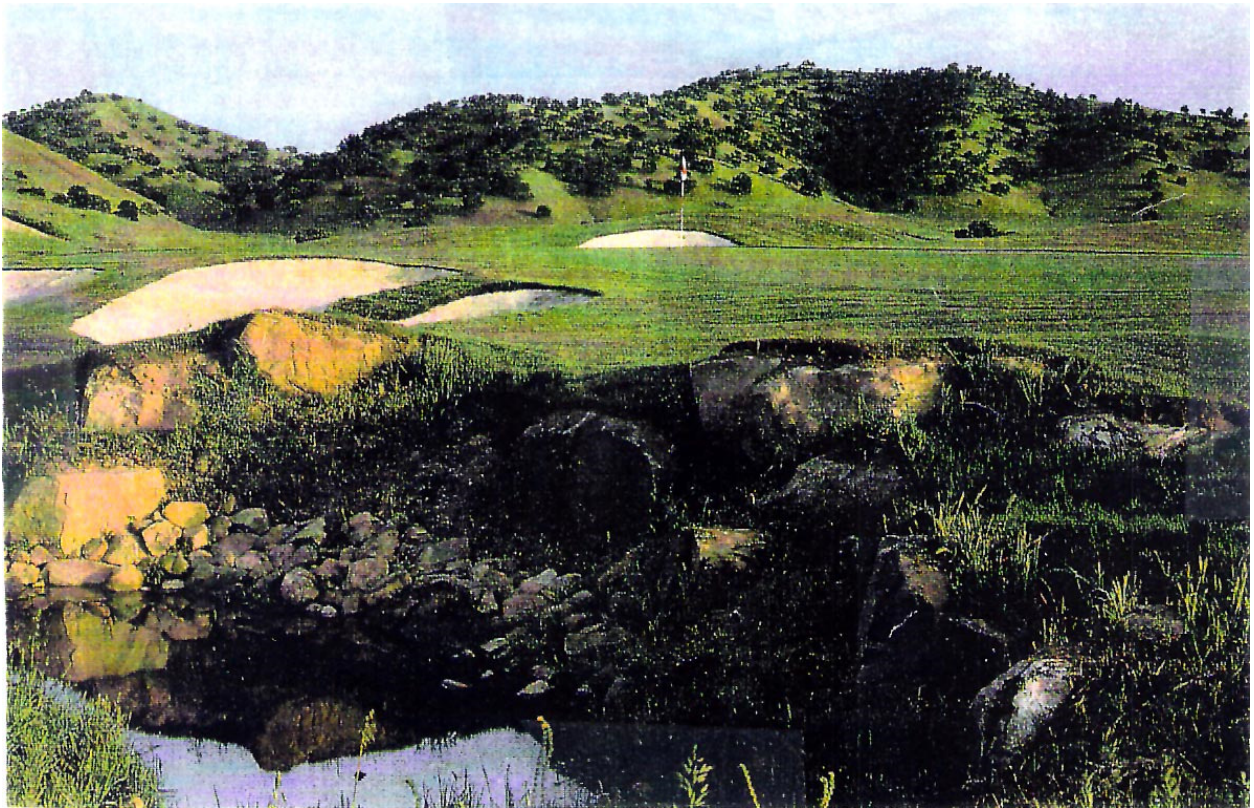


DIABLO GRANDE

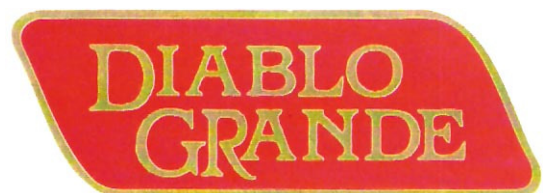
A PLANNED RESIDENTIAL & RESORT COMMUNITY
IN STANISLAUS COUNTY

FINAL

SPECIFIC PLAN



December 9, 1999
Draft 2016 Amendment



"Living with the future"

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

<u>Specific Plan Amendment No. or Title</u>	<u>Board of Supervisors Resolution No.</u>	<u>Date Adopted</u>	<u>Revisions</u>
<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 9, 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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~~FOR~~

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~~December 9, 1999~~
Draft 2016 Amendment

TABLE OF CONTENTS

	<u>PAGE</u>
REINTRODUCTION	1
1 INTRODUCTION	<u>23</u>
1.01 Authority and Scope	<u>23</u>
1.02 Project Location	<u>4 5</u>
1.03 General Plan	<u>4 5</u>
1.04 Zoning	<u>4 5</u>
2 DEVELOPMENT PLAN	<u>89</u>
2.01 Purpose and Intent of Specific Plan	<u>89</u>
2.02 Project Location and Existing Setting	<u>89</u>
2.03 CEQA Compliance	<u>10 11</u>
2.04 Design Constraints and Opportunities	<u>10 11</u>
2.05 Project Goals, Objectives and Policies	<u>21 22</u>
2.06 Village Plan	<u>26 27</u>
2.07 Land Use Plan	<u>31 30</u>
2.08 Open Space Plan	<u>40 39</u>
2.09 Circulation Plan	<u>46 45</u>
2.10 Natural and Cultural Resources Protection Plan	<u>67 68</u>
2.11 Public Facilities and Utilities	<u>70 71</u>
2.12 Public Safety	84
2.13 Preliminary Grading Plan	<u>87 86</u>
2.14 Drainage Concept Plan	<u>87 86</u>
2.15 Phasing of Development	<u>87 86</u>
2.16 Relation of Specific Plan to General Plan	<u>89 88</u>
3 PRELIMINARY DEVELOPMENT PLANS	<u>93 92</u>
4 DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES	<u>94 93</u>
4.01 Rural Residential District (R-A)	<u>94 93</u>
4.02 Single-Family Residential District (R-I)	94
4.03 Medium Density Residential District (R-2)	<u>95 97</u>
4.04 Multiple Family Residential District (R-3)	<u>96 98</u>
4.05 Resort Commercial District (R-C)	<u>97 99</u>
4.04 Research Campus District (R+D)	<u>97 99</u>
4.05 Other Uses	<u>98 100</u>

TABLE OF CONTENTS
Page 2

5	ARCHITECTURAL CHARACTER	98<u>100</u>
5.04	Resort Center	99<u>101</u>
5.05	Resort Hotel/Conference Center	99<u>101</u>
5.06	The Winery	99<u>101</u>
5.07	Golf Clubhouse	99<u>105</u>
5.08	Illustrative Site Plan: Golf and Residential Area	99<u>105</u>
5.09	Single-Family Residential	104<u>105</u>
5.10	Attached Single-Family Residential	104<u>105</u>
5.11	Multiple Family Residential	104<u>105</u>
6	ADMINISTRATION AND IMPLEMENTATION	104<u>105</u>
6.04	Administration	104<u>105</u>
6.05	Plan Implementation	108<u>109</u>
7	PHASED PRELIMINARY DEVELOPMENT PLANS	110<u>111</u>
7.04	Phase 1 Preliminary Development Plan	110<u>111</u>
7.05	Entry Area Plan	120<u>122</u>
8	REPORT PREPARATION	122<u>124</u>

TABLES

<u>TABLE</u>	<u>PAGE</u>
1 SCHOOL ENROLLMENT, 1995/96	20 <u>21</u>
2 SUMMARY OF LAND USE ACREAGE, DWELLING UNITS AND EMPLOYMENT BY VILLAGE	2835, 29 <u>36</u>
3 POPULATION PROJECTIONS BY DWELLING TYPE	34 <u>33</u>
4 SCHOOL ENROLLMENT PROJECTIONS BY DWELLING TYPE (moderate retirement housing scenario)	36 <u>47</u>
5 SCHOOL ENROLLMENT PROJECTIONS BY DWELLING TYPE (increased retirement housing scenario)	37 <u>48</u>
6 PROPOSED GOLF COURSES	43 <u>42</u>
7 PROPOSED PARK AND RECREATION AREAS	44 <u>43</u>
8 PUBLIC SERVICES & FACILITIES PLAN	72-75
9 PRELIMINARY DEVELOPMENT PLAN LAND USE - PHASE 1	113 <u>114</u>

FIGURES

<u>FIGURE</u>		<u>FOLLOWS PAGE</u>
1	REGIONAL MAP	5
2	AREA MAP	6
3	GENERAL PLAN	7
4	ZONING MAP	9
5	EXISTING SETTING	12
6	EXISTING SETTING PHOTOS	13
7	VILLAGE PLAN	27
8	LAND USE PLAN	32
9	OPEN SPACE PLAN	41
10	CIRCULATION PLAN	47
11	ARTERIAL PARKWAY	48
12(A-K)	ENTRY PLAN	49-59
13	MAJOR COLLECTORS (Valley Areas)	61
14	MAJOR COLLECTORS (Hill Areas)	62
15	MINOR COLLECTOR (Valley Area ^s)	64
16	MINOR COLLECTOR (Hill Area ^s)	65
17	PUBLIC FACILITIES PLAN	71
18	PHASING PLAN	88
<u>19</u>	<u>PRELIMINARY DEVELOPMENT PLAN ZONING</u>	<u>100</u>
20	THE WINERY	101
21	GOLF CLUBHOUSE	102
22	GOLF AND RESIDENTIAL AREA	
	ILLUSTRATIVE SITE PLAN	103
23	SINGLE-FAMILY RESIDENTIAL	105
24	ATTACHED SINGLE-FAMILY RESIDENTIAL	106
<u>25</u>	<u>RESORT COMMERCIAL DISTRICT DETAIL PLAN</u>	<u>107</u>
26	PHASE 1 PRELIMINARY DEVELOPMENT PLAN	111
27	GOLF COURSES & CLUBHOUSE	116
28	ENTRY AREA PLAN	121

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~~While the environmental review process was underway, the Diablo Grande Specific Plan was amended many times in response to environmental issues as they were raised ~~during~~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~~was 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 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 ~~change~~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 involve d 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 documents s 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, re-aligned the land use plan to focus on single-family development, and respected open space for the enjoyment of the residents.

It has~~e~~ 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 (DGDRC) 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 nine 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 ~~(S-P(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" (SP/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 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 **Diablo Grande Parkway**, 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).

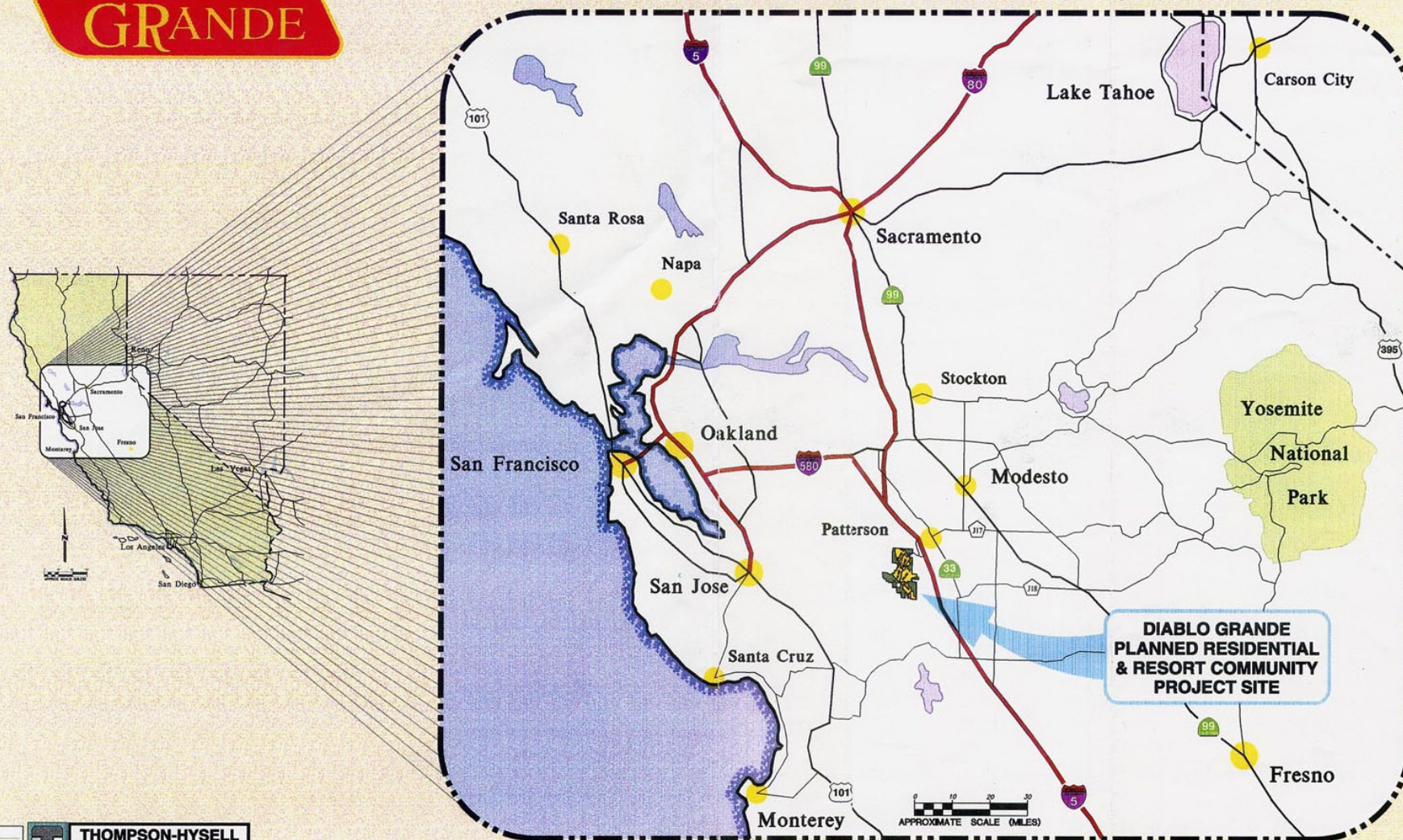
- Figure 3 illustrates the proposed General Plan designations set forth by the Specific Plan.
- Figure 4 illustrates the proposed Specific Plan Zoning classifications in relation to the County's zoning designations for the property.

