

Section III: Public Policy Considerations

- A. Riverside County Comprehensive General Plan
- B. Resources Elements
- C. Public Facilities Element
- D. Constraints Elements
- E. Housing Element
- F. Other public policies influencing property

Section III. PUBLIC POLICY CONSIDERATIONS (Revised 4/28/86)

The body of policies directly influencing the Tesoro project are found within the Riverside County Comprehensive General Plan and Elements thereof.

Other public land use policies which may influence this project are those of:

1. San Bernardino County, partially contiguous to the Mission Creek property; and
2. Federal lands under the jurisdiction of the Bureau of Land Management (BLM), which surround the property.

These public policy considerations and requirements will be discussed in this section.

A. RIVERSIDE COUNTY COMPREHENSIVE GENERAL PLAN

Riverside County land use policies applicable to the Mission Creek property are contained in the Comprehensive General Plan (CGP), adopted March 6, 1984. This plan combines previously adopted plans and elements into a comprehensive set of policies to guide future growth. Portions of the following discussion will refer to earlier plans and elements operative at the time the original Specific Plan / Environmental Impact Report was prepared (October 1, 1983). These earlier policies contributed to the formulation of Tesoro Developmental Policies for this specific plan and are included for clarity and consistence.

The Western Coachella Valley Plan (WCVF), adopted December 31, 1985, provides additional land use policies that address the unique concerns and needs which exist in the Plan area, such as land use policies for resort developments. The WCVF is an integral part of the Comprehensive General Plan, facilitating the implementation of the policies and programs of that Plan.

The system for allocating land use for the Tesoro project is described under the 4 step Land Use Determination System of the CGP. Only those portions of the system which apply will be noted together with applicable policies or process description. The components of this system are outlined below and will be followed in the determination of consistency between General Plan policies and Developmental Policies of the Tesoro Specific Plan.

Land Use Determination System

- I. Open Space and Conservation Map Review
 - 1. Identify open space land use categories
 - II. Review of Environmental Hazards, Resources and Urban Facilities
 - 1. Composite Hazards Map
 - 2. Composite Resources Map
 - 3. Urban Facilities Considerations
 - III. Land Use Planning Area Profiles
 - 1. Western Coachella Valley
 - a. population and housing
 - b. land use potential
 - c. land use constraints
 - IV. Land Use Category Review and Land Use Determination
 - 1. Resort Development
-

I. Open Space and Conservation Map Review

The Open Space and Conservation Map designates those areas within the County for which specific land uses are adopted. Figure III-1 is a reproduction of this map for the project area and surrounding region. Shaded areas are within the "Mountainous Areas" designation of the Open Space and Conservation Program.

Mountainous areas are described as "Areas of greater than 25% slope. The mountainous areas include those lands which because of steep slopes, poor soils, lack of water, lack of access, lack of utilities and their remoteness

are generally not suited for lot sizes less than ten acres. These areas are often heavily brushed and constitute potential fire hazards and are important in relation to water conservation, plant and animal habitat, conservation of mineral resources, recreation, and the conservation of air."

The Open Space policies call for limited recreation uses and limited residential use at 1 dwelling per lot with minimum lot size of 10 acres.

Figure III-2 shows the generalized mountainous and urban areas proposed in the Tesoro Specific Plan.

Comparison of the two diagrams indicates that there is a reasonably close correspondance between the mountainous designation of the General Plan and wildlands as designated on the Tesoro Specific Plan. The difference is accountable by differences in specificity and scale of the two maps. Examination of Figure III-2 shows that contiguous landforms of rugged and remote terrain above 25% slope are reserved from urban development along a reasonable topographic and landform boundary.

960 acres of wildlands in Sections 13 and 14 have been exchanged with the Bureau of Land Management (BLM) for holdings in Sections 11 and 18. These wildlands will be restricted to open space use with the possibility of inclusion in the Whitewater Canyon Area of Critical Environmental Concern. These exchange areas are shown on Figures III-1 and -2.

In addition, all Wildlands are buffered by areas of Natural Habitat designation within the Tesoro Specific Plan. These natural habitat areas which surround urban land uses are of variable width and function as an open space resource to provide a high desert landscape setting for the community.

All urban land use areas are confined to suitable terrain with less than 25% slope.

II. Review of Environmental Hazards, Natural Resources and Urban Facilities

The composite hazards and resources maps from the Comprehensive General Plan (CGP) and the Western Coachella Valley Plan (WCVP) are reviewed in the following two tables. All hazards and resources have been identified and are addressed through Developmental Policies of the Tesoro Specific Plan. Reference is given to the Environmental Impact Review document by section and page.

Table III-1. Review of Composite Hazards (Figure 30, CGP)

<u>hazard</u>	<u>potential</u> <u>constraint</u>	<u>Developmental</u> <u>Policy reference</u>
<u>Seismic Safety</u>		
Alquist-Priolo Study Zone	yes	Sec. II-26,27
Liquefaction Hazard	yes	Sec. II-33,37
Mountainous Areas	yes	Sec. II-17,19; II-145,159;
Blowsand Hazard	no	not applicable
100 year Floodplains	yes	Sec. II-44,47;
Airport Noise Hazard	no	not applicable
Landfill Sites	no	not applicable
Fire Hazard Areas	yes	Sec. II-65,68; II-45,47

Table III-2. Review of Composite Resources (Figure 32, CGP)

<u>resource</u>	<u>potential</u> <u>resource</u>	<u>Developmental</u> <u>Policy reference</u>
Agricultural Lands	no	not applicable
Rare or Endangered Wildlife	yes	Sec. II-68,77
Rare or Endangered Plants	no	not applicable
Wind Energy Potential	no	not applicable
Scenic Highway Corridor	yes	Sec. II-38,39
Historic Preservation District	no	not applicable
Archaeological Resources	yes	Sec. II-79,81

Mission Creek Property Boundary Map



Wildland Areas - areas of rugged and remote terrain corresponding to Mountainous Areas of the Open Space & Conservation Map.

