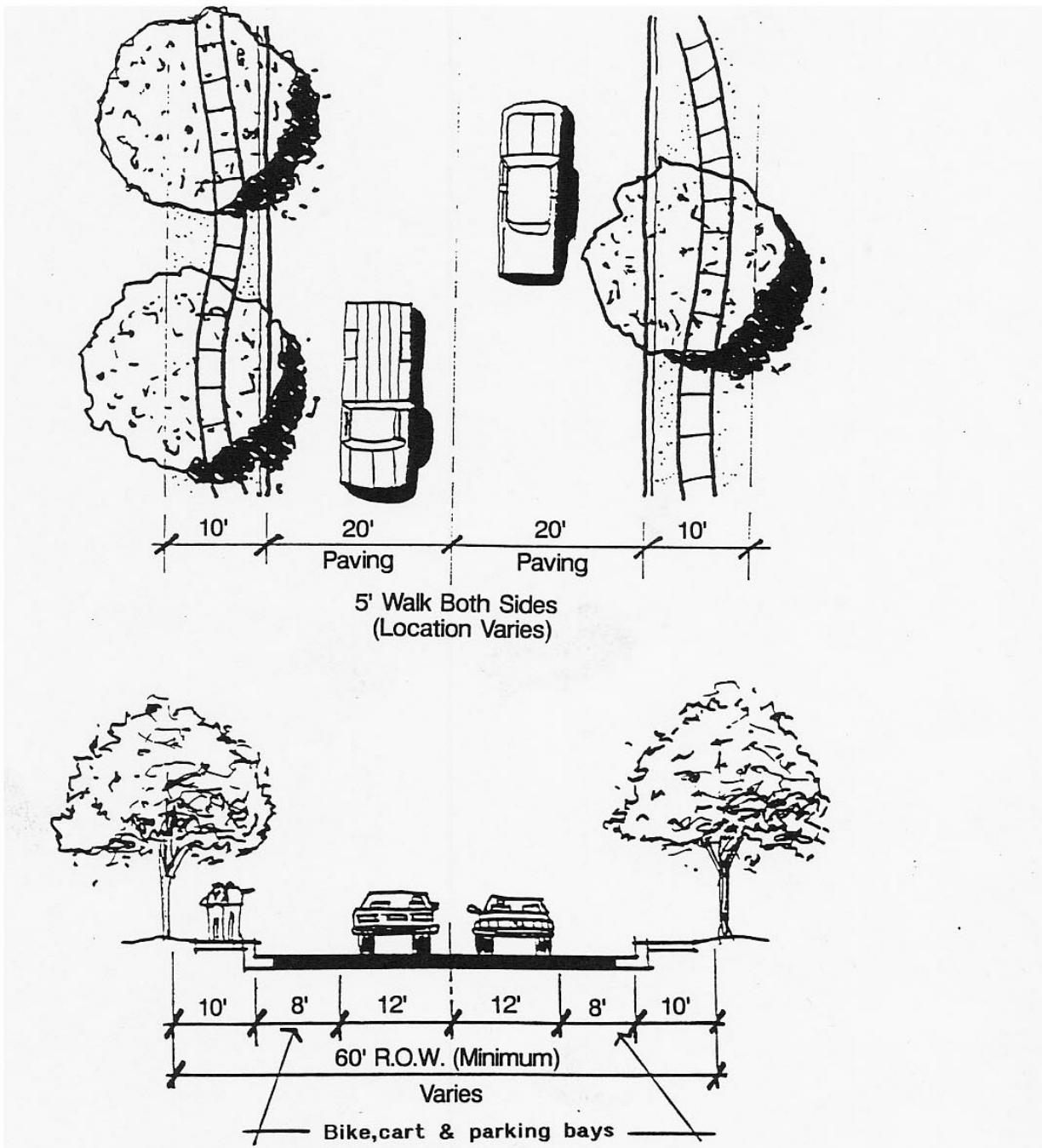
Like Crow Creek Road, Orestimba Road will be designed to both valley area and hill area major collector street standards due to the varied and often steep terrain. A small portion of Orestimba Road will have to be developed on an abutting parcel or a land exchange made between that owner and Diablo Grande.

Orestimba Road will serve as a link to Crow Creek Village to the north and to Interstate 5 to the east when ultimately extended across intervening properties. Due to this constraint, the southern end of Orestimba Village will probably be the last Phase of Diablo Grande to develop. Orestimba Road will provide views of Orestimba Peak, Orestimba Creek and Narrows, and Wilcox Ridge.

- **Minor Collectors (See Figures 15 and 16)**

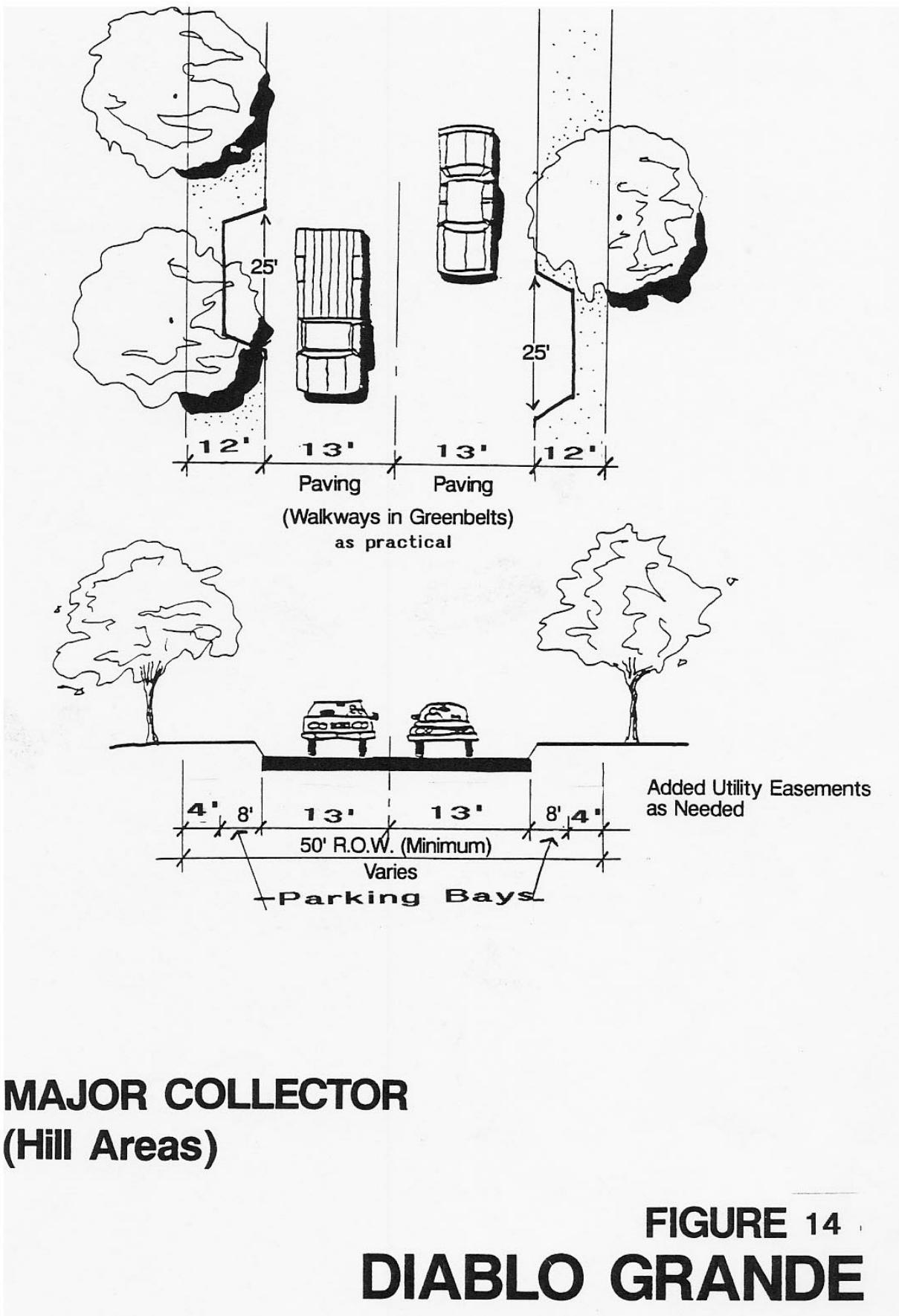
Several minor collector streets are proposed in each of the five Villages to serve as connectors between local streets and cul-de-sacs and the major collector street system. These minor collectors will be detailed as part of the Preliminary Development Plan review process, prior to the approval of any future Preliminary Development Plan. These minor collector streets may carry up to 8,000 cars per day in Village 1, but will probably carry less than 3,000 cars per day in the other Villages.

The typical minor collector street in the valley floors and flatter slopes will include two 12 foot travel lanes, two 6 foot parking lanes with one 5 foot sidewalk, street tree and utility area. In the hill areas, the minor collector streets are proposed to have a traveled way of 24 feet, 7 foot parking bays on either side, and 6 foot utility and landscape areas in order to minimize grading and tree removal. Some of these streets will be located on lesser ridge lines where the narrower width is extremely important.



MAJOR COLLECTOR (Valley Areas)

FIGURE 13
DIABLO GRANDE



- **Cul-De-Sacs and Private Lanes**

Public cul-de-sacs will primarily adhere to the County standard of maximum length of 500 feet. In some cases, steepness of terrain, golf course locations and large lot sizes make longer cul-de-sacs necessary and desirable. Wherever possible, emergency vehicle access shall be provided to those cul-de-sacs longer than 1,000 feet in length. Private lanes will generally adhere to the same exceptions. Both public cul-de-sacs and private lanes will be subject to County and Fire District review as part of the Tentative Map process. In valley or flat areas, cul-de-sac streets will have a typical section similar to Valley Area minor collector streets. In hill areas, cul-de-sacs will have a traveled way of at least 22 feet within a 50 foot right-of-way or easement with no sidewalks required. Private lanes will have a minimum width of 16-22 feet within a 35 foot right-of-way or easement and serving up to 12 lots. Private driveways will have a minimum width of 10 feet, serving one or two lots, and 16 feet serving three lots within a minimum 20-foot easement.

2.09.2 MAJOR TRAIL SYSTEM (See Figure 10 - Circulation Plan)

Due to the mixed resort and residential character of the proposed Planned Community at Diablo Grande, the major trail system is divided into Peripheral Trails and Internal Trails. Staging areas are also proposed to serve each system.

- **Peripheral Trails**

Approximately 14 miles of private riding and hiking trails are proposed primarily along the eastern portions of Diablo Grande in the Orestimba Conservation Area and the Salado Conservation Area. This would allow access to about 4,900 acres of natural areas including Orestimba Peak, ridges with valley views and portions of Salado Creek.

- **Internal Trails**

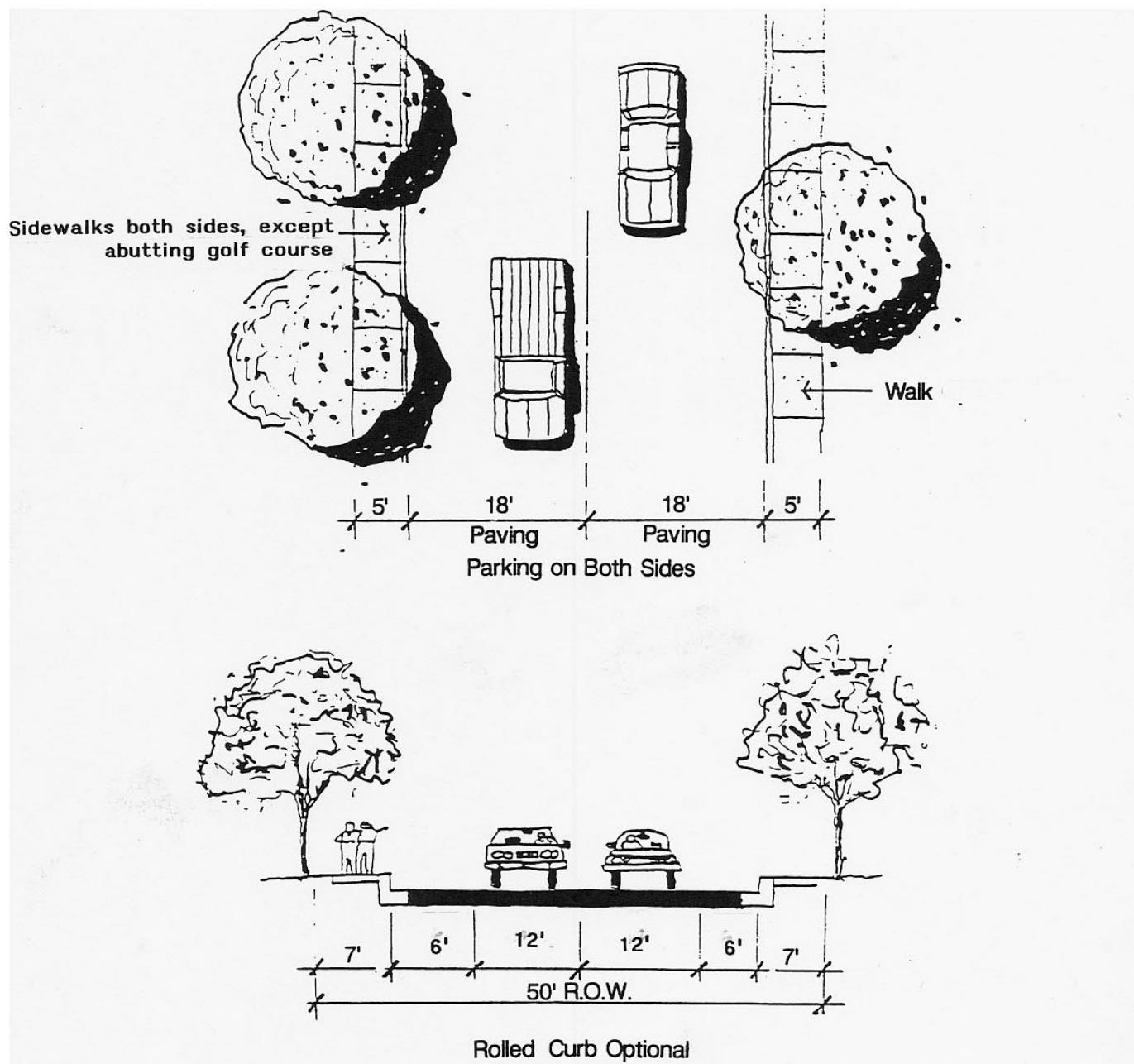
Within Diablo Grande, approximately 18 miles of private riding and hiking trails are proposed for residents, guests and visitors to the Planned Community. These trails will be located in the Copper Mountain and Wilcox Ridge Conservation Areas and will provide access links to the Salado and Orestimba Conservation Areas. This private trail system will allow access to most of the 12,700 acres of the major Conservation Areas. Four internal staging areas are proposed; one at the edge of each Village except Crow Creek, which will have two peripheral staging areas.

2.09.3 OTHER FACILITIES

Other circulation facilities envisioned include provision of a helispot, van service, ride share parking, and emergency vehicle access.

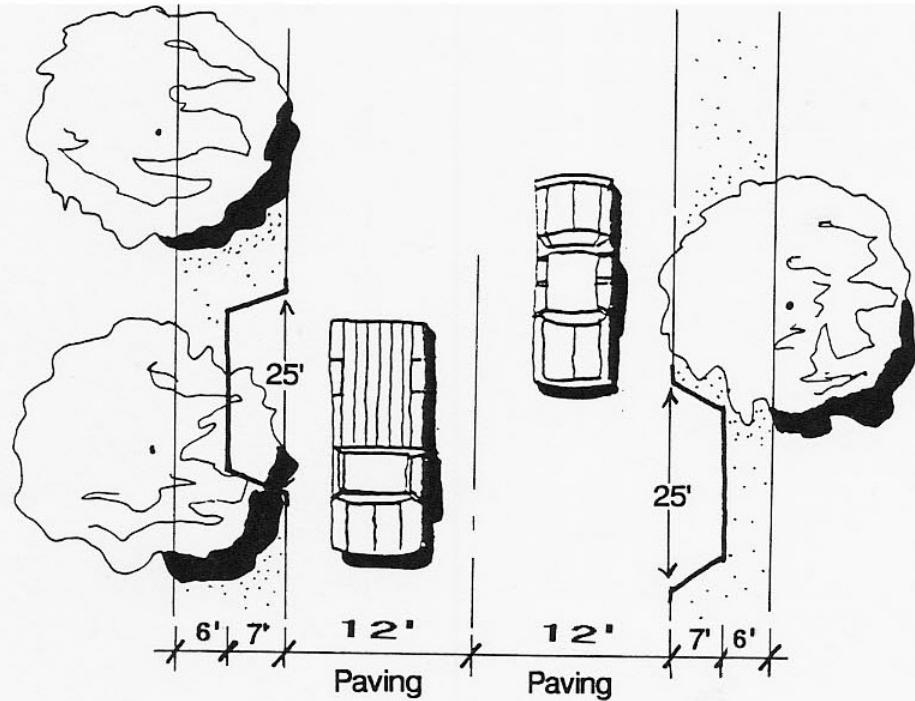
- **Helispot**

A Helispot is being considered near the Town Center in the Oak Flat Village. Such a facility would primarily provide for emergency transportation to area hospitals, but could serve local businesses and resort tourists subject to FAA requirements and environmental review.