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).**

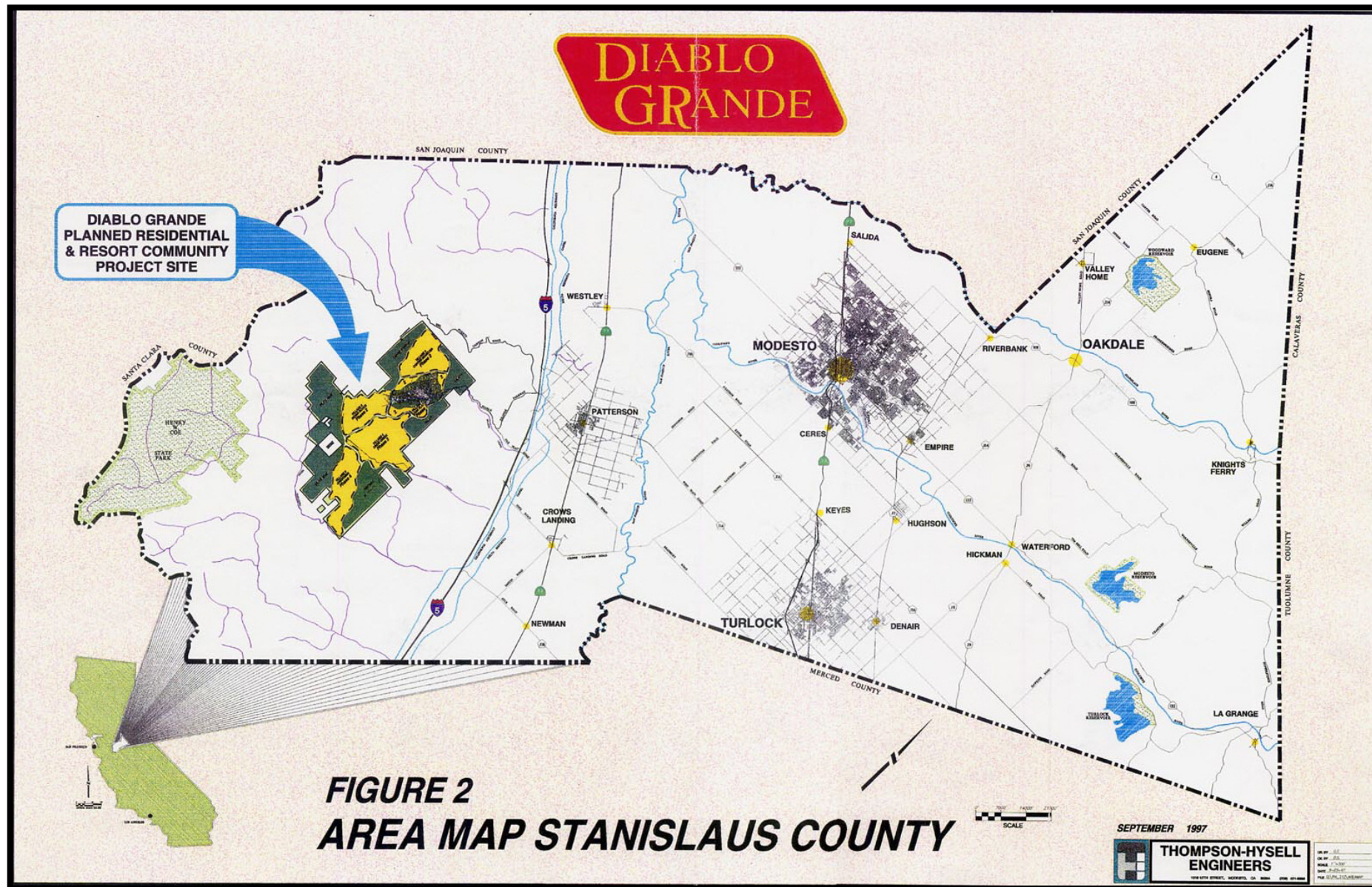
DIABLO GRANDE

**FIGURE 1
REGIONAL MAP DIABLO GRANDE**



**THOMPSON-HYSELL
ENGINEERS**

1614 10TH STREET, MONTEREY, CA 94034 (408) 921-4400



SPECIFIC PLAN

RELATED GENERAL PLAN DESIGNATIONS:

VILLAGE AREAS	DESIGNATIONS
1-OAK FLAT	ESTATE RESIDENTIAL LOW DENSITY RESIDENTIAL MEDIUM DENSITY RESIDENTIAL MEDIUM HIGH DENSITY RESIDENTIAL COMMERCIAL
2-COPPER MOUNTAIN	ESTATE RESIDENTIAL LOW DENSITY RESIDENTIAL
3-INDIAN ROCKS	ESTATE RESIDENTIAL LOW DENSITY RESIDENTIAL
4-CROW CREEK	ESTATE RESIDENTIAL LOW DENSITY RESIDENTIAL MEDIUM DENSITY RESIDENTIAL MEDIUM HIGH DENSITY RESIDENTIAL COMMERCIAL
5-ORESTIMBA	ESTATE RESIDENTIAL LOW DENSITY RESIDENTIAL MEDIUM DENSITY RESIDENTIAL MEDIUM HIGH DENSITY RESIDENTIAL COMMERCIAL

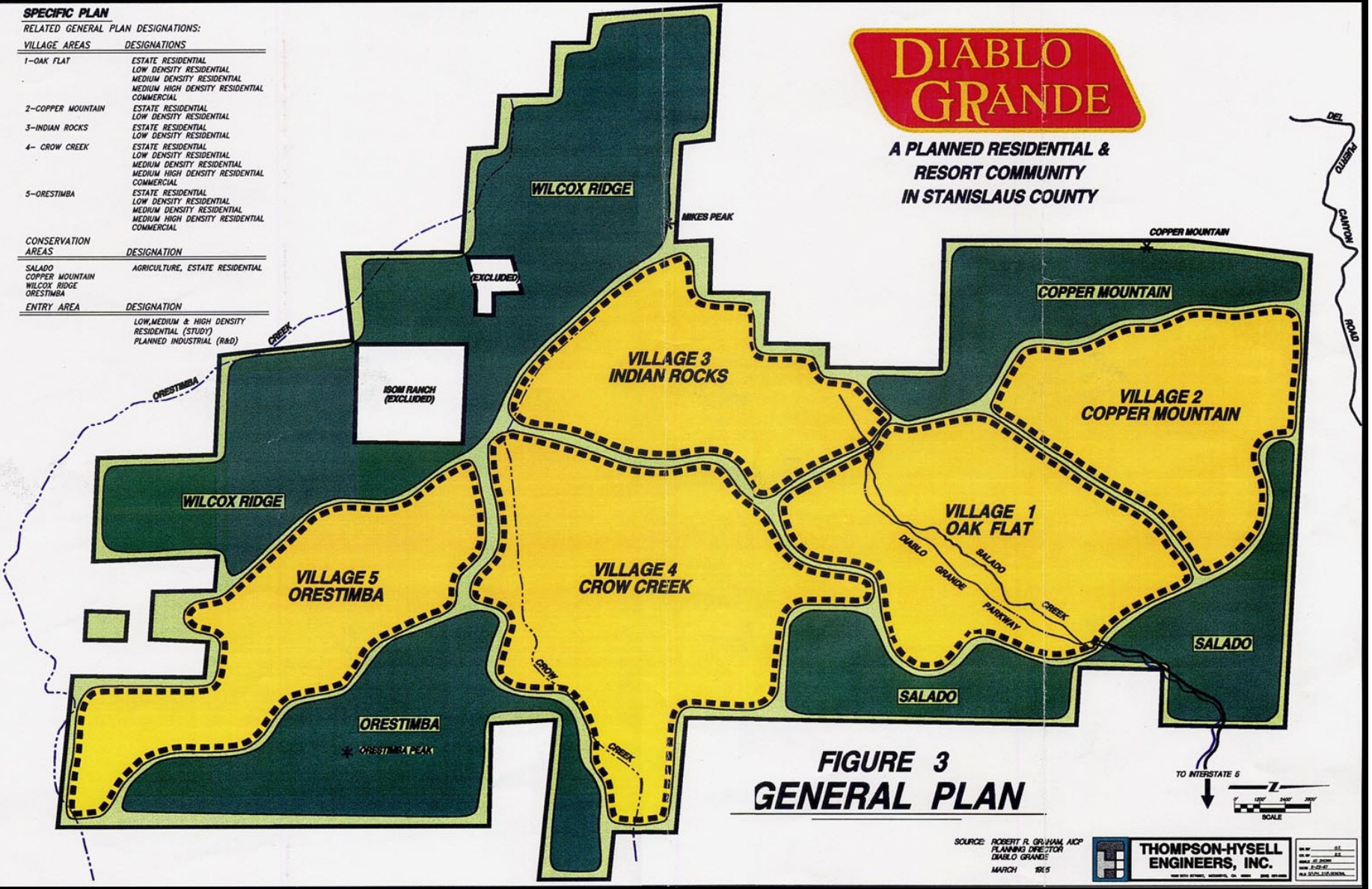
CONSERVATION AREAS	DESIGNATION
--------------------	-------------

SALADO	AGRICULTURE, ESTATE RESIDENTIAL
COPPER MOUNTAIN	
WILCOX RIDGE	
ORESTIMBA	

ENTRY AREA	DESIGNATION
	LOW, MEDIUM & HIGH DENSITY RESIDENTIAL (STUDY) PLANNED INDUSTRIAL (R&D)

