

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

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

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

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

- **Peripheral Trails**

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

- **Internal Trails**

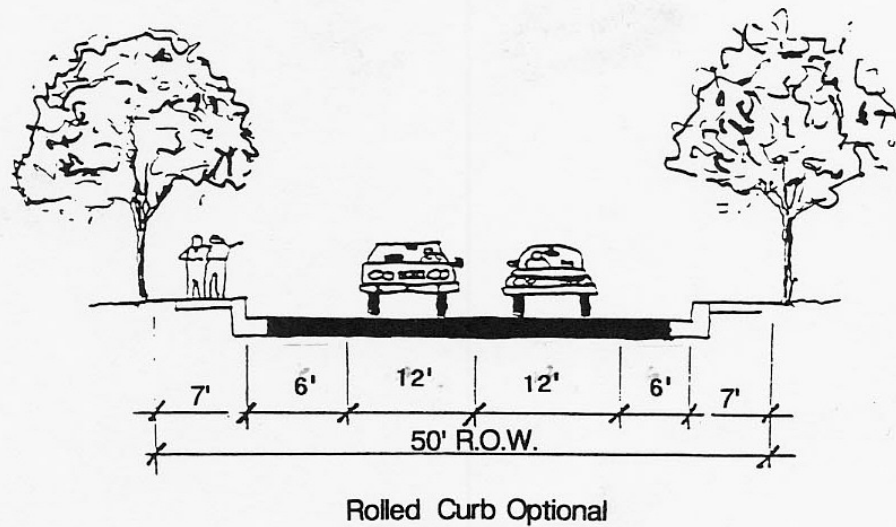
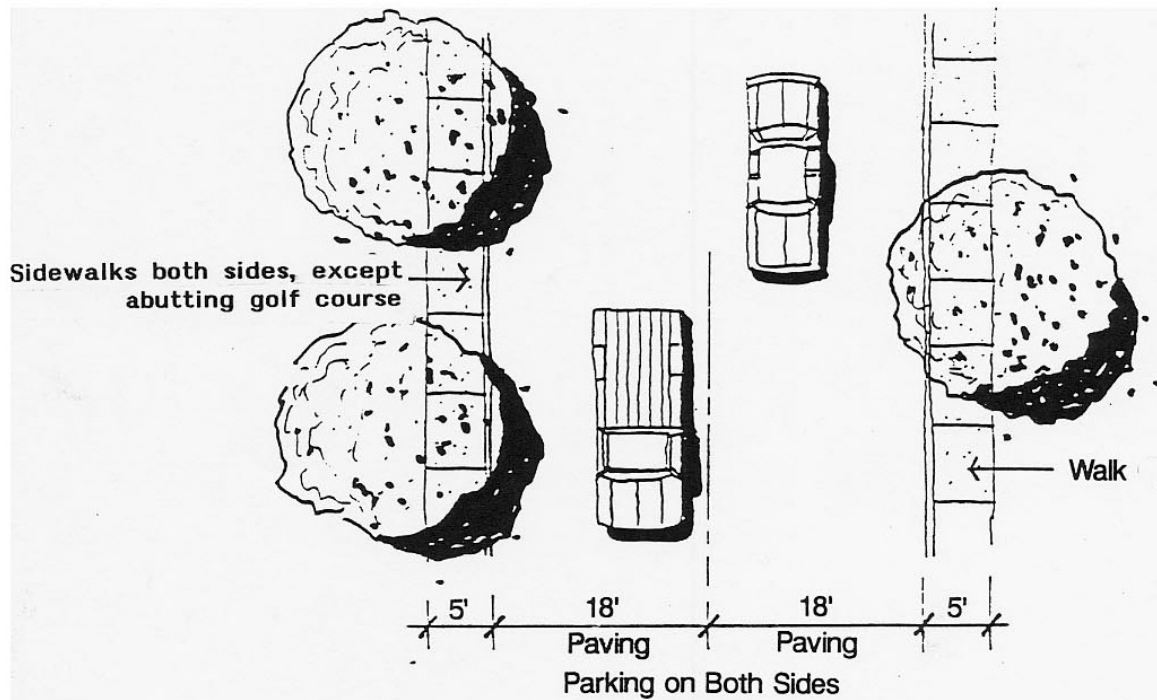
Within Diablo Grande, approximately 18 miles of private riding and hiking trails are proposed for residents, guests and visitors to the Planned Community. These trails will be located in the Copper Mountain and Wilcox Ridge Conservation Areas and will provide access links to the Salado and Orestimba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

2.09.3 OTHER FACILITIES

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

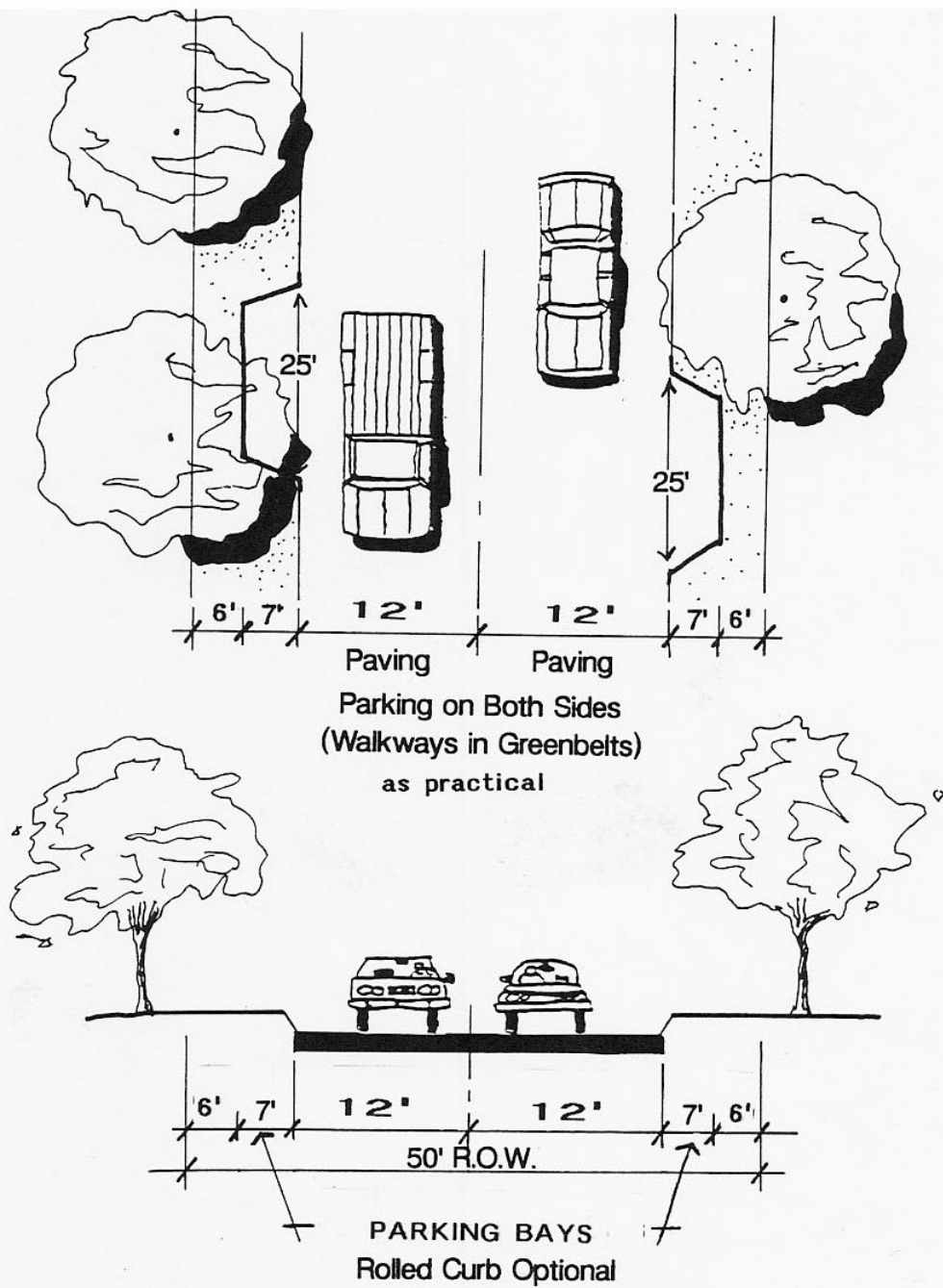
- **Helispot**

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



MINOR COLLECTOR (Valley Areas)

FIGURE 15 .
DIABLO GRANDE



MINOR COLLECTOR (Hill Areas)

FIGURE 16
DIABLO GRANDE

- **Van Service**

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

- **Rideshare Parking**

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

- **Emergency Vehicle Access**

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

2.10. NATURAL AND CULTURAL RESOURCES PROTECTION PLAN

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

2.10.1 NATURAL RESOURCES (See Figure 5)

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

- **Creekways**

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

A detailed Riparian Management Plan has been prepared for Phase 1, and each Tentative Map for residential uses or Site Plan Review for applicable non-residential uses will be reviewed by the

County for consistency with this Plan. The need for Riparian Management Plans will be further evaluated as part of the environmental review for each subsequent phase of development.