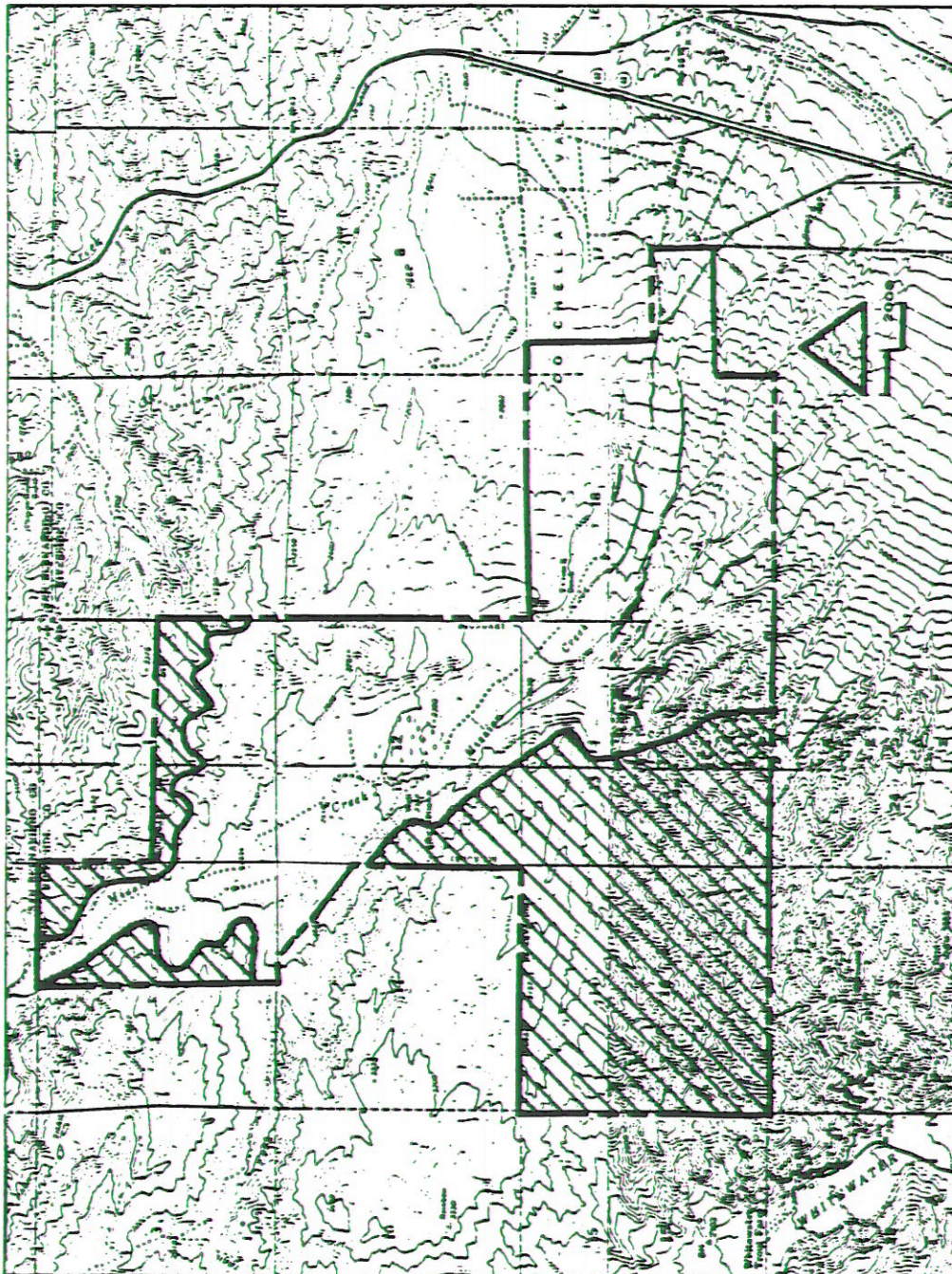
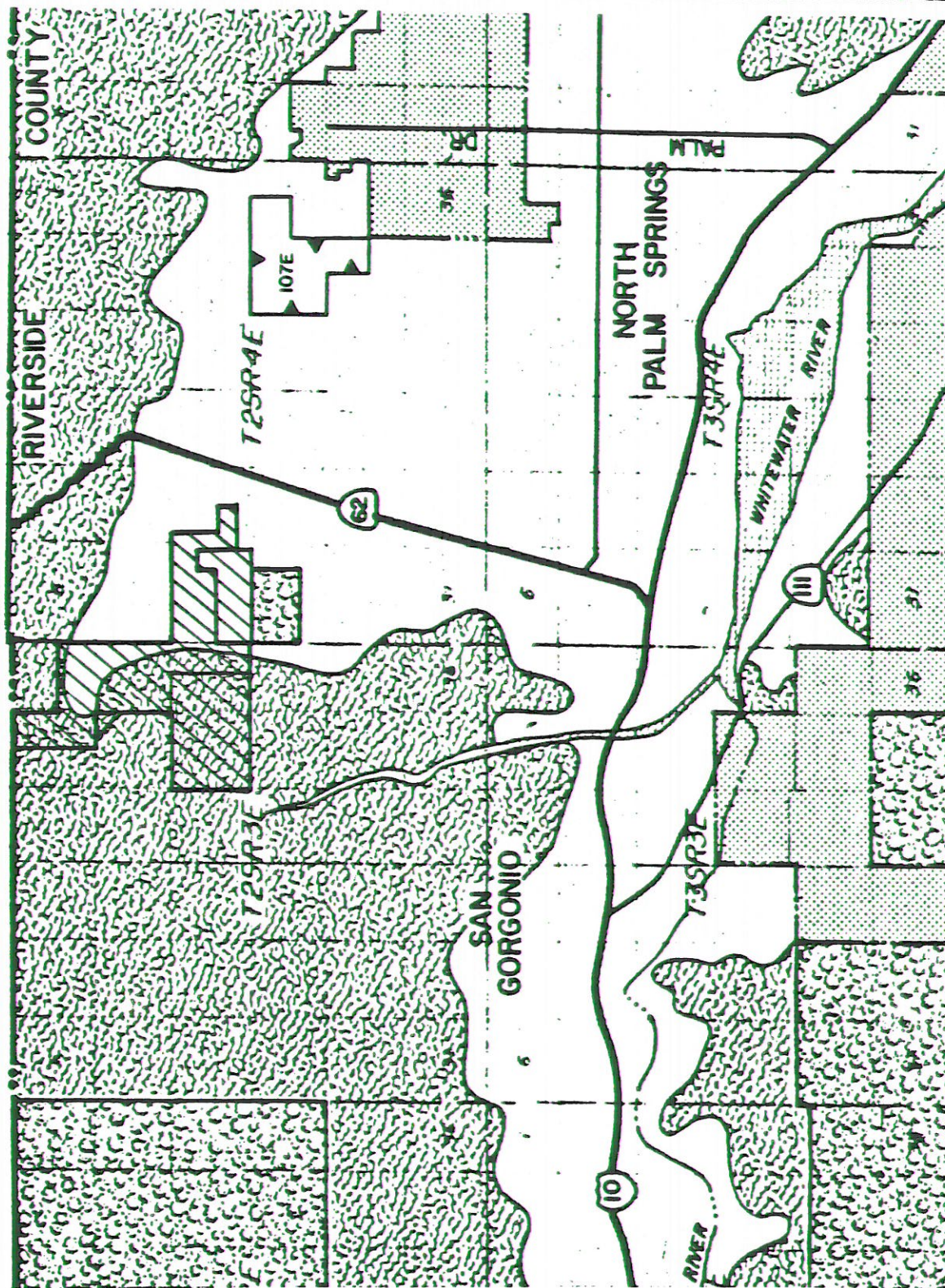
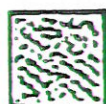


Figure III-2



Portion of the CGP Open Space & Conservation Map



Mountainous Areas



Mission Creek Property

Figure III-1

TESORO DEVELOPMENT PLAN

William E. Ruppert
1231 Washington Avenue, Albany, Ca
91705 De La Cruz Blvd., Santa Clara, Calif

WILLIAM E. RUPPERT
1231 Washington Avenue, Albany, Ca
91705 De La Cruz Blvd., Santa Clara, Calif

A brief summary of environmental hazard and resource issues is given in Section IV. Project Design Goals / Objectives / Strategies. These issues are grouped into the following categories and can be referred to for further description.

Environmental Hazards - includes seismicity safety, flooding, and fire (pp. IV-1 to -2).

Watershed Protection - includes major topographic features (pp. IV-2 to -3).

Biological Resources - includes vegetation and wildlife (pp. IV-3 to -5).