DIABLO GRANDE

A PLANNED RESIDENTIAL &
RESORT COMMUNITY
IN STANISLAUS COUNTY



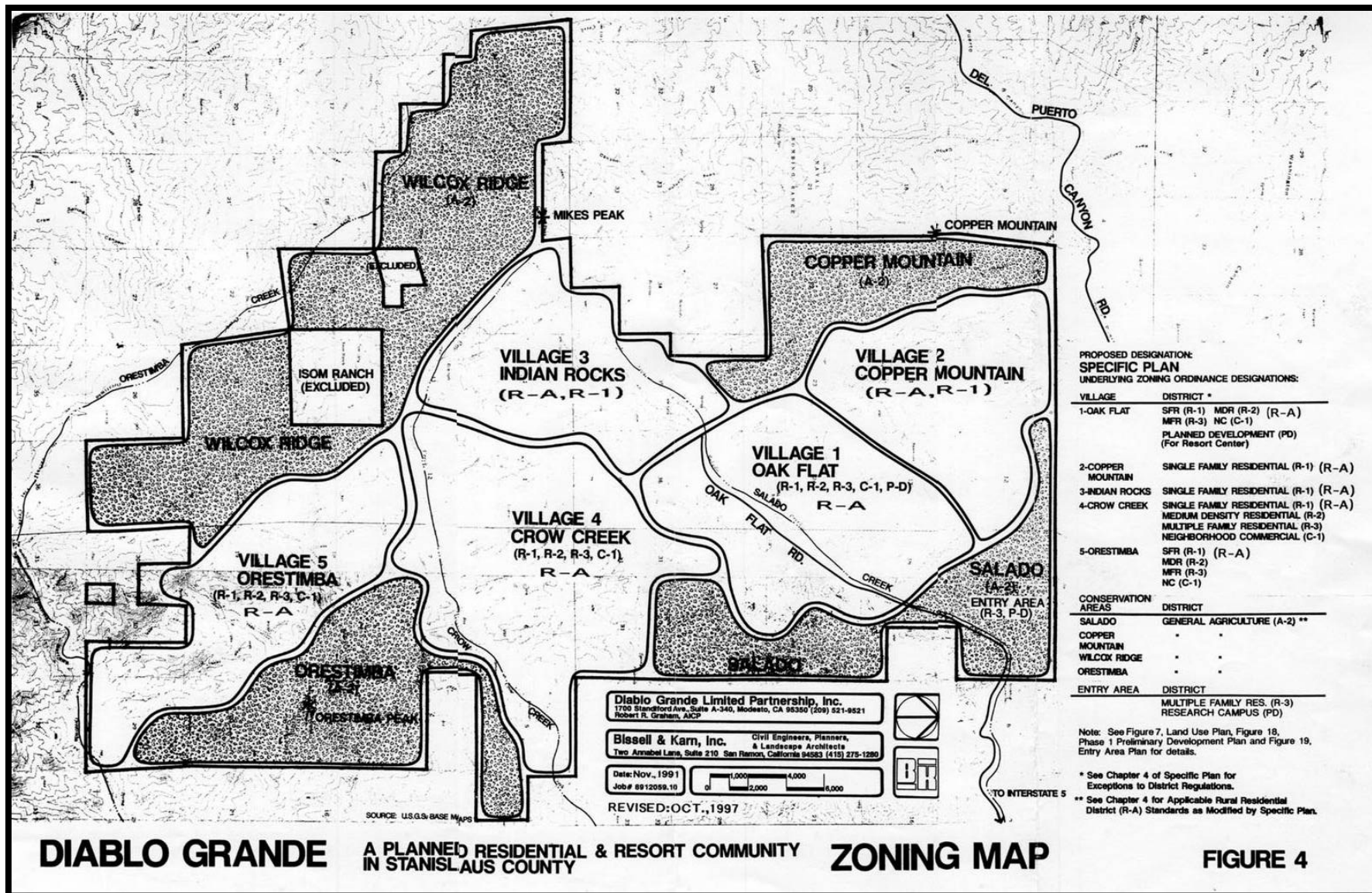
**FIGURE 3
GENERAL PLAN**

SOURCE: ROBERT R. GRHAM, ACP
PLANNING DIRECTOR
DIABLO GRANDE
MARCH 1985



**THOMPSON-HYSELL
ENGINEERS, INC.**

DATE: 3-85
BY: J.E.
CHECKED: J.E.
SCALE: 1"=1/2"



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") ~~washas 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 permit the construction of housing on the portions of the decommissioned Legends Golf Course while retaining and utilizing the existing ponds to the greatest 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.

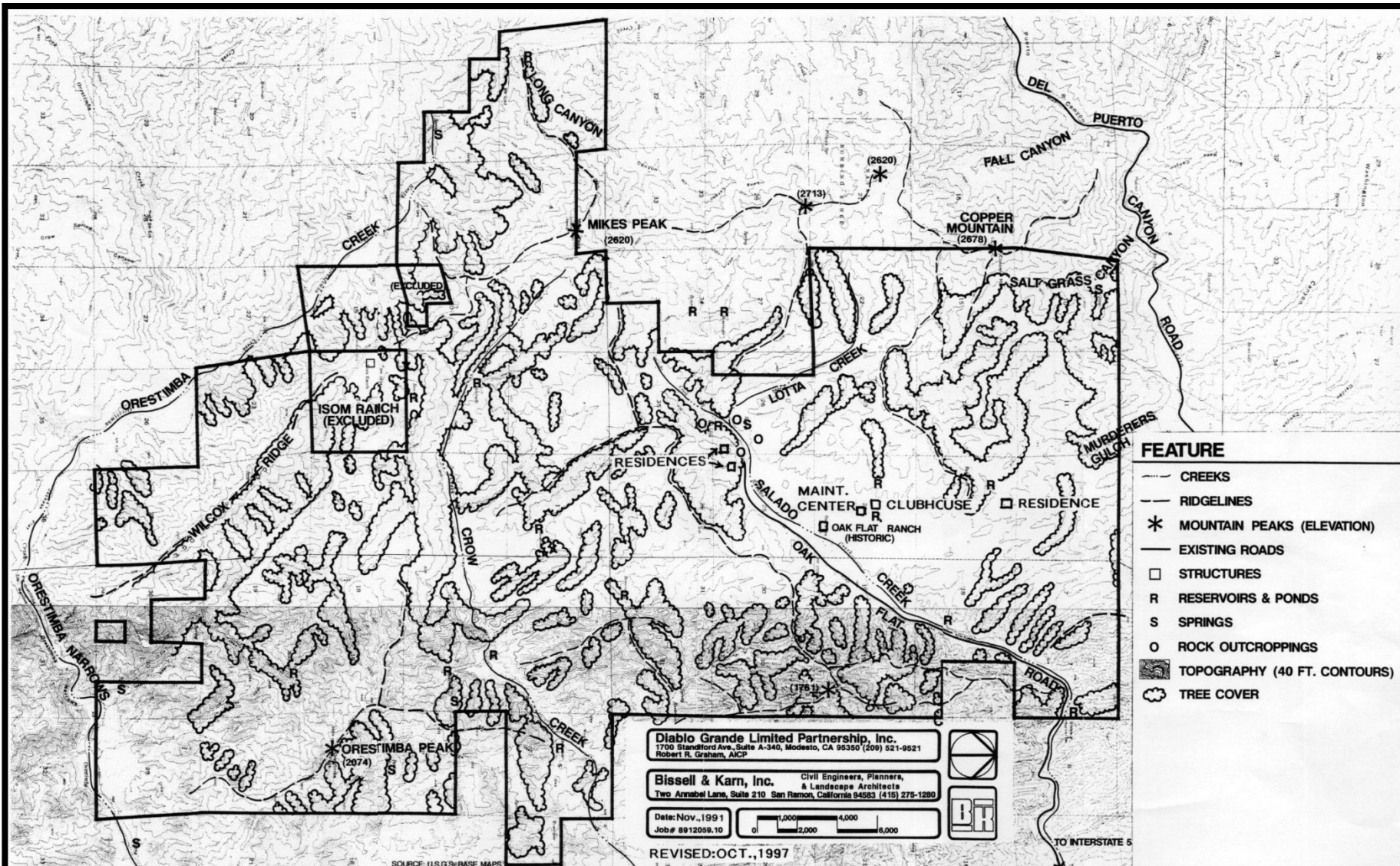
- **Wildlife**

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.



DIABLO GRANDE

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

EXISTING SETTING

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~~**has been structurally restored**, (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 provided 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.~~

Moreover, Four pump stations and a 30" waterline ~~have been~~ **were** constructed to provide future off-site water to the project site. **All on-site water for commercial, residential, recreational, and agricultural uses is provided by the Western Hills Water District.** ~~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 ~~was has 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 ~~obtained will be required~~ prior to construction of residential units, as set forth in the Water Resources Plan Supplemental EIR.

All **future** 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 i~~ 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. The wastewater collection and treatment system is not in operation and will be removed or relocated from the site.~~

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 Glatke, 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~~ 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 Elementary School</u>	<u>--- (337)</u>	<u>--- (417)</u>
<u>Hurd Barrington Elementary School</u>	<u>--- (449)</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~~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, 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 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 County.

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.

VILLAGES	
	ACRES %
1 OAK FLAT	3,400 *
2 COPPERMOUNTAIN	2,800
3 INDIAN ROCKS	2,800
4 CROW CREEK	4,800
5 CRESTIMBA	3,200
SUBTOTAL	16,900 57%

CONSERVATION AREA

SALADO	2,500 **
COPPER MOUNTAIN	1,900
WILCOX RIDGE	5,900
CRESTIMBA	2,400
SUBTOTAL	12,700 43%
TOTAL SITE	29,500 100%

* INCLUDES PHASE 1 PRELIMINARY DEVELOPMENT PLAN

** INCLUDES APPROX. 42 AC. OF ENTRY AREA USES
(See Figure 28)

DIABLO GRANDE

A PLANNED RESIDENTIAL &
RESORT COMMUNITY
IN STANISLAUS COUNTY

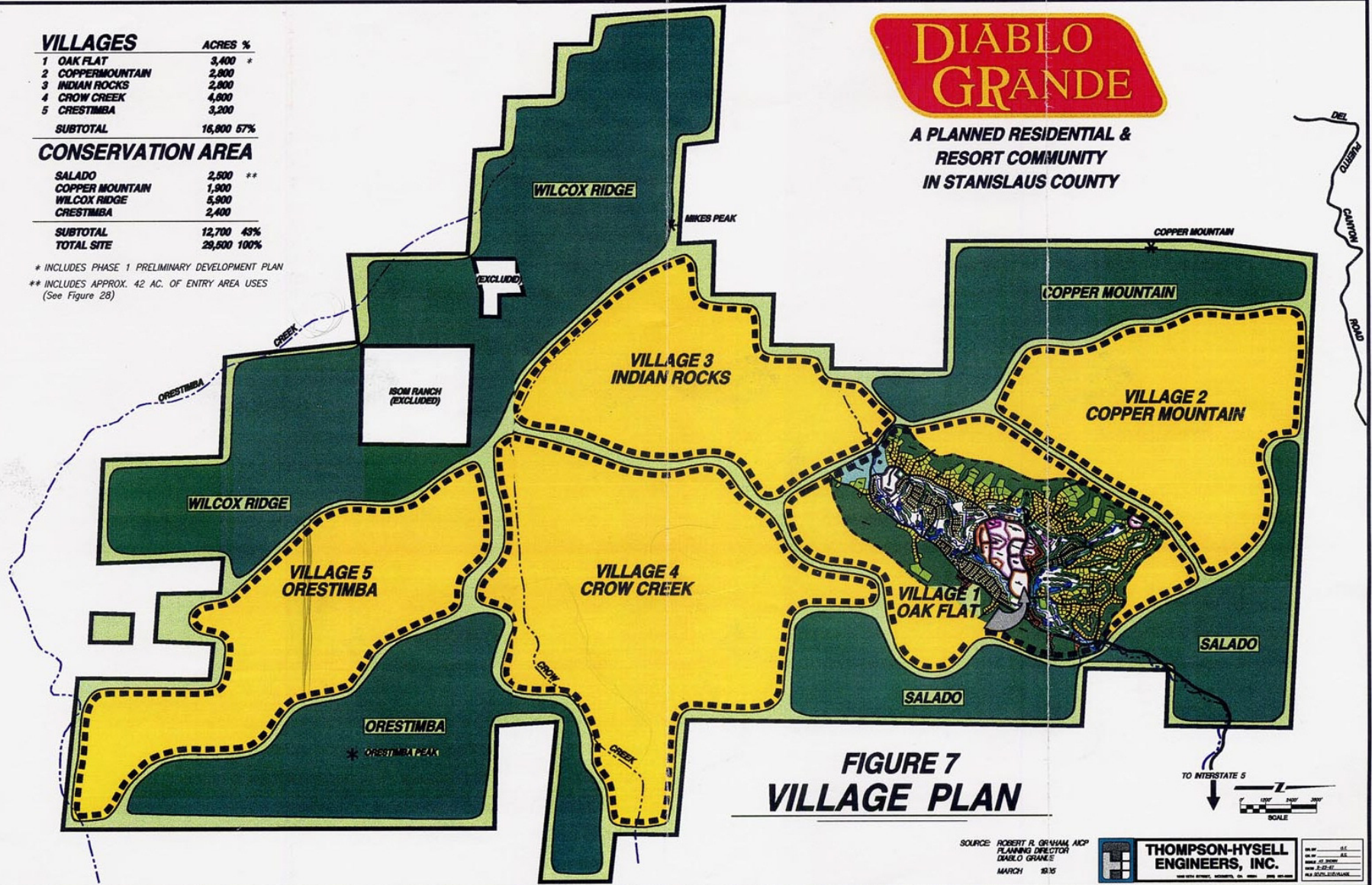


FIGURE 7
VILLAGE PLAN

SOURCE: ROBERT R. GRAHAM, AICP
PLANNING DIRECTOR
DIABLO GRANDE
MARCH 1975



THOMPSON-HYSELL
ENGINEERS, INC.

DATE OF STUDY: 1975
DATE OF PRINT: 1975
SCALE: 1" = 1/4" MILE
DRAWN BY: J. H. H. / J. H. H.

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.