- **Tree Cover**

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

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

- **Rock Outcroppings**

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

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

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

- **Major Peaks and Ridgelines**

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

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

2.10.2 CULTURAL RESOURCES

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

- **Prehistoric Resources**

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

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

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

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

- **Historic Resources**

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

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

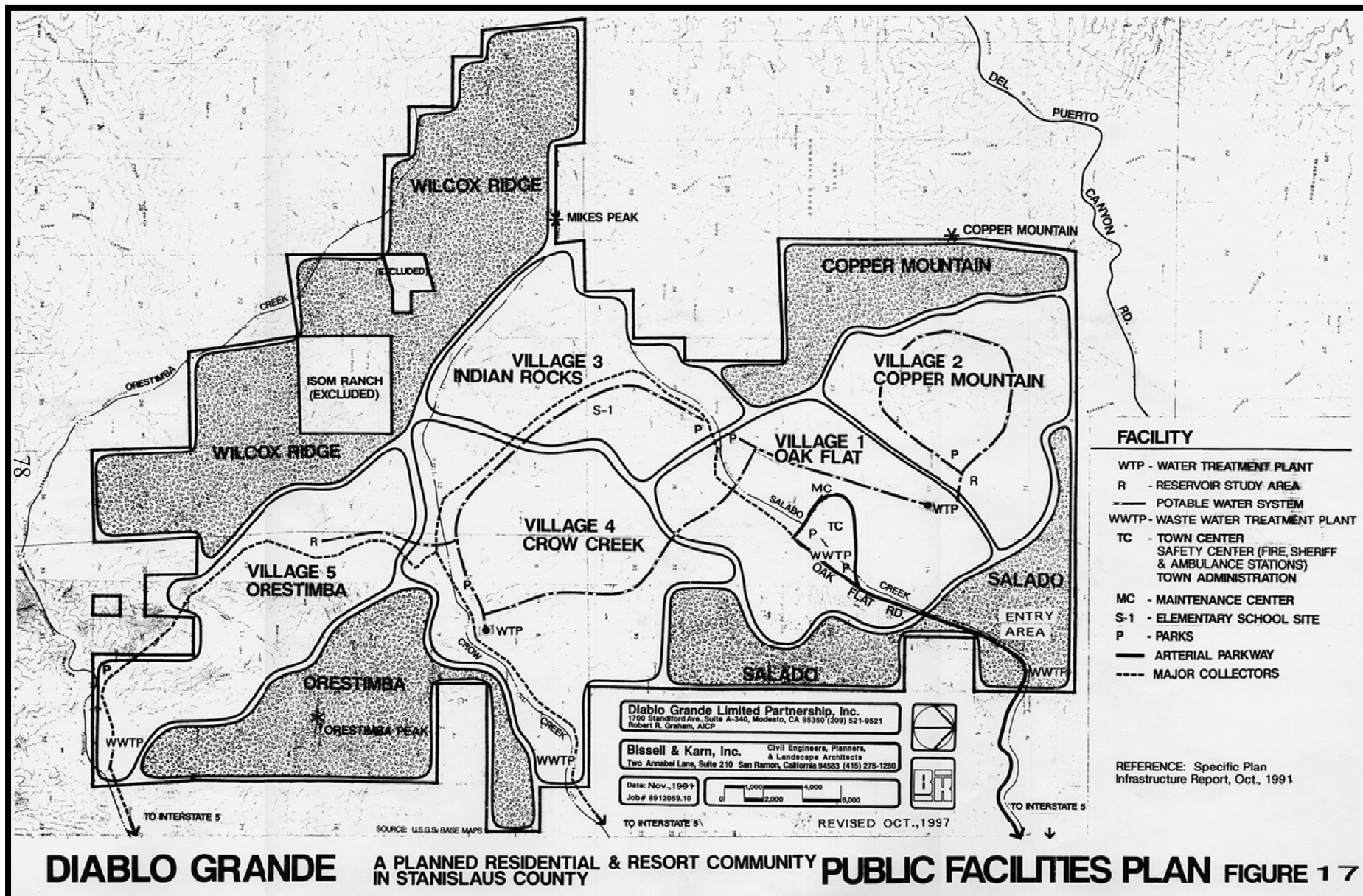
The Oak Flat Ranch complex has been evaluated as part of the environmental review process for the Phase 1 Preliminary Development Plan. As part of the development of The Legends West Golf Course, an Architectural Historians Report was prepared and is on file with Stanislaus County.

2.11 PUBLIC FACILITIES AND UTILITIES (Figure 17)

The Public Facilities and Utilities Element of the Specific Plan details only the major facilities needed for development for the overall five Villages of the 29,500 acre Ranch. This is in keeping with the requirements of Government Code Section 65451 (a)(2) relating to Specific Plans.

The Public Facilities Element is more specific for the Phase 1 Preliminary Development Plan area in Village 1. Figure 176 graphically portrays the general locations for major facilities and utilities. More detailed maps are provided for Phase 1, to aid in the preparation of the Phase 1 Preliminary Development Plan, and as a guide for future Preliminary Development Plans, in the "Specific Plan Infrastructure Report" prepared by Bookman - Edmonston Engineering Inc., in October 1991, (see Technical Appendix Report). Updated water and sewer master plans prepared by Thompson-Hysell are on file with Stanislaus County.

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



DIABLO GRANDE SERVICES & FACILITIES PLAN, PHASE 1						
TABLE 8						
March, 1998						
SERVICE & FACILITY	LOCATION	RESPONSIBLE PARTY AFTER CONSTRUCTION	CAPITAL FACILITIES* COST ESTIMATE	%OF TOTAL COST	METHODS OF FUNDING	ESTIMATED PHASING (15 YEAR PERIOD)
General Description	(See Preliminary Development & Entry Area Plans)					
UTILITIES			39,510,000	38		
WATER	Entry Road & Oak Flat Village	WHWD (1)	21,980,000		WHWD - Bonds	
Well Site & Pumps			2,850,000			Completed
Water Lines - Well Site to Clubhouse			2,080,000			Completed
On-Site Lines, Plants & Tanks			14,900,000			Over 15 Years
On-Site Wells			2,150,000			Nearing Completion
WASTEWATER	Entry Area & Oak Flat Village	WHWD	9,760,000		WHWD - Bonds	Four or Five Package Plants - Over 15 Years
ELECTRIC	Entry Road & Oak Flat Village	PG&E	5,670,000		Diablo Grande - Bonds	Over 15 Years, Transmission Line Entry Road Completed
GAS	Entry Road & Oak Flat Village	J.S. West	1,600,000		J.S. West	Interim Storage for First 313 Units During First Five Years. Transmission Line and Balance of Phase 1 Over 15 Years
TELEPHONE	Entry Road & Oak Flat Village	Evans Telephone Co.	480,000		Diablo Grande - Bonds	Over 15 Years, Transmission Line Entry Road Completed
TV CABLE	Entry Road & Oak Flat Village Oak Flat Village	Diablo Grande (2) or TCI	20,000 n/a		Diablo Grande or TCI	Over 15 Years, Transmission Line Entry Road Completed
OTHER FACILITIES						
ROADS			19,970,000	19		

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79

DIABLO GRANDE SERVICES & FACILITIES PLAN, PHASE 1

TABLE 8

March, 1998

(Continued)

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

DIABLO GRANDE SERVICES & FACILITIES PLAN, PHASE 1

TABLE 8

March, 1998	
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(Continued)

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2.11.1 UTILITIES

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

- **Potable Water System**

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

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

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

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

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

While the options set forth in the proceeding paragraphs are general in nature, Diablo Grande has prepared a Water Resources Plan, in response to the decision of the Fifth Appellate Court for the purpose of evaluating possible water supply sources for the project. This Water Resources Plan includes possible water supply sources which involve a variety of the aforementioned types of uses including groundwater, created water, reclaimed water and other types of water transfers. The Water Resources Plan is a separate document which is available at the Stanislaus County Planning Department for review. Further, a Supplemental EIR ~~has been~~ was prepared to evaluate these possible water supply sources.

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

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

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

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

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

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

- **Water Treatment**

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

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

The Crow Creek plant will be sized to serve the Phase 3 and 4 development and should be slightly smaller than the Salado Creek plant. The general location of both of these plants are shown on Figure 17~~6~~.

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

- **Wastewater**

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

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

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

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

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

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

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

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

- **Electric Service**

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

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

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

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

- **Gas Service**

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

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

- **Telephone Service**

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

- **Cable Television Service**

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

2.11.2 PUBLIC FACILITIES (See Figure 17 and Table 8)

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

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

The major roads proposed in Diablo Grande that are envisioned to be used publicly include the: Diablo Grande Parkway along the Entry Area and in Oak Flat Village; Crow Creek Road in the Oak Flat, Indian Rocks and Crow Creek Villages; and Orestimba Road in the Orestimba Village. The Entry Area is generally defined as that part of Diablo Grande Parkway between the entry gateway onsite and Interstate 5 at the Del Puerto Canyon Road Interchange.

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

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

As Diablo Grande Parkway is a private roadway on-site, and replaces sections of Oak Flat Road, which historically served some of the properties to the west of Diablo Grande, access to those properties that have historic legal access via Oak Flat Road will be maintained.

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

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

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

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

- **Storm Drainage**

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

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

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

The 100 year peak design flow where Salado Creek crosses Interstate 5 is approximately 2,800 cfs. This estimate closely matches the value presented in the Corps of Engineers memorandum. Preliminary analyses indicate that development will increase the 100 year peak flow by less than 5%. Detention basin ponds ~~were ill be~~ constructed in the Phase 1 development area such that peak flows (up to the 100 year event) arriving at the Interstate 5 crossing ~~were ill be~~ not ~~be~~ increased as a result of the development. See "Preliminary Storm Water Management Study for Diablo Grande Phase 1" prepared by Rochester Associates in the Technical Appendix Report,

which shows that the 100 year storm may be reduced by 200 cfs compared to existing conditions. Maintenance of these facilities ~~will be~~ are provided by ~~Diablo Grande until it is was feasible to transfer those responsibilities to~~ the Western Hills Water District.

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

- **Parks, Recreation & Open Space**

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

- **Schools**

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

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

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

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

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

- **Public Health & Safety**

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

A. Public Safety Center

A Public Safety Center that may ultimately provide facilities including: a Fire Station to be operated by the West Stanislaus Fire Protection District; a Sheriff's Station, if needed to augment the private security patrol, to be operated by the County Sheriff's Department; and an emergency Ambulance Station with an appropriate operator approved by the County Board of Supervisors is proposed to be located ~~in the Hotel Conference/Town Center~~ **on the eastern edge of the Phase 1 area**. An additional fire station in the southern part of the site may also be needed in a future phase depending on response times from the Public Safety Center. Additional private "Emergency" medical and emergency care offices would most likely develop adjacent to the Public Safety Center as demand occurred. A helispot, at least for emergency evacuation to area hospitals, may also be provided near the Public Safety Center. The need for this facility was evaluated as part of the Phase 1 Preliminary Development Plan environmental review process.

Currently, an interim/temporary fire station serves the development. The interim fire station will be replaced with a permanent fire station upon the West Stanislaus Fire Protection District Board's determination that the interim fire station is at capacity, and that the permanent fire station is needed to mitigate the impacts of additional residential development.

B. Town Administration Facilities

Diablo Grande administrative offices are located ~~in the Golf Clubhouse modular office located at [insert address]~~ **9521 Morton Davis Drive, Patterson, CA 95363**. Prior to the final buildout of the Phase 1 area, Diablo Grande offices may move the Town Center. Utility offices for the Western Hills Water District would either be located adjacent to the Diablo Grande offices or as part of the water and wastewater facilities.

C. Other County Services

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

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

2.12. PUBLIC SAFETY

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

2.12.1 FIRE PROTECTION

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

- Provision of tile, asphalt shingle or treated wood shingle roofs
- Provision of internal sprinkler systems for commercial development.
- Provision of landscape buffer zones between development and existing grasslands and woodlands.
- Provision of back-lighted street numbers on residential dwellings.
- Preliminary Wildfire Protection Plan has been developed in cooperation with the CDF and WSFPD.
- ~~Payment of Fire fees and provision of fire facilities consistent with an Agreement between the project and WSFPD.~~
- **Payment of Fire fees and provision of fire facilities consistent with any agreement between the project and WSFPD.**
- **Issuance of building permits, beyond the number of residential building permits expected to trigger the need for a permanent fire station, as identified in the project's conditions of approval/mitigation measures, shall require a determination by the WSFPD Board that the interim/temporary fire station has adequate capacity to serve the project, and mitigate impacts to fire service identified in the project's environmental documents.**

2.12.2 POLICE PROTECTION

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

2.12.3 EMERGENCY COMMUNICATION FACILITY PLAN

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

2.12.4 NOISE HAZARDS

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

2.12.5 GEOLOGIC HAZARDS

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

2.12.6 HAZARDOUS MATERIALS

There are no known hazardous materials located within the Specific Plan area. Hazardous Materials Site Assessments will be provided if required by the Preliminary Development Plan environmental review as part of the Tentative Map or Site Plan review process. Within the Phase 1 area, a Phase 1 site assessment has been completed. One underground tank has been removed, and there are two small debris pits which will need to be cleaned up at the time of development of these areas.