Cultural Resources - includes historic and prehistoric resources (pp. IV-5).

Urban facility issues have been addressed in the Environmental Impact Report document. All urban facilities and services will be provided at the Category II level including emergency life saving services. Reference to these issues is given in the following table.

Table III-3. Review of Urban Facilities and Services

facility or service	provider/agency	Developmental Policy Reference
Water supply	Ditz-Crane/DHSCWD	Sec. II-91,92
Sewage Disposal	Ditz-Crane/DHSCWD	Sec. II-95
Fire Protection	Ditz-Crane/RCFD	Sec. II-96,97
Police Protection	Ditz-Crane/RCSD	Sec. II-98
School Services	Banning/PS SD's	Sec. II-102
Health Services	regional services	Sec. II-104
Circulation	Ditz-Crane/RCRD	Sec. II-121,122
Storm Drainage	Ditz-Crane/RCFD	Sec. II-124
Solid Waste Disposal	Cabazon Disposal	Sec. II-124
Utilities	regional services	Sec. II-128

III. Land Use Planning Area Profile

Western Coachella Valley Planning Area

Growth Forecasts:

The 1980 population of the Upper Coachella Valley Planning Area was 18,945. The CGP population estimated for 5 year increments to the year 2000 are given below together with housing unit forecasts.

	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Population	18,945	23,093	27,323	31,312	34,974
Housing units	15,169	18,132	21,162	23,986	26,576

Tesoro will contribute up to 2,400 seasonal residents at full development based upon an average household population of 2.0 persons (comparable to Indian Wells with an average population of 1.89 persons).

Market Profiles projects an annual housing demand for the Coachella Valley of 3600 units through the year 1990 (see Section II-140,144 for full descriptive). This figure includes permanent and seasonal use, although most of the luxury housing (>\$100,000) is being purchased by second home buyers for vacation and/or recreational use.

Tesoro will contribute approximately 200 to 300 dwelling units per year over a projected five to seven year build-out period towards this luxury housing market.

Land Use Potential:

While most of the growth potential will occur in or adjacent to cities within this planning area, the Mission Creek property provides an opportunity for development of a relatively self-contained destination resort. These resort communities have provided a significant contribution to the economic growth of this region. As stated above, the demand for high quality recreational developments and resort communities is substantial and will continue to increase.

The location and physiography of the Mission Creek property make it a unique recreational resource within the Coachella Valley. Tesoro is planned as a fully appointed luxury destination resort community.

Land Use Constraints:

The need to provide water, sewer and energy services are considerations which have been addressed in Section II, pp. II-87 to -95 and II-126 to -129. Both the water and sewer systems will be constructed by Ditz-Crane and turned over to the Desert Hot Springs County Water District (DHSCWD) for operation.

Natural gas will be provided to reduce the need for electricity. Other energy conservation measures will be implemented as described in Section II-171 to -173.

IV. Land Use Category Review and Land Use Determination

RECREATIONAL RESORT COMMUNITY

This development category is established in the WCVF to recognize the resort recreational values of the Coachella Valley. The following discussion briefly describes how the Tesoro project satisfies the policies and standards of a recreational resort community. WCVF policies and development standards for this category are listed below followed by Developmental Policies of the Tesoro Specific Plan (TSP):

- a. A project shall consist of at least 640 acres (WCVF).
Tesoro contains approximately 2,400 acres.
- b. Overall density shall be 0-3 dwelling units per acre (WCVF).
Tesoro will be a resort community of up to 1,200 dwelling units plus a 250 to 300 room destination resort hotel. Residential land uses within valleys and lower slopes will be clustered into villages, as shown on the Specific Plan of Land Use. Site specific densities, i.e., village densities, will average 3 to 6 units per acre with maximum densities up to 8

units per acre adjacent to resort facilities. Residential land uses on elevated fans or in upper valley slope positions will be selected on a site by site basis at an average density of 0.5 to 1.0 units per acre with maximum densities up to 4.5 units per acre (TSP).

- c. Hotel units shall be calculated as part of the overall density but shall not exceed 50% of the total number of units (WCVP).
Hotel units account for less than 20% of the total number of units.
- d. Units must be designed in cluster arrangements or villages to maximize both natural and recreational open space. Significant natural features shall be preserved in natural open space. Project shall contain no less than 50% of the gross acreage for natural-recreational open space (WCVP).

The Mission Creek property will be developed as a master-planned destination resort community to provide a living environment compatible, and in harmony with, surrounding open space and wildlands. Wildlands and natural habitat areas will be conserved and managed, where appropriate, for the full enjoyment of future residents (TSP).

Tesoro is designed on a village concept with clusters of residential, resort hotel and recreational facilities confined to approximately 500 acres. Significant features, such as the marsh, channels, wildlands and natural habitat areas are preserved in the natural open space system. Over 70% of the Mission Creek property will be retained in open space for natural habitat and recreational uses (TSP).

- e. Housing must be intended primarily for seasonal or part-time residency (WCVP).

Tesoro will be a destination resort community similar in many respects to a new town or small community. It differs however in the character of residential and resort use which is a seasonal recreational use and not permanent in occupancy or use.

- f. A resort development may contain a variety of support services, i.e., stand alone characteristics (WCVP).

Tesoro will be relatively self-sufficient in services and facilities, such as roads, water and sewer built to County requirements. In addition, neighborhood commercial uses, fire protection and security services will be provided (TSP).

- g. A resort development must contain internal passive and active recreational facilities, such as tennis, golf, bike trails, etc (WCVP).

Tesoro will be designed as a self-contained destination resort community providing a living environment oriented towards outdoor recreational activities, such as golf, tennis, swimming, horseback riding, hiking and nature study. A major focus of these resort activities will be centered in the country club. A small neighborhood commercial center is planned adjacent to the resort hotel to serve the convenience shopping and service needs of the community (TSP).

Residential uses will be clustered into village neighborhoods with the necessary support facilities within each village or in close proximity (TSP).

- h. A resort development must provide public services and facilities at the Category II level including emergency life saving services (WCVP).

Tesoro will provide urban services and facilities at the Category II level, as described in Section II. These include water, sewer, roads, storm drainage improvements, as well as fire, utility and security services. Emergency life saving services are currently provided in Desert Hots Springs (Springs Ambulance Service) well within the 15 minute response time required. In addition, heliport facilities will be provided at the fire station for emergency purposes (TSP).

- i. A resort development must provide for on-site employee housing or off-site housing affordable to resort service workers (WCVP).

Approximately 300 full and part time workers will be employed at Tesoro. Up to 75 housing units, ranging from attached dwellings and apartments to group quarters, will be made available to workers within the community (TSP).

- j. Resort development proposals will generally require a special plan for financing of urban improvements and facilities (WCVP).

All requirements for urban improvements and facilities will be met through the specific plan process. Improvements and facilities required by this resort development will be provided by the developer with continued operation and maintenance provided by appropriate entity, such as Improvement District, County Service Area or the Tesoro Property Owners Association (TSP). Full description of all necessary urban facilities and appropriate financing mechanisms is given in Section II.

- k. A resort development project must be submitted as a specific plan of land use accompanied by an environmental impact report which meets all County and State requirements (WCVP).

The Tesoro project has been submitted as a specific plan (#170) and accompanied by an environmental impact report (#163).

B. Resource Elements

1. Land Use

Land use policies have been discussed in the sub-section above, in the context of adopted areawide general plans. The following section discusses policies from earlier adopted resource elements recognized in the specific plan process.