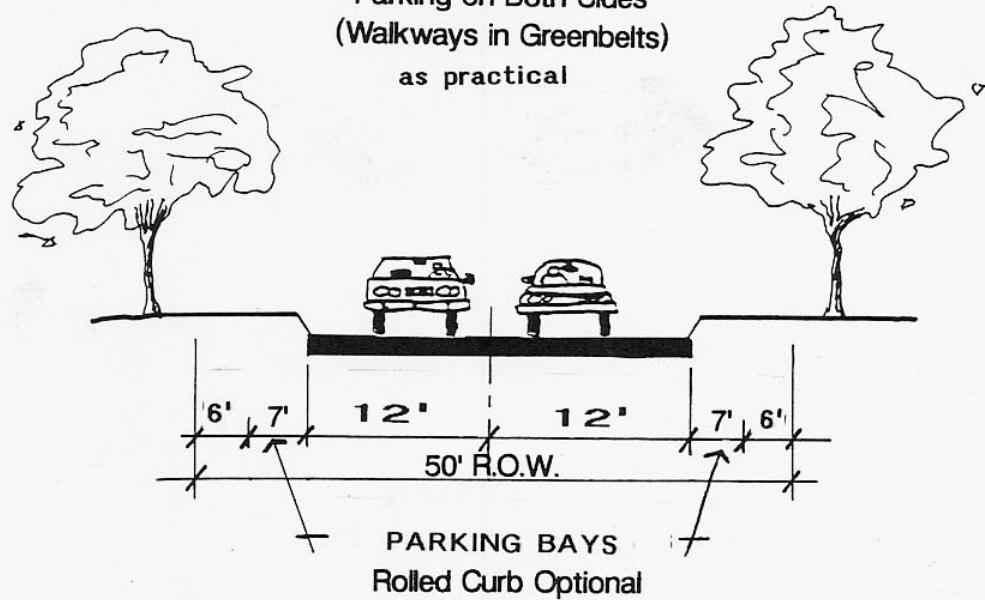


MINOR COLLECTOR (Valley Areas)

FIGURE 15
DIABLO GRANDE



Parking on Both Sides
(Walkways in Greenbelts)
as practical



MINOR COLLECTOR (Hill Areas)

FIGURE 16
DIABLO GRANDE

- **Van Service**

The Resort Hotel will provide van and limousine services for its visitors and business guests. Additional van/bus services may be provided by Diablo Grande if found to be feasible.

- **Rideshare Parking**

At least two rideshare parking lots are proposed on a joint use basis. Rideshare parking in the Oak Flat Village could make use of the community park that would see relatively little use during weekdays. A rideshare lot could be provided either at the park or the shopping center in the Crow Creek Village. Also, rideshare parking may be provided at future interchanges with Interstate 5.

- **Emergency Vehicle Access**

Emergency vehicle access will be provided by an all-weather road commencing at the end of the existing County maintained Fink Road and up to the easterly edge of the project site near Crow Creek, then northerly through the project site. Murderer's Gulch, from the northerly end of the project to Del Puerto Canyon Road is also being considered as an alternate access. The use of these accesses will be based upon approval of the West Stanislaus Fire Protection District (WSFPD) and the County Fire Department. Upon construction of Crow Creek Road or Orestimba Road, the emergency vehicle access will no longer be required.

2.10. NATURAL AND CULTURAL RESOURCES PROTECTION PLAN

In conjunction with the Open Space and Land Use Elements of the Specific Plan, the significant natural and cultural resources of the site have been identified and are proposed to be conserved as summarized herein and as further protected through mitigation measures adopted as part of the EIR process.

2.10.1 NATURAL RESOURCES (See Figure 5)

The significant natural features of the site include: creekways, tree cover, rock outcroppings and major peaks and ridgelines as summarized in the existing Environmental Conditions Section 2.04.1 of the Specific Plan. General policies to ensure protection of natural resources are provided in Section 2.05.2. General areas to be protected are summarized in the Open Space Plan in Section 2.08 and on the Open Space Plan Diagram in Figure 9. A summary of more detailed policies for natural resource protection is provided below.

- **Creekways**

Major creeks such as Salado Creek, Lotta Creek, Crow Creek and Orestimba Creek and their riparian corridors will be conserved primarily in their natural condition. Exceptions include necessary roadway crossings, some golf course improvements and creation of ponds. It is estimated that such modification will take place on less than 20% of the creekways. Setbacks for development of at least 100 ft. from the centerline of major creeks will normally be adhered to, except where lesser distances are required for roads and golf course (50 ft. setback) improvements.

A detailed Riparian Management Plan has been prepared for Phase 1, and each Tentative Map for residential uses or Site Plan Review for applicable non-residential uses will be reviewed by the County for consistency with this Plan. The need for Riparian Management Plans will be further evaluated as part of the environmental review for each subsequent phase of development.

- **Tree Cover**

At least 30% of the site is covered with trees, primarily blue oaks and valley oaks. Some of the oak trees along Salado Creek are 300-400 years old. There are tens of thousands of trees on-site. In order to conserve the vast majority of these natural assets in Diablo Grande, the following plans and policies will be adhered to:

1. The greater majority of the existing trees on the Ranch will be conserved within the four proposed major Conservation Areas of Salado, Copper Mountain, Wilcox Ridge and Orestimba.
2. Most of the tree cover located within the five proposed Villages of Oak Flat, Copper Mountain, Indian Rocks, Crow Creek and Orestimba will be protected within hillside greenbelts and creekway conservation areas.
3. Tree cover that is located within areas to be developed will be mapped on either Tentative Subdivision Maps or Site Plans and conserved wherever possible according to a Tree Conservation Plan, in compliance with an approved Preliminary Development Plan. Oak Tree and Riparian Habitat Management Plans have been prepared and adopted for Phase 1 and are on file with Stanislaus County. Exceptions will generally be limited to necessary road locations, occasional golf course design considerations, and unhealthy trees. Trees requiring removal will be replaced at a 5:1 ratio or better.

- **Rock Outcroppings**

There are numerous rock outcroppings located throughout the Ranch, with the most significant concentration located at the entrance to Village 2 - Indian Rocks. The rock outcroppings in Villages 1 and 2 will be conserved primarily in two ways:

1. As part of an 80 acre Indian Rocks Park site that overlaps with Village 1 - Oak Flat.
2. Designed as an integral natural feature of the proposed Indian Rocks Golf Course in Village 2.

Other more isolated rock outcroppings will be conserved in open space or landscaped areas in most cases.

- **Major Peaks and Ridgelines**

The major mountain peaks are shown on Figure 5, Existing Setting. They include: Mikes Peak (2,620'), Copper Mountain (2,678'), Orestimba Peak (2,074'), and an unnamed peak at the Ranch entry (1,761') elevation. All of these peaks and adjoining hill areas will be included as part of the four proposed Conservation Areas.

Major ridgelines are also shown in Figure 5. The most significant of these ridges is Wilcox Ridge which will be conserved as part of the Wilcox Ridge Conservation Area.

While the vast majority of development will not be located on major ridgelines, some very low density single family dwellings (e.g., estate lots) may be placed on ridges where they have excellent views and are not subject to view from off-site. Where dwellings are placed on ridgelines they will be one-story or split level in appearance, and subject to Site Plan and Design Review.

2.10.2 CULTURAL RESOURCES

The site contains both prehistoric and historic cultural resources as described in detail in the "Environmental Inventory/Existing Conditions Report" in the Technical Appendix and as further detailed in the Draft EIR, dated August 31, 1992. These resources and recommendations for conservation are generally summarized below.

- **Prehistoric Resources**

Portions of the site were inhabited by the northern Yokuts in prehistoric times. The "Preliminary Report on Surface Reconnaissance of the Phase 1 Survey Area" prepared by Holman & Associates in March 1990, in conjunction with the submittal of the Phase 1 Preliminary Development Plan, indicates that 17 prehistoric sites or locations were located generally along Salado and Lotta Creeks. The survey revealed occupation sites, a pictograph, a ceremonial site and bedrock mortars all of which should be conserved.

Specific Plan proposals to conserve these artifacts and sites, subject to more detailed evaluation, generally include the following:

1. Provide an 80 acre hillside park (Indian Rocks Park) to be located in both Village 1 and 2 that would conserve the greater majority of sites and artifacts.
2. Conserve the Salado Creek and Lotta Creek riparian corridors where much of the prehistoric activity took place.
3. Conservation of natural and cultural resources within the proposed Indian Rocks Golf Course, and limited grading in sensitive areas therein.
4. Preparation of more detailed study area boundaries and mitigation measures will be set forth during the environmental review process for each Preliminary Development Plan.
5. Provision of prehistoric educational information as part of the Oak Flat Ranch Park Information Center.

Further Archaeological Studies and Reports have been prepared as part of the development of The Ranch and The Legends Golf Courses, and are on file with Stanislaus County.

- **Historic Resources**

As part of the "Preliminary Report on Surface Reconnaissance of the Phase 1 Survey Area", Holman and Associates identified the Oak Flat Ranch complex including the barn, outbuildings, corrals, and possible historic homesites as part of the historic resources of the Ranch.

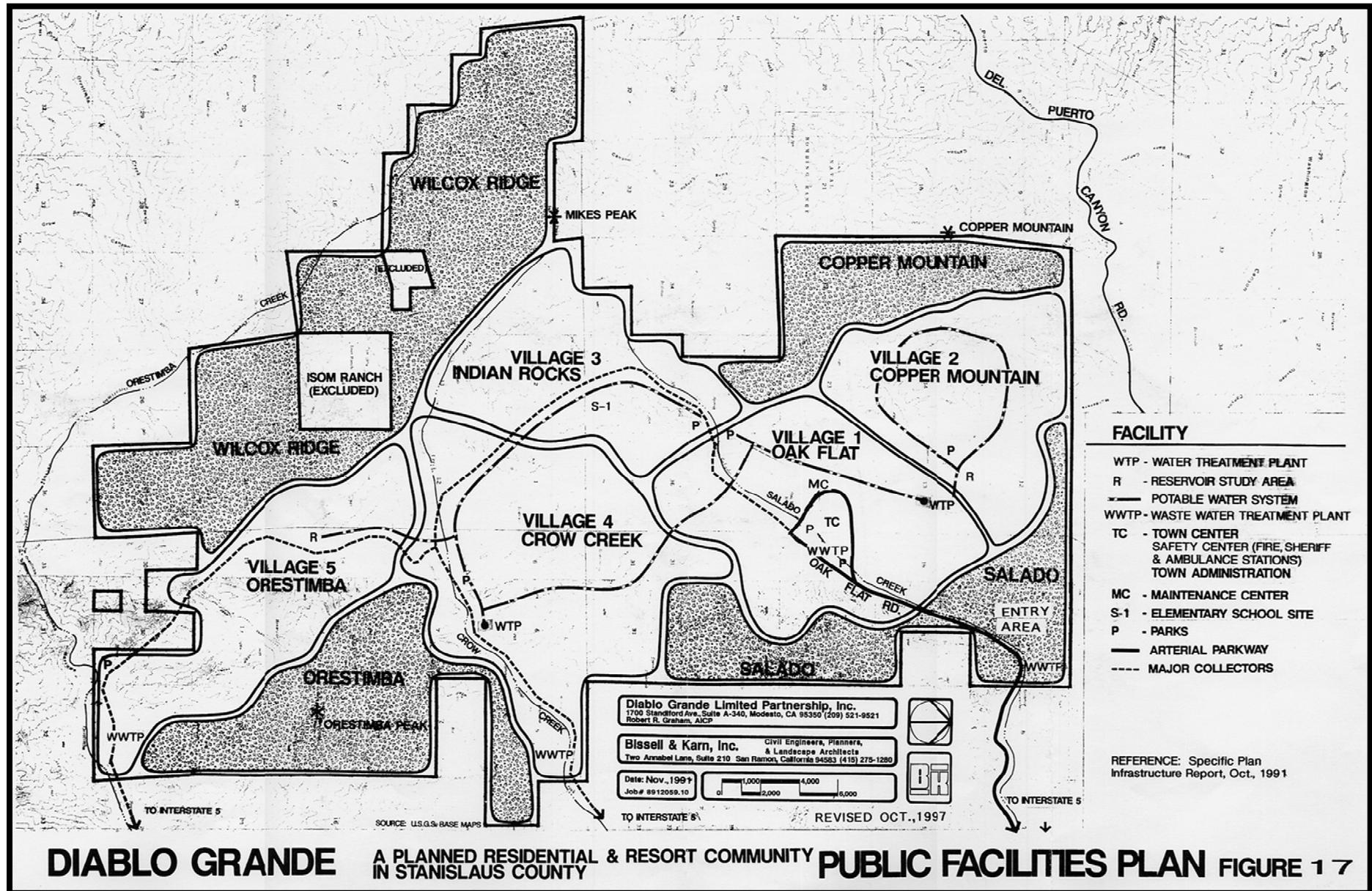
The applicant has set aside seven acres, to create an Oak Flat Ranch Park with an information center, parking, passive recreation and trails.

The Oak Flat Ranch complex has been evaluated as part of the environmental review process for the Phase 1 Preliminary Development Plan. As part of the development of The Legends West Golf Course, an Architectural Historians Report was prepared and is on file with Stanislaus County.

2.11 PUBLIC FACILITIES AND UTILITIES (Figure 17)

The Public Facilities and Utilities Element of the Specific Plan details only the major facilities needed for development for the overall five Villages of the 29,500 acre Ranch. This is in keeping with the requirements of Government Code Section 65451 (a)(2) relating to Specific Plans. The Public Facilities Element is more specific for the Phase 1 Preliminary Development Plan area in Village 1. Figure 16 graphically portrays the general locations for major facilities and utilities. More detailed maps are provided for Phase 1, to aid in the preparation of the Phase 1 Preliminary Development Plan, and as a guide for future Preliminary Development Plans, in the "Specific Plan Infrastructure Report" prepared by Bookman - Edmonston Engineering Inc., in October 1991, (see Technical Appendix Report). Updated water and sewer master plans prepared by Thompson-Hysell are on file with Stanislaus County.

Table 8 provides a summary of public or quasi-public utilities and facilities anticipated for Diablo Grande including their general location, responsible agency, preliminary cost estimate, method of financing expected and estimated phasing. All of the foregoing is subject to the EIR process and ongoing public agency review and refinement.



DIABLO GRANDE SERVICES & FACILITIES PLAN, PHASE 1

TABLE 8

March, 1998

SERVICE & FACILITY	LOCATION	RESPONSIBLE PARTY AFTER CONSTRUCTION	CAPITAL FACILITIES*	% OF TOTAL	METHODS OF FUNDING	ESTIMATED PHASING (15 YEAR PERIOD)
			COST ESTIMATE	COST		
General Description	(See Preliminary Development & Entry Area Plans)					
UTILITIES			39,510,000	38		
WATER	Entry Road & Oak Flat Village	WHWD (1)	21,980,000		WHWD - Bonds	
Well Site & Pumps			2,850,000			Completed
Water Lines - Well Site to Clubhouse			2,080,000			Completed
On-Site Lines, Plants & Tanks			14,900,000			Over 15 Years
On-Site Wells			2,150,000			Nearing Completion
WASTEWATER	Entry Area & Oak Flat Village	WHWD	9,760,000		WHWD - Bonds	Four or Five Package Plants - Over 15 Years
ELECTRIC	Entry Road & Oak Flat Village	PG&E	5,670,000		Diablo Grande - Bonds	Over 15 Years, Transmission Line
						Entry Road Completed
GAS	Entry Road & Oak Flat Village	J.S. West	1,600,000		J.S. West	Interim Storage for First 313 Units During
						First Five Years. Transmission Line and
						Balance of Phase 1 Over 15 Years
TELEPHONE	Entry Road & Oak Flat Village	Evans Telephone Co.	480,000		Diablo Grande - Bonds	Over 15 Years, Transmission Line
						Entry Road Completed
TV CABLE	Entry Road & Oak Flat Village	Diablo Grande (2) or TCI	20,000		Diablo Grande or TCI	Over 15 Years, Transmission Line
	Oak Flat Village		n/a			Entry Road Completed
OTHER FACILITIES						
ROADS			19,970,000	19		

DIA BLO GRANDE SERVICES & FACILITIES PLAN, PHASE 1

TABLE 8

March, 1998

(Continued)

SERVICE & FACILITY	LOCATION	RESPONSIBLE PARTY AFTER CONSTRUCTION	CAPITAL FACILITIES* COST ESTIMATE	%OF TOTAL COST	METHODS OF FUNDING	ESTIMATED PHASING (15 YEAR PERIOD)
Diablo Grande Parkway	Entry Road & Oak Flat Village to Clubhouse		14,770,000		Diablo Grande	
Entry Road (To Entry Gate)		Stanislaus County	10,370,000		Diablo Grande	Completed
(Beyond Gate Onsite)		DGRA or DGCA (2)			Diablo Grande - Bonds	Two Lanes Completed to Clubhouse and Balance Over 15 Years
Sperry Road Cut-Across		Stanislaus County	4,400,000		Diablo Grande - Bonds	Construction Schedule 1998/99
Other Roads (Private)	Oak Flat Village	DGRA or DGCA	5,200,000		Diablo Grande	Unit 1 1998 - 2,000; Balance Over 15 Years
STORM DRAINAGE			10,660,000	10		
	Entry Road (to Gate)	Stanislaus County	-		Diablo Grande	Completed - Included in Road Cost
	Oak Flat Village	WHWD	10,660,000		WHWD - Bonds	Over 15 Years
PARKS, RECREATION & OPEN SPACE			16,390,000	16		
Parks (3)	Oak Flat Village	DGRA	1,300,000		Diablo Grande - Bonds	Over 15 Years
Golf Courses (2)	Oak Flat Village	Private, Open to Public	12,840,000		Diablo Grande	
The Ranch		Oak Flat Golf Co.	4,040,000		Diablo Grande	Completed June, 1996
Legends West		Oak Flat Golf Co.	6,000,000		Diablo Grande	Completed December, 1997
Clubhouse and Site		Oak Flat Golf Co.	2,800,000		Diablo Grande	Completed June, 1996
Tennis Club	Oak Flat Village	Private & guests	1,000,000		Diablo Grande	First 5 Years - Phase 1 - \$500,000; Balance Over 15 Years
Salado Creek	Oak Flat Village	DGRA or WHWD	200,000		Diablo Grande	50% Included in Golf Courses, Balance Over 15 Years

DIA BLO GRANDE SERVICES & FACILITIES PLAN, PHASE 1

TABLE 8

March, 1998

(Continued)

2.11.1 UTILITIES

Provided below and in Table 8 is a summary of the proposed utilities for Diablo Grande outlined in greater detail in the "Specific Plan Infrastructure Report" in the "Technical Appendix."