2.12.7 AIR QUALITY

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

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

2.13. PRELIMINARY GRADING PLAN

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

2.14 DRAINAGE CONCEPT PLAN

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

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

2.15. PHASING OF DEVELOPMENT

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

2.15.1 Phase 1 (1-15 Years)

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

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

2.15.2 Phase 2 (5-15 Years)

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

2.15.3 Phase 3 (10-20 Years)

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

2.15.4 Phase 4 (15-25 Years)

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

Orestimba Creek if additional land is acquired. A small convenience market and Village Park would also be provided in the Orestimba Village during this phase.

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

2.16. RELATION OF SPECIFIC PLAN TO GENERAL PLAN

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

- **ENTRY AREA**

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

- **VILLAGE 1 - Oak Flat**

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

- **VILLAGE 2 - Copper Mountain**

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

- **VILLAGE 3 - Indian Rocks**

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

- **VILLAGE 4 - Crow Creek**

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

- **VILLAGE 5 - Orestimba**

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

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

GOAL 1:

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

CONSISTENCY:

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

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

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

GOAL 2:

To ensure compatibility between land uses.

CONSISTENCY:

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

GOAL 3: Foster stable economic growth through appropriate land use policies.

CONSISTENCY:

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

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

GOAL 4:

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

CONSISTENCY:

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

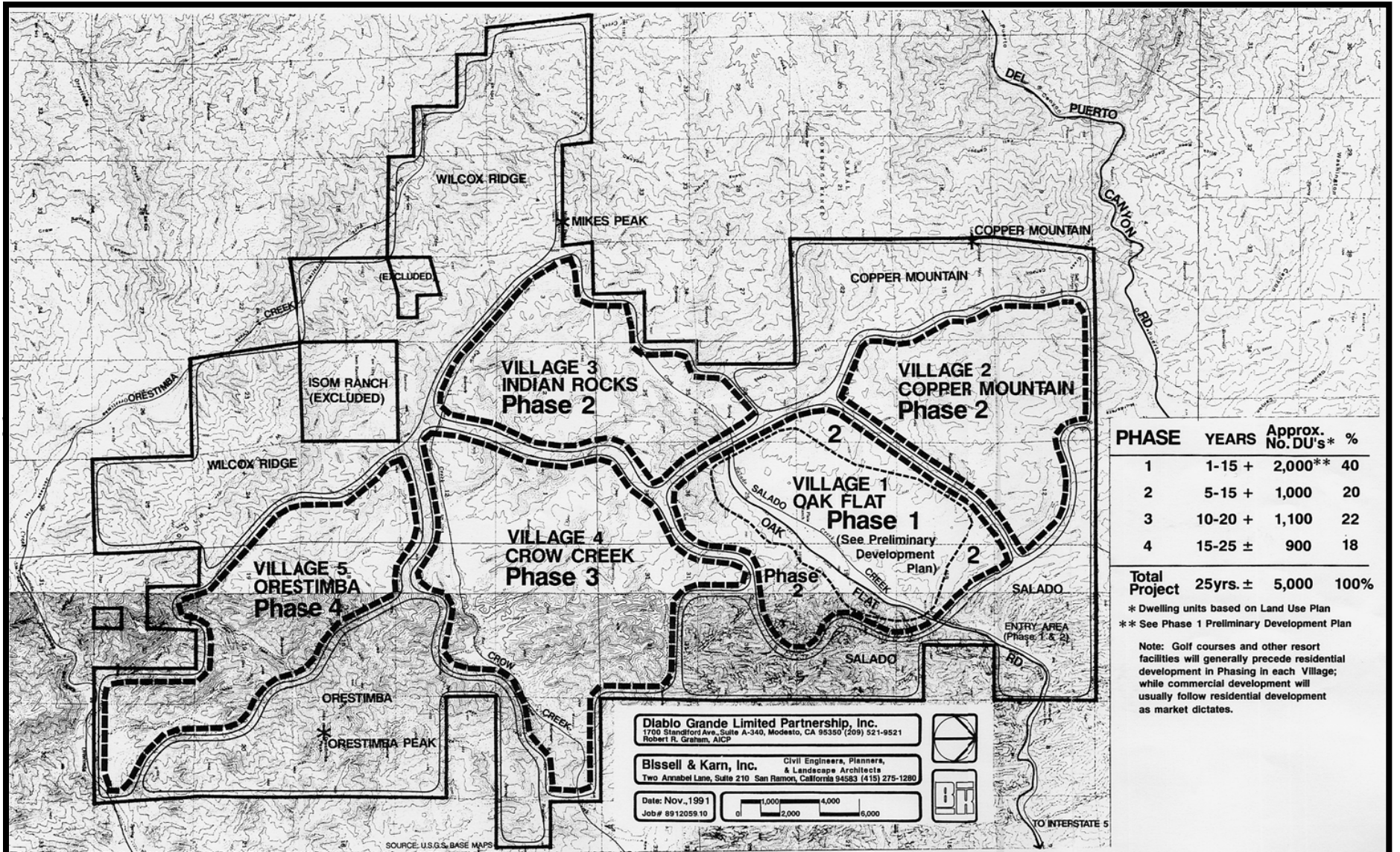
GOAL 5:

To complement the General Plans of Cities within the County.

CONSISTENCY:

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

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



DIABLO GRANDE

A PLANNED RESIDENTIAL & RESORT COMMUNITY
IN STANISLAUS COUNTY

PHASING PLAN

FIGURE 18

3.0. PRELIMINARY DEVELOPMENT PLANS (See Section 7)

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

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

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

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

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

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

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

4.0. DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES

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

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

4.01. RURAL RESIDENTIAL (R-A)

General Plan:

Estate Residential (**Detached Single-Family**)

Applicability:

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

Permitted Uses:

As listed in Section 21.24.020 of the Stanislaus County Zoning Ordinance (SCZO).

Uses Requiring Use Permit:

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

Height Limit:

~~35 Foot Maximum for primary residence; 20 foot maximum for detached accessory structures.~~

Building Site Area:

~~3 Acres Minimum, 40 Acres Maximum~~

Building Site Coverage:

~~10% Maximum~~

Conservation Area:

~~Maximum 50% fenced for housing, accessory structures, equestrian and grazing use; balance conserved.~~

Lot Width:

~~200 feet minimum~~

Yards:

~~Front: 25 feet minimum from front property line; reduced to 15 feet minimum in steep hill areas~~

~~Side: 25 feet minimum each side~~

~~Rear: 50 feet minimum~~

Off-Street Parking:

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

Design Review:

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

RURAL RESIDENTIAL (R-A)

R-A

APPROXIMATE DENSITY RANGE

<u>Dwelling Units/Acre</u>	<u>Varies</u>
-----------------------------------	----------------------

LOT CRITERIA

<u>Lot Size</u>	<u>Varies</u>
------------------------	----------------------

<u>Lot Area</u>	<u>3-acre min., 40 acre max.</u>
------------------------	---

<u>Lot Coverage Maximum</u>	<u>10%</u>
------------------------------------	-------------------

	<u>200 ft</u>
--	----------------------

<u>Conservation Area</u>	<u>Maximum 50% fenced for housing, accessory structures, equestrian and grazing use; balance conserved.</u>
---------------------------------	--

HEIGHT LIMIT

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

SETBACK REQUIREMENTS

<u>Front Yard Minimum</u>	<u>35 ft valley areas; 25 ft hill areas</u>
----------------------------------	--

<u>Side Yard Minimum</u>	<u>25 ft</u>
---------------------------------	---------------------

<u>Rear Yard Minimum</u>	<u>50 ft</u>
---------------------------------	---------------------

PARKING

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

DESIGN REVIEW

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

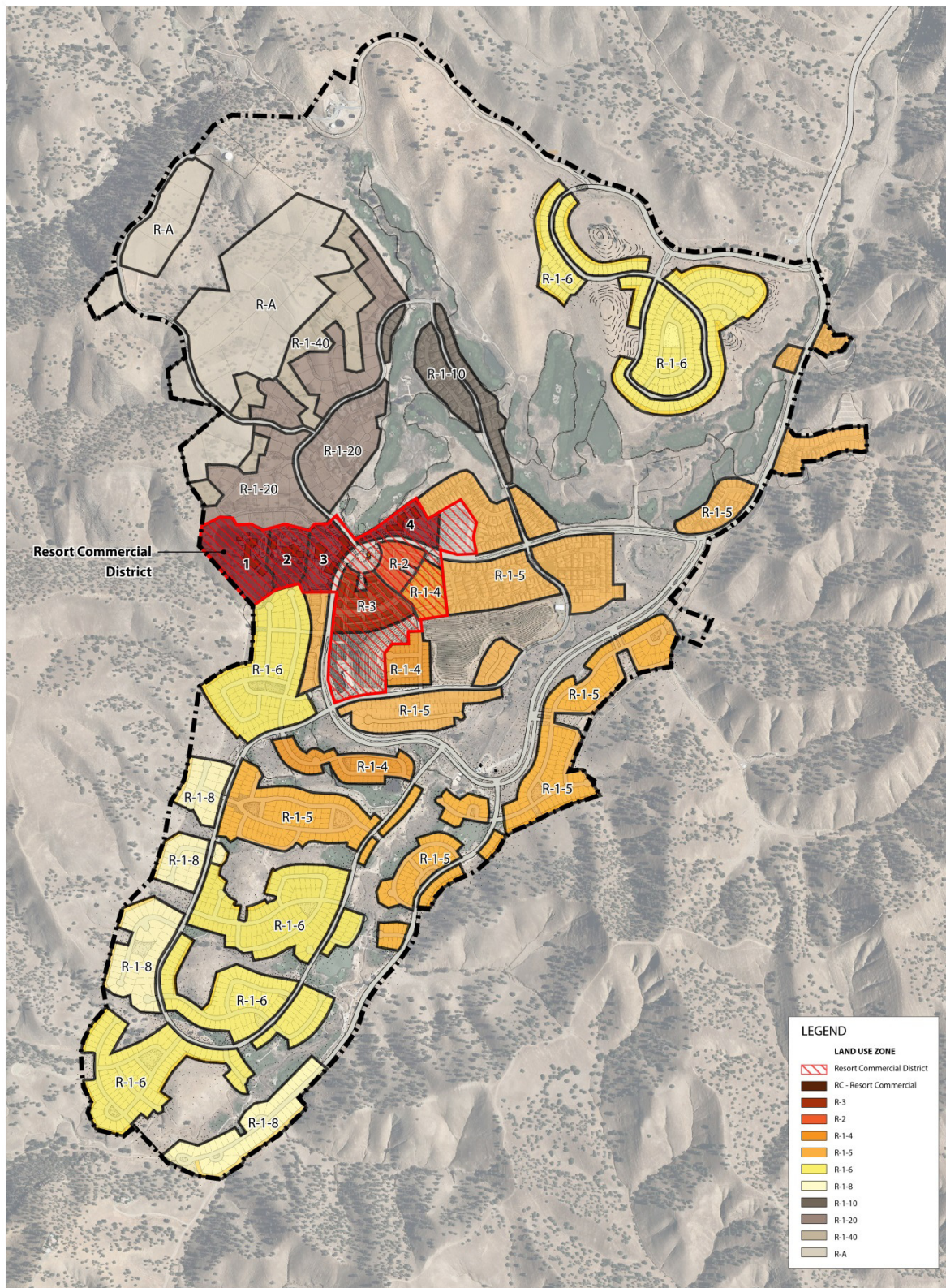


FIGURE 19:
PHASE 1 PRELIMINARY DEVELOPMENT PLAN ZONING

4.02. SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

General Plan:

Low Density Residential (Detached Single-Family)

Applicability:

~~Villages 1-5~~ Diablo Grande Phase 1 Preliminary Development Plan

Permitted Uses:

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

Uses Requiring Use Permit

Same as Section 21.28.030 except mobile home parks and including public and quasi-public uses, plus bed and breakfast houses.