2. Open Space and Conservation Elements of the Riverside County General Plan

a. Introduction

The Open Space and Conservation Elements were adopted in June 1973 as a single document. These elements provide a statement of goals and policies to "define the direction and character of future development, open space, and conservation, and to establish courses of action necessary to attain the desired development and quality of the environment in Riverside County." The goals and policies of this document are an integral part of all area general plan policies of the County for future growth to 1990.

b. Goals

"The following broad planning goals, which have been accepted for the area general plans, are offered as a foundation upon which the open space and conservation goals may be based:

1. To create and preserve the best possible living environment for all inhabitants.
2. To attain an urban pattern which is orderly, convenient, and efficient, and which can be economically provided with needed public services.
3. To achieve a well-balanced and diversified economy, to assure a variety of economic opportunities for all members of the work force.
4. To assure equal opportunities for education, recreation, housing, and health care for persons of all social, ethnic, and economic groups.
5. To preserve open space; conserve or wisely use natural resources; and protect outstanding geographic features.

6. To protect and enhance the quality of the physical environment - particularly in regard to air, water, noise, litter, and visual amenities."

c. General Policies

The general policies of the original Open Space and Conservation Elements are almost identical with the goals of the CGP and WCVP discussed in previous paragraphs of this section.

d. Specific Goals and Policies of Open Space and Conservation Elements

The goals and policies of these two elements will be described and analyzed separately in the following sections. While inter-related, each element stands as an independent set of goals and policies.

e. Open Space Goals of General Plan Element

"To preserve and maintain an open space system which will permit production of food and fiber, conserve natural resources, preserve scenic beauty, define urban form, provide open space for outdoor recreation, provide public safety, and protect health."

f. Applicable Open Space Policies

Numerous County open space policies are applicable to this project. Many are inter-related and for convenience are grouped into five (5) categories for discussion:

1. Policies related to the concentration of development
2. Policies related to recreational use
3. Policies related to unique biological resources
4. Policies related to development guidelines
5. Policies related to development requirements

Policies related to the concentration of development

1. "THE OPEN SPACE CHARACTERISTICS OF THE COUNTY, INCLUDING THE RIVERS, THE MOUNTAINS, THE DESERT, AND THE AGRICULTURAL LANDS, SHOULD BE CONTROLLED SO THAT PREMATURE AND INDISCRIMINANT DEVELOPMENT WILL NOT OCCUR."
2. "POLICIES AND PROGRAMS WHICH IMPLEMENT THE CONCEPT OF EXTENDING URBANIZATION CONTIGUOUSLY FROM ESTABLISHED URBAN CENTERS RATHER THAN ALLOWING SCATTERED DEVELOPMENT SHALL BE ENCOURAGED AND SUPPORTED."
3. "THE PREMATURE EXTENSION OF PUBLIC SERVICES, FACILITIES, UTILITIES, AND OTHER CAPITAL IMPROVEMENTS FOR URBAN USES INTO OPEN SPACE SHALL BE DISCOURAGED."

a. Description

The first two of these policies are concerned with what is often termed "skip-out development". i.e. development which is established outside of, but near, existing urban centers. Skip-out developments may be premature, indiscriminant, and/or scattered. They are often found in the outer regions of a community's sphere of influence where land values tend to be lower than values contiguous to urbanizing areas, yet close enough to benefit from the "drawing power" of that community.

The third policy relates to the financial problems skip-out developments often created by requiring large capital improvements in public services, facilities, and utilities to serve them.

b. Constraint and/or Opportunity

The question of whether the Tesoro project falls under the category of a skip-out development requires careful analysis. There is no question that this project is removed from existing urbanizing areas. The closest urban area is Desert Hot Springs some six road miles east of the site. Palm Springs lies southward over fifteen miles away. In fact, the site is not within the sphere of influence of any desert community.

Under the development program established, Tesoro will require, for the most part, the services, facilities, and utilities of a full community. These

include urban water system, wastewater system, roads, drainage improvements, fire protection, police protection, gas, electric and telephone services. Recreational facilities, including a full range of recreational activities and social-recreational facilities will also be necessary to achieve the program of a destination resort.

Whether this program meets the definition of a skip-out development hinges upon consideration of whether the Tesoro community can be viewed as premature, indiscriminant and/or scattered.

Premature Development

The question of premature development depends upon consideration of two factors:

- 1) market demand, i.e. is there a market for the community facilities and services which this development will provide;
- 2) land resource need, i.e. are there sufficient areas adjacent to existing urbanized areas which could provide the site for this type of community.

Market Demand

There is little question that a high market demand exists for the type of facility to be offered by Tesoro, (see Section II.C Market Analysis for full discussion). The Coachella Valley has sustained a continuing state of growth since its discovery as a desert resort area. Palm Springs is a world-renown resort city and has traditionally been popular as a winter area offering rest and relaxation for affluent visitors. Resort facilities of the quality proposed for Tesoro continue to be planned and built in planned developments and communities within the Coachella Valley, despite recent economic recessions. Economic progress, as indicated by taxable retail sales and occupied dwellings for the Palm Springs area, continue to grow at a sound annual rate as reported by the Palm Springs Convention and Visitors Bureau. The market demand for the resort amenities which this development will provide appears sound.

Land Resource Need

The question of land resource need is more difficult to evaluate. Currently there are undeveloped lands in and adjacent to most of the destination resort communities within the Coachella Valley, except perhaps in Palm Springs. These communities lie in a belt along Highway 111 between Palm Springs to the northwest and Indio to the southeast. Resort development activity has generally moved southeast from the area of Palm Springs to Rancho Mirage, Palm Desert, Indian Wells and Indio. While no detailed inventory of available lands has been undertaken it is assumed that some sites up to 800 and 1,000 acres in size exist in these areas. However, land resources within many of these areas are prime agricultural, or at least potentially productive lands, for intensive crop or orchard use. Adequate water resources are available for most of these sites and, in fact, considerable agricultural activity currently exists within many areas. These sites, if available or taken out of agricultural production, might be suitable for resort use of a type and character similar to currently existing or planned developments within this region. While it may be argued that sufficient land resources are at least potentially available in urbanizing areas, the Tesoro project proposes a unique resort experience.

The development program for Tesoro evolved as much out of a response to the site as to market demand. The Mission Creek property is a highly unique place. It is not comparable to any site within the Coachella Valley. The spatial framework and scenic amenities of the property are outstanding features which lend themselves to utilization as a setting for outdoor recreational activities. The isolated and hidden aspects of the site are among the attributes of the property which add a special "wildland" quality to the proposed resort community. Coupled with these unique attributes is an ideal climatic regime for a high desert living environment - warm winters and relatively hot, but not too hot, summers. Tesoro will contribute a totally different type of desert living environment to the resort experience within the Coachella Valley.

While undeveloped sites may exist in urbanizing areas, none are comparable to

the natural amenities offered by this site. In a sense, the timing of development for the Mission Creek property is independent of land resource need - there are no comparable sites within the region.