• Potable Water System

The project's water supply system will involve any one or a number of the following: on-site groundwater, off-site groundwater; water purchases and exchanges; participation in water conservation projects with other water districts in exchange for water saved; utilization of wastewater effluent, both on-site and acquired off-site; utilization of the California Aqueduct and Delta-Mendota Canal for exchange deliveries; and playing an active role in the existing trading network among California water districts south of the Delta. From a turnout, raw water would be pumped up Oak Flat Road to Diablo Grande by the Western Hills Water District (LAFCO and the Board of Supervisors approved the formation of the District in January 1992 and March 1992, with the election passing on April 30, 1992).

The Western Hills Water District ("WHWD") has acquired two agricultural properties encompassing about 310 acres in the Salado Water District (the Marshall-Davis property south of Patterson) within the area included in the Patterson Study. These lands have both surface and ground water supplies. One or more wells would be developed on these properties (the "Well Sites") with a collective capacity not to exceed 1200 af. Pipelines have been constructed from the Well Sites to the project for non-residential use. As needed, water treatment facilities would be constructed to treat groundwater piped from the Well Sites.

~~The WHWD is currently exploring the alternatives of phasing potable water distribution for Phase 1 development. The Western Hills Water District will be responsible for financing, developing and operating the entire system.~~

The pace, sequence and scope of phasing of build out of the Diablo Grande Specific Plan Area will be based primarily on two factors: market demand and the availability of an economic long-term water supply. Market demand for the Diablo Grande Specific Plan is discussed in detail in the December 1991 "Memorandum Report on Marketing Strategies and Implementation Guidelines" prepared by Economics Research Associates. That report evaluates the 2,000 dwelling units proposed for the Phase 1 Area and 5,000 dwelling units projected for build out of the entire Specific Plan Area over the next 25 years, or more.

Pumping from the Marshall-Davis wells will terminate after five years except in emergency situations. There will be no residential development within the Diablo Grande Specific Plan area without a long-term water service commitment from the WHWD and verification by that District to the County of Stanislaus of a long-term water supply source.

While the options set forth in the proceeding paragraphs are general in nature, Diablo Grande has prepared a Water Resources Plan, in response to the decision of the Fifth Appellate Court for the purpose of evaluating possible water supply sources for the project. This Water Resources Plan includes possible water supply sources which involve a variety of the

aforementioned types of uses including groundwater, created water, reclaimed water and other types of water transfers. The Water Resources Plan is a separate document which is available at the Stanislaus County Planning Department for review. Further, a Supplemental EIR has been prepared to evaluate these possible water supply sources.

~~Currently Originally~~, Diablo Grande ~~is in the process of using~~ used the Marshall-Davis Farms water, which is discussed in detail in the original Diablo Grande EIR and discussed further in the Water Resources Plan Supplemental EIR. This supply ~~is was being~~ conveyed through a 16-inch diameter water line from Marshall-Davis Farms down Marshall Road and Ward Avenue to Oak Flat Road, thence westerly in Oak Flat Road to just over the California Aqueduct. ~~At this point As of 2016, the WHWD has acquired the Berrenda Mesa supply, item 5 below, from the Kern County Water Agency (KCWA) and supplies it to the Phase 1 PDP;~~ through a series of four pump stations and a 30-inch diameter water line, ~~the water is conveyed~~ to the Diablo Grande site. The options discussed in the Water Resources Plan and its environmental review contemplate using portions or all of this in place water conveyance system infrastructure. The use of the Marshall-Davis water is limited as set forth in the Water Resources Plan Supplemental EIR and the Mitigation Monitoring and Reporting Plan on the original Diablo Grande EIR.

The Western Hills Water District, created by LAFCO and the Stanislaus County Board of Supervisors in April of 1992 is an operating water district which is entering into or will enter into appropriate water agreements and be responsible for the construction, maintenance and operation of water conveyance and water provision to the site. The Western Hills Water District will be responsible for the financing, developing and operating of the entire water supply system. As such, the Western Hills Water District will make determinations as to when facilities are constructed and to what levels they are constructed.

The Diablo Grande Water Resources Plan and Supplemental Environmental Impact Report have been approved by the Stanislaus County Board of Supervisors at the time of reapproval of this Specific Plan and recertification of the original Diablo Grande EIR. As such, the Western Hills Water District is able to contract for and/or utilize any of the supplies specified in the Water Resources Plan Supplemental EIR as:

1. Onsite groundwater;
2. Marshall-Davis Farms water;
3. Patterson Algal Turf Scrubber water;
4. Turlock Irrigation District water;
5. Berrenda Mesa District water; and
6. Bravo Management Company water.

In readopting the Specific Plan and certifying the Water Resources Plan Supplemental EIR, the Board of Supervisors has affirmed that these are all acceptable water supplies and that the water supplies may be used subject to the adopted mitigation measures, for supply of potable water to the Diablo Grande project. At the time of submittal of development requests to Stanislaus County, said development request shall be accompanied by a statement from the Western Hills Water District of which water supply option will be utilized and the amount of water which will be provided. No further affirmation of water supply will be required by the Board of Supervisors as long as one of these options is utilized.

It is possible that, during the life of the Diablo Grande project, other water supply possibilities come to the attention of either the Western Hills Water District or Diablo Grande. If a viable water supply alternative surfaces which is not included in the Water Resources Plan or its Supplemental EIR, subsequent environmental review, to an adequate level, shall be accomplished prior to the acquisition and utilization of that supply.

- **Water Treatment**

Two water treatment plants are planned for the Specific Plan area. The Salado Creek plant will have an ultimate capacity of 5.1 million gallons per day ("MGD") and the Crow Creek plant will be slightly smaller.

The Salado Creek plant ~~will has been partially~~ constructed as part of the Phase 1 development. Although the ultimate capacity of the plant is 5.1 MGD, and is designed to serve Phases 1 and 2, construction of water treatment facilities will be in incremental phases and the initial construction will be for 3.3 MGD to be phased in to serve only the Phase 1 area. As of 2016, 1 MGD has been constructed, along with 1 MGD water tank. Another 1 MGD of treatment capacity is partially completed. Future expansions will be needed to serve the Phase 2 development. ~~Interim water treatment for Unit 1 will be provided at an interim pump station to be located near Morton Davis Drive and the third tee on the Ranch Golf Course.~~

The Crow Creek plant will be sized to serve the Phase 3 and 4 development and should be slightly smaller than the Salado Creek plant. The general location of both of these plants are shown on Figure 16.

All plants will be designed in accordance with all applicable state of California Department of Health Services standards.

- **Wastewater**

Three wastewater treatment plants are proposed to serve the five Villages at Diablo Grande. The plants proposed are: the Salado Creek plant with an estimated capacity of 1.9 million gallons per day ("MGD"); the Crow Creek plant with an estimated capacity of 0.9 MGD; and, the Orestimba Creek plant with an estimated capacity of 0.5 MGD.

The Salado Creek plant is proposed to serve the Phase 1 development in Oak Flat Village, the Entry Area, and a portion of Phase 2 development in the Copper Mountain and Indian Rocks Villages. The plant is located on up to seven (7) acres on the Oak Flat Parkway in the Entry Area (See Figure 19). WHWD is also exploring the alternative of using two or more smaller plants to be located within Oak Flat Village. Wastewater treatment facilities may be constructed in increments or as small plants, as needed to provide adequate capacity for incremental development. A package plant is proposed to serve 313 lots in Unit 1, the golf clubhouse, the winery and the hotel-conference center as an example of phased construction. The ultimate capacity of the plant(s) has been estimated to be 1.9 million gallons per day (MGD). In lieu of the Salado Creek plant, in 2005 a sewer line was constructed from the site to the City of Patterson. This sewer line has the capacity to convey 750,000 gallons per day of the Oak Flat Village sewer effluent to the City of Patterson Wastewater Treatment Plant.

The Crow Creek plant is proposed to serve the balance of the Phase 2 development area and the Phase 3 development area consisting of land in the Indian Rocks Village and the Crow Creek Village. The plant will be located at the easterly edge of the Crow Creek Village along the new Crow Creek Entry Road. The ultimate capacity of this plant will be 0.9 MGD and the plant is planned to be constructed in one phase.

The Orestimba Creek plant is proposed to serve the Phase 4 development consisting of the Orestimba Village. The plant will be located at the easterly edge of the Orestimba Village along the new Orestimba Creek Entry Road. The ultimate capacity of the plant will be 0.5 MGD and the plant is planned to be constructed in one phase.

The proposed pipeline collection system in each phase will be designed and submitted as part of the Preliminary Development Plan process based on topography. Most of the sewer lines will be 8" in size with main transmission lines to the wastewater plants ranging from 12" to 14".

Wastewater produced at Diablo Grande will be used to the extent possible for irrigation of the golf courses and parkways. Effluent not needed for irrigation will be discharged to nearby streams in accordance with State and regional requirements.

As with potable and irrigation water, the Western Hills Water District will develop and operate the wastewater collection, treatment and recycling system within the Specific Plan area.

Immediate Phase 1 development, based upon approval of a Phase 1 Preliminary Development Plan, of The Ranch Golf Course, The Legends West Golf Course, and the Clubhouse and winery may be served on an interim basis by a septic tank and drainfield system, while later residential and commercial development would be served by wastewater plants. Sludge disposal for the wastewater treatment plan will meet all State and local codes.

- **Electric Service**

Electric Service is available from Pacific Gas and Electric (PG&E) Company. Improvements required to the privately constructed power lines serving the Oak Flat Ranch will be made either by PG&E, or by qualified private contractors meeting PG&E standards.

Total buildout of Phase 1 of the Specific Plan will develop a peak electrical load that has been estimated at 11,000 kilowatts (4,700 of which is associated with the Salado Creek intake pumping plants). According to PG&E representatives, a load of this magnitude will require expansion of an existing PG&E substation located just west of the California Aqueduct on Oak Flat Road. Alternatively a new substation could be built about two miles west of the existing substation where a high voltage PG&E line crosses Oak Flat Road. Detailed studies by PG&E will evaluate the least costly of these two alternatives, or some combination thereof. PG&E has roughly estimated the cost of substation expansion or construction at no more than \$1 million. Ultimately, up to seven miles of 12-kilovolt overhead power line will be constructed from the expanded or new substation to Diablo Grande.

The power line runs roughly parallel to Diablo Grande Parkway within the road right-of-way. On-site power service facilities for Phase 1 will be underground.

The future phases of development will be serviced from these initial facilities with expansions as required.

- **Gas Service**

Gas service will be available from J.S. West Company. J.S. West ultimately will provide propane gas to the Diablo Grande project through a propane storage facility along the project entry road (see Figure 29) and conveyance pipelines throughout the project. For the 313 dwelling Unit 1 service, an interim tank site will be provided to the east of the 5th golf green. It will be screened from adjoining development by decorative fencing and landscaping. Conveyance pipelines will occur in public utility easements and be part of the installation of electric telephone, cable television service and other utilities.

Future phases of development will be serviced from either these initial facilities or from other facilities.

- **Telephone Service**

The Evans Telephone Company (now Frontier) will provide service to Diablo Grande. A buried fiberoptic line has been constructed between the Specific Plan area and the valley floor, a distance of about seven miles. Future phases of development will be expansions of this initial system.

- **Cable Television Service**

Cable television service ~~will most likely be~~ is currently provided to Diablo Grande by ~~TCI Cable of Los Banos, California~~Dish Network and Direct TV. A television cable ~~will could~~ be constructed on the overhead power line ~~to be constructed~~ along Diablo Grande Parkway, with onsite service being provided underground. Alternatively, Diablo Grande may want to franchise its own cable TV service due to the remote and unique services offered at Diablo Grande. Under either scenario, future phases of development will be expansions of the system utilized for the Phase 1 area.

2.11.2 PUBLIC FACILITIES (See Figure 17 and Table 8)

A preliminary summary of proposed public facilities is provided below including: roads; storm drainage; parks, recreation and open space; schools; and public health and safety facilities for the Specific Plan area, with emphasis on Phase 1 development due to the fact that future phases will generally consist of an expansion of the services provided to the Phase 1 area.

- **Roads (See Section 2.09, Circulation Plan)**

The major roads proposed in Diablo Grande that are envisioned to be used publicly include the: Diablo Grande Parkway along the Entry Area and in Oak Flat Village; Crow Creek Road in the Oak Flat, Indian Rocks and Crow Creek Villages; and Orestimba Road in the Orestimba

Village. The Entry Area is generally defined as that part of Diablo Grande Parkway between the entry gateway onsite and Interstate 5 at the Del Puerto Canyon Road Interchange.

For the Phase 1 development area, the Diablo Grande Parkway will be the primary public road serving the Specific Plan area. It includes two sections initially, the Entry Area and the Parkway in Village 1. As confirmed in the Traffic Study prepared by Dowling Associates in November, 1991, Phase 1 will also necessitate a link to the Del Puerto Canyon Road/Sperry Road Interchange with Interstate 5 (See Figure 12-K). As discussed in Section 2.09.1 of this Specific Plan, the Project roads in the Entry Area consist of Diablo Grande Parkway, lower Oak Flat Road (on an interim basis) and the extension of the Parkway to I-5 in 1999.

The Diablo Grande Parkway in Village 1 will be developed in phases as resort and residential phases of development occur. With initial Phase 1 development of The Ranch and Legends West Golf Courses and Club House, the Diablo Grande Parkway is proposed to be developed as a two lane road. Ultimately, as development occurs, it may need to be widened to four lanes and developed as a Parkway in Village 1. Onsite the Parkway will be privately owned and maintained most likely by the Diablo Grande Residential Association (“DGRA”) or Diablo Grande Commercial Association (“DGCA”).

The portion of Diablo Grande Parkway along the entry to the Specific Plan area is proposed to be developed as a two lane rural arterial parkway initially. Based on Traffic Study recommendations this road ~~will may~~ have to be widened to four lanes later in Phase 1 when a threshold of 700 peak hour trips on this facility is reached. In 2015, additional traffic counts were permitted, and it was determined that the Phase 1 PDP for Oak Flat Village would develop without widening to four (4) lanes. No development beyond the Phase 1 PDP can occur without additional traffic analysis to determine if widening the four (4) lanes is required or if the Crow Creek Road will be provided.

The access road from the Interstate 5/Del Puerto Canyon Road Interchange (see Figure 12-K) to the Diablo Grande Parkway, approximately 3.5 miles in length, ~~will be was~~ developed as a two-lane road to provide primary access to Diablo Grande concurrent with the development of the first tentative map containing residential units. Its construction resulted in ~~will have~~ the added benefit of reducing traffic on Patterson area roads. This ~~will be is~~ a public road developed by Diablo Grande and dedicated to Stanislaus County for maintenance.

The Crow Creek access road will be constructed as part of the Phase 3 development. This access will connect the Crow Creek Village to the end of the existing Fink Road near Interstate 5. All necessary environmental review for this roadway will occur during the Phase 3 review process.

The Orestimba access road will be constructed as part of the Phase 4 development. This access will connect to the existing Orestimba Road, and may require realignment of a portion of Orestimba Road to create a connection with the existing Stuhr Road interchange at Interstate 5. All necessary environmental review for this roadway will occur during the Phase 4 review process.

- **Storm Drainage**

A preliminary design of facilities was conducted for Phase 1 (Oak Flat Village) by Bookman-Edmonston Engineers as described in the "Specific Plan Infrastructure Report" in the Technical Appendix, in preparation for the Phase 1 Preliminary Development Plan. The design utilizes Salado Creek, and an unnamed tributary of Salado Creek, as the main conveyance facilities. Planned land uses adjacent to these channels are golf courses and parks. These creek channels ~~will~~ remain in their natural condition except where bank protection or channel improvements ~~wereare~~ required to contain the 100 year design flow.

This storm drainage work was supplemented by a Storm Drainage Study for the Phase 1 area prepared by Thompson-Hysell dated June, 1995. This study and the accompanying maps are on file with Stanislaus County.

Storm drain facilities ~~arewill be~~ designed ~~towhich~~ carry flows from the developed portions of the basin to the natural creeks. These facilities ~~will~~ include various diameter pipelines, box culverts, inlet structures and outlet structures. Facilities ~~arewill be~~ located along street alignments where possible. Inlet and outlet structures ~~arewill be~~ provided where flows enter or exit pipelines, respectively. A storm drain network including sizing and layout for the Phase 1 area is presented in Figure 2 of the Bookman-Edmonston report.

The 100 year peak design flow where Salado Creek crosses Interstate 5 is approximately 2,800 cfs. This estimate closely matches the value presented in the Corps of Engineers memorandum. Preliminary analyses indicate that development will increase the 100 year peak flow by less than 5%. Detention basin ponds ~~wereill be~~ constructed in the Phase 1 development area such that peak flows (up to the 100 year event) arriving at the Interstate 5 crossing ~~wereill~~ not ~~be~~ increased as a result of the development. See "Preliminary Storm Water Management Study for Diablo Grande Phase 1" prepared by Rochester Associates in the Technical Appendix Report, which shows that the 100 year storm may be reduced by 200 cfs compared to existing conditions. Maintenance of these facilities ~~wereill be~~ ~~are~~ provided by ~~Diablo Grande until it is was feasible to transfer those responsibilities to~~ the Western Hills Water District.

Detailed major street locations and land use for the Diablo Grande development, including Phases 2 through 4, are set forth as discussed previously. The same design philosophy used in Phase 1 will be utilized for the other Phases with respect to the minor roadways and infrastructure. Specifically, existing creek channels will be utilized as the main conveyance facilities and pipelines located in the major street alignments will convey runoff into detention ponds and creek channels. Detention basins will be sized so that there will be no increase in peak flow off-site due to development. The detailed impacts of these facilities will be analyzed as part of the environmental review for the associated phase of development prior to approval of a Preliminary Development Plan.