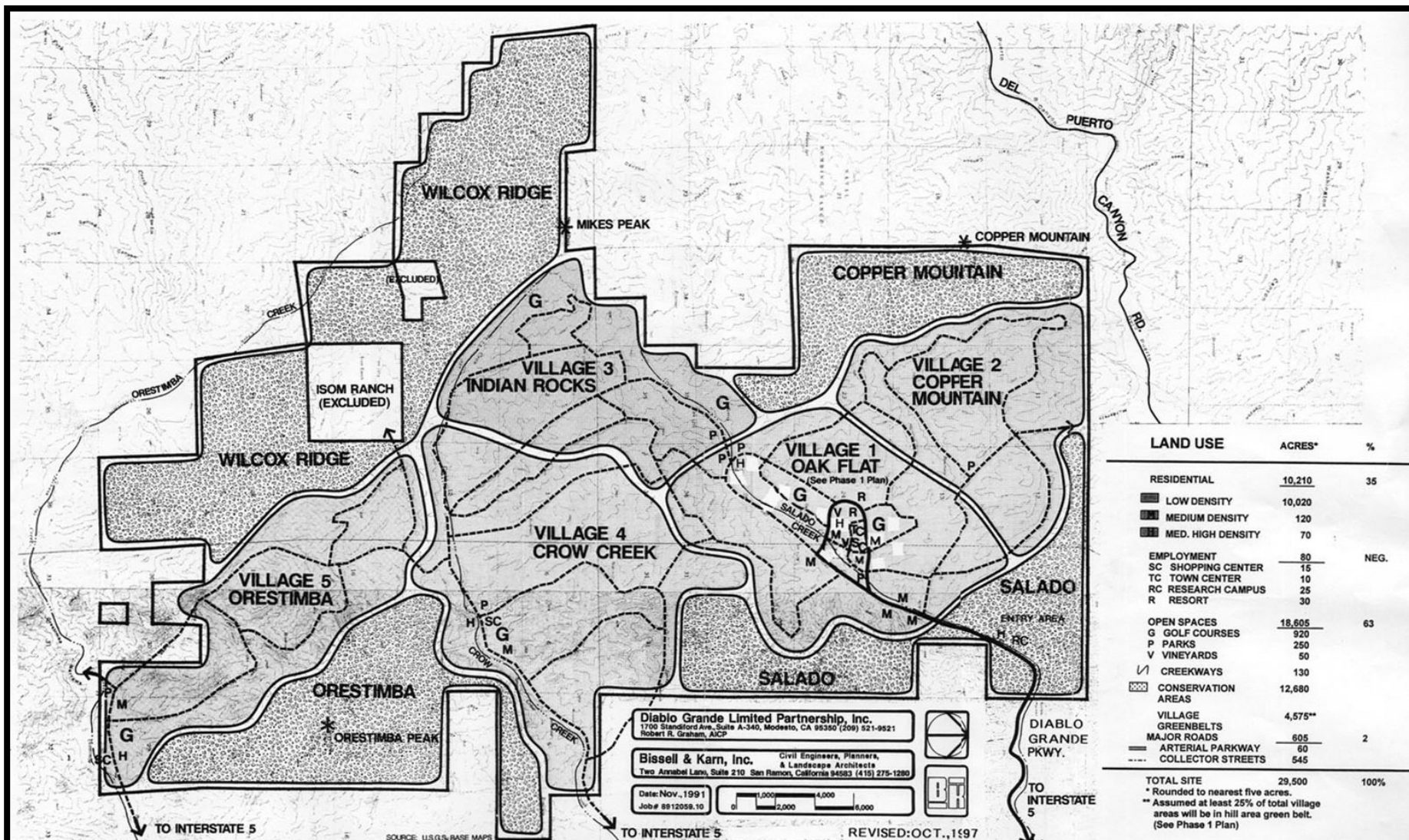
- **Low Density Residential**

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 ~~4,000~~ **2,800** 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.



DIABLO GRANDE

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

LAND USE PLAN

FIGURE 8

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

<u>DWELLING TYPE a)</u>	<u>(%)</u>	<u>NO UNITS b)</u>	<u>PERSONS/DU</u>	<u>POPULATION</u>
Detached Single-Family		3,060		8,150
Conventional	(51)	1,560	3.2	4,990
Retirement	(39)	1,190	2.0	2,380
Seasonal	(10)	310	2.5	780
Attached Single-Family		870		1,860
Conventional	(41)	360	2.3	830
Retirement	(46)	400	2.0	800
Seasonal	(13)	110	2.1	230
Multiple Family		1,070		1,980
Conventional	(28)	300	1.8	540
Retirement	(48)	510	1.8	920
Seasonal	(24)	260	2.0	520
		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 ~~seven~~⁷ acre Shopping Center in the Oak Flat Village; a ~~three~~³ acre Convenience Center in the Crow Creek Village; and a ~~two~~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

The 2016 Specific Plan Amendment increased the number of units in Oak Flat to 2,354 by utilizing the 15% unit shift between villages as allowed by the Specific Plan.

**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

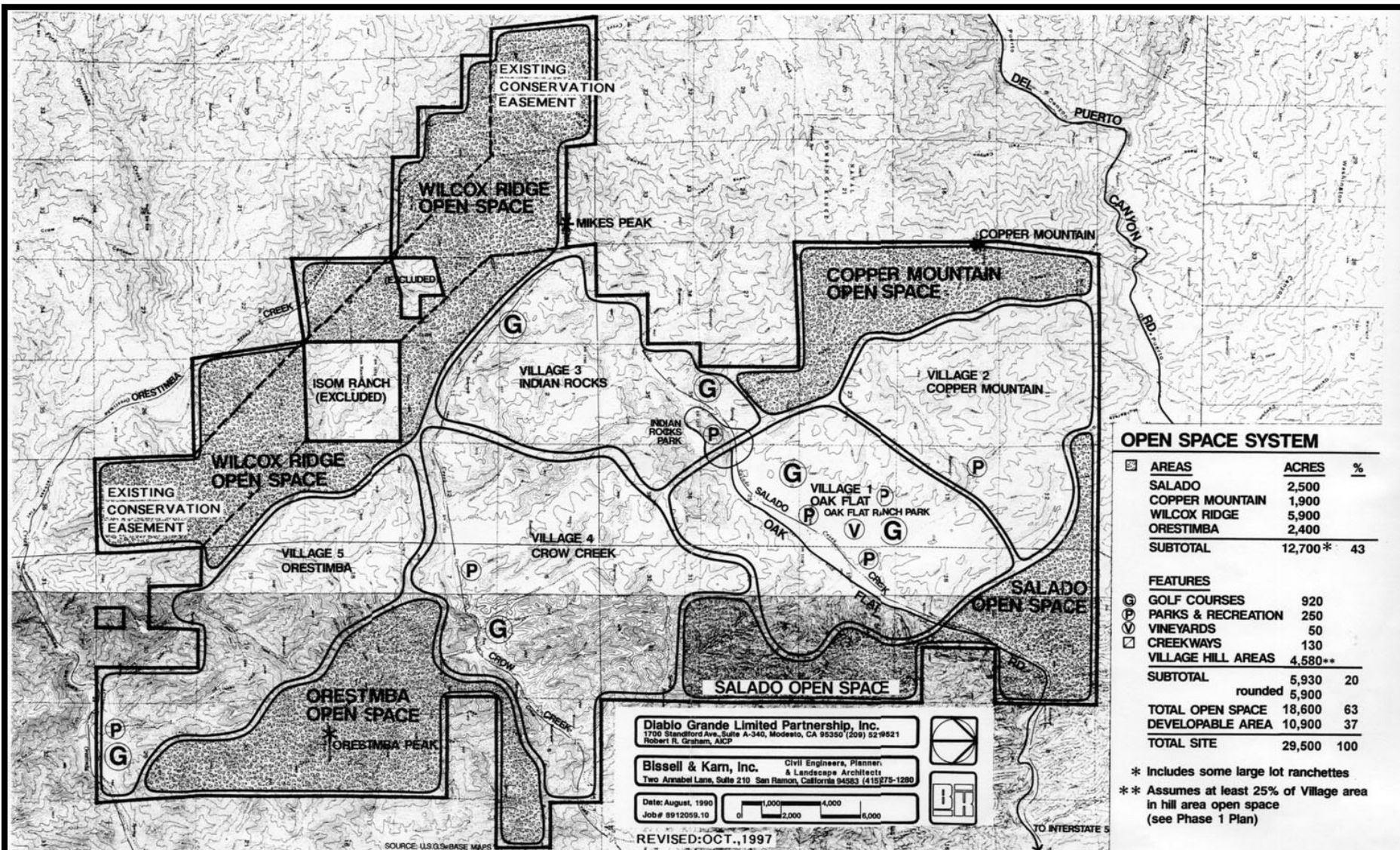
At least 60% of Diablo Grande will be in open space land uses including: ~~fivesix~~ golf courses, six parks, vineyards, major Conservation Areas, hill and creekway conservation areas and hill area greenbelts in each Village. A description of the open space land uses are provided in the Open Space Plan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



OPEN SPACE SYSTEM

AREAS	ACRES	%
SALADO	2,500	
COPPER MOUNTAIN	1,900	
WILCOX RIDGE	5,900	
ORESTIMBA	2,400	
SUBTOTAL	12,700*	43

FEATURES

G	GOLF COURSES	920	
P	PARKS & RECREATION	250	
V	VINEYARDS	50	
□	CREEKWAYS	130	
	VILLAGE HILL AREAS	4,580**	
	SUBTOTAL	5,930	20
		rounded 5,900	
	TOTAL OPEN SPACE	18,600	63
	DEVELOPABLE AREA	10,900	37
	TOTAL SITE	29,500	100

* Includes some large lot ranchettes

** Assumes at least 25% of Village area in hill area open space (see Phase 1 Plan)

DIABLO GRANDE

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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 the City of 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

<u>VILLAGE NO.</u>	<u>COURSE NAME</u>	<u>NO. HOLES</u>	<u>YARDS</u>	<u>PAR</u>
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 use~~ 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.

As a part of the 2016 update, small greenspaces are shown on the updated PDP 1 map (Figure 26); however, as these parks may or may not be constructed they are not being counted towards park acreage requirements.

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 <u>system</u>
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~~ provide visual relief for the Resort Center and Town Center land uses and ~~will~~ generate s 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 Parkway (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 extend~~ s 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 meet~~ s 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 phase of development. This portion of the roadway ~~will be~~ has been dedicated to Stanislaus County ~~who, and the County will become~~ who 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 lanes 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.