Height Limit:

~~— All residences: 35 feet maximum for primary residence; 20 feet maximum for accessory structures; except, under no circumstances shall a structure extend more than 20 feet above a Major Ridgeline.~~

Building Site Area:

~~— R-1-5: 5,000 SQ. FT. minimum~~

~~— R-1-8: 8,000 SQ. FT. minimum~~

~~— R-1-10: 10,000 SQ. FT. minimum~~

~~— R-1-20: 20,000 SQ. FT. minimum~~

~~— R-1-40: 40,000 SQ. FT. minimum~~

~~— Lot sizes may be mixed within Low Density Residential areas based on slope and proximity to golf courses.~~

Lot Coverage:

~~— R-1-5 Lots: 50% maximum~~

~~— R-1-8 Lots: 45% maximum~~

~~— R-1-10 Lots: 40% maximum~~

~~— R-1-20 Lots: 35% maximum~~

~~— R-1-40 Lots: 25% maximum~~

Lot Width (measured at building site on pie shaped lots):

~~— R-1-5 Lots: 50 ft. minimum~~

~~— R-1-8 Lots: 70 ft. minimum~~

~~— R-1-10 Lots: 85 ft. minimum~~

~~— R-1-20 Lots: 120 ft. minimum~~

~~— R-1-40 Lots: 140 ft. minimum~~

Yards:

Lot:	Front Yard:	Side Yard:	Rear Yard:
R-1-5	20 Feet minimum, valley areas 15 Feet minimum, hill areas	5 Feet minimum each side	20 Feet minimum, on golf 10 Feet minimum, one story 15 Feet minimum, two story
R-1-8	20 Feet minimum, valley areas 15 Feet minimum, hill areas	5 Feet minimum each side	20 Feet minimum, on golf 15 Feet minimum, one story 20 Feet minimum, two story
R-1-10	20 Feet minimum, valley areas 15 Feet minimum, hill areas	10 Feet minimum each side	20 Feet minimum
R-1-20	20 Feet minimum, valley areas 15 Feet minimum, hill areas	10 Feet minimum, one side; 25 feet combined minimum, both sides	25 Feet minimum
R-1-40	25 Feet minimum, valley areas 15 feet minimum hill areas	20 Feet minimum each side	30 Feet minimum

Off Street Parking:

~~— Minimum 2 covered parking spaces/dwelling unit (10' x 20' each space) for all lots.~~

Design Review:

~~— Site Plan and Design Review by DGDRC for each dwelling unit and accessory structure.~~

SINGLE-FAMILY RESIDENTIAL (R-1)

R-1-4

R-1-5^{1/2}

R-1-6^{1/2}

R-1-8^{1/2}

R-1-10

R-1-20

R-1-40

APPROXIMATE DENSITY RANGE

<u>Dwelling Units/Acre</u>	<u>5.0-7.0</u>	<u>4.0-5.5</u>	<u>4.0-5.0</u>	<u>2.5-3.5</u>	<u>1.5-3.0</u>	<u>1.0-2.5</u>	<u>1.0-1.5</u>
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Lot Criteria

<u>Lot Area</u>	<u>4,000</u>	<u>5,000</u>	<u>6,000</u>	<u>8,250</u>	<u>10,000 sq ft min.</u>	<u>20,000 sq ft min.</u>	<u>40,000 sq ft min.</u>
<u>Lot Coverage Maximum</u>	<u>60%</u>	<u>50%</u>	<u>50%</u>	<u>45%</u>	<u>40%</u>	<u>35%</u>	<u>25%</u>
<u>Lot Width Minimum</u>	<u>40 ft</u>	<u>45 ft</u>	<u>50 ft</u>	<u>60 ft</u>	<u>85 ft</u>	<u>120 ft</u>	<u>140 ft</u>

HEIGHT LIMIT

All residences: 35 feet maximum for primary residence; 20 feet maximum for accessory structures; except, under no circumstances shall a structure extend more than 20 feet above a Major Ridgeline. On uphill and downhill lots, the maximum height may exceed 35 feet subject to Site Plan and Design Review for elevation, balcony, apron, and landscaping treatment.

SETBACK REQUIREMENTS

<u>Front Yard Minimum</u>	<u>15 ft</u>	<u>20 ft valley areas; 15 ft hill areas</u>	<u>20 ft valley areas; 15 ft hill areas</u>	<u>20 ft valley areas; 15 ft hill areas</u>	<u>20 ft valley areas; 15 ft hill areas</u>	<u>20 ft valley areas; 15 ft hill areas</u>	<u>20 ft valley areas; 15 ft hill areas</u>
<u>Side Yard Minimum</u>	<u>5 ft</u>	<u>5 ft</u>	<u>5 ft</u>	<u>5 ft</u>	<u>10 ft</u>	<u>10 ft min. one side; 25 ft combined minimum both</u>	<u>20 min</u>
<u>Rear Yard Minimum</u>	<u>15 ft on golf; 10 ft one story; 15 ft two story</u>	<u>20 ft on golf; 10 ft one story; 15 ft two story</u>	<u>20 ft on golf; 10 ft one story; 15 ft two story</u>	<u>20 ft on golf; 10 ft one story; 15 ft two story; 20 ft minimum</u>	<u>20 ft</u>	<u>25 ft</u>	<u>30 ft</u>

PARKING

Minimum 2 covered parking spaces/dwelling unit (10' x 20' each space) for all lots.

DESIGN REVIEW

Site Plan and Design Review by DGDRC for each dwelling unit and accessory structure.

NOTES

1. Special Rear Yard Bonus Areas may be provided for designated lots backing onto open space, generously increasing the lot depth by 30%-50%. Bonus area is not applicable to building footprint.
2. "Pie-shaped" lots where "tapering" conditions occur shall have no less than a 30-foot width to allow for a driveway.

4.02. MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)

General Plan:

Medium Density Residential (~~Attached and Detached Single Family~~ Small Lot Detached Single-Family, Duplex).

Applicability:

Diablo Grande Phase 1 Preliminary Development Plan Medium Density Residential areas as shown on Specific Plan and Phased Preliminary Development Plans for Village 1-Oak Flat, Village 4-Crow Creek and Village 5-Orestimba.

Permitted Uses:

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

- Detached single-family dwellings on "0-side yard" lots, "z-lots", and smaller lots as part of planned development. ~~Attached single family dwellings in groups of two, three, four or five units including one story patio homes and two story townhouses.~~
- Private recreation facilities including recreation centers, swimming pools, spas, tennis courts, tot lots, putting greens, volleyball courts and similar uses.

Uses Requiring Use Permits:

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

Height Limits:

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

Lot Area:

~~_____ Single Family Detached: 4,500 sq. ft.~~

~~_____ Duets: 4,000 sq. ft. each unit~~

~~_____ Other Attached Dwellings: Not applicable - Based on Site Plan Review.~~

Lot Coverage:

~~_____ Single Family Detached: 50%~~

~~_____ Duets: 55%~~

~~_____ Other Attached Dwellings: Not applicable - Based on Site Plan Review.~~

Lot Width:

~~_____ Single Family Detached: 45 ft. min.~~

~~_____ Duets: 40 ft. min.~~

~~_____ Other Attached Dwellings: Based on Site Plan and Design Review~~

Yards:

~~_____ Front: 20 Feet minimum from public right-of-way or private curb line.~~

~~_____ Side: Single Family Detached: 5 ft. each side; 8 ft. for "0-side yard".~~

~~_____ Duet: 8 ft. minimum one-story, 10 ft. minimum two-story.~~

~~_____ Other Attached Dwellings: Not applicable - Based on Site Plan Review for end units.~~

~~_____ Rear: 10 Feet minimum rear yard for one-story dwelling; 15 feet minimum rear yard for two-story dwelling; and 20 feet minimum rear yard backing onto golf course. In absence of rear yards, a minimum of 250 sq. ft. of patio and/or deck area shall be provided per dwelling unit.~~

Off-Street Parking:

~~_____ Single Family Detached: 2 covered spaces minimum~~

~~_____ Duet: 2 covered spaces per unit minimum~~

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

Design Review:

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

<u>MEDIUM DENSITY RESIDENTIAL (R-2)</u>	
<u>R-2</u>	
<u>Medium Density Residential</u>	
<u>APPROXIMATE DENSITY RANGE</u>	
<u>Dwelling Units/Acre</u>	<u>7.5-10.0</u>
<u>LOT CRITERIA</u>	
<u>Lot Area</u>	<u>2,800</u>
<u>Lot Coverage Maximum</u>	<u>50%</u>
<u>Lot Width Minimum</u>	<u>40 ft.</u>
<u>HEIGHT LIMIT</u>	
	<u>35 feet maximum for primary dwelling units and 20 feet maximum for accessory structures.</u>
<u>SETBACK REQUIREMENTS</u>	
<u>Front Yard Minimum</u>	<u>20 Feet minimum from public right-of-way or private curb line</u>
<u>Side Yard Minimum</u>	<u>5 ft</u>
<u>Rear Yard Minimum</u>	<u>32 ft building separation from front to rear (refer to Building Separation Plan)</u>
<u>PARKING</u>	
<u>Single-Family Detached: 2 covered spaces minimum</u>	
<u>Duet: 2 covered spaces per unit minimum</u>	
<u>Other Attached Units: 2 covered spaces per unit minimum plus ½ open space per unit including parking bays and on-street parking.</u>	
<u>Site Plan and Design Review shall be provided for each dwelling unit, building complex and accessory structure by the DGDRC and the Stanislaus County Planning Department/Commission.</u>	

4.03. MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-3)

General Plan:

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

Applicability:

~~To areas designated Medium-High Density Residential on the Specific Plan and designated Multiple Family Residential on the Diablo Grande Phase 1 Preliminary Development Plan. Includes development in Villages 1, 4, and 5 and Entry Area (Service Housing).~~

Permitted Uses:

~~Multiple Family dwelling units or condominiums primarily in clusters of four or more units per building; and townhouses, duets, "zero-lot line" or patio homes at lower densities with more acreage using Low or Medium Residential density guidelines. As listed in Section 21.36.020 of the SCZO except mobile homes and including:~~

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

Uses Requiring Use Permit:

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

Height Limits:

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

Site Area and Lot Width:

~~Not applicable~~

Lot Coverage:

~~Maximum 55%~~

Yards:

~~Front: 20 Feet minimum from front property line or private curb.~~

~~Side: Not Applicable for townhouses or multiple family dwellings.~~

~~15 Feet minimum between one-story buildings~~

~~20 Feet minimum between two-story or one and two-story buildings. See Medium Density Residential Standards for other dwelling types.~~