- **Parks, Recreation & Open Space**

It is anticipated that all of the six proposed parks and ~~six-five (5)~~ golf courses will be privately developed. Hill area and creekway open space will be maintained by Diablo Grande, by the Western Hills Water District, or by the DGRA.

- **Schools**

Existing school facilities and services are provided by the Newman-Crows Landing Unified School District. In early phases of development of Diablo Grande, project students would attend existing District schools. Based on preliminary school enrollment estimates provided in Tables 5A and 5B of this Specific Plan, it may be necessary to provide an elementary school site in the Specific Plan area towards the end of phased development.

Due to the resort and retirement characteristics of Diablo Grande (see "Memorandum Report - Marketing Strategies and Implementation Guidelines for the Proposed Diablo Grande Project", December 1991, ERA - in the Technical Appendix) the student generation anticipated in the project is much lower than for a conventional subdivision in other parts of the School District, the Westside or the County as a whole. Based on Tables 5A and 5B, it is anticipated that total school enrollments for Diablo Grande may range between 1,210 and 1,700 students including 440-620 elementary, 330-460 intermediate, and 440-620 high school students.

In the "Supplemental Fiscal Analysis for the Administrative Draft EIR," prepared in December 1992 by Diablo Grande, it was estimated that Phase 1 development could generate up to \$18,665 of school impact fee revenue (\$1.65/sq.ft.) for each projected student. As the school fee has increased to \$1.86 sq. ft. in 1997, the revised student generation revenue would be approximately \$20,300 per student. Approximately \$9.0 million is expected to be generated in total school impact fees by Phase 1 development. Additionally, this Report projects an annual property tax revenue of up to \$6,165 per student in Phase 1 that would accrue to the Schools.

Future phases of development will be able to use student generation rates from previously constructed residences as part of their individual Preliminary Development Plan environmental review process. Although the student generation rates used in this Specific Plan are considered to be conservative in nature, i.e. higher than actually expected, the development of future phases of the Specific Plan can refer to the previous phases of development for more scientific data on student generation rates by housing type.

Due to the nature of the proposed project with its low school enrollment characteristics, and the relatively high property valuation, it is expected that School District fees and annual property taxes will more than offset School District costs to serve Diablo Grande.

- **Public Health & Safety**

Summarized herein are preliminary proposals for a Public Safety Center, Town Administration facilities and other Stanislaus County services.

- A. **Public Safety Center**

A Public Safety Center that may ultimately provide facilities including: a Fire Station to be operated by the West Stanislaus Fire Protection District; a Sheriff's Station, if needed to augment the private security patrol, to be operated by the County Sheriff's Department; and an emergency Ambulance Station with an appropriate operator approved by the County Board of Supervisors is

proposed to be located ~~in the Hotel Conference/Town Center on the eastern edge of the Phase 1 area~~. An additional fire station in the southern part of the site may also be needed in a future phase depending on response times from the Public Safety Center. Additional private "Emergency" medical and emergency care offices would most likely develop adjacent to the Public Safety Center as demand occurred. A helipad, at least for emergency evacuation to area hospitals, may also be provided near the Public Safety Center. The need for this facility was evaluated as part of the Phase 1 Preliminary Development Plan environmental review process.

B. Town Administration Facilities

Diablo Grande administrative offices are located in the ~~Golf Clubhouse~~modular offices located at ~~insert address~~19521 Morton Davis Drive, Patterson, CA 95363. Prior to the final buildout of the Phase 1 area, Diablo Grande offices may move the Town Center. Utility offices for the Western Hills Water District would either be located adjacent to the Diablo Grande offices or as part of the water and wastewater facilities.

C. Other County Services

Other County facilities and services such as social services, health, jail, library among others would not be duplicated at Diablo Grande. Instead, Diablo Grande will be generating more than \$10,000,000 in County impact fees, less credits for the Safety Center where applicable, with Phase 1 residential, commercial and recreational development (See Supplemental Fiscal Analysis in the Technical Appendix). Additionally, up to \$6,500,000 in annual property tax revenue would be generated with Phase 1 development in Diablo Grande (see Table G-2 of Supplemental Fiscal Analysis in Technical Appendix). Of that \$6,500,000 about 28% or \$1,800,000 would be allocated to Stanislaus County for provision of other County services, which is high in comparison to the low percentage of services that would be required by Diablo Grande residents.

Projecting revenues for future phases of development is too speculative for this document since development is projected to occur in phases 2 through 4 more than 10 years into the future. Prior to approval of Preliminary Development Plans, the proposed development phase will be submitted to the County's Fiscal Impact Committee for review and analysis.

2.12. PUBLIC SAFETY

Significant public safety issues have been addressed in the Draft and Final EIR on the Specific Plan where applicable. A general summary of public safety issues and policies for fire protection, police protection, emergency communications, noise hazards, geologic hazards, hazardous materials, and air quality are provided below.

2.12.1 FIRE PROTECTION

The 29,500 acre Ranch is located in an area of relatively high fire hazard. In addition to the provision of fire protection facilities on-site as generally described in Section 2.11, the following fire protection policies will be adhered to with project development.

- Provision of tile, asphalt shingle or treated wood shingle roofs

- Provision of internal sprinkler systems for commercial development.
- Provision of landscape buffer zones between development and existing grasslands and woodlands.
- Provision of back-lighted street numbers on residential dwellings.
- Preliminary Wildfire Protection Plan has been developed in cooperation with the CDF and WSFPD.
- ~~Payment of Fire fees and provision of fire facilities consistent with an Agreement between the project and WSFPD.~~

2.12.2 POLICE PROTECTION

Diablo Grande will have its own private security patrol service. Due to the remoteness of the community, a County Sheriff's Station may ultimately be provided on-site in or near the Town Center if needed based on level of calls for service. The Stanislaus County Sheriffs Department will be involved in the review of any Preliminary Development Plan to aid in the determination of what facilities are required and when they should be installed.

2.12.3 EMERGENCY COMMUNICATION FACILITY PLAN

In order to provide safe and adequate emergency communication between the Fire District, the Sheriff's Office and Diablo Grande, ~~the following eight point plan has been prepared as part of the Specific Plan: the Diablo Grande Emergency Communications Facility Financing Agreement (the “Agreement”) was entered into on August 19, 2015. Together with this Agreement, a \$280 per unit emergency communications fee is hereby adopted to fund the phase 2 improvements identified in the Agreements, and SR 9-1-1 has accepted the terms of the Agreement and the \$280 per unit fee as full mitigation of the emergency communications system at Diablo Grande for the Oak Flat Village.~~

2.12.4 NOISE HAZARDS

Noise levels are currently very low on the Ranch site due to the distance from Interstate 5 and the lack of low flying aircraft. The environmental review of Preliminary Development Plans will keep noise at acceptable levels both internally and externally. (See Final EIR).

2.12.5 GEOLOGIC HAZARDS

Preliminary analysis indicates that there are no active fault lines on-site. The site will be subject to ground shaking from earthquakes in the general vicinity. Current and future UBC standards will be adhered to. There is very little evidence of landslide activity in the Phase 1 Development area. A Preliminary Soils and Geologic Report will be submitted with each Tentative Map or Site Plan in compliance with the approved Preliminary Development Plan. Additional mitigation may be provided as part of the EIR process.

2.12.6 HAZARDOUS MATERIALS

There are no known hazardous materials located within the Specific Plan area. Hazardous Materials Site Assessments will be provided if required by the Preliminary Development Plan environmental review as part of the Tentative Map or Site Plan review process. Within the Phase 1

area, a Phase 1 site assessment has been completed. One underground tank has been removed, and there are two small debris pits which will need to be cleaned up at the time of development of these areas.

2.12.7 AIR QUALITY

In general, the air quality at the Ranch is considerably better than that found on the Valley floor. An air quality assessment of the site was made as part of the Draft and Final EIR. The use of electric carts/cars with Phase 1 development is proposed by the applicant as a significant tool to mitigate air pollution at Diablo Grande.

The environmental review of future phases of development should look to the effectiveness of this electric cart program in attempting to determine whether its use should be continued.

2.13. PRELIMINARY GRADING PLAN

A Preliminary Grading Plan has been prepared for the Phase 1 area. Objectives and policies have been set forth in Section 2.05 of the Specific Plan that will guide the preparation of Preliminary and Final Grading Plans as part of the Tentative Subdivision Maps or Site Plans for each phase of development.

2.14 DRAINAGE CONCEPT PLAN

Objectives and policies are provided in Section 2.05.7 generally relating to drainage. A Preliminary Drainage Plan for Phase 1 has been prepared by Bookman-Edmonston, the project water resources consultant (see Technical Appendix Report). This Plan combines the use of small reservoirs, ponds, inlet and outlet structures and conventional storm drains to handle Phase 1 drainage. Between the Drainage System proposed for Phase 1 and the use of reservoirs and or detention ponds, there will be no increased runoff with Phase 1 development. (See Technical Appendix Preliminary Storm Water Runoff Study - Rochester Associates). With respect to the Phase 1 area, Thompson-Hysell has prepared a Storm Drainage Study which is on file with Stanislaus County.

Future phases of development will be required to prepare similar Preliminary Drainage Plans as part of the Preliminary Development Plan process. These Preliminary Drainage Plans will be used by the County as part of the environmental review on the Preliminary Development Plan.

2.15. PHASING OF DEVELOPMENT

Figure 18, the Phasing Plan, portrays preliminary estimates of the planned phasing of development in four phases over 25 years in the five proposed Village areas and the Entry Area.

2.15.1 Phase 1 (1-15 Years)

Phase 1 development is proposed to be located almost entirely within the Oak Flat Village which is located on Oak Flat Road at the main entrance to the Ranch. Based on the Preliminary Development Plan, it is estimated that about 2,000 dwelling units, 40% of the total, would be developed during Phase 1.

Preceding Phase 1 residential development, the development of the 18-hole championship Ranch Golf Course and The Legends West Golf Course have been completed (although The Legends West Golf Course has now been closed), the Perrett residence has been converted to a golf clubhouse, and 40 acres of vineyards have been planted. The Diablo Grande winery, hotel/executive conference center, spa, swim and tennis club, and other resort and commercial facilities will be developed as the market dictates. Also developed in Phase 1 in the Entry Area (see Figure 27) may be housing (including service housing), a portion of the Research Campus, a Wastewater Treatment Plant, and other utility sites.

2.15.2 Phase 2 (5-15 Years)

Phase 2 would see the completion of residential development of a portion of the hill areas on the edge of the Oak Flat Village. It would also see initiation of residential development of the Copper Mountain Village and the Indian Rocks Village. A total of about 1,000 single family dwelling units are expected to be developed during Phase 2 including 400 units in Copper Mountain Village, 400 units in Indian Rocks Village and 200 units in the balance of Oak Flat Village. Two more golf courses are slated for development during this time period, the Indian Rocks Golf Course and the Wilderness Valley Golf Course. Additional Research Campus and service housing uses in the Entry Area would most likely be developed during Phase 2.

2.15.3 Phase 3 (10-20 Years)

The Crow Creek Village is expected to be developed during Phase 3 between the 10th and 20th years of the project. Approximately 1,100 dwelling units would be built including about 570 single family units, 200 attached single family and 330 multiple family or condominium units. The Crow Creek Golf Course would also be expected to be developed during this Phase, as would a small convenience shopping center and a Village Park,. It is anticipated that the major collector street connector to Fink Road would have been completed by this time.

2.15.4 Phase 4 (15-25 Years)

The final phase of development will most likely take place in the Orestimba Village, the area most remote from Phase 1 development and the Diablo Grande Resort Center. Road access along Orestimba Creek to Interstate 5 should be provided during this time period. Approximately 900 dwelling units are proposed in this last Phase including 420 detached single family units, 180 attached single family units, and 300 multiple family units. A nine hole Orestimba Golf Course would be provided during this period and could be expanded to an 18-hole course south of Orestimba Creek if additional land is acquired. A small convenience market and Village Park would also be provided in the Orestimba Village during this phase.

The overall buildout of approximately 5,000 dwelling units is expected to take place over 25 years; an average annual rate of 200 units. Except for Phase 1 resort facility development, commercial development will gradually follow residential development in each phase as market demand is realized. Continued grazing may take place on lands not yet being developed until all five Villages are developed.

2.16. RELATION OF SPECIFIC PLAN TO GENERAL PLAN

A Specific Plan is a more detailed set of policy guidelines than a General Plan provides, and must be consistent with that General Plan as amended. The proposed Diablo Grande Specific Plan will be used as a policy guide for the Specific Plan land use designations proposed in the General Plan Amendment to the currently designated Agriculture land use. Figure 3, General Plan, portrays the open space areas proposed for continued Agriculture designation, Conservation Areas, and limited Estate Residential use. It also portrays the Entry Area and the five Village areas where Residential and Commercial Specific Plan related General Plan designations are proposed. These designations are summarized as follows.

- **ENTRY AREA**

Located adjacent to the Diablo Grande Parkway east of Village 1, the Entry Area is proposed to accommodate limited open space, residential and employment land uses clustered within the Salado Conservation Area. The Entry Area will have a related General Plan designation of Estate Residential and Medium-High Density Residential to permit the exploration of estate lots and provision of service housing for the Resort land uses by the applicant and the County. The related Planned Industrial designation would be compatible with the 27-acre research campus proposed. The related Agriculture designation would be used in part for utility sites to be developed under this designation as public facilities as needed.

- **VILLAGE 1 - Oak Flat**

This Village is proposed to have Specific Plan designations related to General Plan designations of Estate Residential and Low, Medium and Medium-High Density Residential land uses to accommodate the broadest mix of housing in Diablo Grande ranging from detached single family and to attached single family to multiple family-dwellings. The related Commercial land use designation will accommodate the proposed uses of hotel/conference center, town center, shopping center, restaurants and other commercial land uses as needed.

- **VILLAGE 2 - Copper Mountain**

Estate Residential and Low Density Residential are the only General Plan related designations proposed in this steeper and more remote Village.

- **VILLAGE 3 - Indian Rocks**

Like Village 2, the General Plan related designations for Village 3 are Estate Residential and Low Density Residential land use.

- **VILLAGE 4 - Crow Creek**

Specific Plan designations related to General Plan designations in Village 4 of Estate Residential and Low, Medium and Medium-High Density Residential land uses are provided to encourage variety of dwelling types and densities. Provision of a related Commercial land use designation will accommodate a smaller neighborhood shopping center in Village 4.

- **VILLAGE 5 - Orestimba**

Like Village 4, the Orestimba Village would include Estate Residential and Low, Medium and Medium-High Density Residential related land use designations to encourage a variety of dwelling types and densities. A small neighborhood commercial center is also reflected by the proposed related Commercial land use designation.

Consistency of the proposed Diablo Grande Specific Plan and General Plan Amendment under the existing General Plan Goals is summarized below.

GOAL 1:

Provide diverse land use needs by designating development patterns which are responsive to the physical characteristics of the land as well as to the environmental, economic and social concerns of the residents of Stanislaus County.

CONSISTENCY:

A variety of residential dwelling types and densities are provided in five identifiable Villages clustered on the more readily developable portions of the 29,500 acre Ranch.

Retention of 43% of the site in four major Conservation Areas provides opportunities for conservation of hill areas, tree cover, wildlife corridors and habitat and creekways. Additional open space and recreation opportunities within the five proposed Villages, when combined with the four major Conservation Areas, will result in approximately 60% of Diablo Grande being conserved for open space, parks and recreation uses.

Provision of up to 2,000 on-site jobs, including home offices, will provide local opportunities for both Diablo Grande, Westside and Stanislaus County residents and, when compared to the potential Diablo Grande work force, approaches a jobs/housing balance for the project.

GOAL 2:

To ensure compatibility between land uses.

CONSISTENCY:

Compatibility between land uses is made possible through use of the Specific Plan process, the planned organization of Villages and Conservation Areas, provision of greenbelt buffers as shown on the Phase 1 Preliminary Development Plan, and through the Site Plan and Design Review process. Wherever possible, Resort Center uses have been clustered separately from "year round" residential community land uses. As shown on the Phase 1 Preliminary Development Plan, both the Major Road System and Open Space System are used to give identity to, and separation between, major land use areas.

GOAL 3:

Foster stable economic growth through appropriate land use policies.