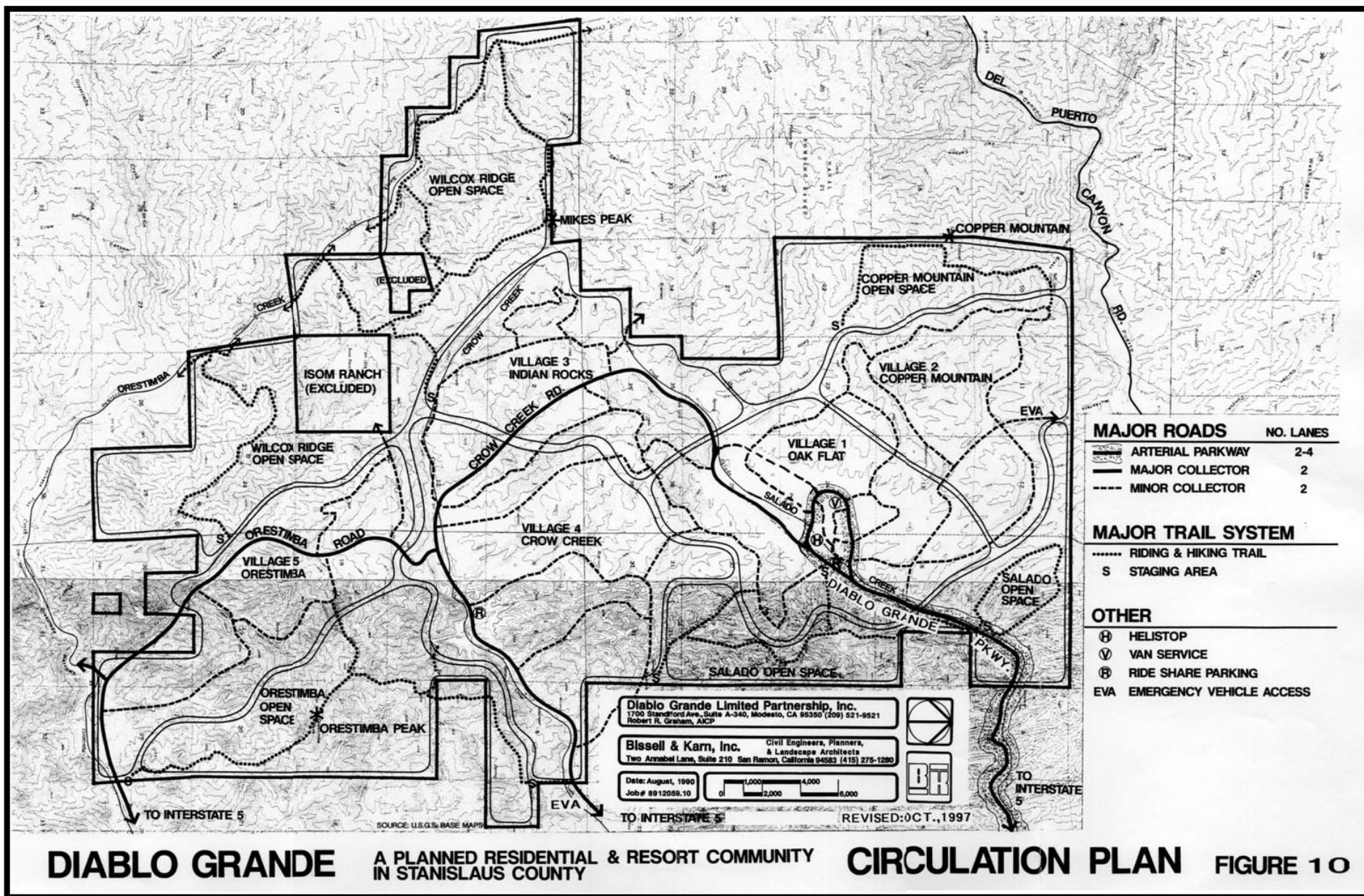


TABLE 4

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

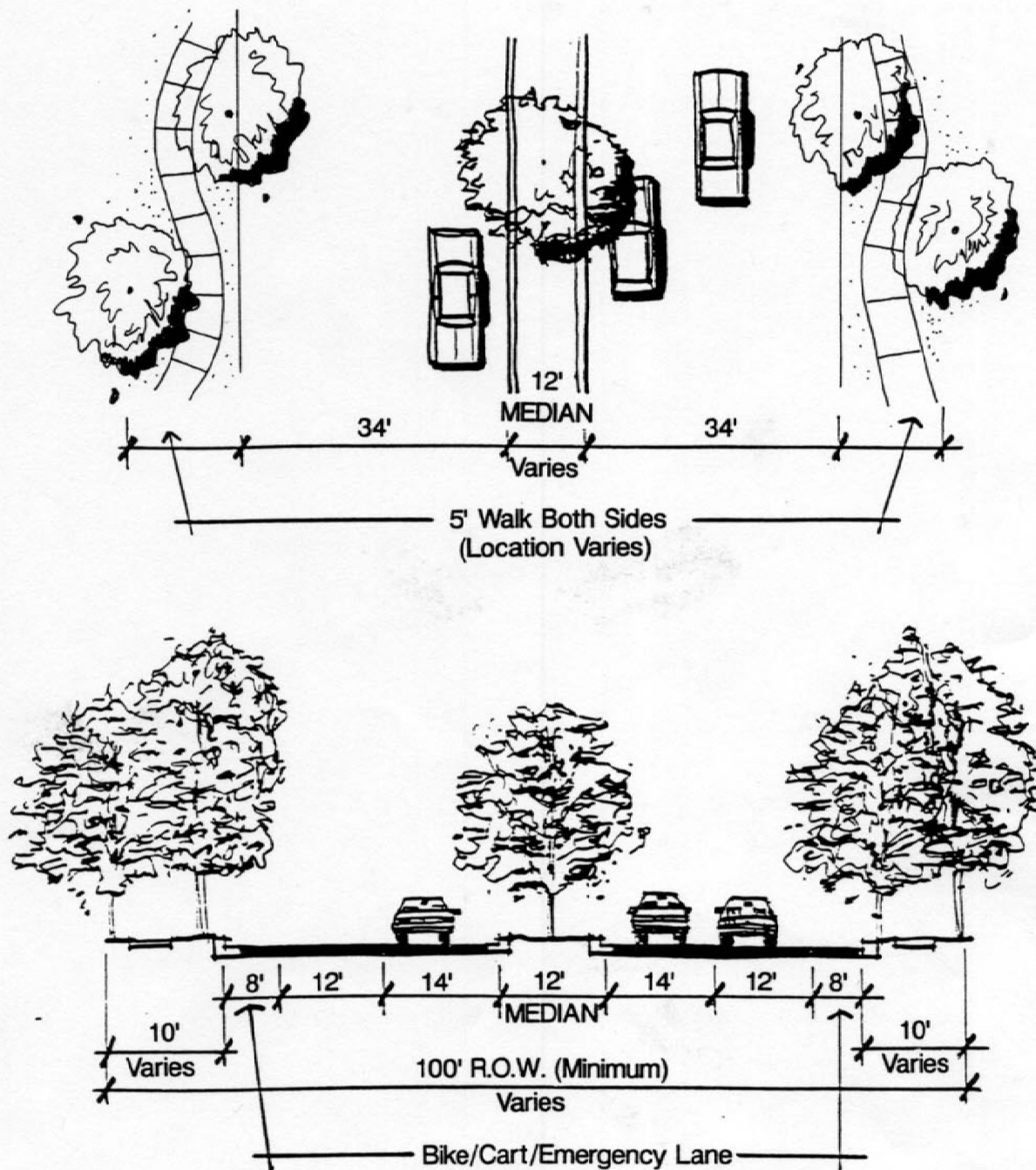
SCHOOL AGE POPULATION
Moderate Retirement Housing Scenario

<u>DWELLING TYPE</u>	%*	NO. UNITS**	K-5		6-8		9-12		TOTAL POP.
			PER UNIT	NO.	PER UNIT	NO.	PER UNIT	NO.	
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									
			K-5		6-8		9-12		
DWELLING TYPE	%*	NO. UNITS**	PER UNIT	NO.	PER UNIT	NO.	PER UNIT	NO.	TOTAL POP.
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.									

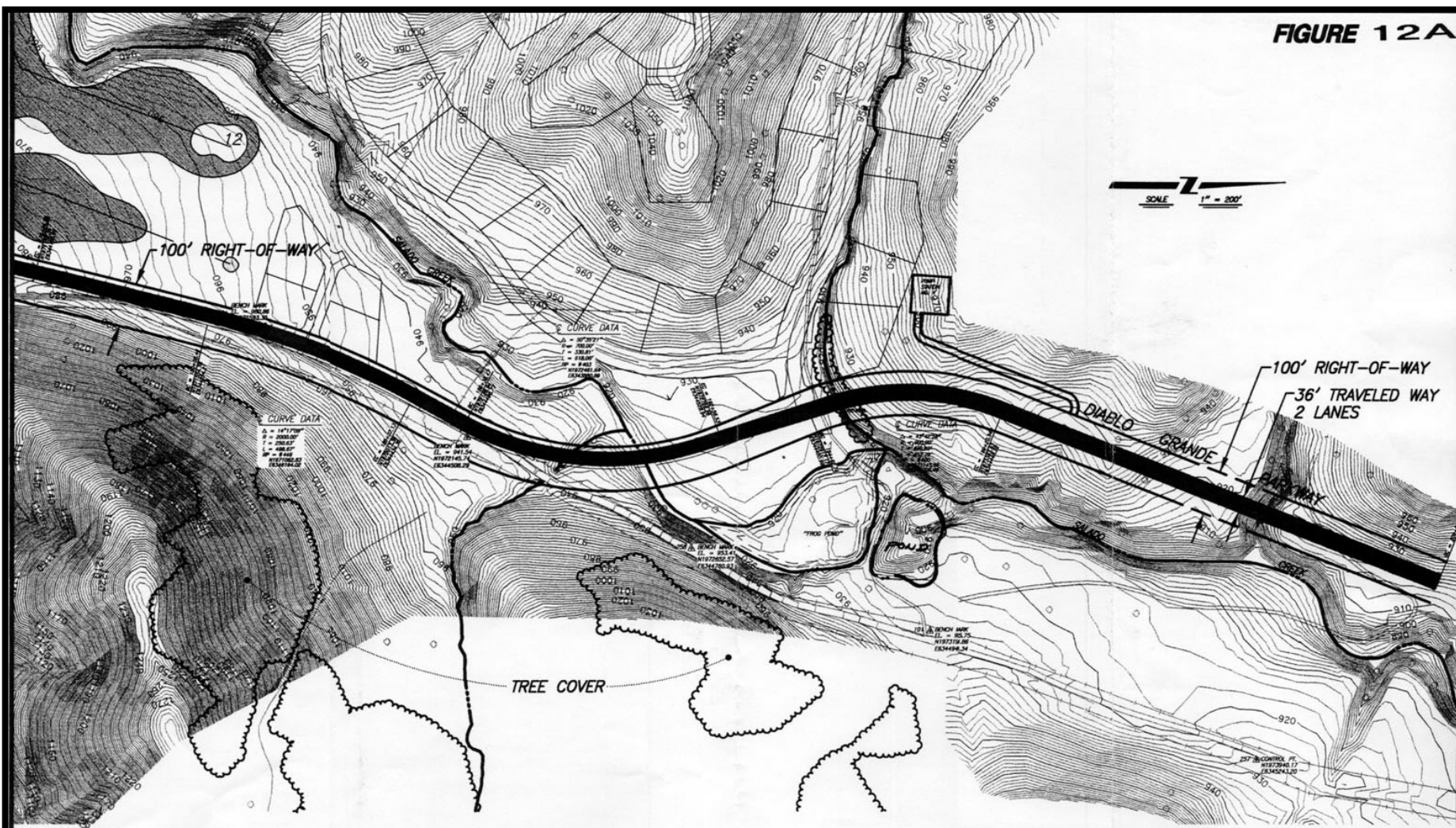


ARTERIAL PARKWAY - 4 LANE DIVIDED

FIGURE 1 1
DIABLO GRANDE

FIGURE 12A

SCALE 1" = 200'