~~Rear: Not Applicable for multiple family or townhouse dwellings.~~

~~30 feet minimum between buildings. 100 sq. ft. minimum patio area per ground level unit and 50 sq. ft. minimum balcony or deck area per second story unit. See Medium Density Residential Standards for other dwelling types.~~

Off-Street Parking:

~~For multiple family units, one covered parking space per dwelling unit minimum; and one open parking space per unit minimum including parking bays and on-street parking. For other dwelling types, two covered parking spaces per dwelling unit.~~

Design Review:

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

MEDIUM-HIGH DENSITY RESIDENTIAL (R-3)

B-3

Medium-High Density Residential

APPROXIMATE DENSITY RANGE

<u>Dwelling Units/Acre</u>	<u>12.0-16.0 (townhouse)</u>
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LOT CRITERIA

<u>Lot Size</u>	<u>Not Applicable</u>
-----------------	-----------------------

<u>Lot Area</u>	<u>Not Applicable</u>
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<u>Lot Coverage Maximum</u>	<u>60%</u>
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<u>Lot Width Minimum</u>	<u>Not Applicable</u>
--------------------------	-----------------------

HEIGHT LIMIT

	<u>50 Feet maximum height for main building, 20 Feet maximum height for accessory structures.</u>
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SETBACK REQUIREMENTS

<u>Front Yard Minimum</u>	<u>20 Feet minimum from front property line or private curb.</u>
---------------------------	--

<u>Side Yard Minimum</u>	<u>Not Applicable for townhouses</u>
--------------------------	--------------------------------------

<u>Rear Yard Minimum</u>	<u>Not Applicable for townhouses</u>
--------------------------	--------------------------------------

PARKING

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

DESIGN REVIEW

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

4.04. RESORT COMMERCIAL (RC)

Applicability:

~~This is an all-inclusive District to be applied to all commercial land uses within Diablo Grande including those designated on the Specific Plan as Resort Commercial and Shopping Center land uses; and those designated on the Applies to Resort Commercial land uses within the Diablo Grande Phase 1 Preliminary Development Plan as conference/hotel center, golf club, swim and tennis club, health spa, town center, shopping center, winery, restaurants and other commercial uses.~~

Permitted Uses:

- ~~• Oak Flat Village
Golf clubhouse, restaurant, pro shop and maintenance facilities, swim and tennis club, pro shop and snack bar, health spa, lodging and snack bar, conference and hotel center, town center offices, shops, restaurants and commercial service areas, shopping center (based on C-1 permitted uses Section 21.52.020 of the SCZO), service stations, mini-markets, and public and quasi-public uses.~~
- ~~• Crow Creek and Orestimba Village
Neighborhood shopping center or mini-markets based on C-1 permitted uses and public and quasi-public uses.~~
- ~~• Villages 1,3,4 and 5
Golf clubhouses, restaurants, pro shop and maintenance facilities, swim and tennis club, and public and quasi-public uses.~~

Uses Requiring Use Permit:

~~Those related uses not listed under permitted uses or in C-1 District Section 21.52.020 of the SCZO.~~

Height Limits:

- ~~_____ 35 Feet maximum for main buildings except hotel or conference center which may be up to 100 feet in height. 25 Feet maximum for accessory structures.~~

Site Area and Lot Width:

- ~~_____ (No Minimum)~~

Lot Coverage:

- ~~_____ 40% maximum~~

Yards:

- ~~_____ Front: 15 Feet minimum to public right-of-way or private curb landscaped.~~
- ~~_____ Side: 15 Feet minimum landscaped~~
- ~~_____ Rear: 15 Feet minimum landscaped~~

Off-Street Parking:

- ~~_____ Based on standards set forth in Chapter 21.76 Off-Street Parking of the Stanislaus County Zoning Ordinance. Exceptions for mixed use and shared parking may be made by the Planning Director as part of County Site Plan and Design Review of each project.~~

Design Review:

- ~~_____ Preliminary Site Plan and Design Review will be conducted by the DGDRC. Final Site Plan and Design Review will be conducted by the Planning Director and the Stanislaus County Planning Commission except the golf courses and clubhouse in Phase 1 that will be reviewed by the Planning Director and Public Works Director. Architectural elevations, floor plans, landscape plans, fencing plans, sign programs, and lighting plans will be submitted for all RC, Resort Commercial, projects.~~

<u>RESORT COMMERCIAL (RC)</u>	
<u>RC</u>	
<u>Resort Commercial</u>	
<u>APPROXIMATE DENSITY RANGE</u>	
<u>Dwelling Units/Acre</u>	<u>Not Applicable</u>
<u>LOT CRITERIA</u>	
<u>Lot Size</u>	<u>(No Minimum)</u>
<u>Lot Area</u>	<u>(No Minimum)</u>
<u>Lot Coverage Maximum</u>	<u>40%</u>
<u>Lot Width Minimum</u>	<u>(No Minimum)</u>
<u>HEIGHT LIMIT</u>	
	<u>35 Feet maximum for main buildings except hotel or conference center which may be up to 50 feet in height. 25 Feet maximum for accessory structures.</u>
<u>SETBACK REQUIREMENTS</u>	
<u>Front Yard Minimum</u>	<u>15 Feet minimum to public right-of-way or private curb landscaped.</u>
<u>Side Yard Minimum</u>	<u>15 Feet minimum – landscaped</u>
<u>Rear Yard Minimum</u>	<u>15 Feet minimum – landscaped</u>
<u>PARKING</u>	
<u>Based on standards set forth in Chapter 21.76 Off-Street Parking of the Stanislaus County Zoning Ordinance. Exceptions for mixed use and shared parking may be made by the Planning Director as part of County Site Plan and Design Review of each project.</u>	
<u>DESIGN REVIEW</u>	
<u>Preliminary Site Plan and Design Review will be conducted by the DGDRC. Final Site Plan and Design Review will be conducted by the Planning Director and the Stanislaus County Planning Commission except the golf courses and clubhouse in Phase 1 that will be reviewed by the Planning Director and Public Works Director. Architectural elevations, floor plans, landscape plans, fencing plans, sign programs, and lighting plans will be submitted for all RC, Resort Commercial projects.</u>	

4.05. OTHER USES

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

5.0. ARCHITECTURAL CHARACTER

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

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

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

5.01. RESORT ~~CENTER~~ COMMERCIAL DISTRICT (Figure 25)

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

5.02. RESORT HOTEL/CONFERENCE CENTER (Figure 19)

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

5.03. THE WINERY (Figure 20)

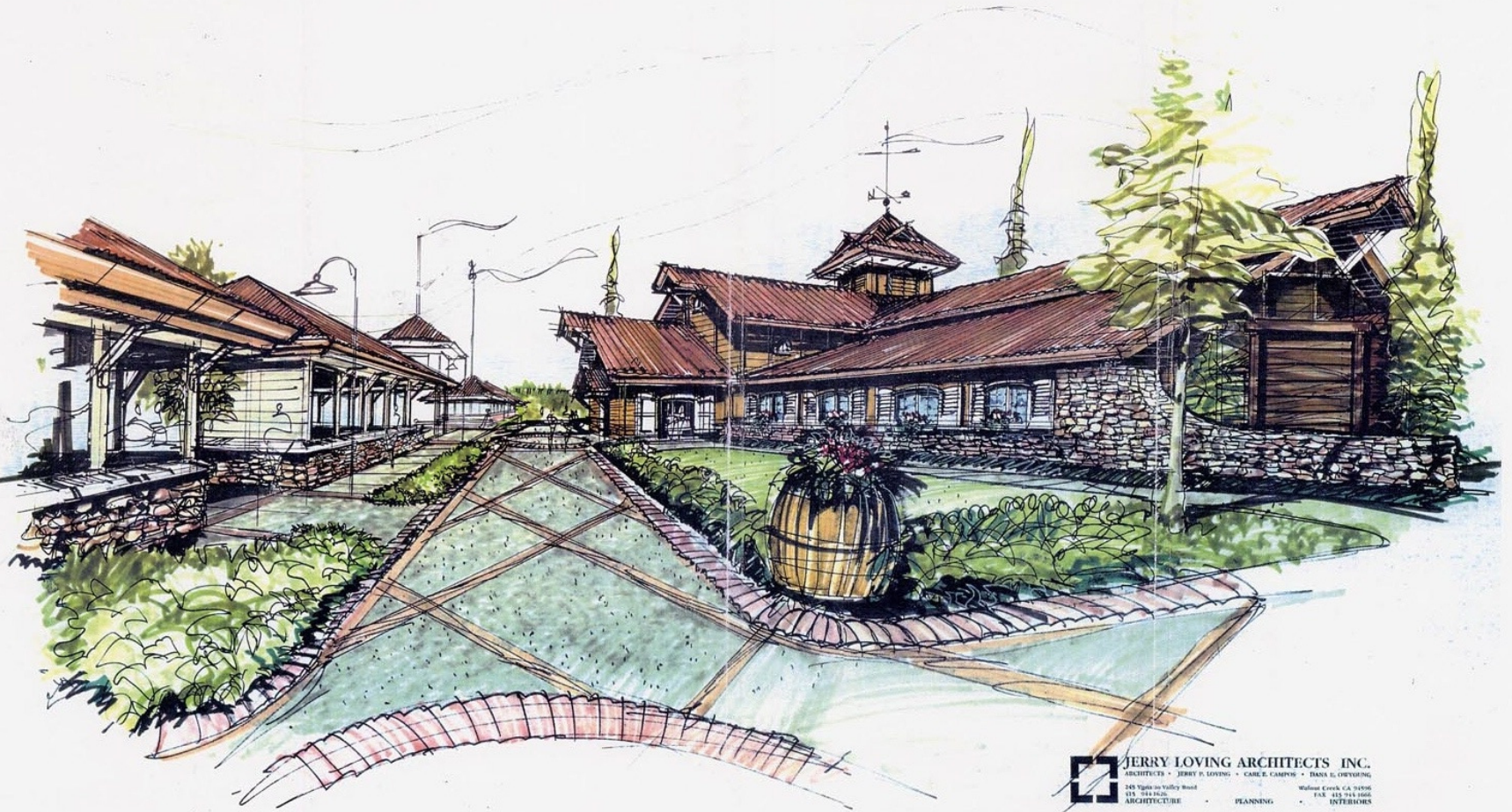
While the detailed design of the Winery is subject to further study and change, the architectural character portrayed in Figure 20 shows consistency with the Resort Hotel and Golf Clubhouse character. It too provides a palate of stone, wood, heavy fascia, gabled ceilings, earth tone colors, linear profile,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