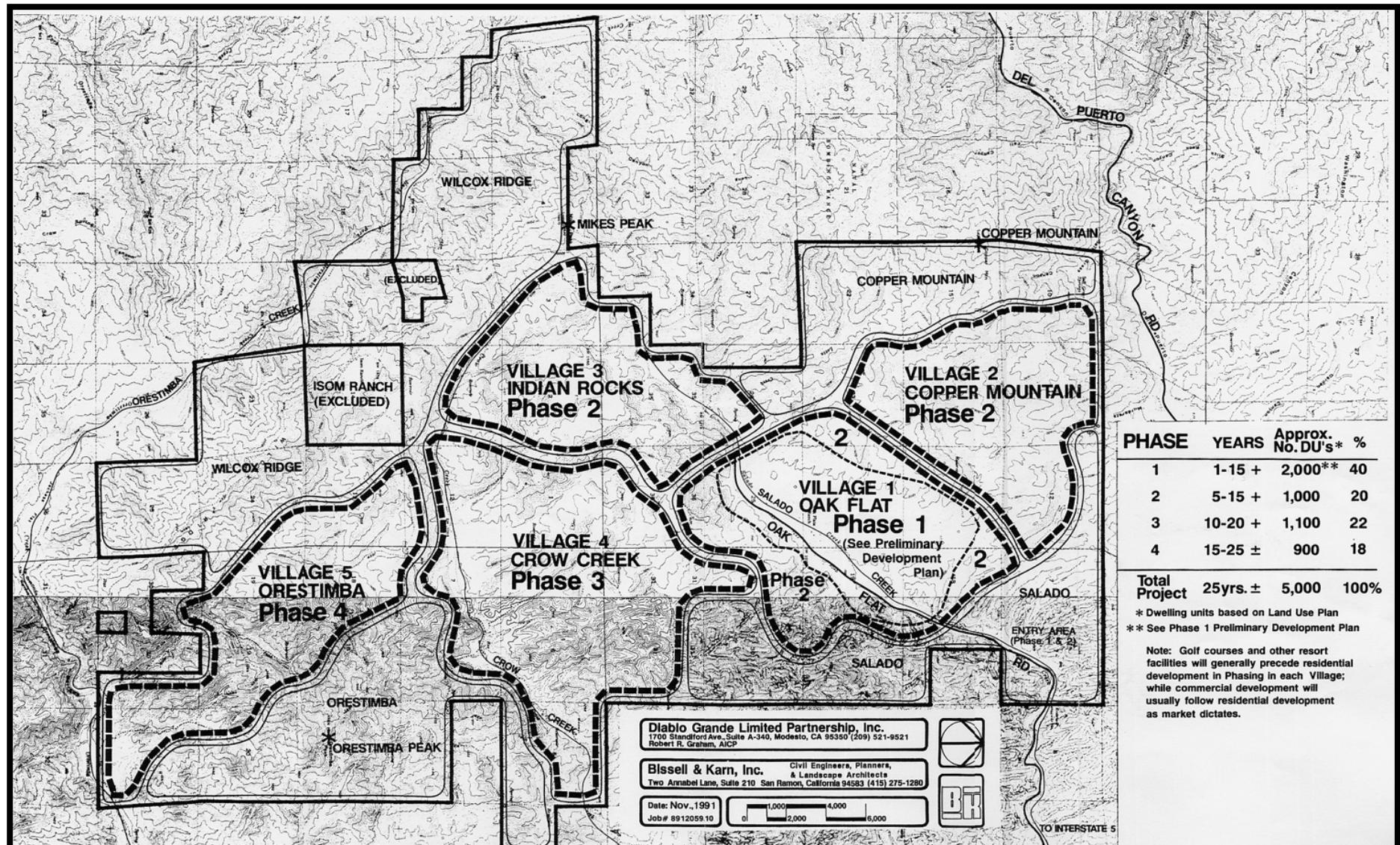


FIGURE 18

CONSISTENCY:

The proposed Diablo Grande Specific Plan is consistent with the Stanislaus County Economic Strategic Plan (ESP) accepted by the Board of Supervisors in July 1989 which includes a "remote development" strategy that encourages development on non-prime agricultural lands where "remote development" can be balanced with existing development on prime agricultural land. The County is establishing programs to help implement the ESP including use of the Specific Plan process, the Draft Advisory Committee for establishing districts for the private assumption of debt, and a revised Capital Improvements Program (CIP) to reflect development in remote areas among others.

The proposed Specific Plan also will encourage stable economic growth through the mixing of residential and employment generating land uses, the efforts towards job/housing balance, and the phasing of development over a long term period of time (25 years). As described in the "Supplemental Fiscal Analysis for the ADEIR" the project should have a net beneficial economic effect compared to services required.

GOAL 4:

Ensure that an effective level of public service is provided in unincorporated areas.

CONSISTENCY:

Most public and quasi-public services will be provided by the DGRA, the DGCA or the Western Hills Water District. Where existing public service delivery systems are already in place, such as fire protection, police protection and schools, Diablo Grande will provide the facilities and/or fees necessary to expand those services to the planned community.

GOAL 5:

To complement the General Plans of Cities within the County.

CONSISTENCY:

Diablo Grande is outside of the Sphere of Influence of any city in Stanislaus County. It is envisioned that Diablo Grande will be compatible with the General Plan of the nearest Community of Patterson for the following reasons:

1. Diablo Grande will not provide a large retail comparison shopping center to compete with the existing or future retail centers planned in Patterson.
2. The housing mix proposed in Diablo Grande will compliment, not compete with that which is being developed in Patterson.
3. Diablo Grande will work with the City of Patterson help mitigate flooding problems currently existing within the drainage basin.

3.0. PRELIMINARY DEVELOPMENT PLANS (See Section 7)

To implement this Specific Plan, Preliminary Development Plans, in keeping with this Chapter shall be prepared and submitted to the Stanislaus County Planning and Community Development Department. Compared to the Specific Plan for the entire 29,500 acre Ranch, each Preliminary Development Plan shall have the following characteristics:

- Be graphically portrayed at a larger scale: usually 1" = 200' or 1" = 300' compared to 1" = 2,000.'
- Provide precise land use, circulation and open space locations.
- More detailed land use designations.
- Include a preliminary road pattern.
- Provide preliminary golf course plans.
- Show the generally preferred hill area open space system within each Village.

Preliminary Development Plans will be submitted for each Phase of development proposed on the Specific Plan for Diablo Grande for review by Staff, the Planning Commission and the Board of Supervisors. Once approved, the Preliminary Development Plan will be implemented either, through submittal of a Tentative Subdivision Map that will also serve as a Final Development Plan, or by submittal of a Site Plan for individual non-residential projects that will serve the same purpose.

In addition to the items detailed above, each Preliminary Development Plan shall contain text detailing its compliance with the policies and standards set forth in this Specific Plan. The Preliminary Development Plan, and associated text, will be subject to full environmental review under CEQA. Upon completion of environmental review, the Preliminary Development Plan and associated text will be adopted by the Board of Supervisors, by Ordinance. The Specific Plan will also be amended by the addition of the Preliminary Development Plan and associated text in Section 7 Phase #____ Preliminary Development Plan. This approval will permit the approved Preliminary Development Plan to proceed through its development with only technical and administrative decisions such as approval of Tentative Maps and Site Plan review.

The balance of the Specific Plan which does not have an approved Preliminary Development Plan will continue to act as a policy document only. Section 7 of this Specific Plan will ultimately include the following sections:

- 7.1 PHASE 1 PRELIMINARY DEVELOPMENT PLAN
- 7.2 PHASE 2 PRELIMINARY DEVELOPMENT PLAN
- 7.3 PHASE 3 PRELIMINARY DEVELOPMENT PLAN
- 7.4 PHASE 4 PRELIMINARY DEVELOPMENT PLAN

At the approval of each Preliminary Development Plan, these sections will be filled.

4.0. DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES

Wherever possible, existing development regulations found in the Zoning Ordinance will be utilized. In some cases varied standards are suggested herein for more flexibility, and to make the regulations applicable to the Diablo Grande Specific Plan.

Site Plan and Design Review will be required for all projects in Diablo Grande, either to be reviewed by the Diablo Grande Design Review Committee (DGDRC) and/or by Stanislaus County as designated herein. Draft guidelines for R-A, R-1, R-2, R-3, and Resort Commercial (R-C) (New District) are provided on the following pages. Figure 19 “Phase 1 Preliminary Development Plan Zoning” locates each of these districts within the Phase 1 Preliminary Development Plan.

4.01. RURAL RESIDENTIAL (R-A)

General Plan:

Estate Residential (Detached Single Family)

Applicability:

Conservation Areas and portions of Oak Flat, Copper Mountain, Indian Rocks, Crow Creek and Orestimba Villages.

Permitted Uses:

As listed in Section 2.1.24.020 of the Stanislaus County Zoning Ordinance (SCZO).

Uses Requiring Use Permit:

As listed in Section 21.24.030 of SCZO; except golf courses which shall be reviewed as part of a Preliminary Development Plan by the Planning Commission and Board of Supervisors, with Final Development Plans reviewed by the Planning Director and Public Works Director prior to issuance of a building permit.

RURAL RESIDENTIAL (R-A)

R-A

APPROXIMATE DENSITY RANGE

Dwelling Units/Acre	Varies
---------------------	--------

LOT CRITERIA

Lot Size	Varies
Lot Area	3 acre min., 40 acre max.
Lot Coverage Maximum	10%
Lot Width Minimum	200 ft
Conversation Area	Maximum 50% fenced for housing, accessory structures, equestrian and grazing use; balance conserved.

HEIGHT LIMIT

35 Feet Maximum for primary residence; 20 feet maximum for detached accessory structures.

SETBACK REQUIREMENTS

Front Yard Minimum	35 ft valley areas; 25 ft hill areas
Side Yard Minimum	25 ft
Rear Yard Minimum	50 ft

PARKING

2 covered parking spaces/dwelling unit minimum (10' x 20' minimum per space)

DESIGN REVIEW

Site Plan, Design, and Environmental (when in Conservation Area) Review by Diablo Grande Design Review Committee (DGDR) for each dwelling unit and accessory structure, and equestrian use.

4.02. SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)

General Plan:

Low Density Residential (Detached Single Family)

Applicability:

Diablo Grande Phase 1 Preliminary Development Plan

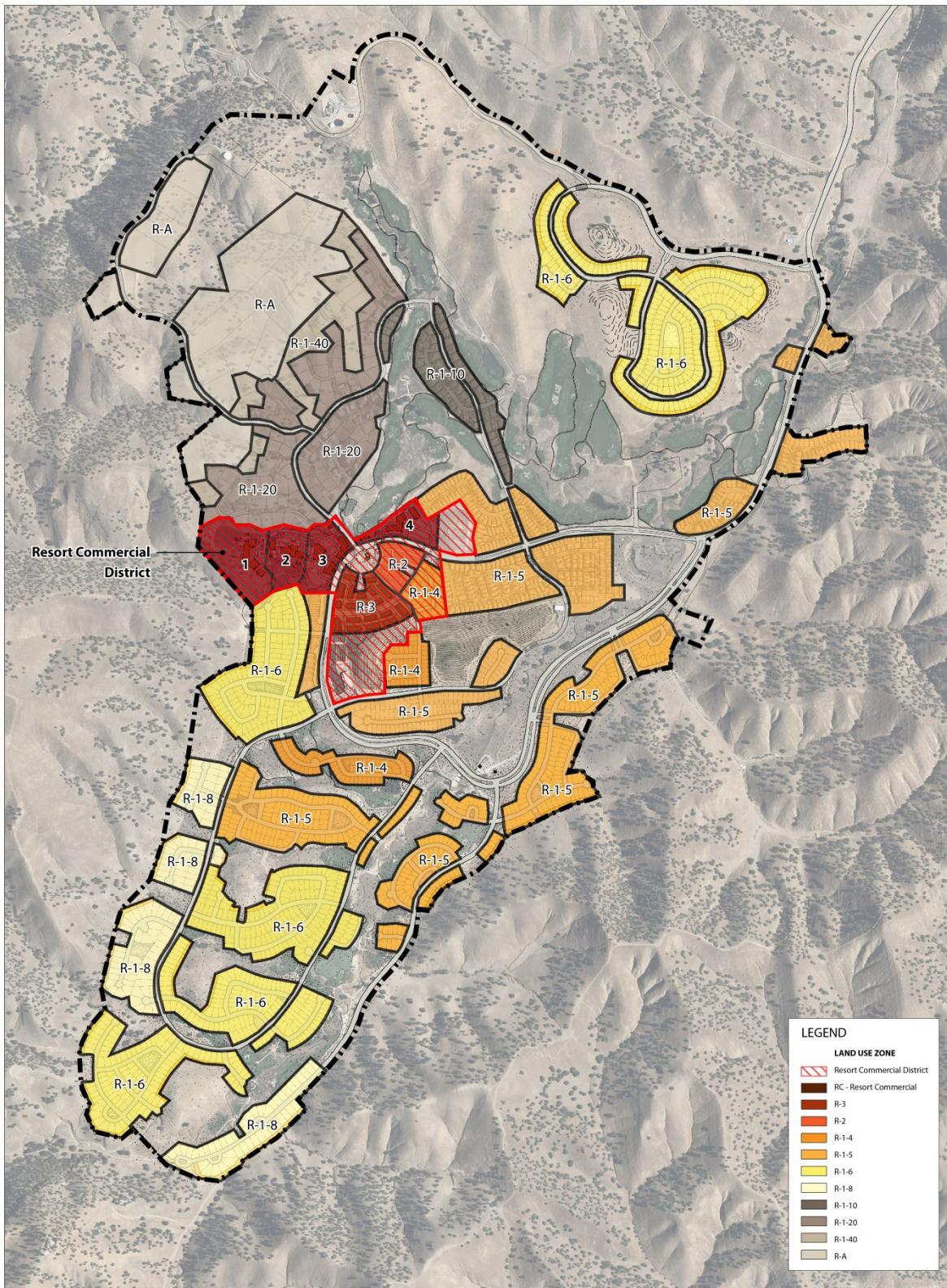
Permitted Uses:

As listed in Section 21.28.020 of the Stanislaus County Zoning Ordinance except mobile homes and duplexes.

Uses Requiring Use Permit

As listed in Section 21.28.030 of the SCZO except mobile home parks and including public and quasi-public uses, and bed and breakfast houses.

New 2016 Exhibit



Oct 21, 2015

DIABLO GRANDE
CALIFORNIA

FIGURE 19:
PHASE 1 PRELIMINARY DEVELOPMENT PLAN ZONING

0 100 500 1,000 2,000 ft
N
AECOM DAHLIN group

SINGLE FAMILY RESIDENTIAL (R-1)							
R-1-4	R-1-5 ^{1, 2}	R-1-6 ^{1, 2}	R-1-8 ^{1, 2}	R-1-10	R-1-20	R-1-40	
APPROXIMATE DENSITY RANGE							
Dwelling Units/Acre	5.0-7.0	4.0-5.5	4.0-5.0	2.5-3.5	1.5-3.0	1.0-2.5	1.0-1.5
LOT CRITERIA							
Lot Size	50x80	50x100	60x100	75x110	Varies	Varies	Varies
Lot Area	4,000	5,000	6,000	8,250	10,000 sq ft min.	20,000 sq ft min.	40,000 sq ft min.
Lot Coverage Maximum	60%	50%	50%	45%	40%	35%	25%
Lot Width Minimum	50 ft	50 ft	60 ft	70 ft	85 ft	120 ft	140 ft
HEIGHT LIMIT							
All residences: 35 feet maximum for primary residence; 20 feet maximum for accessory structures; except, under no circumstances shall a structure extend more than 20 feet above a Major Ridgeline. On uphill and downhill lots, the maximum height may exceed 35 feet subject to Site Plan and Design Review for elevation, balcony, apron, and landscaping treatment.							
SETBACK REQUIREMENTS							
Front Yard Minimum	15 ft	20 ft valley areas; 15 ft hill areas	20 ft valley areas; 15 ft hill areas	20 ft valley areas; 15 ft hill areas	20 ft valley areas; 15 ft hill areas	20 ft valley areas; 15 ft hill areas	25 ft valley areas; 15 ft hill areas
Side Yard Minimum	5 ft	5 ft	5 ft	5 ft	10 ft	10 ft min. one side; 25 ft combined minimum both	20 min
Rear Yard Minimum	15 ft on golf; 10 ft one story; 15 ft two story	20 ft on golf; 10 ft one story; 15 ft two story	20 ft on golf; 10 ft one story; 15 ft two story	20 ft on golf; 10 ft one story; 15 ft two story; 20 ft minimum	20 ft	25 ft	30 ft
PARKING							
Minimum 2 covered parking spaces/dwelling unit (10' x 20' each space) for all lots.							
DESIGN REVIEW							
Site Plan and Design Review by DGDRC for each dwelling unit and accessory structure.							
NOTES							
1. Special Rear Yard Bonus Areas may be provided for designated lots backing onto open space, generously increasing the lot depth by 30%-50%. Bonus area is not applicable to building footprint.							
2. "Pie-shaped" lots where "tapering" conditions occur shall have no less than a 30-foot width to allow for a driveway.							

4.02. MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)

General Plan:

Medium Density Residential (Small Lot Detached Single Family, Duplex).

Applicability:

Diablo Grande Phase 1 Preliminary Development Plan

Permitted Uses:

As listed in Section 21.32.020 of the SCZO except mobile homes and including:

- Detached single family dwellings on "0-side yard" lots, "z-lots", and smaller lots as part of planned development.
- Private recreation facilities including recreation centers, swimming pools, spas, tennis courts, tot lots, putting greens, volleyball courts and similar uses.

Uses Requiring Use Permits:

As listed in Section 21.32.030 of the SCZO except mobile homes and including day care centers for more than 6 persons, bed and breakfast houses, and public and quasi-public uses.

MEDIUM DENSITY RESIDENTIAL (R-2)

R-2

Medium Density Residential

APPROXIMATE DENSITY RANGE

Dwelling Units/Acre	7.5-10.0
---------------------	----------

LOT CRITERIA

Lot Size	40X70 Alley
Lot Area	2,800
Lot Coverage Maximum	50%
Lot Width Minimum	45 ft.

HEIGHT LIMIT

	35 feet maximum for primary dwelling units and 20 feet maximum for accessory structures.
--	--

SETBACK REQUIREMENTS

Front Yard Minimum	20 Feet minimum from public right-of-way or private curb line
Side Yard Minimum	5 ft
Rear Yard Minimum	32 ft building separation from front to rear (refer to Building Separation Plan)

PARKING

Single Family Detached: 2 covered spaces minimum

Duet: 2 covered spaces per unit minimum

Other Attached Units: 2 covered spaces per unit minimum plus 1/2 open space per unit including parking bays and on-street parking.

DESIGN REVIEW

Site Plan and Design Review shall be provided for each dwelling unit, building complex and accessory structure by the DGDRC and the Stanislaus County Planning Department/Commission.

* Refer to the Building Separation Plan below as an example.

4.03. MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-3)

General Plan:

Medium-High Density Residential (Attached Single Family *or Attached Multiple Family*-Residential)

Applicability:

Diablo Grande Phase 1 Preliminary Development Plan

Permitted Uses:

As listed in Section 21.36.020 of the SCZO except mobile homes and including:

- Townhouses
- Clubhouses and related recreation facilities including swimming pools, spas, tennis courts, tot lots, putting greens and similar uses.

Uses Requiring Use Permit:

Churches, day care centers (more than 6 children), convalescent homes, fraternal lodges, public and quasi-public uses.