56
PC-77

DIABLO GRANDE

**A PLANNED RESIDENTIAL
& RESORT COMMUNITY**

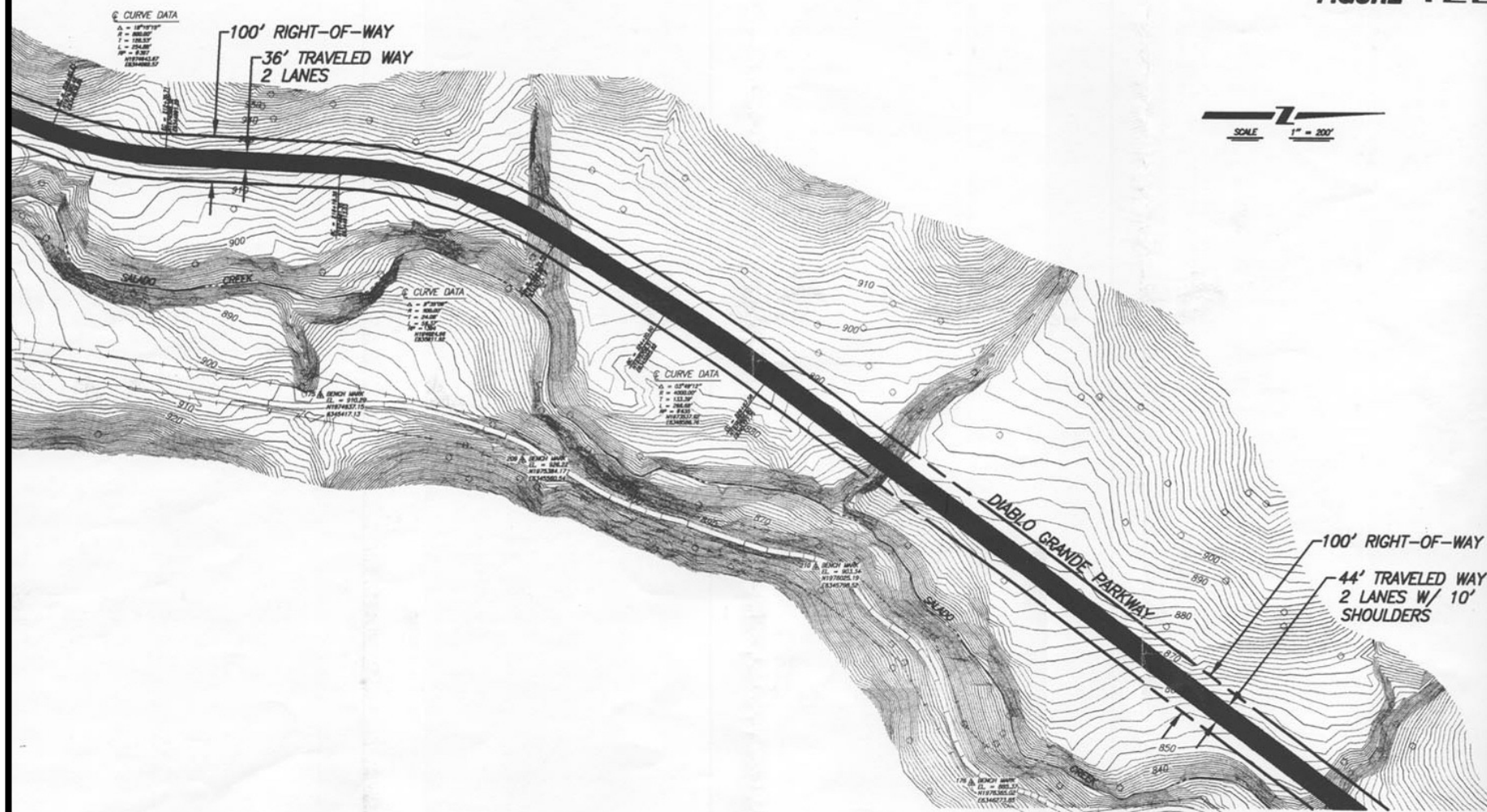
ENTRY PLAN



**THOMPSON-HYSELL
ENGINEERS, INC.**
1018 16TH STREET, MCKINNEY, TX 75069-1616 (214) 961-6666 FAX (214) 961-6046

APPROVED BY:			
R.G. #4908	EMP.	3-31-98	
SCALE 1"=200'	DR. BY		
DATE 8-28-97	CHK. BY		
FILE 214-287137-29			

FIGURE 12B



DIABLO
GRANDE

**A PLANNED RESIDENTIAL
& RESORT COMMUNITY**

ENTRY PLAN



**THOMPSON-HYSELL
ENGINEERS, INC.**

1016 12TH STREET, ROCKFORD, IL 61104 (312) 391-0000 FAX (312) 391-0045

APPROVED BY: _____

R.G.# 44908 EXP. 3-31-98

SCALE 1"=200' DR. BY _____

DWG# 8-25-97 OK BY _____

FILE Q1/PM 2871 SP-10

FIGURE 12C

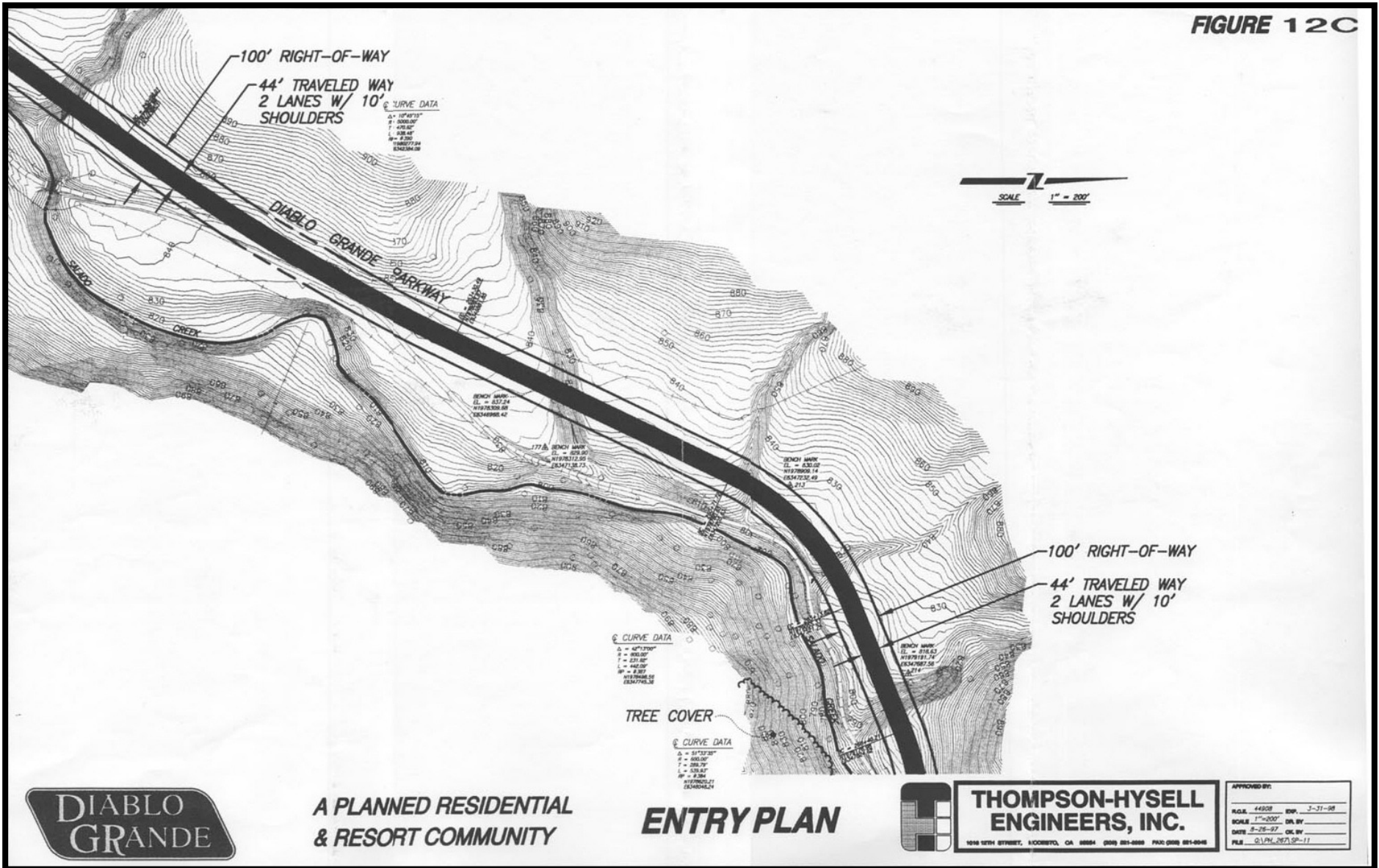


FIGURE 12D

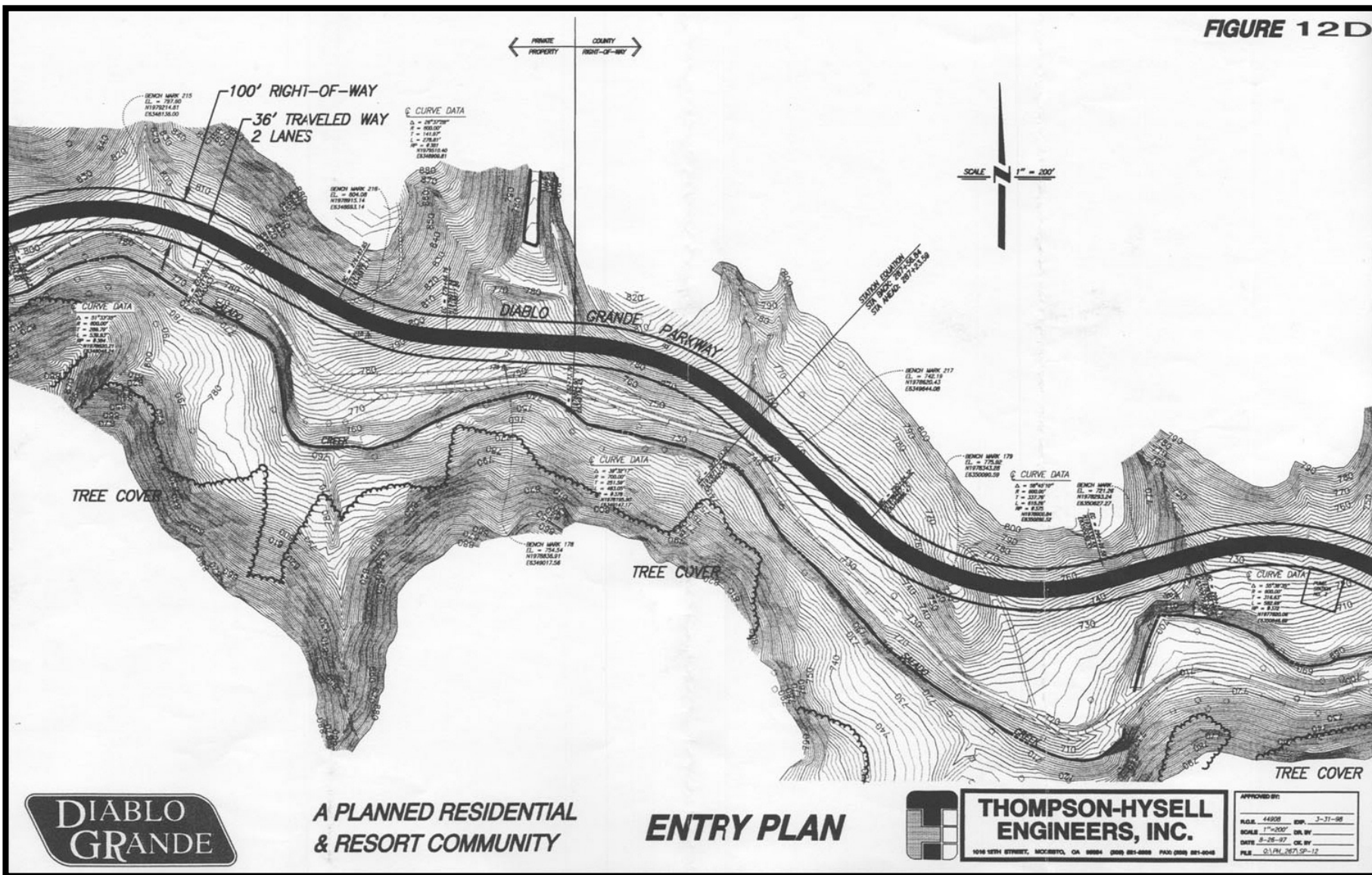
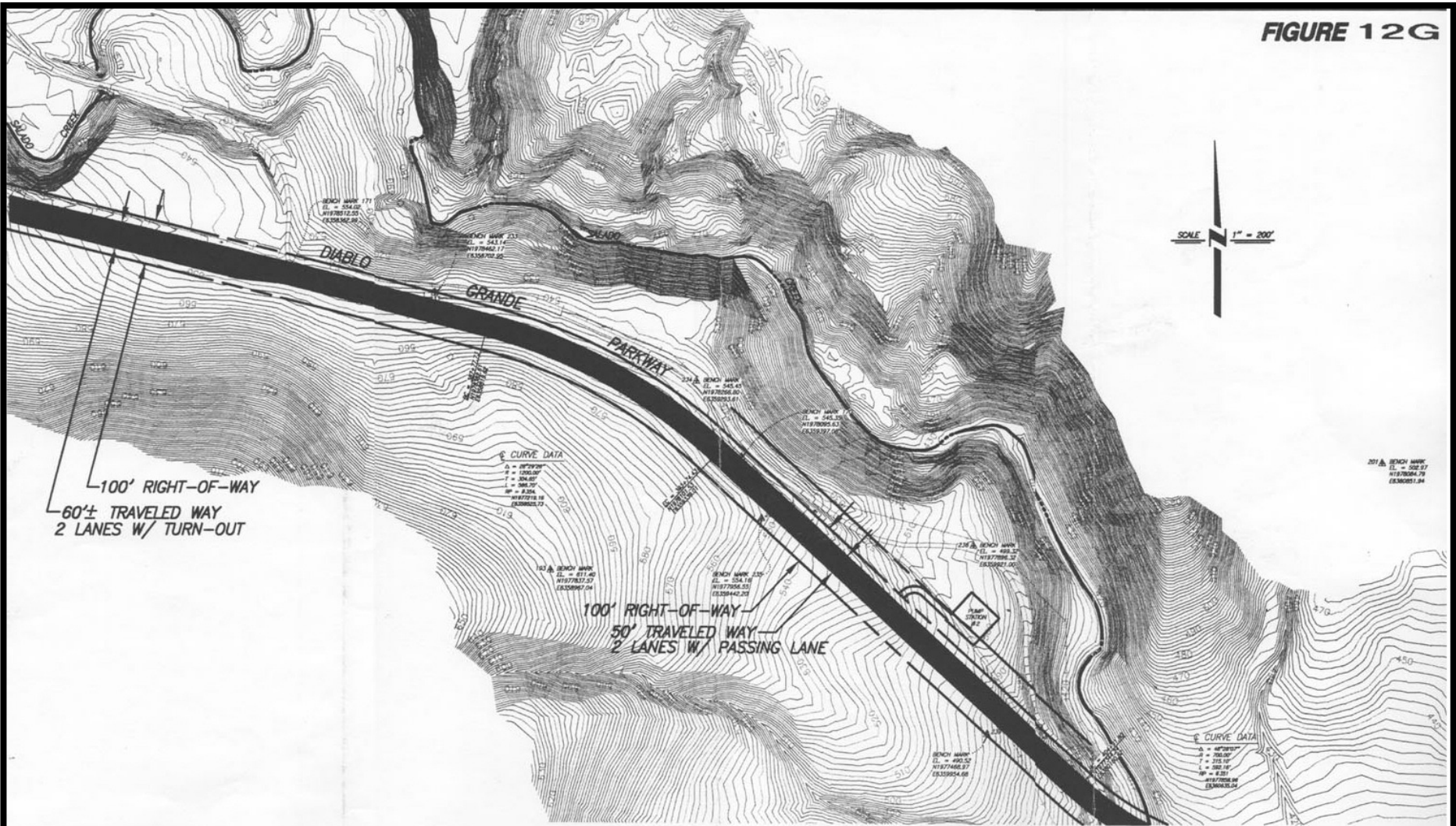