5.04. GOLF CLUBHOUSE (Figure 21)

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

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

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



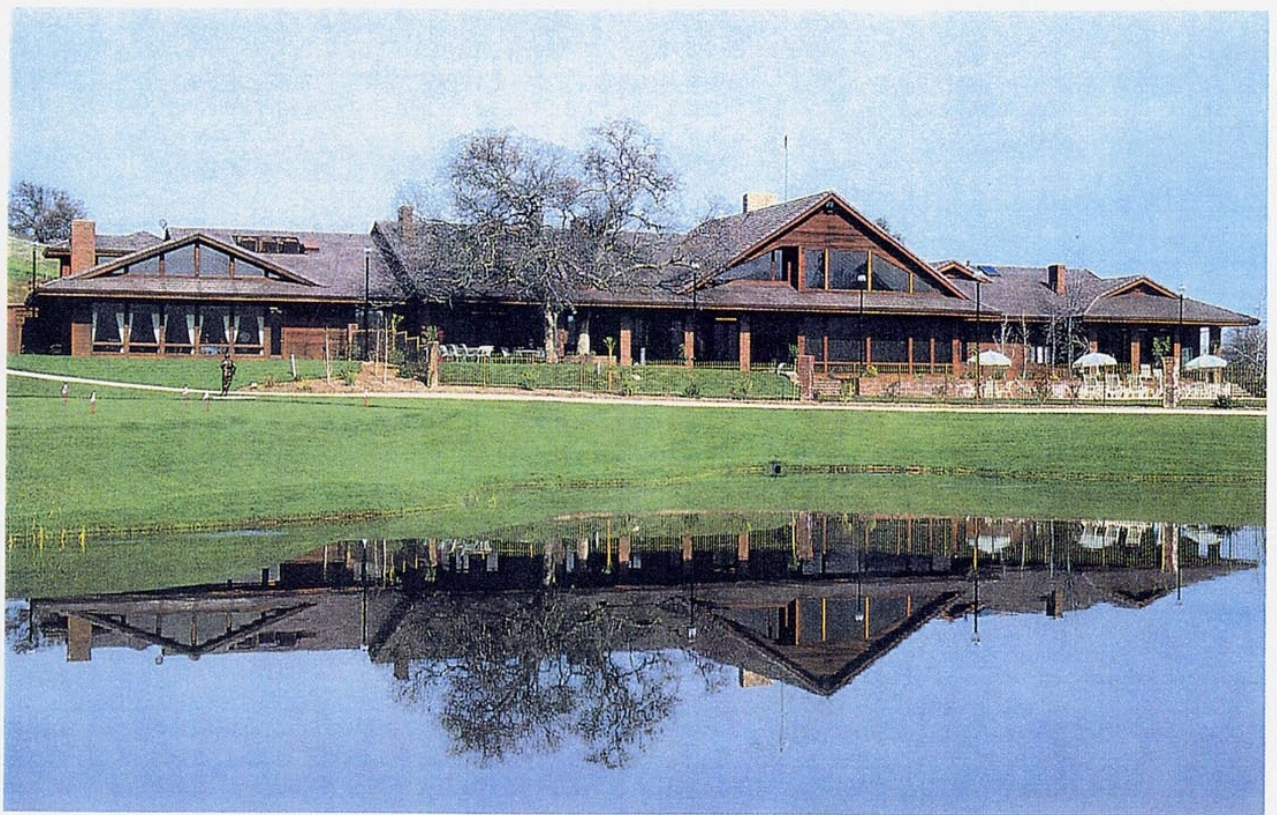
JERRY LOVING ARCHITECTS, INC.
 ARCHITECTS • JERRY F. LOVING • CAROL E. CAMPBELL • RANDY E. DOWNS
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DIABLO GRANDE

**A PLANNED RESIDENTIAL
 & RESORT COMMUNITY**

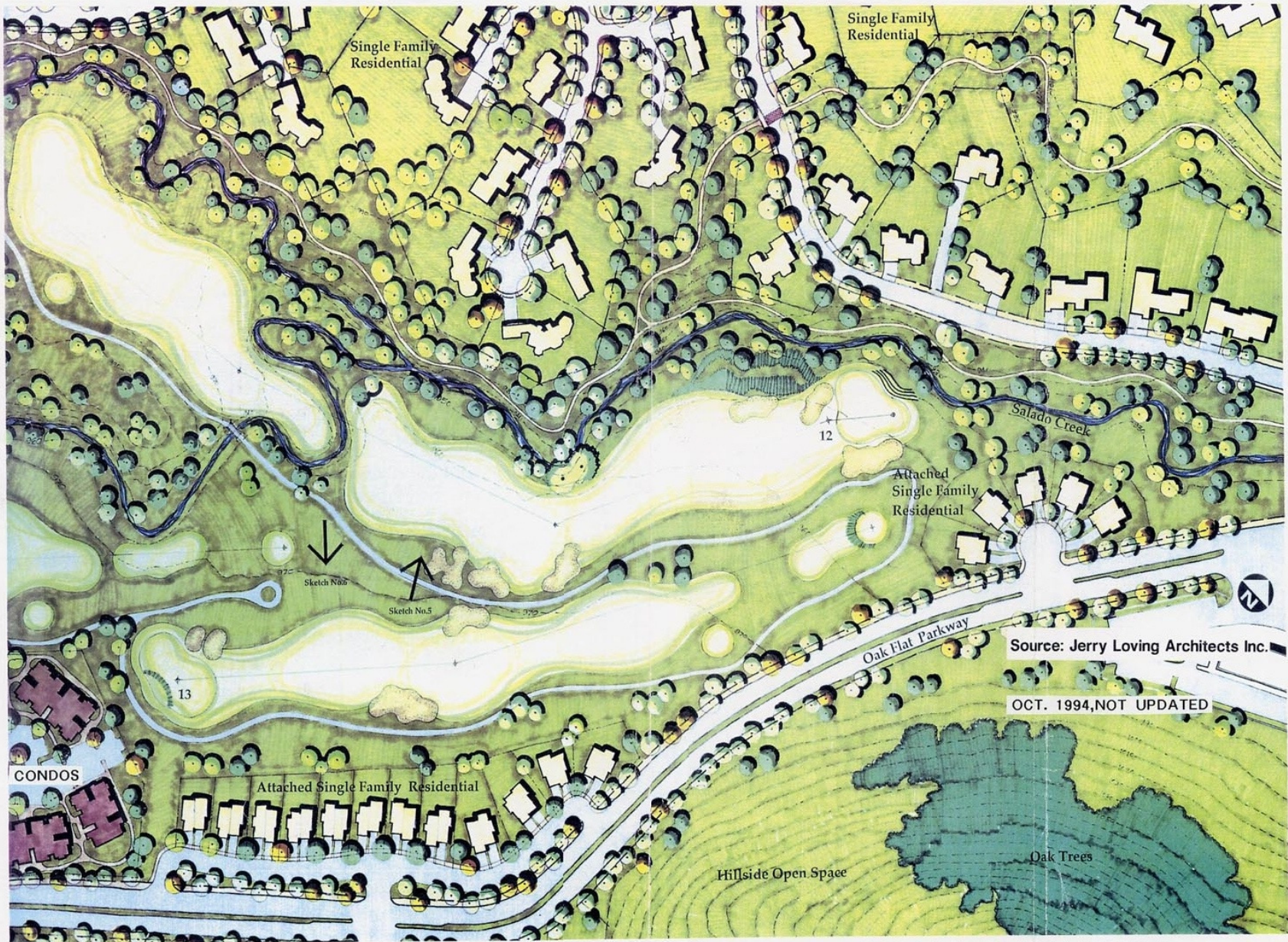
THE WINERY

FIGURE 20



GOLF CLUBHOUSE

FIGURE 21



DIABLO GRANDE

A PLANNED RESIDENTIAL
& RESORT COMMUNITY

GOLF & RESIDENTIAL
ILLUSTRATIVE SITE PLAN

FIGURE 22

5.06. SINGLE-FAMILY RESIDENTIAL (See Figure 23)

This perspective sketch provides a view across the 12th fairway of the single-family residential areas located above Salado Creek. The housing is framed by the golf course development, creek conservation, and hill area open space as a backdrop. Architecturally designed

homes along the golf course and creek would be on lots ranging from a minimum of 10,000 sq. ft. to one and two acres in size. A linear California ranch architectural theme is portrayed with earth tone materials, although well designed houses of spanish and contemporary motifs would also be compatible in this setting.

5.07. ATTACHED SINGLE-FAMILY RESIDENTIAL (Figure 24)

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

~~**5.08. MULTIPLE FAMILY RESIDENTIAL (Figure 25)**~~

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

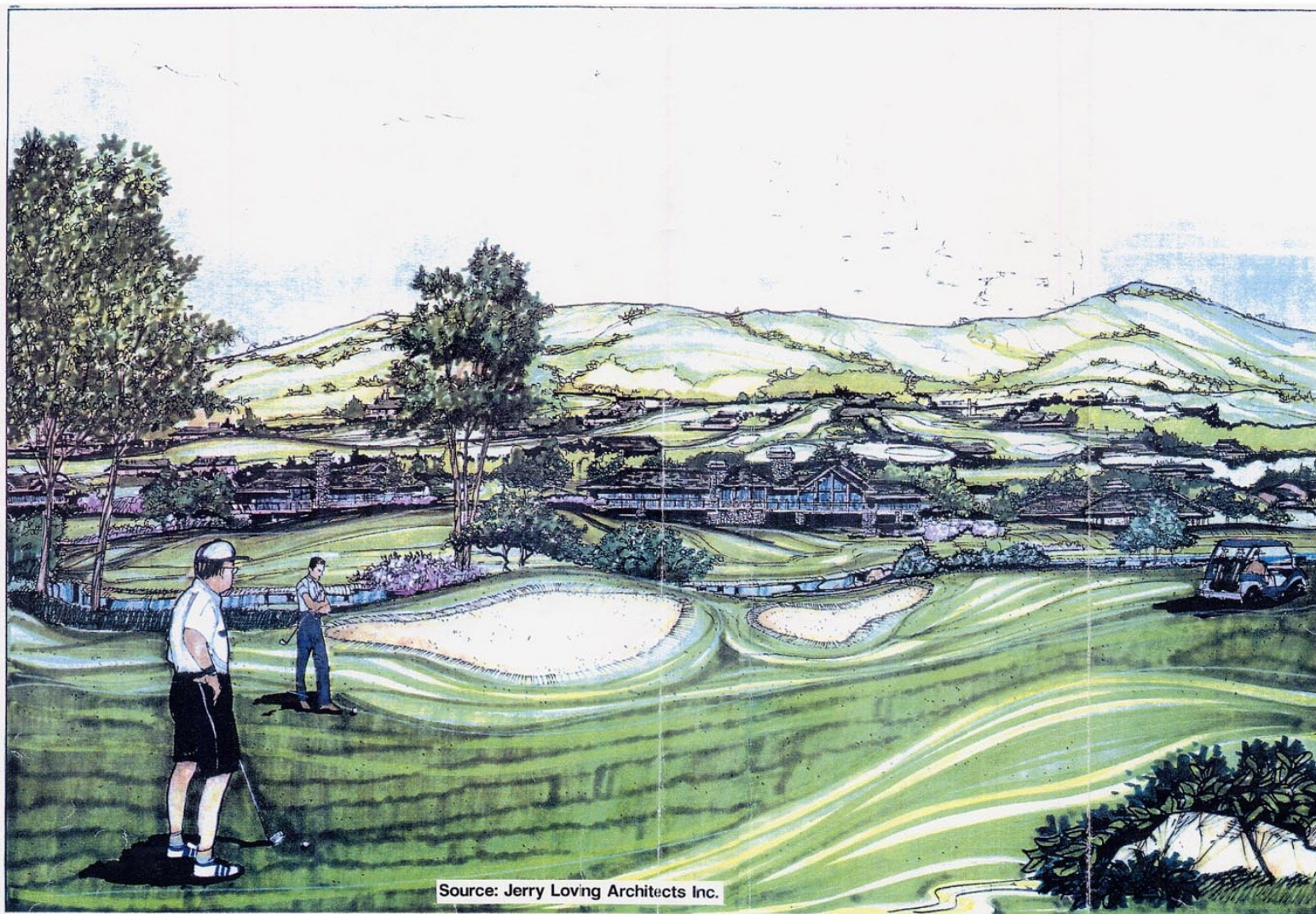
6.0 ADMINISTRATION AND IMPLEMENTATION

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

6.01. ADMINISTRATION

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

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



DIABLO GRANDE

**A PLANNED RESIDENTIAL
& RESORT COMMUNITY**

**SINGLE FAMILY
RESIDENTIAL**

FIGURE 23



Source: Jerry Loving Architects Inc.