MEDIUM-HIGH DENSITY RESIDENTIAL (R-3)

R-3

Medium-High Density Residential

APPROXIMATE DENSITY RANGE

Dwelling Units/Acre	12.0-16.0 (townhouse)
---------------------	-----------------------

LOT CRITERIA

Lot Size	Not Applicable
----------	----------------

Lot Area	Not Applicable
----------	----------------

Lot Coverage Maximum	60%
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Lot Width Minimum	Not Applicable
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HEIGHT LIMIT

	50 Feet maximum height for main buildings, 20 Feet maximum height for accessory structures.
--	---

SETBACK REQUIREMENTS

Front Yard Minimum	20 Feet minimum from front property line or private curb.
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Side Yard Minimum	Not Applicable for townhouses
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Rear Yard Minimum	Not Applicable for townhouses
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PARKING

One open parking space per unit minimum including parking bays and on-street parking.

DESIGN REVIEW

Site Plan and Design Review will be provided by the DGDRC and the Stanislaus County Planning Department/Commission for all primary and accessory buildings and recreation facilities.

4.04. RESORT COMMERCIAL (RC)

Applicability:

Applies to Resort Commercial land uses within the Diablo Grande Phase 1 Preliminary Development Plan

Permitted Uses:

Golf clubhouse, restaurant, pro shop and maintenance facilities, swim and tennis club, pro shop and snack bar, health spa, lodging and snack bar, conference and hotel center, town center offices, shops, restaurants and commercial service areas, shopping center (based on Section 21.52.020 of the SCZO), service stations, mini-markets, and public and quasi-public uses.

Uses Requiring Use Permit:

Those related uses not listed under permitted uses or in Section 21.52.020 of the SCZO.

RESORT COMMERCIAL (RC)	
RC	
Resort Commercial	
APPROXIMATE DENSITY RANGE	
Dwelling Units/Acre	Not Applicable
LOT CRITERIA	
Lot Size	(No Minimum)
Lot Area	(No Minimum)
Lot Coverage Maximum	40%
Lot Width Minimum	(No Minimum)
HEIGHT LIMIT	
	35 Feet maximum for main buildings except hotel or conference center which may be up to 100 feet in height. 25 Feet maximum for accessory structures.
SETBACK REQUIREMENTS	
Front Yard Minimum	15 Feet minimum to public right-of-way or private curb landscaped.
Side Yard Minimum	15 Feet minimum - landscaped
Rear Yard Minimum	15 Feet minimum - landscaped
PARKING	
Based on standards set forth in Chapter 21.76 Off-Street Parking of the Stanislaus County Zoning Ordinance. Exceptions for mixed use and shared parking may be made by the Planning Director as part of County Site Plan and Design Review of each project.	
DESIGN REVIEW	
Preliminary Site Plan and Design Review will be conducted by the DGDRC. Final Site Plan and Design Review will be conducted by the Planning Director and the Stanislaus County Planning Commission except the golf courses and clubhouse in Phase 1 that will be reviewed by the Planning Director and Public Works Director. Architectural elevations, floor plans, landscape plans, fencing plans, sign programs, and lighting plans will be submitted for all RC, Resort Commercial, projects.	

4.05. OTHER USES

Uses not listed in the preceding sections shall be subject to review by the Stanislaus County Planning Director who will make a determination on the similarity and compatibility with proposed and developed uses. Uses found to be similar and compatible will be subject to Site Plan and Design Review on a preliminary basis by the DGDRC and on final review by the Planning Director and County Planning Commission. Those uses that would be considered conditionally compatible with developed and planned uses will be subject to the Use Permit process of Stanislaus County. Those uses considered by the Planning Director not to be compatible with the Diablo Grande Specific Plan will be so determined by the Planning Director in written form subject to the appeal process, in Chapter 21.112 of the County Zoning Ordinance.

5.0. ARCHITECTURAL CHARACTER

In addition to the summary of development regulations and design guidelines proposed in Chapter 4.0, this section provides preliminary graphics and summaries of design concepts setting the architectural character theme of Diablo Grande. While no single architectural style is proposed for the entire Ranch, the following design illustrations reflect Diablo Grande's commitment to architectural, landscaping and site planning excellence.

In addition to the Diablo Grande Design Review Committee's analysis of all development for commitment to design excellence, it is proposed that Stanislaus County share this role for all attached single family, multiple family, commercial and public projects according to the development standards and design guidelines of the Diablo Grande Specific Plan.

Examples of desired architectural character are provided in Figures 19 through 25 and summarized for: ~~the Resort Center, the Resort Hotel/Conference Center, the Winery, the Diablo Grande Clubhouse, a Golf Course and Residential Area Illustrative Site Plan, Single Family Residential, and Attached Single Family Residential and Multiple Family Residential housing.~~

5.01. RESORT CENTER COMMERCIAL DISTRICT (Figure 25)

The ~~Resort Center Commercial District~~ accommodates the ~~Hotel/Conference/Town Center, the golf clubhouse, and the health spa, retail and office uses, the winery and vineyards, and higher density residential uses.~~ These land uses comprise the heart of the ~~Resort Center project~~ activities. The architectural character, colors and materials provided in these facilities will be coordinated to the maximum extent possible. Landscaping and provision of meandering paths along both sides of the Diablo Grande Parkway provide one of the main opportunities for unifying the ~~Resort Center Commercial~~ Development. Entry signing and lighting plans will also aid in the integration of facilities. Parking areas should be recessed or hidden behind landscaped mounds, and should include ample internal tree wells and bays. ~~Water features including ponds, lakes and fountains are especially important in creating focal points for Resort Center activity as depicted at the Hotel/Conference Center entrance, at the Golf Clubhouse and at major intersections.~~

5.02. RESORT HOTEL/CONFERENCE CENTER (Figure 19)

Figure 19 portrays the entry character of the Resort Hotel and Conference Center. The architectural character depicted is "California mission" utilizing heavy stucco, red tile, wood, glass, open beam ceilings, heavy fascias and earth tone colors in varied profile. Landscaping, water elements, driveway design articulation and entry signing are also important elements.

5.03. THE WINERY (Figure 20)

While the detailed design of the Winery is subject to further study and change, the architectural character portrayed in Figure 20 shows consistency with the Resort Hotel and Golf Clubhouse character. It too provides a palate of stone, wood, heavy fascia, gabled ceilings, earth tone colors, linear profile, extensive landscaping and attention to pedestrian way detailing.

5.04. GOLF CLUBHOUSE (Figure 21)

Figure 21 provides an updated golf clubhouse photo of the former Perrett residence. This residence has now been converted into the Golf Clubhouse for both The Ranch and The Legends West Golf Courses. The style and materials provided in the existing residence sets the architectural theme for the other Resort Center buildings in its use of earth tones, wood, stone, open beam ceilings, glass and linear character. The photo shows a view from the pond and swimming pool area to the Clubhouse and restaurant area.

5.05. ILLUSTRATIVE SITE PLAN GOLF AND RESIDENTIAL AREA (Figure 22)

Figure 22 was provided to show the three basic types of dwelling units proposed including single family detached in the rolling hills, attached single family adjacent to the golf course, and clusters of multiple family adjacent to golf and community facilities. The Illustrative Site Plan also shows three of the basic elements of the open space system including hill conservation areas, creekway conservation areas and a portion of The Ranch Golf Course. Golf course paths and pedestrian paths are also depicted on the Site Plan. While the Phase 1 Preliminary Development Plan has been slightly revised to relocate a proposed multiple family area in proximity to the hotel



DIABLO GRANDE

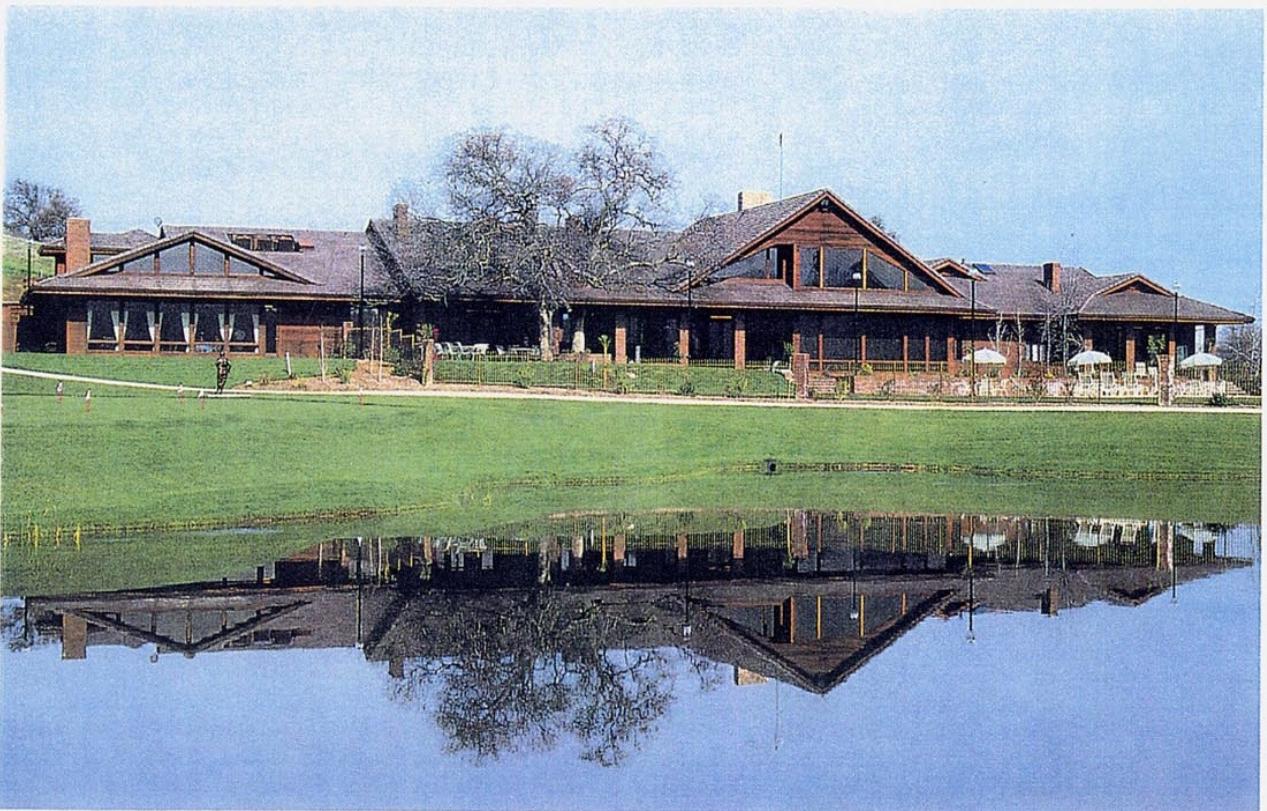
A PLANNED RESIDENTIAL
& RESORT COMMUNITY

THE WINERY

FIGURE 20



JERRY LOVING ARCHITECTS, INC.
ARCHITECTS • JERRY P. LOVING • CAROL Z. CAMPOS • RANDI E. LOVING
155 - 9144 Valley Blvd. • Walnut Creek, CA 94596
FAX: 415-944-4660 • PLANNING • INTERIORS



GOLF CLUBHOUSE

FIGURE 21



DIABLO GRANDE

A PLANNED RESIDENTIAL
& RESORT COMMUNITY

GOLF & RESIDENTIAL
ILLUSTRATIVE SITE PLAN FIGURE 22

site, the main concepts of this Illustrative Site Plan are still intact. The architectural character of the three main dwelling types are shown in the following three figures.

5.06. SINGLE FAMILY RESIDENTIAL (See Figure 23)

This perspective sketch provides a view across the 12th fairway of the single family residential areas located above Salado Creek. The housing is framed by the golf course development, creek conservation, and hill area open space as a backdrop. Architecturally designed homes along the golf course and creek would be on lots ranging from a minimum of 10,000 sq. ft. to one and two acres in size. A linear California ranch architectural theme is portrayed with earth tone materials, although well designed houses of spanish and contemporary motifs would also be compatible in this setting.

5.07. ATTACHED SINGLE FAMILY RESIDENTIAL (Figure 24)

In Figure 24, attached single family dwellings are portrayed as one and two story duets, although they could also be two story townhouses with one story patio homes on each end. The architectural motif in this case is Spanish style with a combination of red tile roof, heavy wood fascia, balconies and trim, and stucco in whites, beige's and brown colors. Like the single family detached setting, these units are couched in an open space setting of the Ranch Golf Course fairway, creek and hill conservation areas.

5.08. MULTIPLE FAMILY RESIDENTIAL (Figure 25)

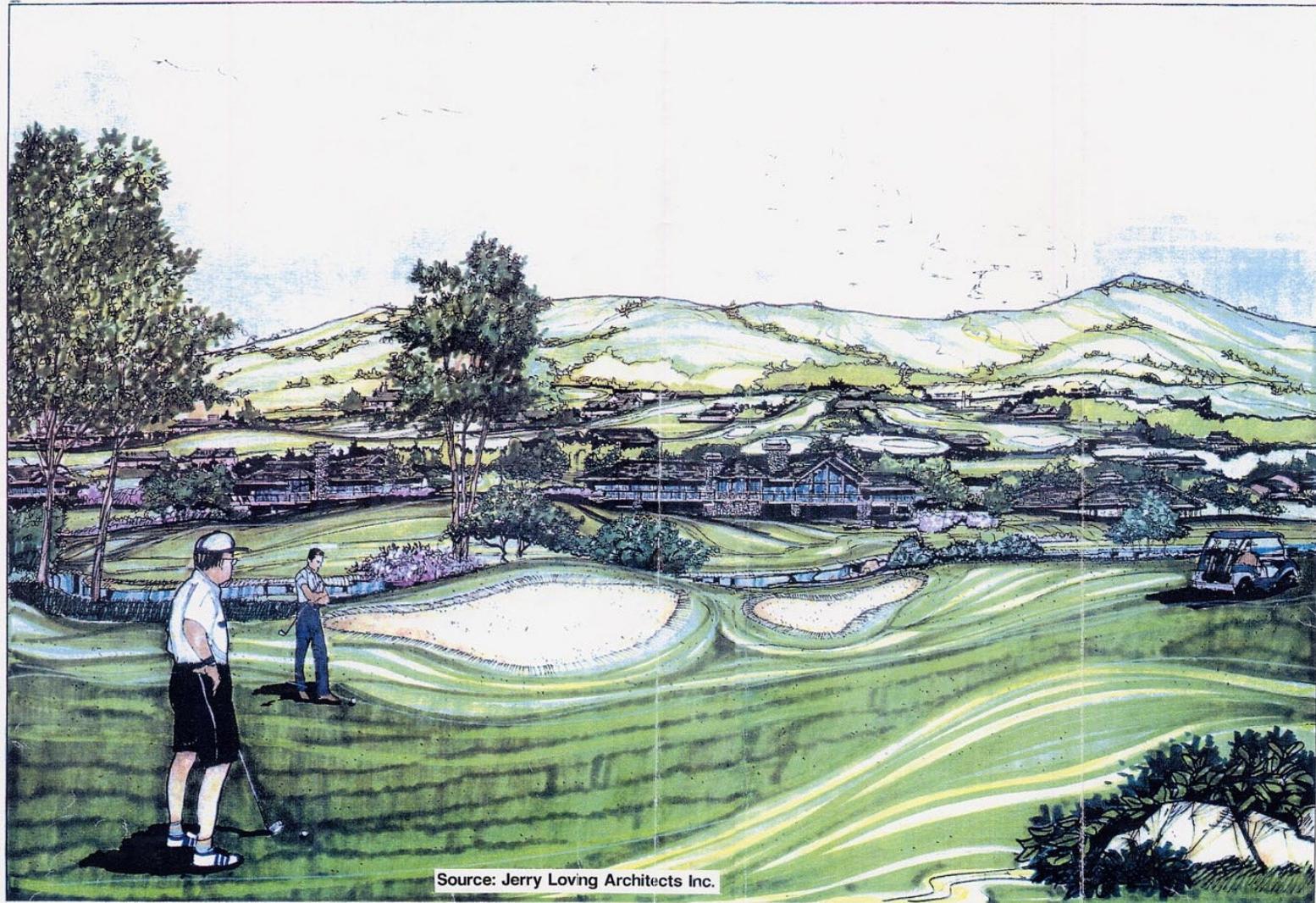
~~The architectural character portrayed in Figure 25, is "contemporary California" that included treated wood shake or earth tone tile roof, wood fascia, trim and balconies, chimney design emphasis, atriums and stucco in earth tone colors. Common recreation facilities including recreation center, pool and spa are depicted in the perspective. One of the two multiple family residential areas in Phase 1 would overlook The Legends West Golf Course to the south east and Salado Creek to the south.~~

6.0 ADMINISTRATION AND IMPLEMENTATION

Included in this section are summaries of the administration and implementation processes proposed for the orderly development of Diablo Grande over the next 25 years. Wherever possible, existing procedures will be utilized, with modifications being proposed where they will enhance the final project.

6.01. ADMINISTRATION

Public administration and processing of the Diablo Grande project will be the responsibility of the Director of Planning and Community Development for Stanislaus County. In some cases, as described herein, project review will be referred by the Director to the County Planning Commission and Board of Supervisors.



Source: Jerry Loving Architects Inc.

DIABLO GRANDE

A PLANNED RESIDENTIAL
& RESORT COMMUNITY

SINGLE FAMILY
RESIDENTIAL

FIGURE 23



Source: Jerry Loving Architects Inc.

DIABLO GRANDE

A PLANNED RESIDENTIAL
& RESORT COMMUNITY

ATTACHED
SINGLE FAMILY

FIGURE 24

New 2016 Exhibit



Figure 25
RESORT COMMERCIAL DISTRICT DETAIL PLAN

DIABLO GRANDE
CALIFORNIA

0 25 125 250 500 ft
AECOM RIVER & ARROYO
DAHLIN GROUP

Private administration of the development will be performed by Diablo Grande and its designated agents assisted by the Development Coordinator, Diablo Grande Planning Director, the Diablo Grande Design Review Committee, members of staff and the consulting team as needed. Diablo Grande will work closely with the Director of Planning and Community Development and his/her designated staff to effectively implement the Diablo Grande Specific Plan.