Indiscriminant Development

The question of indiscriminant development relates to whether the property offers suitable areas for developmental activities without creating physical hazards or destroying the natural resource amenity. 813 acres of this property have been evaluated as suitable for moderately intense urban land use activities. An additional 728 acres were found to be unsuitable for development because of various physical hazards and biological considerations. Almost 1,300 acres were withdrawn from consideration of developmental suitability and placed in a wildland use designation under the Tesoro Specific Plan. The terrain evaluation procedures followed in the physical planning process insured that ample consideration was given to the capability and suitability of terrain for land use activities. Indiscriminant use of the natural resource base of this property is not significant factor in open space policy consideration.

Scattered Development

The question of scattered development relates to whether the natural resource base of the Mission Creek property is utilized efficiently and economically. Scattered development tends to under-utilize land resources and is an outgrowth of poor planning and physical design. As stated in the preceeding paragraph, the evaluation procedures followed in the project insured that ample consideration was given the capability and suitability of terrain for land use activities. The clustering of use activities in more suitable areas reserved extensive portions of the property for open space use. The utilization of terrain of the the Mission Creek property appears very consistant with open space and conservation policies.

SUMMARY: Skip-out Development

In summary, if skip-out developments are characterized by attributes of premature, indiscriminant and scattered, the Tesoro project appears to be the special case of a project taking full advantage of a unique site. These special sites are rare in any given region.

The question of timing, which is difficult to evaluate, must be geared to both market demand and whether the project can provide the needed community services and facilities without placing a burden upon existing public services and facilities.

Premature Extension of Public Services, Facilities and Utilities

The question of premature extension of public services, facilities, and utilities to serve Tesoro also requires careful analysis.

Public services or improvements currently serving the Mission Creek property include:

- 1) Mission Creek Road, a County maintained road, providing access to the property from Highway 62.
- 2) Electric service
- 3) Telephone service
- 4) Mission Creek property is currently within the Desert Hot Springs County Water District

Tesoro development policy calls for the construction or improvement of the following community services and facilities:

- 1) Off-site improvement of Mission Creek Road from Highway 62 to the property at a full access road standard, including drainage improvements as necessary;
- 2) On-site construction of private roads and cartpath system;
- 3) On-site construction of a bridge structure across Mission Creek;
- 4) On-site construction or improvement of drainage facilities or devices as necessary;

- 5) Channel maintenance of Mission Creek including selected flood-proofing measures along channel banks where necessary;
- 6) On-site construction of domestic and irrigation water supply and distribution systems with off-site improvements, as necessary, to connect this system with the Desert Hot Springs County Water District system;
- 7) On-site construction of a sewage treatment facility;
- 8) Construction and equipment of a fire station on-site;
- 9) Establishment of a private security protection service;
- 10) Improvement of private recreational facilities, including country club, golf course, tennis and swim center, and other recreational facilities, as needed;
- 11) Development of a neighborhood commercial shopping and service facility to serve the Tesoro community.

Most of the services and facilities required for Tesoro will be provided by Ditz-Crane. The on-going operation and maintenance of these community services and facilities will be supported directly by the residents through Property Owners Association, County Service Area, and/or Improvement District. Tesoro will be self-sufficient in providing most of the necessary urban services and facilities, and will not require the extension or expansion of public services and facilities to support this community, as discussed in Section II.B.a.

Fiscal Considerations.

c. Utilization Measures

This project should recognize the policies relating to the concentration of development in areas suitable for urban land use activities and reserve adequate open space areas, conserving and managing the natural amenity resource base of the Mission Creek property.

Tesoro should be self-sufficient in providing most of the necessary community services and facilities to serve the residents of this community. Provisions should be made to ensure that the costs of operation and maintenance of these services and facilities accrue to the residents of this community and not to

the public-at-large. Private facilities should be operated and maintained by a Homeowners Association. These facilities should include all recreational and community oriented facilities, such as roads, drainage, security, and landscape management. An Improvement District should be formed to support the water and wastewater systems which will be turned over to the Desert Hot Springs County Water District for operation and maintenance. Mission Creek channel maintenance and water conservation improvements should also be supported by this Improvement District. A County Service Area should be formed to support the fire protection facility which will be turned over to the County Fire Department for operation and maintenance.

d. Tesoro Developmental Policy

1. "Development shall be concentrated in areas suitable for urban land use activities. Wildlands, channels, and natural habitat areas shall be preserved and managed as an open space resource."
2. "Tesoro shall be relatively self-sufficient in providing the necessary services and facilities to serve the residents of this community. Appropriate entities shall be created to insure that the cost of operation and maintenance of these services and facilities shall be borne by this community and not the public-at-large."

Policies Related to Recreational Use

1. "THE RECREATIONAL USE OF LANDS IN ENVIRONMENTAL HAZARD AREAS, SUCH AS FLOOD PLAINS AND GEOLOGICAL HAZARDOUS AREAS, SHALL BE ENCOURAGED AS LONG AS PUBLIC HEALTH AND SAFETY ARE NOT ENDANGERED."
2. "OPEN SPACE LANDS WHICH HAVE THE POTENTIAL TO PROVIDE IMPORTANT RECREATIONAL OPPORTUNITIES SHOULD BE PROTECTED CAREFULLY AND MANAGED WISELY."

a. Description

The first policy encourages the use of land unsuitable for development to be programmed for recreational use provided that the health and safety of the public will not be endangered. It promotes the efficient use of lands which

are often under-utilized and which, typically, are adjacent or near urban areas.

The second policy calls for the conservation and management of open space lands which have the potential for some recreational experience.

b. Constraint and/or Opportunity

The Mission Creek property contains over 700 acres of land classed as unsuitable for development because of environmental hazards. These areas include 194 acres in floodplain channels, 132 acres in an active fault setback zone, and 434 acres in steep hillslopes. In addition, 1,300 acres have been placed in a "wildland" designation as an open space reserve.

A portion of the area in floodplain channels and active fault setback zone is appropriate for outdoor recreational activities. These are areas in and adjacent to the valley floors and slopes of Mission and Echo Creeks.

Areas classed as "wildlands" may be appropriate for hiking or horseback riding. Some areas within the Mission Creek property will require some level or intensity of land management of both biological and earth resources.

c. Utilization Measures

Appropriate areas within the floodplain channels and active fault zone should be programmed for recreational or open space use subject to both land resource management and community development objectives.

Some areas are not appropriate for use because of sensitive biological resources. e.g. bighorn sheep transition areas, prairie falcon nesting sites, etc.

d. Tesoro Developmental Policy

1. "The recreational use of lands in floodplain channels and active fault setback zones shall be encouraged provided that such use shall not endanger the health or safety of residents and that such uses shall not interfere with land resource management goals."