DIABLO GRANDE

**A PLANNED RESIDENTIAL
& RESORT COMMUNITY**

**ATTACHED
SINGLE FAMILY**

FIGURE 24



Oct 21, 2015

DIABLO GRANDE
CALIFORNIA

Figure 25
RESORT COMMERCIAL DISTRICT DETAIL PLAN

0 25 125 250 500 ft

AECOM

DAHLIN GROUP

6.02. PLAN IMPLEMENTATION

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

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

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

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

6.02.1 SUBDIVISION MAPS

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

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

6.02.2 USE PERMITS

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

6.02.3 SITE PLAN AND DESIGN REVIEW (Development Plan)

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

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

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

6.02.4 STAFF APPROVAL PERMITS

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

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

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

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

7.0 PHASED PRELIMINARY DEVELOPMENT PLANS

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

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

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

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

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

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

7.01.1 LAND USE PLAN (See Figure 26)

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

Residential Areas

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

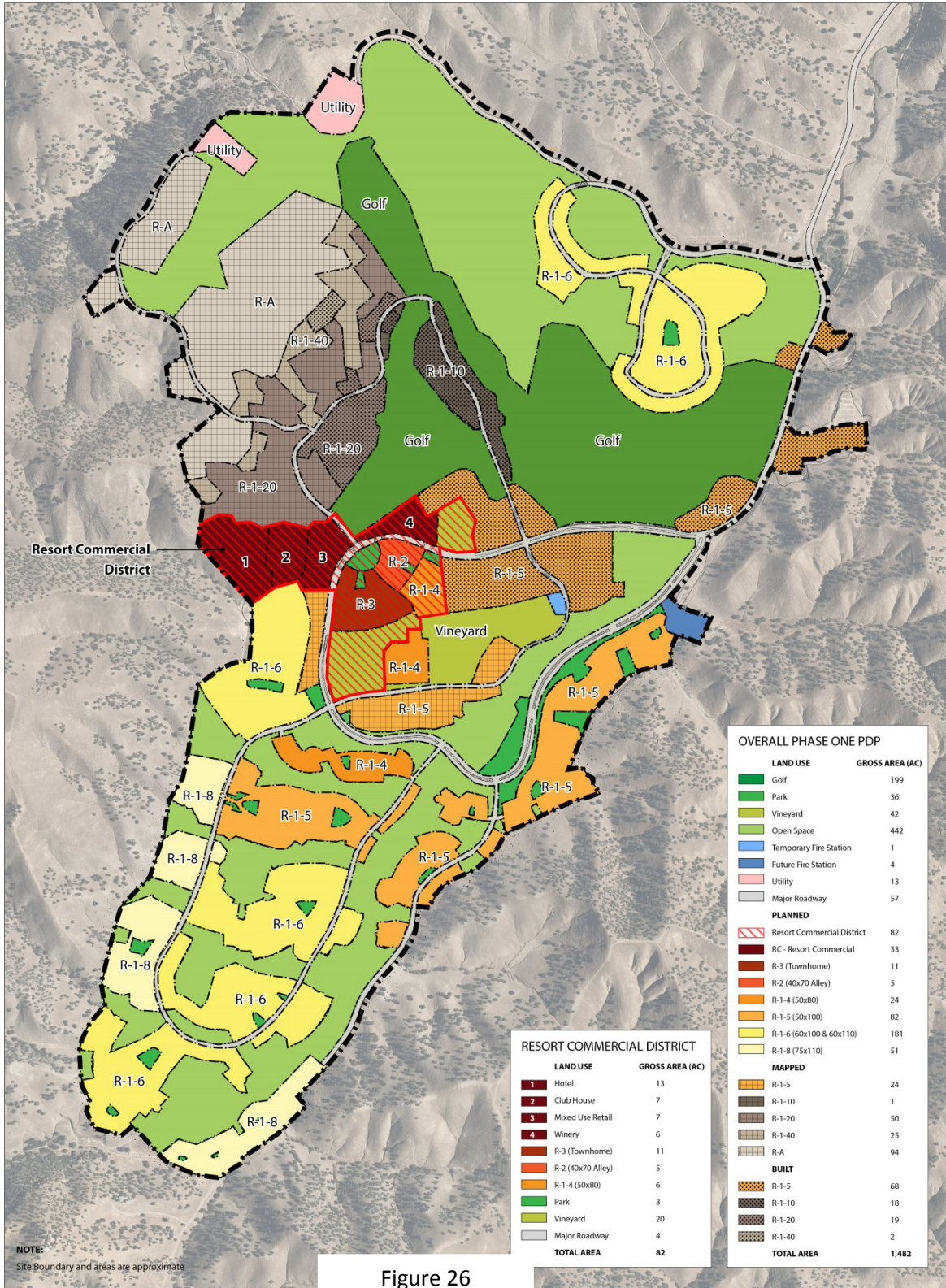
- **Single Family (See Figure 26)**

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

The single-family lots larger than 20,000 sq. ft. in Phase 1 are generally located beyond the Diablo Grande Parkway, Crow Creek Road, and Salado Creek Road. They are generally located in transitional slopes ranging from 5% to 25%. The majority of the larger lots are located north of Diablo Grande Parkway and consist of some R-1-5 lots, but mainly R-1-6 lots, and R-10, R-20, R-40 and estate lots. The majority of the traditional sized single-family lots, R-1-4, R-1-5, R-1-6, and R-1-8 are located south of the Diablo Grande Parkway troop on the vicinity of the closed Legend Golf Course. The 10,000 sq. ft. minimum lots are primarily located within the road loops in proximity to The Legends West Golf Course. The ~~A~~ greater majority of all single-family lots either have; golf course frontage or views, creekside frontage, or valley and hill area views and ready access to trails and open space. Single-family homes will either be architecturally designed for custom builders to sell or for individual home buyers. Designs will be subject to review by the Diablo Grande Design Review Committee (DGDRC). The greater majority of single-family lots are located on local streets, cul-de-sacs and private lanes; not on collector streets. The Phase 1 PDP shows tentative lot sizes for future development areas. The traditional sized single-family lots in the R-1-4, R-1-5, R-1-6 and R-1-8 categories may be moved from area to area as more detailed topographic information becomes available, and tentative maps are prepared, and an area proposed for development can have more than one housing size type, as long as the total unit count permitted under this Specific Plan for the Phase 1 PDP is not exceeded.

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

New 2016 Exhibit



Oct 21, 2015

DIABLO GRANDE
CALIFORNIA

FIGURE 27:
PHASE 1 PRELIMINARY DEVELOPMENT PLAN

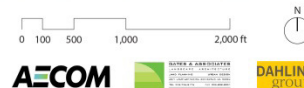


TABLE 9
PRELIMINARY DEVELOPMENT PLAN LAND USE - PHASE 1
January, 2005 (Approximate)

Updated 2016

NOTE (Need to update all acreages)

Land Use	Acres	%	Avg. Du/Ac.	Estimated Dwelling Units
Residential	929<u>655</u>	40<u>28</u>%		2,038 *<u>2,354</u>
•Single Family (SF)	832 <u>639</u>	1.33 <u>0</u> %		1,111 <u>2,174</u>
•Attached Single-Family (ASF)	68 <u>16</u>	7.21 %		492 <u>180</u>
• Multiple Family (MF)	2910	15.014.0		435 <u>140</u>
Open Space & Recreation	1,093<u>1,387</u>	47<u>60</u>%		
•Golf Courses	349 <u>199</u>			
•Ponds	24			
•Parks		68 <u>36</u>		
•Vineyards	49 <u>42</u>			
• <u>Indian Rocks Park</u>	<u>50</u>			
•Creekside Area Conservation	21			
•Hillside Area	582 <u>1,015</u>			
			Avg. Emp./Ac	Estimated Employees **
Employment Areas	50<u>38</u>	2	17	850<u>646</u>
<u>Resort Commercial</u>				
•Shopping Center/ <u>Restaurant</u>		7 <u>7</u>		
•Hotel/Conference/Town Center	14 <u>13</u>			
•Winery	36			
•Golf & Tennis Clubs	157			
• Restaurant	1			
•Public Services (Maintenance & Water)	105			
Road System	250	11		
•Parkway (100' R.O.W.)	40			
•OTHER Streets (35'-60' R.O.W.)	210			
TOTAL PHASE 1	2,330	100%		

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

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

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

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

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

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

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

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

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

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

Open Space and Recreation Areas

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

Employment Areas

Employment areas cover ~~50-about~~ **38** acres or 2% of the 2,330 acres within Phase 1 of Oak Flat Village. The estimated number of employees generated by Phase 1 development is about ~~850-650~~ at an average of 17 employees per acre. The largest employment center is expected to be the 27 acre (an added 60 employees) Research Campus located northeast of Oak

Flat Village along the Diablo Grande Parkway (See Entry Area Plan). The 7 acre Shopping Center, and the Hotel Conference/Town Center land uses generating employment include: retail land uses. The hotel conference/town center, the winery, the golf and tennis clubs, the health spa and restaurants. Other employment generators in Phase 1 include public services (water treatment plants and maintenance center). ~~The long-term sewage treatment plant located east of Diablo Grande Parkway in the Entry Area will also provide some public employment.~~ Fire and Sheriff's Department stations, expected to be located in or near the Town Center, will further provide employment opportunities. A substantial amount of temporary construction employment will also be generated over the next 25 years.

Road System

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

7.01.2 OPEN SPACE PLAN

The Phase 1 Open Space Plan comprises approximately ~~1,093~~**1,387** acres or ~~47~~**60**% of the total 2,330 acre area. The Plan includes three major types of open spaces: parks and recreation areas, trails, vineyards and natural conservation areas and ponds. Management and habitat conservation plans have been prepared for some of these areas and are on file with Stanislaus County.