6.02. PLAN IMPLEMENTATION

The Diablo Grande Specific Plan, as adopted by Stanislaus County, is an amendment to the County General Plan and County Zoning Ordinance, and will function as the primary policy guide for the development of the 29,500 acre project site.

The County Planning Department will report annually to the Stanislaus County Board of Supervisors via the County Planning Director on the progress of both public infrastructure and private development.

Diablo Grande has prepared a five-year Capital Improvement Program, a copy of which is included herein.

Site specific development is proposed to be implemented in four ways depending on the type of development and its degree of conformance with the Specific Plan Development Regulations and Design Guidelines as well as applicable regulations of Stanislaus County as summarized below.

6.02.1 SUBDIVISION MAPS

Subdivision Map approval including Tentative Maps, vesting Tentative Maps, Parcel Maps and Vesting Parcel Maps (collectively "Subdivision Maps") in accordance with the procedures of the Subdivision Map Act, and the County's Subdivision Ordinance, will be the primary sources of processing residential development in Diablo Grande.

Additionally, single family detached dwellings and projects (including entry signs) will be subject to Site Plan and Design Review by the Diablo Grande Design Review Committee (DGDRC). Estate lots located within the Conservation Areas will further be subject to additional review by the DGDRC for environmental compliance. Attached single family and multiple family residential projects will first be reviewed by the DGDRC and then forwarded to the Stanislaus County Planning Director for either Staff review and approval (projects of 20 or fewer units) or for review by the Planning Commission (projects of more than 20 units) concurrently with Tentative Map Review.

6.02.2 USE PERMITS

Except as modified by the Specific Plan in Section 4.0 Development Standards and Design Guidelines, the Use Permit process will be applicable for those uses listed in the applicable related Zones of R-A, R-1, R-2, R-3, and C-1; and those not listed, as determined by the Planning Director.

6.02.3 SITE PLAN AND DESIGN REVIEW (Development Plan)

Site Plan and Design Review will be conducted for all development projects by the Diablo Grande Design Review Committee (DGDRC). The DGDRC review will be final for all single family residential projects. As discussed in Section 6.02.1, attached single family and multiple family projects in Diablo Grande will be subject to Site Plan and Design Review (including sign program review) by the County Planning and Community Development Department for projects having 20 or fewer dwelling units; subject to chapter 21.100 "Staff Approval Permits" of the Zoning Ordinance. Attached single family and multiple family residential projects having more than 20 dwelling units will be referred to the Stanislaus County Planning Commission for Development Plan review and approval in conformance with Chapter 21.40 of the Zoning Ordinance regulating Planned Developments.

All land uses included in Section 4.05-Resort Commercial (RC) and Research Campus (R+D) areas of the Specific Plan will be subject to Site Plan and Design Review (including sign program review) by County Staff and the Planning Commission as part of the Development Plan review process included in Chapter 21.40 Planned Development District (PD) of the County Zoning Ordinance.

All public or quasi-public uses proposed by Diablo Grande such as water treatment plants, wastewater treatment plants, maintenance yards and similar uses shall be subject to the County Building Permit process, and will include Site Plan and Design Review by the DGDRC and the County Planning Department and Public Works Department as part of the process.

6.02.4 STAFF APPROVAL PERMITS

As discussed in Section 6.02.3 of this Specific Plan, it is proposed that attached single family, multiple family residential projects having 20 or fewer units, and public and quasi-public projects be subject to the Staff Approval Permit process for Site Plan and Design Review as outlined in Chapter 21.100 of the County Zoning Ordinance.

The Staff Approval Permit process would also be used when a clarification of a related, compatible or unlisted use must be made in conformance with the Specific Plan.

When the owner of a parcel located in a Village that has not received Final Development Plan approval is desirous of building up to five single family dwellings, those proposed dwellings shall be subject to the Staff Approval Permit process for determination of consistency with the approved Specific Plan. Such a proposed dwelling unit would also be subject to Site Plan and Design Review by the Diablo Grande Design Review Committee prior to County Staff review. Such units will be subject to the Rural Residential District Standards as outlined in Section 4.01 of this Specific Plan.

The appeal process for all of the preceding four processes would be as outlined in the applicable chapters of the Zoning Ordinance.

6.02.5 PHASE 1 FEES

For the Phase 1 PDP, additional fees have been adopted and will be approved as follows:

1. \$280 per unit for emergency communication Phase 2 Improvements;
2. \$1 per square foot of combustible construction for the fire station. This is a combination of the current \$0.60 per square foot charged by ordinance and an additional \$0.40 per square foot project specific fee; and,
3. \$1,791 per unit for Diablo Grande traffic fees in 1996 dollars, subject to ENR adjustments (approximately \$3,224 in 2016).

These fees are in addition to currently adopted County fees with the exception of the Fire Fee (#2 from above), which is a total fee.

7.0 PHASED PRELIMINARY DEVELOPMENT PLANS

As a Preliminary Development Plan is submitted for review and approval for each phase of development in accordance with the Specific Plan, those Phases will be incorporated in this section. The Phase 1 Preliminary Development Plan is accordingly summarized below.

7.01 PHASE 1 PRELIMINARY DEVELOPMENT PLAN(See Figure 26 & Table 9)

Compared to the Specific Plan for the entire 29,500 acre Ranch, the Phase 1 Preliminary Development Plan has the following characteristics:

- Is graphically portrayed at a larger scale: 1" = 300' compared to 1" = 2,000'.
- Provides precise land use, circulation and open space locations.
- More detailed land use designations.
- Includes a preliminary road pattern.
- Provides constructed golf course plans.
- Shows the generally preferred hill area open space system within Village 1.

The Preliminary Development Plan will be implemented either, through submittal of a Tentative Subdivision Map that will also serve as a Final Development Plan, or by submittal of a Site Plan for individual non-residential projects that will serve the same purpose.

The Preliminary Development Plan for Phase 1 development in the Oak Flat Village and the Entry Area is summarized herein in terms of the proposed Land Use Plan, Open Space Plan and Circulation Plan.

7.01.1 LAND USE PLAN (See Figure 26)

The proposed Phase 1 Land Use Plan includes: residential, open space and recreation areas, employment areas, public facilities, and road system land uses. This plan is more detailed than required by the Specific Plan statutes to aid in the preparation of the project specific EIR.

Residential Areas

As discussed in the proposed Specific Plan, the three major residential dwelling type categories are: Single Family, Attached Single Family and Multiple Family.

- **Single Family (See Figure 26)**

The Phase 1 Plan proposes approximately 1,110 single family detached dwelling units to be constructed on lots in eight (8) four size categories: 4,000 sq. ft. minimum (R-1-4), 5,000 sq. ft. minimum (R-1-5), 6,000 sq. ft. minimum (R-1-6), 8,000 sq. ft. minimum (R-1-8) 10,000 sq. ft. minimum (R-10), 20,000 sq. ft. minimum (R-20), 40,000 sq. ft. minimum (R-40), and three acre minimum estate lots. Approximately 830 acres or 36% of the total 2,330 acres in Phase 1 are proposed for single family lots.

The single family lots larger than 20,000 sq. ft. in Phase 1 are generally located beyond the Diablo Grande Parkway, Crow Creek Road, and Salado Creek Road. They are generally located in transitional slopes ranging from 5% to 25%. The majority of the larger lots are located north of Diablo Grande Parkway and consist of some R-1-5 lots, but mainly R-1-6 lots, and R-10, R-20, R-40 and estate lots. The majority of the traditional sized single family lots, R-1-4, R-1-5, R-1-6, and R-1-8 are located south of the Diablo Grande Parkway ~~troop on the vicinity of the closed Legend Golf Course. The 10,000 sq. ft. minimum lots are primarily located within the road loops in proximity to The Legends West Golf Course. The A~~ greater majority of all single family lots either have; golf course frontage or views, creekside frontage, or valley and hill area views and ready access to trails and open space. Single family homes will either be architecturally designed for custom builders to sell or for individual home buyers. Designs will be subject to review by the Diablo Grande Design Review Committee (DGDRC). The greater majority of single family lots are located on local streets, cul-de-sacs and private lanes; not on collector streets.

Subject to the limitations set forth in this Specific Plan, up to 100 estate lot units may also be constructed in Conservation Areas around the periphery of the five Villages. ~~The 13 lots portrayed in the Preliminary Development Plan for Phase 1, and located outside of Phase 1 but inside future Villages will initially be reviewed for compliance with the mitigation guidelines in the Diablo Grande Specific Plan EIR as part of Tentative Map review as if they were estate lots.~~

New 2016 Exhibit

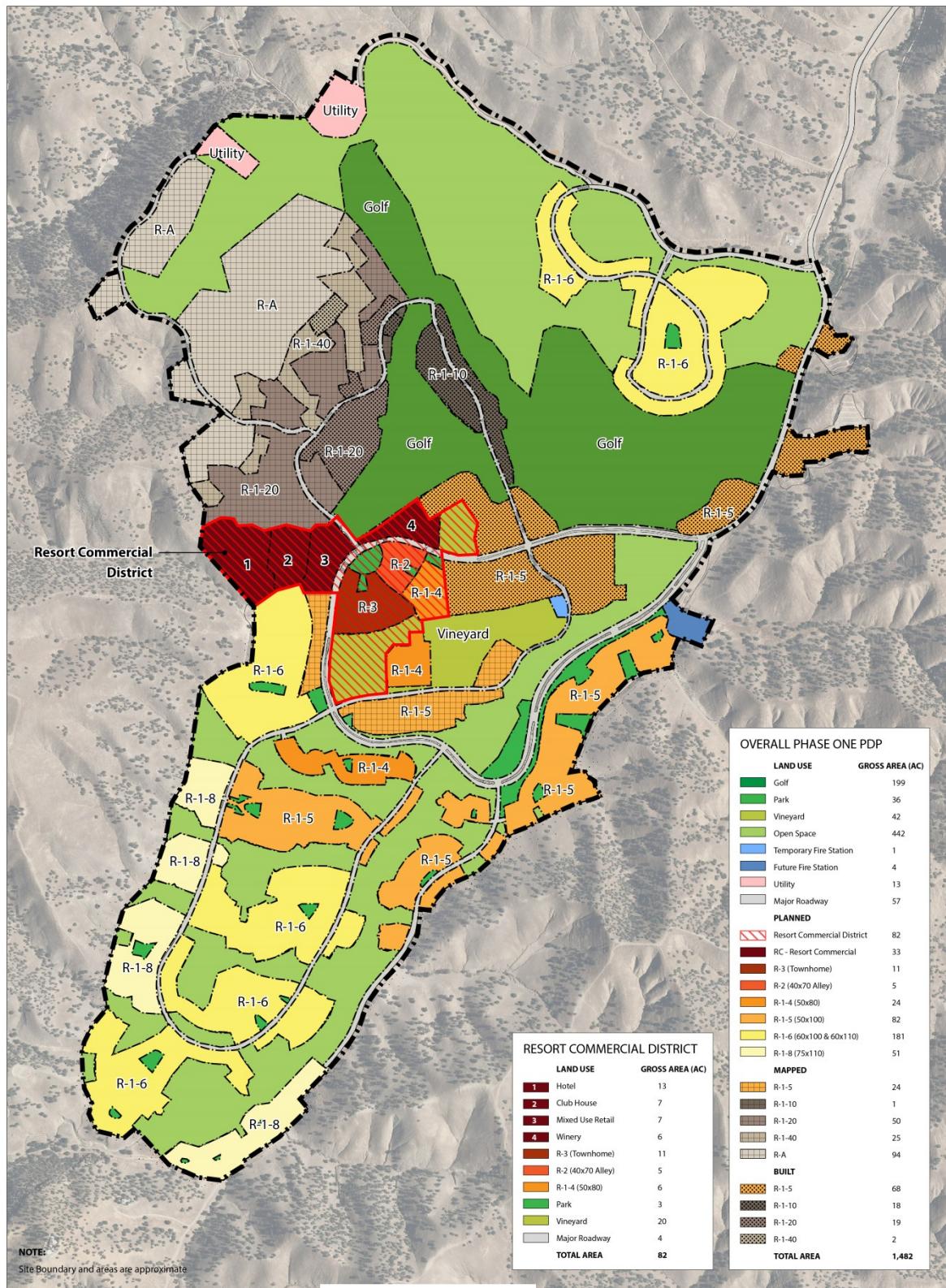


Figure 26

PHASE 1 PRELIMINARY DEVELOPMENT PLAN



TABLE 9
PRELIMINARY DEVELOPMENT PLAN LAND USE - PHASE 1
January, 2005 (Approximate)

<u>NOTE (Need to update all acreages)</u>				
Land Use	Acres	%	Avg. Du/Ac.	Estimated Dwelling Units
Residential	929655	4028%		2,038 *2,354
•Single Family (SF)	832639	1.33.0%		1,111 2,174
•Attached Single Family (ASF)	68 16	7.21%		492 180
•Multiple Family (MF)	2910	15.014.0		435 140
Open Space & Recreation	1,0931,387-	4760%		
•Golf Courses	349199			
•Ponds	24			
•Parks	6836			
•Vineyards	4942			
•Indian Rocks Park	50			
•Creekside Area Conservation	21			
•Hillside Area	5821,015			
			Avg. Emp./Ac	Estimated Employees **
Employment Areas	5038	2	17	850646
<u>Resort Commercial</u>				
•Shopping Center/ <u>Restaurant</u>	7 7			
•Hotel/Conference/Town Center	4413			
•Winery	36			
•Golf & Tennis Clubs	457			
• <u>Restaurant</u>	1			
•Public Services (Maintenance & Water)	405			
Road System	250		11	
•Parkway (100' R.O.W.)	40			
•OTHER Streets (35'-60' R.O.W.)	210			
TOTAL PHASE 1	2,330		100%	

* An additional 35 dwelling units for service employees housing are being studied in the Entry Plan Area east of Oak Flat Village. ~~This could yield a total of 2,073 units in Phase 1 development.~~

** An additional 27 acres of land is set aside for potential Phase 1 employment northeast of Oak Flat Village. (See Entry Plan, Research Campus (60 employees))

*** Refer to the adopted Preliminary Development Plan for updated acreages and land uses.

- **Attached Single Family (See Figure 26)**

Approximately ~~490-40~~ attached or smaller lot detached single family dwelling units are proposed on ~~68-5~~ acres of land at an average density of 10.0 dwelling units per acre. Dwelling types envisioned in this category include: duets, townhouses (two-story), patio homes (one-story), and "0-side yard" dwellings.

Many of these single family dwelling units ~~front on or view either The Ranch or The Legends West Golf Courses are located within the Diablo Grande Parkway loop and consist of lots designated 4,000 sq. ft. minimum (R-1-4), or R-2.~~ They are proposed to be developed on flatter lands, or on knolls devoid of trees, ~~that will be graded for golf course views.~~ Comprehensive landscaping plans will be submitted for DGDR and County Staff review that will enhance the environmental setting for these dwelling types. Landscaping will be maintained by the Diablo Grande Residential Association (DGRA).

Attached single family dwellings will be made available for family, second home, resort, corporate and tourist use in identifiable clusters.

- **Multiple Family Residential (See Figure 26)**

Up to ~~435-140 multiple medium-high density attached single~~ family dwelling units are proposed on ~~29 11~~ acres at a density of ~~15 about 14~~ units per acre. The units may be a combination of attached or detached dwelling units including condominiums, duets, townhouses, and "0-lot line" homes; and will be utilized for both year-round and seasonal use. ~~Two One multiple medium- high density single~~ family areas ~~are is~~ proposed ~~within the Diablo Grande Resort Commercial. One is to be located on flat land located within the Diablo Grande Parkway Loop near the proposed Hotel Conference/Town Center.~~ Because of proximity to the ~~Hotel Conference~~Town Center, ~~two~~ Golf Clubs, winery, spa and swim and tennis club, these potential "Resort Condos" will probably have both seasonal and "year round" use. ~~A separate "golf condo" area is proposed to overlook The Legends West Golf Course and Salado Creek at the western edge of Phase 1.~~

An additional 35 dwelling units or more if feasible, primarily for service employees, is proposed in Phase 1 northeast of the Oak Flat Village (See Entry Area Plan). Overall, residential development is proposed to comprise about 40% of the total 2,330 acre Phase 1 land area. The 2,038 dwelling unit total in Phase 1 represents 41% of the total proposed residential development of Diablo Grande. The majority of attached single family dwelling units will be located in Phase 1, as will the broadest variety of dwelling types and price ranges.

Open Space and Recreation Areas

Open space and recreation land uses are described in greater detail on subsequent pages. In general, open space land uses in Phase 1 include: ~~two (2) one~~ golf courses and a clubhouse, a swim and tennis club, three (3) parks, a trail staging area, vineyards, creek conservation areas, and hill conservation areas. About ~~47%-60%~~ of the Phase 1 land area is committed to open space and recreational land uses.

Employment Areas

Employment areas cover ~~50-about 38~~ acres or 2% of the 2,330 acres within Phase 1 of Oak Flat Village. The estimated number of employees generated by Phase 1 development is about ~~850~~
~~650~~ at an average of 17 employees per acre. The largest employment center is expected to be the 27 acre (an added 60 employees) Research Campus located northeast of Oak Flat Village along the Diablo Grande Parkway (See Entry Area Plan). The 7 acre Shopping Center, and the Hotel Conference/Town Center land uses generating employment include: retail land uses. The hotel conference/town center, the winery, the golf and tennis clubs, the health spa and restaurants. Other employment generators in Phase 1 include public services (water treatment plants and maintenance center). ~~The long term sewage treatment plant located east of Diablo Grande Parkway in the Entry Area will also provide some public employment.~~ Fire and Sheriff's Department stations, expected to be located in or near the Town Center, will further provide employment opportunities. A substantial amount of temporary construction employment will also be generated over the next 25 years.

Road System

Described in more detail in a later section of this report, the road system accounts for about 250 acres of road right-of-way or 11% of Phase 1 land, including private lanes. The Diablo Grande Parkway encompasses about 40 acres of land in Phase 1, while other streets comprise about 210 acres.