2. "Appropriate lands shall be conserved and managed under a program of land resource management which may include the following:
 - a. Landscape-habitat management
 - b. Wildland-structural fire management
 - c. Water resource management
 - d. Channel maintenance
 - e. Amenity resource management

Policies Related to Unique Biological Resources

1. "OPEN SPACE AREAS OF UNIQUE, REPRESENTATIVE, OR FRAGILE ECOLOGIES NEEDED FOR EDUCATION OR SCIENTIFIC RESEARCH SHOULD BE CONSERVED."
2. "THE DEVELOPMENT OF A COORDINATED SYSTEM OF RECREATIONAL, SCENIC, SCIENTIFIC, CULTURAL, AND NATURE-ORIENTED OPEN SPACES AND LINKAGES SHALL BE ENCOURAGED."

a. Description

The first policy encourages the conservation of unique biological resources while the second encouraged the utilization of those resources for use and/or enjoyment in a systematic manner.

b. Constraint and/or Opportunity

The biological resources of the Mission Creek property have been inventoried and evaluated in the MEA and are discussed in Section II. Environmental Considerations. Unique flora and plant communities include the following:

- 1) Fern flora
- 2) Marsh
- 3) Cactus scrub

Endangered or sensitive fauna and wildlife habitat include the following:

- 1) Least Bells Vireo
- 2) Desert Bighorn
- 3) Desert Tortoise
- 4) Prairie Falcon
- 5) Summer Tanager
- 6) Wetland Habitat

Open space areas reserved are included in the following land use designations of the Tesoro Specific Plan:

- 1) Wildlands
- 2) Channels
- 3) Marsh
- 4) Natural Habitat
- 5) Golf Course
- 6) Recreation

These open space areas amount to approximately 2,500 acres.

c. Utilization Measures

Open space areas containing endangered, sensitive, or unique biological resources should be conserved and managed for the enjoyment of future residents. Educational or scientific use of these resources should be encouraged provided that such use is consistent with the objectives of the land resource management program.

Development of natural habitat corridors linking open space areas should be an integral part of the Tesoro Specific Plan. Every effort should be made to coordinate land management objectives for wildlands with BLM's objectives for the adjacent public areas.

d. Tesoro Developmental Policy

1. "Open space areas of endangered, sensitive, or unique biological resources shall be conserved and managed for the enjoyment of future residents and accessible for educational and scientific purposes provided that such use is consistent with the objectives of land resource management."
2. "Open space corridors shall be developed and managed throughout the property for wildlife habitat, recreational, and amenity resource purposes."

Policies Related to Development Guidelines

1. "AREAS SUBJECT TO FLOODING, FIRE HAZARD, EARTH SLIPPAGE, AND OTHER NATURAL HAZARDS SHOULD BE CAREFULLY REGULATED."
2. "DEVELOPMENT ON FLOODPLAINS AND IN FLOOD HAZARD AREAS SHALL BE PROHIBITED OR RESTRICTED PRIOR TO INSTALLATION OF FLOOD CONTROL AND DRAINAGE FACILITIES."
3. "URBAN DEVELOPMENT ADJACENT TO PUBLICLY-OWNED OPEN SPACE LANDS SHOULD BE DEVELOPED IN A MANNER WHICH WILL NOT CONFLICT WITH PUBLIC OPEN SPACE USES."

a. Description

The first two policies relate to controlling development in environmentally hazardous areas, such as floodplain channels, active fault zones, potential fire hazard areas, unstable rock areas, and other hazardous areas.

The third policy guideline relates to considerations of compatibility with public lands programmed for open space use. Such public land management programs exist in areas contiguous to the Mission Creek property. An Area of Critical Environmental Concern (ACEC#35) has been established in Whitewater Canyon adjacent to Section 14 and a Wilderness Study Area (WSA 218A) is under consideration within the same general area. The Pacific Crest National Trail traverses terrain west of the Mission Creek property as discussed in Section II.A.1. Land Use.

b. Constraint and/or Opportunity

Environmentally hazardous or potentially hazardous areas have been identified and investigated within the Mission Creek property. These hazards include floodplain channels, active fault zone, wildland fire potential, unstable rock, and steep hillslopes. Most areas have been evaluated in the MEA as discussed in Section II. Environmental Considerations. Structural land use activities have been excluded from these areas or provision made to control potential hazards.

Areas adjacent to sensitive public lands have been designated as wildlands to

protect the biological resources and scenic amenities of these open space lands.

c. Utilization Measures

Restrictive measures should be taken to insure that environmentally hazardous areas are fully protected from encroachment or subsequent land use activity which would be detrimental to the health or safety of future residents.

Areas adjacent to ACEC #35 and WSA 218A should be appropriately restricted, if necessary, to insure that these sensitive open space areas are fully protected. Every effort should be made to co-ordinate land management objectives of Ditz-Crane with those of BLM for wildlands adjacent to sensitive habitat or wilderness areas and the Pacific Crest Trail.

d. Tesoro Developmental Policy

1. "Environmentally hazardous areas, such as floodplain channels, active fault zones, unstable rock areas, and steep hillslopes shall be appropriately restricted from structural use or detrimental activities through implementation procedures for this Specific Plan. Recreational use of appropriate areas shall be encouraged provided that such uses shall not endanger the health or safety of residents."
2. "Every reasonable effort shall be made to co-ordinate Tesoro land resource management objectives with the land management objectives of BLM's Area of Critical Environmental Concern, Wilderness Area (if adopted) and the Pacific Crest National Trail."

Policies Related to Development Requirements

1. "PROPOSERS OF DEVELOPMENT IN OPEN SPACE AREAS SHALL DEMONSTRATE THAT NO SIGNIFICANT ADVERSE IMPACT WILL BE CREATED WHICH WOULD DETRACT FROM DESIRABLE QUALITIES OF THOSE AREAS."
2. "SUBSTANTIAL DEVELOPMENTS WITHIN THE DESIGNATED OPEN SPACE AREAS SHALL BE DEVELOPED PURSUANT TO A SPECIFIC PLAN OF LAND USE OR CONDITIONAL USE

PERMIT, OR BOTH IF APPROPRIATE IN A PARTICULAR SITUATION, TO ENSURE THAT THE DEVELOPMENT IS PROPERLY PROTECTED FROM BLOW SAND, WIND EROSION, FLOODING AND OTHER PHYSICAL PROBLEMS, TO ENSURE THAT THE DEVELOPMENT CAN PROVIDE THE NECESSARY SEWAGE DISPOSAL, WATER SUPPLY, AND SIMILAR FACILITIES, AND TO ENSURE THAT THE DEVELOPMENT FITS WITHIN THE CONCEPT OF MAINTAINING OPEN SPACE THROUGH THE USE OF PLANNED DEVELOPMENTS THAT INTEGRATE OPEN SPACE INTO THE DEVELOPMENT."

a. Description

These policies relate to the County's goal of maintaining an open space system under a multiple use concept. Substantial developments within these open space areas shall be subject to Specific Plan, conditional use permit and/or Environmental Impact review procedures.

b. Constraint and/or Opportunity

The Master Environmental Assessment procedure followed by Ditz- Crane thoroughly investigated and studied significant terrain conditions within the Mission Creek property.

c. Utilization Measures

This Specific Plan/EIR provides the framework for detailed analysis of development proposals to ensure that these planning considerations and issues are properly evaluated.

d. Tesoro Developmental Policy

Specific developmental policy is not applicable, as these open space policies relate to requirements for processing and review by the County. This Specific Plan/EIR satisfies these planning requirements.

Summary of Open Space Policies

Of the twenty-two (22) adopted Open Space Policy statements, twelve (12) were found applicable to this project. These were grouped into five (5) categories

for review, analysis, and formulation of Developmental Policy for the Tesoro Specific Plan. The developmental policies of this Specific Plan meet the goals of the Open Space Element, by detailing specific actions which will be taken to preserve and maintain an open space system within this property.

g. Conservation Goals of General Plan Element

"To manage the development and use of natural resources in the County in a manner that will protect and enhance the quality of the total environment."

h. Applicable Conservation Policies

Numerous conservation policies are applicable to this project. Most are inter-related, but for convenience they have been grouped into four(4) categories for discussion.