FIGURE 12G



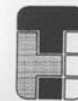
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62

**DIABLO
GRANDE**

A PLANNED RESIDENTIAL
& RESORT COMMUNITY

ENTRY PLAN

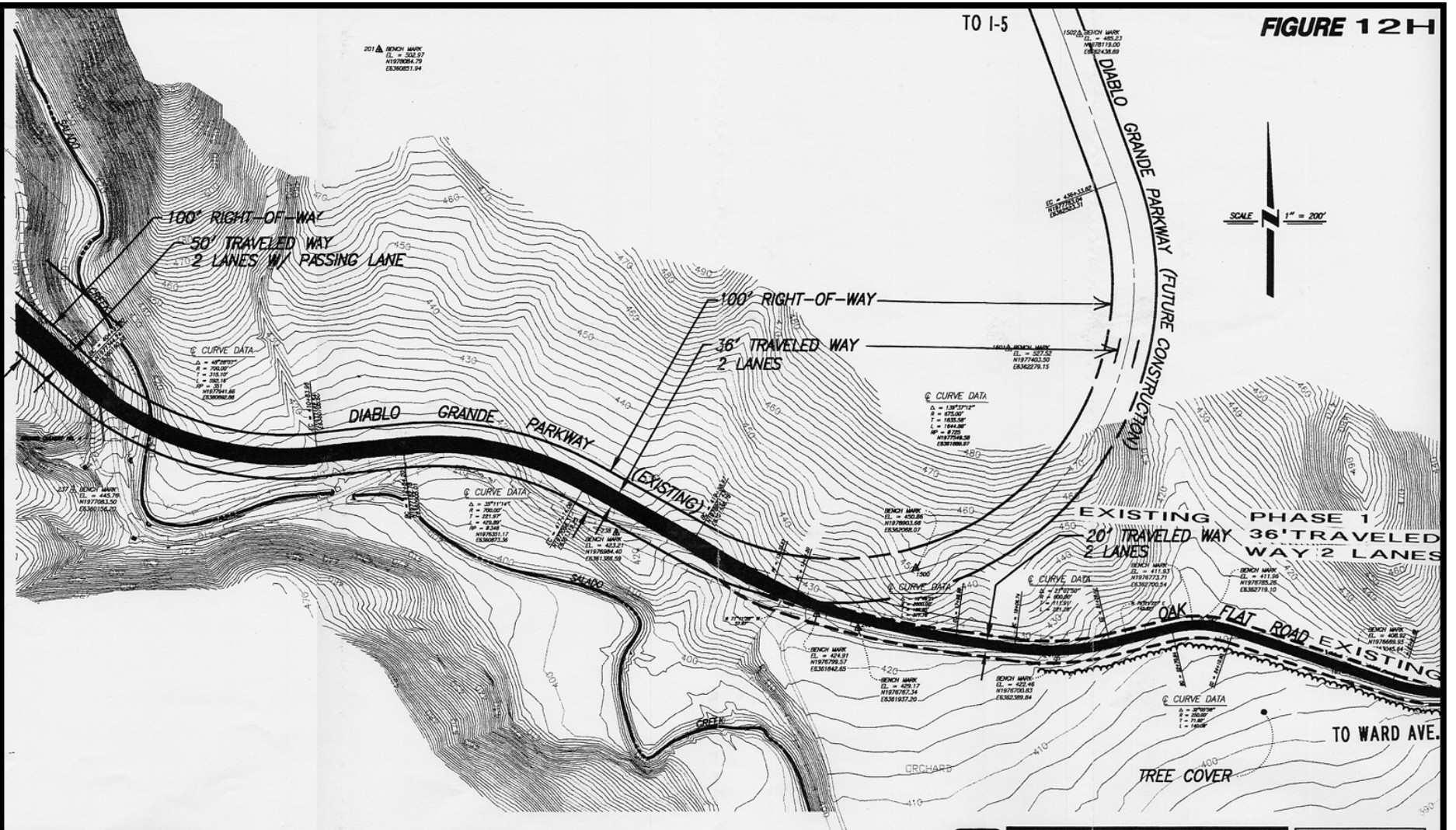


**THOMPSON-HYSELL
ENGINEERS, INC.**

1010 10TH STREET, MCORETTO, CA 95054 (925) 881-0000 FAX (925) 881-0045

APPROVED BY:	
P.L.R. 44038	EXP. 3-31-08
SCALE 1"=200'	ON BY
DATE 5-28-07	CHK BY
FILE 01/04/207,SP-15	

FIGURE 12H



DIABLO GRANDE

A PLANNED RESIDENTIAL
& RESORT COMMUNITY

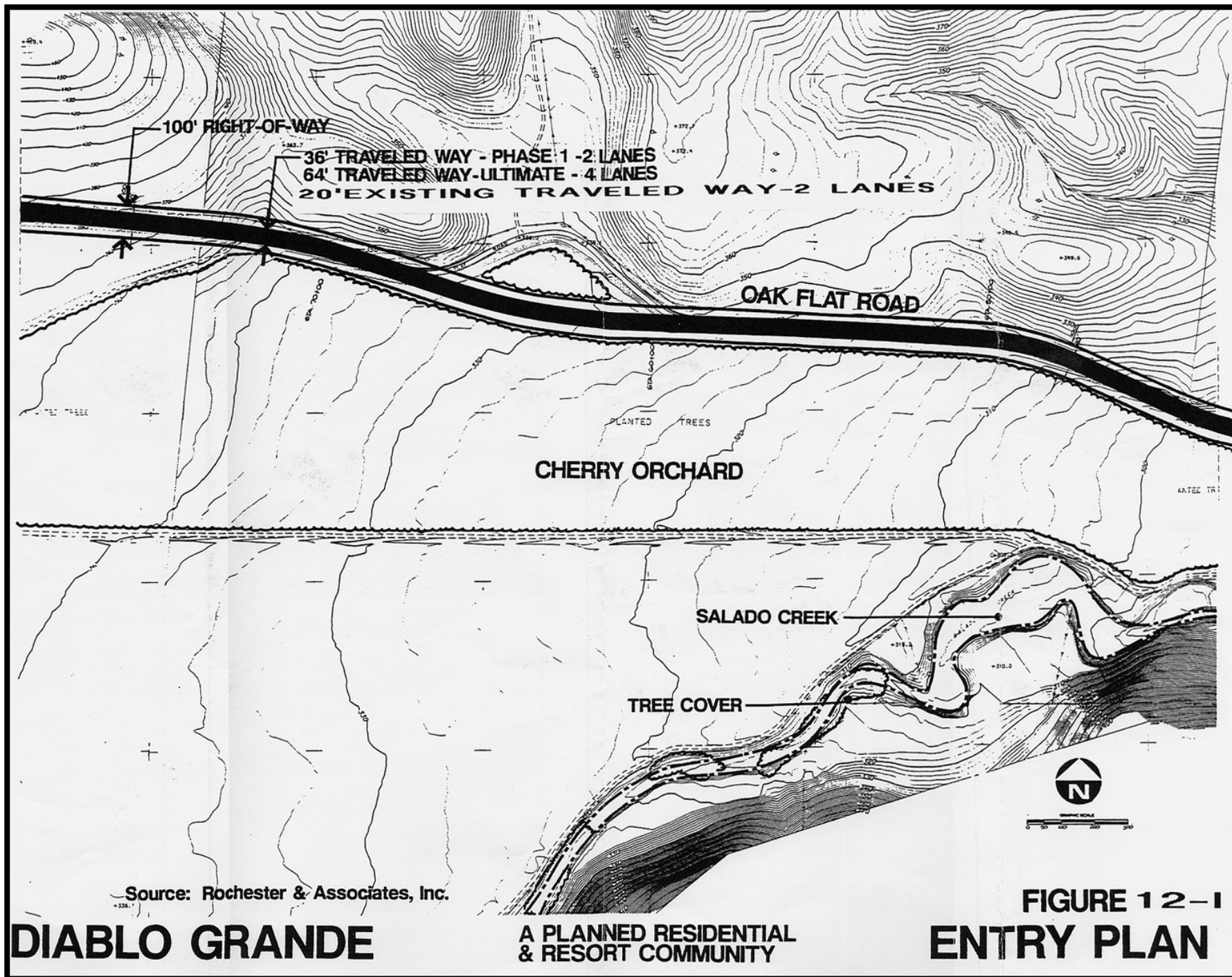
ENTRY PLAN

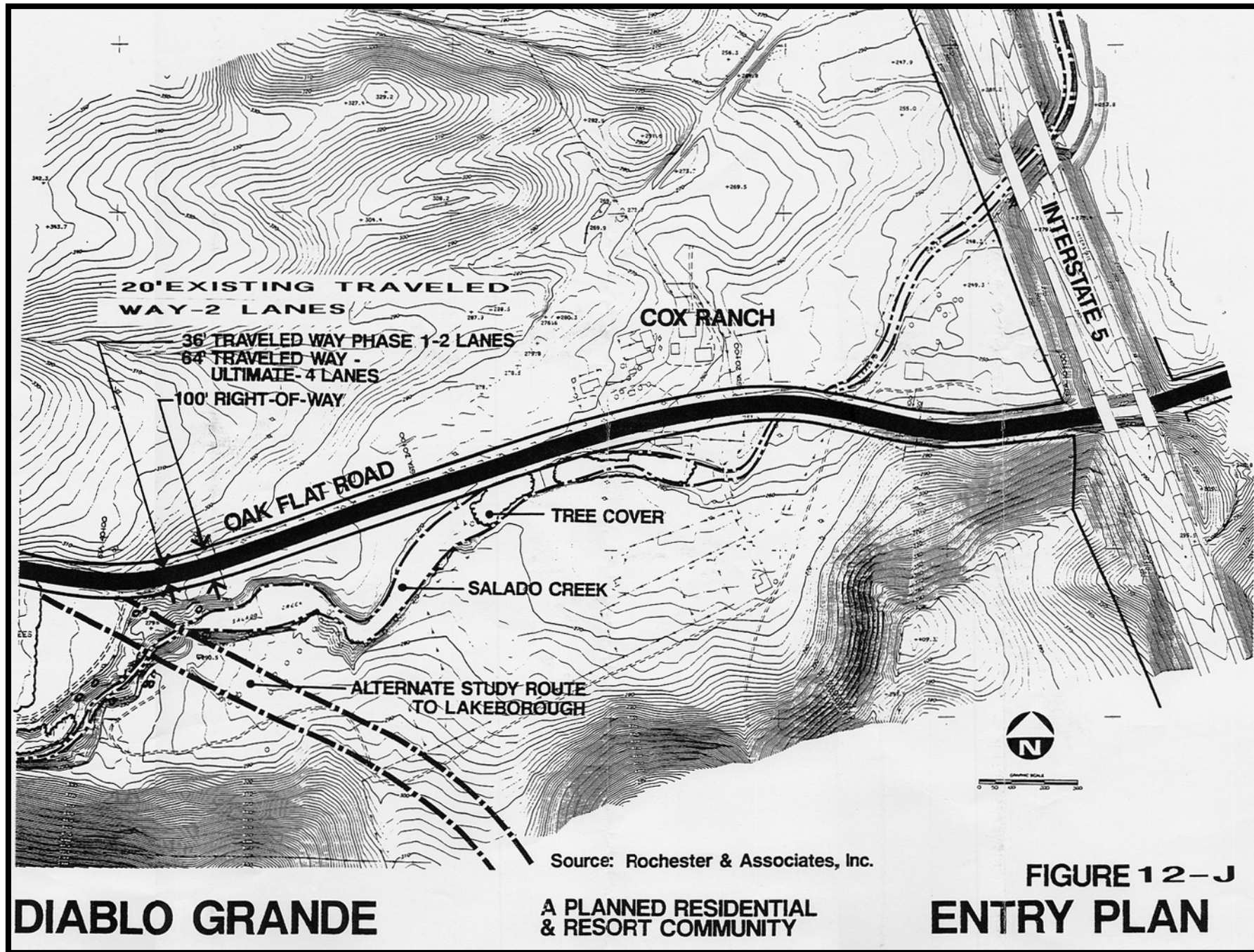


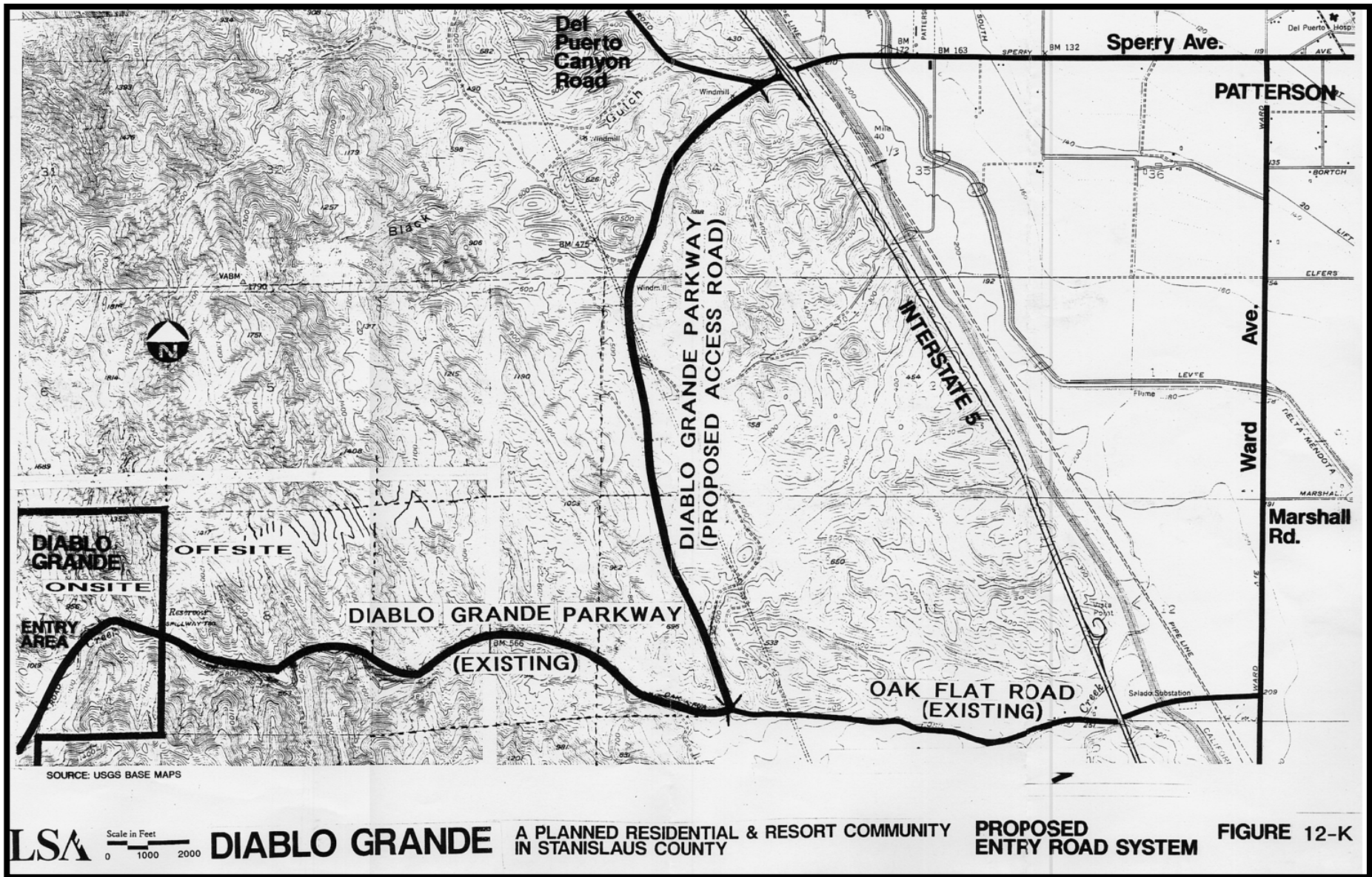
**THOMPSON-HYSELL
ENGINEERS, INC.**

1016 12TH STREET, MCCORD, CA 95064 (209) 881-0088 FAX: (209) 881-0045

APPROVED BY:
P.L.R. 44908 EXP. 3-31-98
SCALE: 1"=200' D.R. BY
DATE: 8-28-97 C.R. BY
FILE: 91PH-2871 SP-16







LSA

Scale in Feet
0 1000 2000

DIABLO GRANDE

A PLANNED RESIDENTIAL & RESORT COMMUNITY
IN STANISLAUS COUNTY