Parks and Recreation Areas

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

- **Golf Courses (Figure 27)**

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

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

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

LEGENDS WEST COURSE (BACKGROUND)



RANCH COURSE (FOREGROUND)



GOLF CLUBHOUSE

FIGURE 27

- **Swim and Tennis Club**

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

- **Parks**

~~Three~~ **Numerous** park areas are proposed in Phase 1 totaling ~~a minimum of 68~~ **about 86 36 acres**, including the active Community Park, Indian Rocks Park, and the passive Oak Flat Ranch park. **This approximately 86 acres is made up of localized small neighborhood parks (up to 28 acres or so), to be offered as a developer amenity but which may or may not be constructed with each subdivision and, as such, will not be counted towards the parks requirement; the historic Oak Flat Park located within the Diablo Grande Parkway loop and consisting of a minimum of 5 acres in size; the passive Indian Rocks Park (about 50 acres) at the southern end of the Phase 1 PDP, and the Community Park consisting of a minimum of 5 acres located near the south end of the Phase 1 PDP (the final location of this park has not yet been identified). There is a small park of approximately 1.21 acres located at the intersection of Vintner Circle and Grapevine Drive.**

~~Based on the~~ Table 3 population projections **for the project are** ~~of 2.4 persons per dwelling unit; however, population development is closer to the County General Plan estimate of 3.0 persons per dwelling unit. Using~~ ~~for the project, and the County's adopted park acreage requirement of 3~~ **three** acres per thousand population, the approximately ~~2000~~ **2,354** dwelling units in Phase 1 result in the need for about ~~14.4~~ **17-21.2** acres of total parkland. ~~Much of this 14.4 acres will be provided at the Community Park Site. About~~ **Approximately 9 to 11 acres of this parkland requirement will could be provided by hiking trails and about 8 10+ acres of park area within the project site in the active Oak Flat Park and Community Park (each at a minimum of five acres). The Phase 1 PDP shows about a 2.3-acre park in the Resort Center and about a** **an approximately 5.7 acre park near the existing Oak Flat Ranch barn.** ~~These parks will have a mixture of active and passive uses including some turf. The Oak Flat Park and Community Park will have a mixture of active and passive uses including some turf, and each park will be a minimum of 5 acres in size. The Community Park will be located at the south end of the project, and be located within approximately ¼ to ½ mile of a majority of the residences located at the south end of the Phase 1 PDP, and the location shall be subject to Parks Director or designee approval. It is also expected that individual development proposals may be provide park facilities for their residents. Since this a private project with all private facilities, the intent is that each resident have access to park acreage acreage consistent with the County requirements, but recognizing that parks in certain areas of the development may not be accessible to all project residents.~~

While up to half of the park area may be made up in trails, park credit will be given to trails based upon their meeting minimum design criteria, which would include some trails being ADA accessible, and appropriate rest areas, benches, water faucets, kiosks or restrooms, signage and other park features provided to enhance the trails. Trail design will occur in concert with the County Parks Department. The Oak Flat Park and Community Park will provide a minimum of ten (10) acres of park, but may need to be larger, if trail credit for parkland goes below eleven (11) acres. Community parks will provide the following amenities: Restrooms, open lawn area the size of a soccer field or baseball field at

minimum, Tot Lot play area designed for ages 2-5, Playground designed for ages 5-12, picnicking facilities, and other amenities such as irrigation, ADA pathways, drinking fountains, trees, landscaped areas, benches, BBQs, and lighting. Before the construction of the Community Park, a recalculation of the park area requirement will be made based on the likelihood that all 2,354 units will be constructed. If it becomes clear that substantially less than 2,354 units will be constructed at full buildout of the Phase 1 PDP, the required park area will be adjusted to match the actual development and population, as approved by the Park Director or designee.

Park Standards:

1. The provision of developed trails may be provided incrementally as the Phase 1 PDP develops. The park area will be provided by a mixture of developed trails and the Oak Flat and Community Parks; area credits will be determined by the County Parks Department.

2. Within six months of Board of Supervisors approval of the Diablo Grande 2016 Specific Plan Amendment, a draft Oak Flat Park Plan shall be submitted to the Parks Department for the Oak Flat Park and 50% of the trail system. The Plan shall identify a preliminary design, construction schedule, and financing strategy for the Oak Flat Park and trails. Prior to approval of the first new subdivision map, a final Oak Flat Park Plan identifying the final design, construction schedule, and financing strategy for the Oak Flat Park and remaining 50% of trails, shall be submitted to the County Parks Department to be approved by the Parks Director or designee. The construction of Oak Flat Park and 50% of the trails shall begin within six to twelve months of final map approval and/or adjacent infrastructure construction (roads to the park and water and sewer services), or as approved by the Parks Director or designee.

3. Prior to approval of any new subdivision maps, the Parks Director or designee shall evaluate the need for the Community Park Plan based on the proposed number of lots and the existing population at Diablo Grande. The Community Park Plan, as approved by the Parks Director or designee, shall include the final design, construction schedule, and financing strategy for the Community Park and remaining 50% of trails.

4. Conditions of Approval will be added to future subdivision maps to ensure compliance with the approved Parks Plan(s).

The County Parks Department will have the ability to make minor modifications to these parks standards, without a Specific Plan Amendment being required, so long as the overall intent of the standards are met.

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

- **Community Park**

~~The proposed 6.5 acre Community Park straddles is adjacent to Salado Creek at the gore point south end of the looped Diablo Grande Parkway. The area east of Salado Creek will accommodate a baseball field or soccer field, while the land west of the creek can be used for~~

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

- **Oak Flat Ranch Park**

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

- **Indian Rocks Park**

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

Vineyards

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

Natural Conservation Areas and Ponds

The third general category of open space in Phase 1, natural conservation areas and ponds, provides for the conservation of creekways and hill areas, and provides enhanced water habitats. Approximately 40 acres of riparian corridor is conserved along Salado Creek, while lesser creekways such as North Salado Creek ~~will be~~**is** incorporated into the open space system of the ~~two proposed~~ golf courses in large part. Approximately ~~582~~**1,015** acres of hill area natural scenic open space is being conserved, representing ~~44~~**25**% of the total Phase 1 area. These hill area scenic open spaces will accommodate both the conservation of wildlife and oak woodland habitat. They further provide a natural backdrop to future development of the valley floor in the Oak Flat Village. Within the creekways and the hill conservation areas, the vast majority of existing oaks in Phase 1 will be protected. There are 12 ponds provided as part of the development of the two golf courses; six on each. **With the closing of The Legends Golf Course, six (6) of those ponds may be integrated into project open space or reclaimed as appropriate.** Four smaller ponds have been preserved as has the "Frog Pond" at the Village Entry.

7.01.3 CIRCULATION PLAN

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

Major Roads

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

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

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

As Diablo Grande Parkway is a private roadway on-site, and replaces sections of Oak Flat Road, which historically served some of the properties to the west of Diablo Grande, access to those properties that have historic legal access via Oak Flat Road will be maintained.

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

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

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

- **Major Collectors**

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

- **Minor Collectors**

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

There are also three minor collector streets stubbed to the northern edge of Phase 1 that will be extended to the Copper Mountain Village in Phase 2. There include Copper Mountain Road, Perrett Road and an unnamed road opposite the proposed golf course corridor. These three roads will be designed to hillside standards. (See Figure 16). Since this Village is planned to

have but 400 single-family dwellings on large lots, none of these streets would appear to need major collector status.

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

Electric Car/Cart System

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

Other Transportation Alternatives

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

- **Minor Collectors**

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Other Transportation Alternatives

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

- **Bus/Van Services**

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

- **Rideshare Parking**

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

- **Helispot**

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

- **Riding and Hiking Trails**

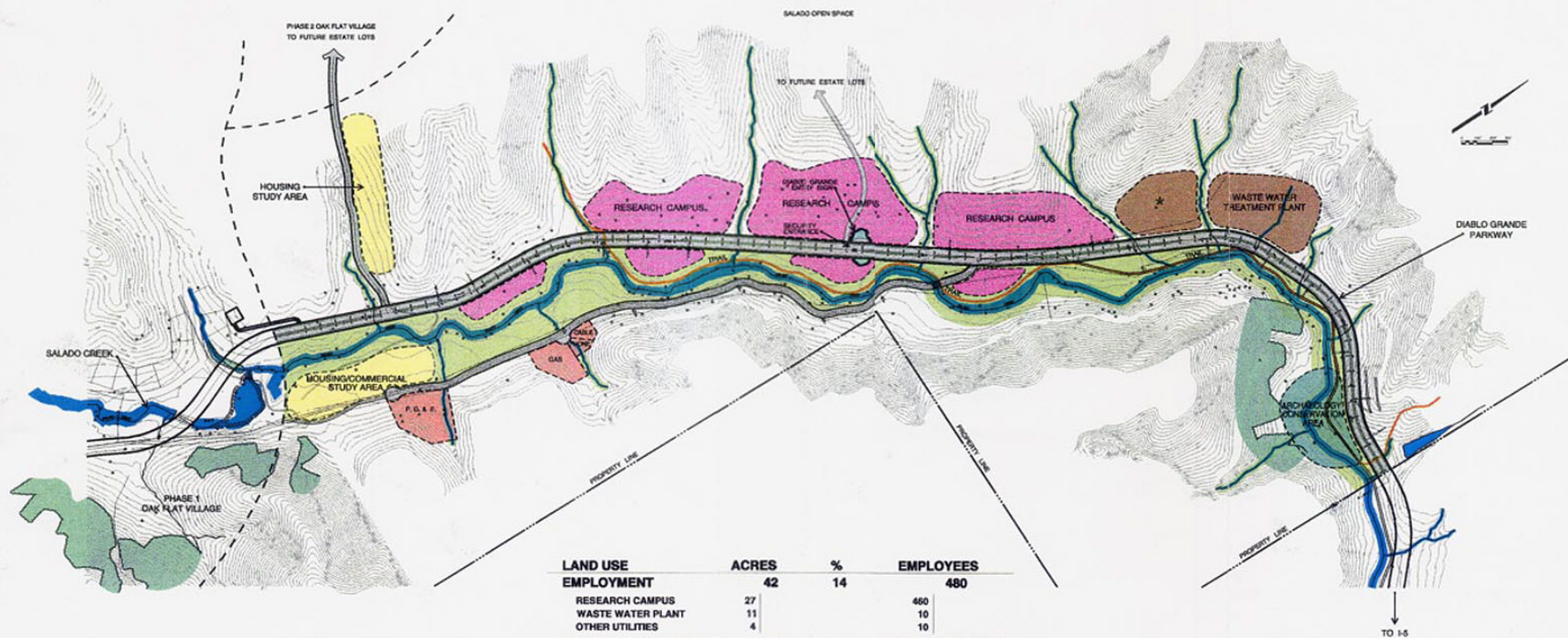
As described in Open Space Plan discussion, the primary riding and hiking trail access to the Salado Conservation Area will be provided in Phase 1. These trails will also allow future connections to the comprehensive trail system in the other open space areas. Lesser trail links will be provided in the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

7.02 ENTRY AREA PLAN (See Figure 28)

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

FIGURE 28

DIABLO GRANDE



LAND USE	ACRES	%	EMPLOYEES
EMPLOYMENT	42	14	480
RESEARCH CAMPUS	27		460
WASTE WATER PLANT	11		10
OTHER UTILITIES	4		10
HOUSING STUDY AREAS	10+	3	35+ dwelling units
OPEN SPACE (Salado)	255	83	
CREEKSIDE AREA (a)	50		
HILLSIDE CONSERVATION (b)	215		
TOTAL ENTRY AREA	307	100	
(a) Average 250 ft. Corridor			
(b) Average 1,200 ft. Corridor			

* RESEARCH CAMPUS ALTERNATIVE

ENTRY AREA PLAN



THOMPSON-HYSELL
ENGINEERS, INC.

IN RE: ...
DATE: ...
BY: ...
FOR: ...

7.02.1 EMPLOYMENT AREAS

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

7.02.2 HOUSING

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

7.02.3 OPEN SPACE

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

8.0 REPORT PREPARATION

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