1. Policies related to the conservation of open space
2. Policies related to conservation of biological resources
3. Policies related to watershed protection
4. Policies related to development requirements

Policies Related to the Conservation of Open Space

1. "OUTSTANDING SCENIC VISTAS AND VISUAL FEATURES SHALL BE PRESERVED AND PROTECTED."
2. "THE "WILDERNESS EXPERIENCE" SHOULD BE REGARDED AS A RESOURCE TO BE MANAGED, PROTECTED AND ENHANCED."

a. Description

These policies encourage the conservation of open space amenities for the scenic and/or wilderness experience. Wilderness, in this case, is assumed to be the more remote open space areas of high scenic value.

b. Constraint and/or Opportunity

The amenity resources of the Mission Creek property have been inventoried with

recommendations for their utilization in the Terrain Survey Volume 7. Amenity Resource Survey (included in the MEA) and discussed in Section II.C.2. Amenity Resources.

Recommendations for the creation of the wildlands designation in the Tesoro Specific Plan are, in part, based upon the objective of preserving the outstanding scenic and wilderness experience of these rugged and remote uplands. Other significant scenic amenities throughout the property have been conserved and protected in many of the open space categories of the Specific Plan.

c. Utilization Measures

Scenic features and spaces should be managed to conserve and protect the amenity resources of the Mission Creek property. Resort land uses should utilize these natural resources, where appropriate, in a compatible program of community development.

d. Tesoro Developmental Policy

1. "Outstanding scenic spaces and visual features shall be conserved and protected."
2. "The amenity resource of wildlands shall be preserved and managed as natural resource areas."

Policies Related to Conservation of Biological Resources

1. "THE MAINTENANCE AND CONSERVATION OF TREES AND OTHER NATURAL VEGETATION SHALL BE ENCOURAGED AND PROMOTED."
2. "THE PROTECTION AND PRESERVATION OF WILDLIFE FOR THE MAINTENANCE OF THE BALANCE OF NATURE SHALL BE ENCOURAGED."

a. Description

These policies relate to the conservation of biological resources as an important ecological consideration in natural resource management.

b. Constraint and/or Opportunity

The biological resources of the Mission Creek property have been inventoried and evaluated in the MEA (Terrain Survey Volume 3. Flora and Vegetation and Volume 4. Wildlife) and discussed in Section II.A.6. Biological Resources.

c. Utilization Measures

Recommendations for conservation, preservation, and biological resource management have been incorporated in the Developmental Policies stated in Section II. Environmental Considerations.

d. Tesoro Developmental Policy

1. "The conservation and preservation of natural vegetation, as wildlife habitat, shall be promoted through the clustering of urban land use areas."
2. "The protection, conservation, and management of wildlife shall be promoted through land resource management of appropriate open space areas."

Policies Related to Watershed Protection

1. "DEVELOPMENT IN CANYONS AND ON HILLSIDES SHALL BE REGULATED SO AS TO PREVENT OBSTRUCTION OF NATURAL RUNOFF COURSES AND SCARRING OF HILLSIDES."
2. "THE MAINTENANCE AND IMPROVEMENT OF WATER QUALITY BY SOUND CONSERVATION PRACTICES IN REGARD TO WATER AND WATERSHEDS SHALL BE PROMOTED."
3. "TO THE MAXIMUM POSSIBLE EXTENT, MAJOR DRAINAGE COURSES SHALL REMAIN IN A NATURAL CONDITION IN ORDER TO PRESERVE WILDLIFE, VEGETATION, AND SCENIC VALUES."

a. Description

The first policy related to the protection and conservation of major and minor drainageways to prevent erosion and damage to adjacent lands and structural improvements during periods of surface runoff (and to prevent the visual scarring of hillslopes).

The second policy related to two aspects of water quality management:

- 1) watershed protection to ensure that runoff has the opportunity to replenish the groundwater table;
- 2) water conservation to ensure that net water use is minimized.

The protection of watersheds and conservation of water resources relate, to varying degrees, to the maintenance of water quality within a drainage basin. Processes of sedimentation, often influenced by the condition of a watershed, strongly effect water quality through both proper irrigation management, e.g. minimize depletion of soil minerals and organic matter, and proper treatment of re-used (reclaimed) water.

The third policy related to the protection of major drainage channels as a water resource for wildlife (and for scenic values). Surface water is an important resource for most wildlife within desert environments.

b. Constraint and/or Opportunity

Major drainage channels have been identified and mapped in the MEA and discussed in Section II.A.3. Geology/Seismicity/Surficial Materials and in 4. Hydrology.

Minor drainageways will be identified in areas subject to development during the subdivision process.

Vegetative cover, the principle component of watershed condition, has been inventoried and evaluated in the MEA and discussed in Section II.A.6. Biological Resources.

A detailed analysis of water quality has been given in the hydrologic report on Water Resources of the Mission Creek property, see Appendix B for listing of documents in MEA.

c. Utilization Measures

Recommendations for various aspects of watershed protection have been incorporated in Sections II.A. and B. (Environmental Considerations and Urban Facilities).

The definition of comprehensive management policy directly related to watershed protection should be addressed under a land resource management program to be initiated as part of the implementation (subdivision phase) of this specific plan program.

d. Tesoro Developmental Policy

1. "The conservation, protection, and management of watersheds, as an important constituent of the hydrologic cycle, shall be promoted through land resource management."
2. "Major channels shall be protected as floodplains and retained in a natural state."
3. "All water resources, both surface and subsurface, shall be conserved and managed under a comprehensive water resource management program."

Policies Related to Development Requirements

1. "PROPOSERS OF DEVELOPMENT IN CONSERVATION AREAS AND IN OTHER AREAS OF ENVIRONMENTAL RESOURCE SIGNIFICANCE SHALL DEMONSTRATE THAT NO SIGNIFICANT ADVERSE IMPACT WILL BE CREATED WHICH WOULD DETRACT FROM DESIRABLE QUALITIES OF THOSE AREAS."

a. Description

This policy relates to the County's goal of conserving and managing the natural resources in a manner that will protect and enhance the quality of the total environment. Substantial developments in open space areas shall be subject to Environmental Impact review procedures.

b. Constraint and/or Opportunity

The MEA procedure followed by Ditz-Crane thoroughly investigated and studied significant terrain conditions within the Mission Creek property.

c. Utilization Measures

This Specific Plan/EIR provides the framework for detailed analysis of develop-

ment proposals to ensure that planning considerations and issues are properly evaluated.

d. Tesoro Developmental Policy

Specific developmental policy is not applicable, as this conservation policy related to requirements for processing and review by the County. This Specific Plan/EIR satisfies these planning requirements.

Summary of Conservation Policies

Of the sixteen (16) adopted conservation policy statements, eight (8) were found applicable to this project. These policies were grouped into four (4) categories for review, analysis, and formulation of Developmental Policy for the Tesoro Specific Plan. The developmental policies of this Specific Plan meet the goals of the Conservation Element by detailing specific actions which will be taken to preserve, conserve, and manage natural resources of this property.