**PROPOSED
ENTRY ROAD SYSTEM**

FIGURE 12-K

- **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**

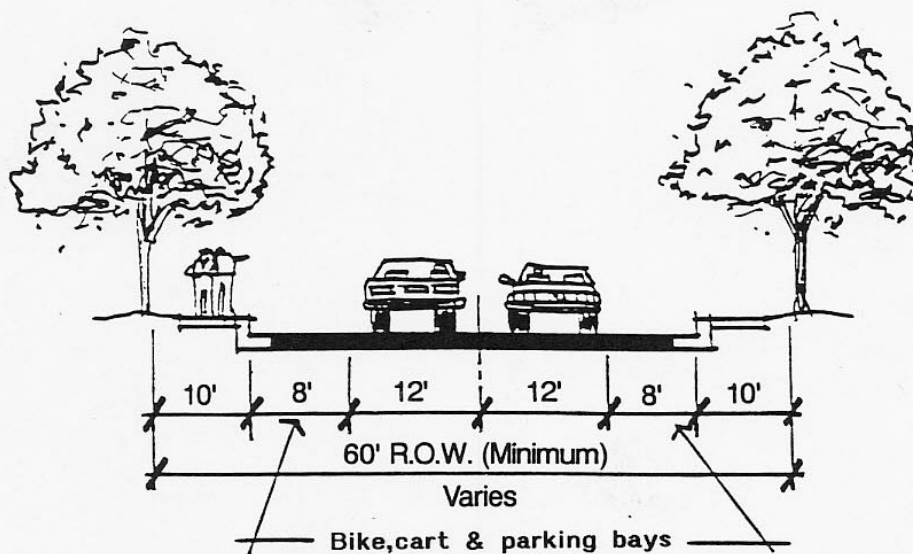
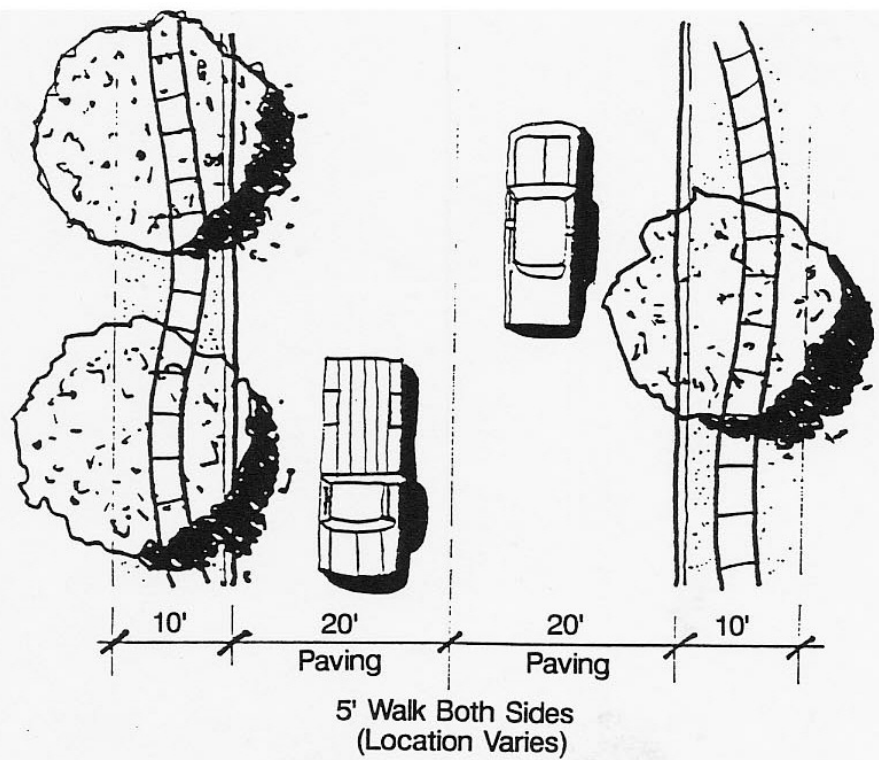
Like Crow Creek Road, Orestimba Road will be designed to both valley area and hill area major collector street standards due to the varied and often steep terrain. A small portion of Orestimba Road will have to be developed on an abutting parcel or a land exchange made between that owner and Diablo Grande.

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)

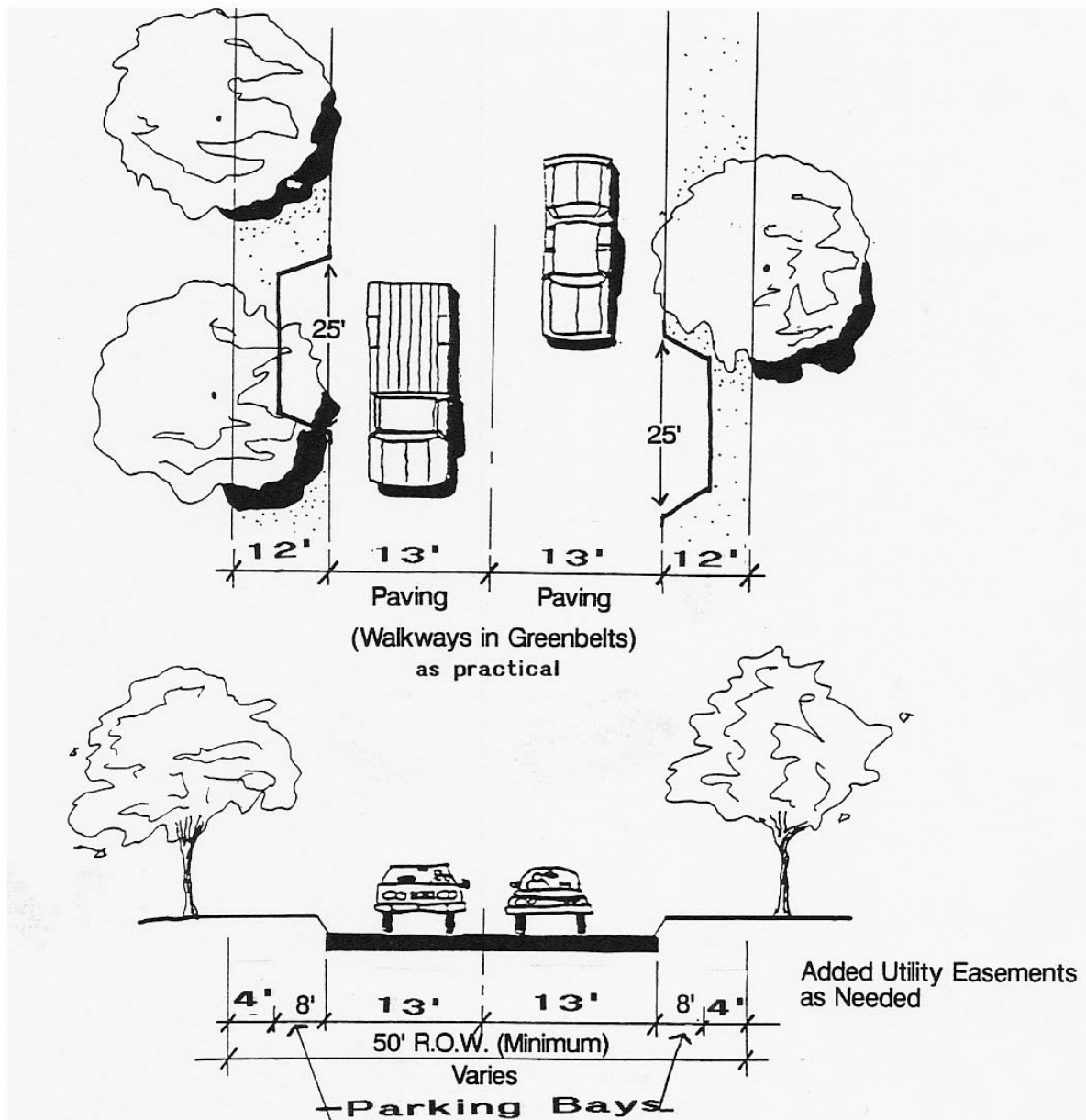
Several minor collector streets are proposed in each of the five Villages to serve as connectors between local streets and cul-de-sacs and the major collector street system. These minor collectors will be detailed as part of the Preliminary Development Plan review process, prior to the approval of any 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



MAJOR COLLECTOR (Hill Areas)

FIGURE 14
DIABLO GRANDE