7.01.2 OPEN SPACE PLAN

The Phase 1 Open Space Plan comprises approximately ~~1,0931,387~~ acres or ~~4760%~~ of the total 2,330 acre area. The Plan includes three major types of open spaces: parks and recreation areas, ~~trails,~~ vineyards and natural conservation areas and ponds. Management and habitat conservation plans have been prepared for some of these areas and are on file with Stanislaus County.

Parks and Recreation Areas

Land set aside for parks and recreation areas and facilities totals about 417 acres for golf courses, and park uses.

- **Golf Courses (Figure 27)**

There ~~are two~~is one golf courses developed in Phase 1 which ~~will~~ utilize the ~~common~~ 16,000 sq. ft. Clubhouse which was converted from the existing 12,000 square foot Perrett residence. The Ranch Golf Course is a 7,100 yard, par 72 championship course of single loop design. Located in the northeastern half of the Phase 1 area, the course makes extensive use of major and minor creekways, knolls and valleys. Existing oak tree cover is found along one third of the fairways. ~~A practice area is provided adjacent to the Clubhouse in a bowl like area between knolls.~~ Little modification to the existing terrain was needed to shape the fairways for The Ranch Golf Course. The addition of water elements, tree cover, and local rock material enhanced the existing natural setting for golf.

LEGENDS WEST COURSE (BACKGROUND)



RANCH COURSE (FOREGROUND)



GOLF CLUBHOUSE

FIGURE 27

~~The Legends West Golf Course is located west of the Town Center and has 10 of its 18 holes located adjacent to Salado Creek. It is a 6,600 yard, par 72, single loop golf course utilizing the same Clubhouse as The Ranch Golf Course. The first and eighteenth holes of this course are adjacent to the existing pond, knolls and oak trees at the Clubhouse. Both golf courses are planned to be private, although at least one will be open to the public for play.~~

~~The Ranch Golf Course and Clubhouse were the first golf facilities built and were developed concurrently with the Diablo Grande Vineyards. The Legends West Golf Course was completed in December 1997 and will be opened for full use in May, 1998.~~

- **Swim and Tennis Club**

~~The Diablo Grande Swim and Tennis Club is proposed on three acres of land near the R-8 lots along the eastern edge of phase The A. Swim and Tennis facilities may be incorporated into, or developed as part of the Community Park, increasing it by three (3) acres in size, or may be a private facility. A 25 yard pool for competition, lap swimming and leisure swimming will be provided adjacent to the health spa (unless the spa is relocated to the Resort Hotel). An alternate site for the Swim and Tennis Club is currently being explored that would result in more limited private tennis facilities as part of the Golf Club.~~

- **Parks**

~~Three Numerous park areas are proposed in Phase 1 totaling a minimum of 68 about 36 acres, including the active Community Park, Indian Rocks Park, and the passive Oak Flat Ranch Park. Based on the Table 3 population projections of 2.4 persons per dwelling unit for the project, and the County's adopted park acreage requirement of 3 acres per thousand population, the approximately 2000-2,354 dwelling units in Phase I result in the need for about -14.4-17 acres of total parkland. Much of this 14.4 acres will be provided at the Community Park Site. About 9 acres of this parkland will be provided by hiking trails and about 8 acres of park area within the project site. The Phase 1 PDP shows about a 2.3 acre park in the Resort Center and about a 5.7 acre park near the existing Oak Flat Ranch barn. These parks will have a mixture of active and passive uses including some turf. It is also expected that individual development proposals may be provide park facilities for their residents. Since this is a private project with all private facilities, the intent is that each resident have access to park acreage acreage consistent with the County requirements, but recognizing that parks in certain areas of the development may not be accessible to all project residents.~~

~~Diablo Grande will provide a park area calculation as Tentative Maps are proposed. To give an example, of a 300 lot map was proposed, the park requirement of a 2.2 acres could be provided by a 2.2 acre park facility serving only the tentative map residents, or by a 1.1 acre park facility serving only the tentative map residents and the construction of 1.1 acres of Community Park or another park which would serve the entire project, or by the construction of 2.2 acres of park to serve the entire project site. Other iterations would be acceptable, and those shown above are example calculations.~~

- **Community Park**

~~The proposed 6.5 acre Community Park straddles is adjacent to Salado Creek at the gore point south end of the looped Diablo Grande Parkway. The area east of Salado Creek will may~~

accommodate a baseball field or soccer field, ~~while the land west of the creek can be used for informal play areas, lawn areas, picnicking and nature trails.~~ The Community Park ~~makes an attractive entry to the Hotel Conference/Town and the Resort.~~ ~~is centrally located and will be easily accessible, and within walking distance, of the majority of Diablo Grande residents.~~ A detention basin for flood control and wildlife habitat may be provided in Salado Creek at the northern end of the site. ~~In addition, a sewage treatment facility capable of serving 15% to 25% of the Phase 1 development will be located within this park as an interim use, and may be relocated as park development occurs;~~

- **Oak Flat Ranch Park**

~~Seven acres have been set aside to study feasibility of creating Oak Flat Ranch Park. Under consideration are an information center, conservation of structures, display of old Ranch implements, and provision of passive recreation activities.~~

- **Indian Rocks Park**

Located on approximately 50 acres on both sides of Salado Creek, about one-half of the Indian Rocks Park will be located in Phase 1. The primary intent of this Park will be for the conservation of prehistoric artifacts and sites of the Yokut Indians including: burial grounds, middens, a pictograph, mortars and rock outcroppings. The nesting sites and primary habitat area of the prairie falcons will be conserved with provision of the Park. Creekway and oak tree cover habitat will also be conserved. Use of the park will be limited to picnicking, trails and attendant educational signs, where appropriate.

Vineyards

~~Forty of the 49~~**Forty two (42)** acres of planned vineyards have been planted in the heart of Phase 1 for production at the Diablo Grande Winery located on the Diablo Grande Parkway. The vineyards are located primarily on gently sloping knolls in two major locations; south of the Town Center between the Diablo Grande Parkway and Salado Creek; and in the area serving as a backdrop to the Diablo Grande Winery. A test vineyard located on one and one-half acres opposite the existing maintenance center was planted to evaluate soil and water conditions for eight varieties on-site. All of the vineyards provide a scenic backdrop for the residents, tourists and employees entering Oak Flat Village along the Diablo Grande Parkway.

Natural Conservation Areas and Ponds

The third general category of open space in Phase 1, natural conservation areas and ponds, provides for the conservation of creekways and hill areas, and provides enhanced water habitats. Approximately 40 acres of riparian corridor is conserved along Salado Creek, while lesser creekways such as North Salado Creek ~~will be~~ is incorporated into the open space system of the ~~two proposed~~ golf courses in large part. Approximately ~~582-1,015~~ acres of hill area natural scenic open space is being conserved, representing 25% of the total Phase 1 area. These hill area scenic open spaces will accommodate both the conservation of wildlife and oak woodland habitat. They further provide a natural backdrop to future development of the valley floor in the Oak Flat Village. Within the creekways and the hill conservation areas, the vast majority of existing oaks in Phase 1 will be protected. There are 12 ponds provided as part of the development of the two golf courses; six on

each. With the closing of The Legends Golf Course, six (6) of those ponds may be integrated into project open space or reclaimed as appropriate. Four smaller ponds have been preserved as has the “Frog Pond” at the Village Entry.

7.01.3 CIRCULATION PLAN

Included in the Phase 1 Circulation Plan are major roads, riding and hiking trails, and other transportation alternatives.

Major Roads

The major road system consists of the Diablo Grande Parkway and collector streets.

- Diablo Grande Parkway (See Figure 11)**

The Diablo Grande Parkway is the one arterial road proposed in Phase 1 and serves as the entrance road to Phase 1 residential and resort development. Within the Phase 1 area, Diablo Grande Parkway ~~is proposed to~~ functions as a two lane divided road initially providing left and right turn lanes and widening where needed. Meandering paths located within landscaped setback areas will replace monolithic sidewalks in most cases. Bike/electric car lanes will be provided in lieu of on street parking, and will further function for emergency parking when needed.

The Diablo Grande Parkway serves the most intensive land use areas within Diablo Grande as it loops past attached single family, ~~multiple family~~medium-high density residential, Shopping Center, Town Center and Resort Center activities among others. It will also be fed by collector streets from both the Copper Mountain and Indian Rocks Villages.

- Collector Streets (See Figures 13 through 16)**

Two types of collector streets are proposed, major and minor, in two types of locations, valley floor and hill area.

- Major Collectors**

One major collector street is proposed in Phase 1 at this time. Crow Creek Road will be the major collector street in Phase 1. It will connect the Diablo Grande Parkway with the Indian Rocks Village and the Crow Creek Village to the southwest. Additionally, it will serve as the main local road within Phase 1 other than the Diablo Grande Parkway. It is anticipated at this time that Crow Creek Road can be designed for two travel lanes, parking bays, and meandering paths and sidewalks as needed.

- **Minor Collectors**

Salado Creek Road will primarily serve the southwestern half of the residential portion of Oak Flat Village including single family, attached single family, multiple family, and The Legends West Golf Course areas. Additional residential traffic will also be generated from the Copper Mountain Village. It is planned to be developed to hillside standards.

There are also three minor collector streets stubbed to the northern edge of Phase 1 that will be extended to the Copper Mountain Village in Phase 2. There include Copper Mountain Road, Perrett Road and an unnamed road opposite the proposed golf course corridor. These three roads will be designed to hillside standards. (See Figure 16). Since this Village is planned to have but 400 single family dwellings on large lots, none of these streets would appear to need major collector status.

Six other minor collector streets loop within residential and employment areas of Phase 1. In Unit 1, Morton Davis Drive and Panoz Road will be developed to Valley Area standards. (See Figure 15). Of these five, the loop street adjoining the Town Center and Shopping Center may need to be upgraded to major collector status based on future commercial development proposals.

Electric Car/Cart System

In the preliminary study stages, it is envisioned in Phase 1 that electric vehicles will be used, not only for trips to and on the two golf courses, but also for local trips to parks, shopping, offices and other local trips. There is the potential in Phase 1 to convert up to half of the total car trips to electric vehicle use from gas vehicle use. In addition to conventional golf course paths, electric cars/carts would co-use bike lanes on the Diablo Grande Parkway, on major collector streets and on some separate meandering paths.

Other Transportation Alternatives

Other complimentary forms of transportation supplementing the major road system include: Bus/van service, rideshare parking and helispot service.

- **Bus/Van Services**

In Phase 1 bus/van service will be primarily provided by the hotel/conference center for the convenience of hotel and conference center guests. As other Villages are developed, interconnecting services will be provided on an as needed basis by Diablo Grande.

- **Rideshare Parking**

A portion of the community park on-street parking is proposed for rideshare use as that park will get its heaviest usage on weekends and summer evenings contrasted with weekday commute patterns.

- **Helispot**

The feasibility of provision of a helispot was explored in the EIR analysis. It is desirable for emergency medical service to area hospitals, and may be feasible for Research Campus and other business travel, and for project promotion. A general location in proximity to the proposed Safety Center and the Diablo Grande Parkway is suggested as a test site.

- **Riding and Hiking Trails**

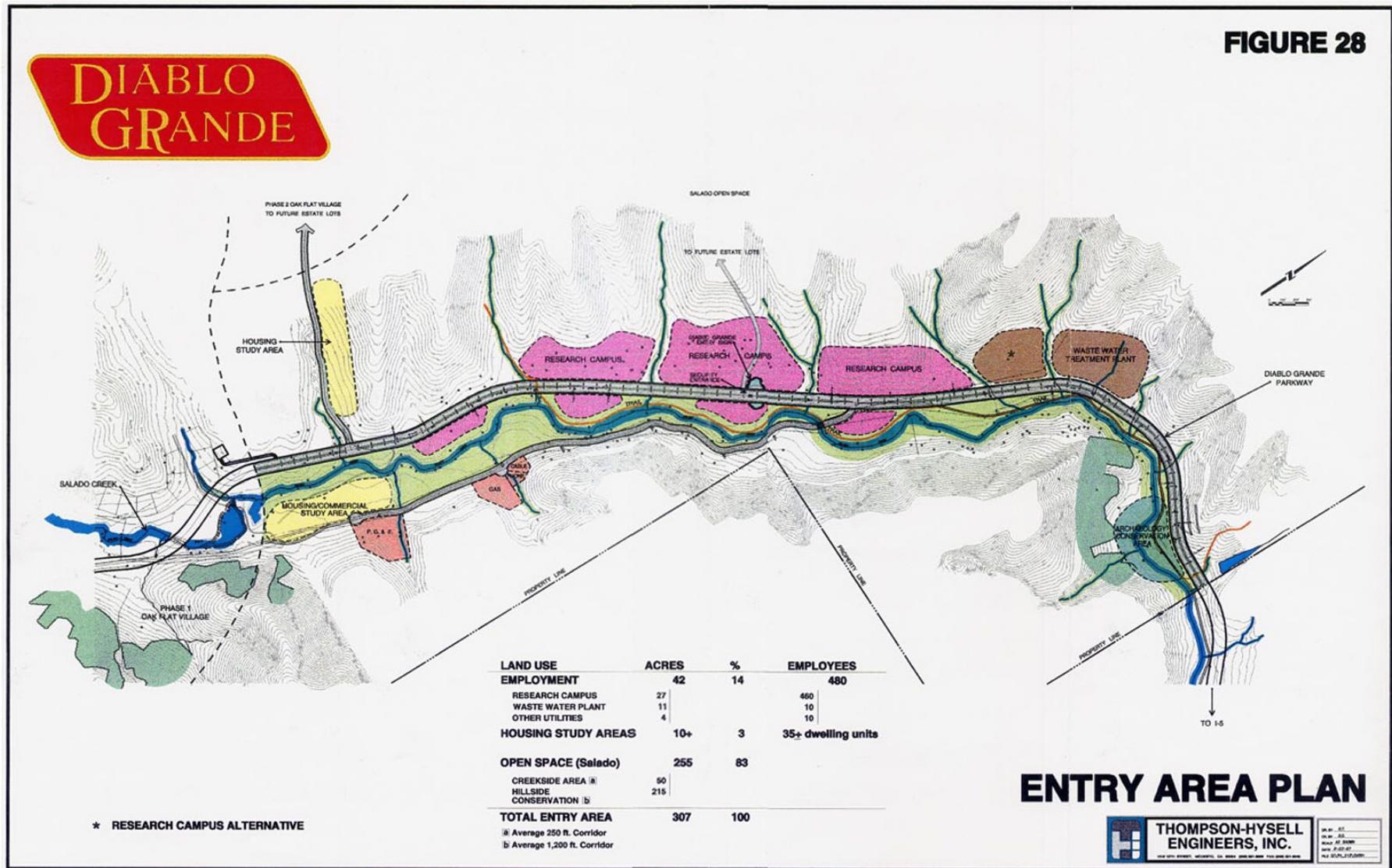
As described in Open Space Plan discussion, the primary riding and hiking trail access to the Salado Conservation Area will be provided in Phase 1. These trails will also allow future connections to the comprehensive trail system in the other open space areas. Lesser trail links will be provided in the north side of Phase 1 to connect to the Copper Mountain Village and to the Copper Mountain Conservation Area in Phase 2. Internal riding and hiking trails will be provided along compatible portions of Salado Creek, and in portions of the hill area greenbelts within Phase.

7.02 ENTRY AREA PLAN (See Figure 28)

The Entry Area Plan has been added to the Diablo Grande Specific Plan as a response to the December 1991 Memorandum Report prepared by ERA which recommended relocation of the Research Campus outside of the Resort Center Area in Village 1. In addition to recognition of the Diablo Grande Parkway, the Entry Area Plan has three components: Employment, Housing and Open Space (Salado Conservation Area).

FIGURE 28

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7.02.1 EMPLOYMENT AREAS

Approximately 25 acres of Research Campus (research and development) land uses are proposed to be primarily clustered in three sub-areas located northwest of Diablo Grande Parkway in the center of the Entry Area. An additional two acres of office space is portrayed south of the Diablo Grande Parkway potentially yielding 27 acres of Research Campus use. An 11 acre waste water treatment plant site proposed to serve Phase 1 and 2 development is located at the eastern edge of the Entry Area, and will be preserved in the event future wastewater treatment capacity beyond that provided by the Patterson line is needed. The plant ~~is proposed to be~~ would be buffered from the Research Campus and the Diablo Grande Parkway by landscaping, decorative walls and distance where possible. An additional four acres of land has been set aside for other utilities including gas, electric, cable and phone facilities. These two employment areas are estimated to generate about 480 employees during Phases 1 and 2 of development. A commercial study is also proposed at the south end of the Entry Area road if housing is not considered an appropriate alternative.

7.02.2 HOUSING

Due to the necessary higher costs of housing with the five proposed Villages, two housing study areas have been proposed in the Entry Area Plan on the land adjacent to Salado Creek. These sites could generate 35 dwelling units or more depending on the type of housing needed; of attached or detached houses, multiple family. They would help meet the service housing needs related to the proposed Resort Center land uses; and may be the subject of a joint Diablo Grande/Stanislaus County effort to provide non-profit low/moderate income housing.

7.02.3 OPEN SPACE

Open Space areas proposed in the Entry Area Plan include Salado Creek area conservation on about 60 acres; and hillside protection as part of the Salado Conservation Area. An acknowledged conservation area and an entry trail to the Salado Conservation Area are also depicted in the Entry Area Plan. Portions of all of the proposed land uses would be initiated in Phase 1 and would carry over into Phase 2. Diablo Grande has prepared numerous management and habitat preservation plans, and these are on file with Stanislaus County.

8.0 REPORT PREPARATION

The Specific Plan Report and Diagrams approved in October, 1993, were prepared by Diablo Grande, Inc., the applicant, with the assistance of the Diablo Grande consulting team as summarized below. Preparers of this 1998 updated Specific Plan are noted with an asterisk (*).

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