3. Scenic Highways

a. Introduction

Highway 62 from Highway 10 to San Bernardino County was delineated on the California Master Plan of State Highways as eligible for scenic highway designation in 1972. This route was adopted by the Board of Supervisors in 1975 as a "designated State Scenic Highway". The highway has not yet received official scenic highway status from the State, pending local programs and regulations to protect the scenic corridor. The Mission Creek property lies within the Designated Scenic Corridor of Highway 62 as adopted by the Board of Supervisors in 1972.

b. Goals

"To preserve and protect outstanding scenic vistas and visual features for the enjoyment of the travelling public."

c. Policies

1. "DESIGNATION OF HIGHWAY 62 AS ELIGIBLE FOR OFFICIAL SCENIC HIGHWAY STATUS."

a. Description

Highway 62 together with its designated scenic corridor have been adopted by the Board of Supervisors and delineated on the California Master Plan of Scenic Highways. As mentioned above, the Mission Creek property lies within the designated scenic corridor.

b. Constraint and/or Opportunity

Improvements and structures within a scenic highway corridor should be compatible with the scenic setting of surrounding terrain.

Most of the Mission Creek property proposed for development is not visible from Highway 62. Portions of the project within the valley floors and slopes of the Mission Creek drainage are hidden from view by the elevated fans which surround the lower alluvial areas. Elevated fan surfaces in Section 18 and Section 13 are visible from portions of Highway 62 from approximately 1/2 mile south of the Mission Creek Road intersection to the intersection of Indian Avenue, a distance of about 1.5 miles. The nearest portion of visible elevated fan surface proposed for residential development is approximately 2 miles west of Highway 62, near the Mission Creek crossing. The residential densities of these areas under the Tesoro Specific Plan range from 0.5 to 1 dwelling unit per acre.

Mission Creek Road is not visible from Highway 62 except for a short distance (+300 yds.) at the intersection, because of screening from adjacent vegetation.

c. Utilization Measures

Care should be taken in the siting and design of structures and improvements within the viewshed of Highway 62. The choice of colors and materials should be complementary to that of the surrounding terrain, allowing improvements and structures to blend into the landscape. Materials which can cause glare or reflectance should be avoided.

d. Tesoro Developmental Policy

1. "All structures and improvements within the viewshed of Highway 62 shall be sited and designed to be compatible with the natural terrain, to minimize the visual impact of uses and activities upon the designated scenic corridor."

4. Cultural Resources

a. Introduction

Historic and archaeological resources on the Mission Creek property have been investigated by the Archaeological Research Unit of the University of California at Riverside. Additional investigations are being conducted by Statistical Research of Tucson, Arizona for determination of eligibility for the National Register of Historic Places.

Developmental policy regarding potential on-site historic and archaeological resources has been established as described in Section II.A.7. Archaeological Resources. These policies are consistent with the general goals of the CGP.

C. Public Facilities Element

The Public Facilities Element has established goals, programs and standards for circulation, water systems, sewer systems, fire and police services, schools, utilities, solid waste, and health services. These public facility considerations have been fully discussed in Section II.B. Urban Facilities and will be constructed as described in Section V. Development and Implementation Plan.

The Developmental Policies of this project call for urban facilities to be constructed to an equivalent standard of Category II (Urban) land uses.

D. Constraints Elements

1. Noise

a. Introduction

The Noise Element was adopted by the Board of Supervisors in 1975. The overall purpose of the Noise Element is to serve as a guide to the identification and mitigation of noise problems or potential problems especially in relation to its effects upon land use activities.

b. Goals

The following are applicable goals relative to the Mission Creek property and surrounding environs.

1. "To identify, establish, and maintain acceptably low levels of noise within Riverside County."
2. "To protect public health and welfare by mitigating noise impacts on the public and to alert the public about the potential impact of noise."

c. Policies

The following are applicable policies relative to the Mission Creek property and surrounding environs.

1. "THE CONCEPT THAT QUIETNESS IS A DESIRABLE ENVIRONMENTAL CHARACTERISTIC SHALL BE RECOGNIZED, AND MEASURES TO CONTROL MAN-MADE NOISE WITHIN TOLERABLE LIMITS SHOULD BE DEVELOPED."
2. "THE USE AND LOCATION OF OFF-ROAD AND OTHER NOISE-PRODUCING RECREATIONAL VEHICLES SHALL BE CAREFULLY REGULATED TO PROTECT RESIDENTS OR USERS OF RECREATIONAL AREAS FROM EXCESSIVE AND UNNECESSARY NOISE."

a. and b. Description and Constraint

These two policies are of particular interest to the development of Tesoro. The Mission Creek property currently has very low levels of man-made noise because of its isolation and proximity to surrounding undeveloped public

lands. The quietness of the environs is a major amenity of the property and one which should be protected through measures to control future noise levels.

c. Utilization Measures

The use of off-road vehicles should be controlled both within the Mission Creek property and by access to adjacent environmentally sensitive public lands.

The use of golf carts within Tesoro should be encouraged as a viable alternative to the automobile through the development of a cart path system which is convenient, safe, and secure.

Collector roads should be designed as buffered parkways throughout the development to minimize the impact of through traffic noise upon adjacent residential and recreational uses. Local service roads should be designed for low speed traffic movement for both safety and to reduce automobile noise adjacent to residences.

d. Tesoro Developmental Policy

1. "The use of off-road vehicles shall be controlled within the Mission Creek property, especially in and adjacent to wildlands and channels as delineated on the Tesoro Specific Plan."
2. "The use of golf carts for internal circulation within Tesoro shall be encouraged through the development of a cart path system."
3. "Collector roads shall be designed as parkways to minimize the impact of traffic noise upon adjacent land use areas. Local service roads shall be designed for low speed traffic movement for safety and to reduce traffic noise adjacent to residences."

2. Seismic Safety and Safety

a. Introduction

The Seismic Safety and Safety Elements were adopted by the Board of Supervisors in 1978. The overall purpose of these two elements is to identify and evaluate

certain natural hazards, and formulate programs and regulations to reduce risk to life and property.

Three hazard categories are of concern within the Mission Creek property:

1. Seismic and geologic hazards
2. Flood hazards
3. Fire hazards

Goals and applicable policies for these three categories will be considered in the above order.

Seismic and geologic hazards

b. Goal for seismic safety

"To minimize loss of life, injury, damage to property, and social and economic dislocation resulting from seismic and geologic hazards."

c. Applicable Policies

1. "RECOGNIZE SEISMIC AND GEOLOGIC HAZARDS AS SIGNIFICANT CONSTRAINTS WHEN DETERMINING SUITABLE LAND USES AND DENSITIES WITHIN AN AREA."
2. "REQUIRE SOILS AND SEISMIC/GEOLOGIC INVESTIGATIONS WHEN PROPOSED USES MAY BE SUBJECT TO UNACCEPTABLE RISKS DUE TO SIGNIFICANT SEISMIC OR GEOLOGIC HAZARDS."

a. and b. Description and Constraint

These two policies relate to the identification and evaluation of certain hazards which may cause relatively high risk to certain land uses. Within the Mission Creek property these hazards have been identified as GROUND SHAKING, ACTIVE FAULTS, UNSTABLE ROCK, and POTENTIAL LIQUEFACTION.

Portions of the Mission Creek property are within the Alquist-Priolo Special Studies Zone.

c. Utilization Measures

A seismic and geologic report by Leighton (1981a) on lands in and adjacent to the Alquist-Priolo Special Studies Zone has been approved by the County Geologist and filed with the State Geologist (Brown ABB:1570; December 4, 1981), in accord with the requirements of the Alquist-Priolo Act and associated County Ordinance No. 547.

Consideration of the influence of the factors of GROUND SHAKING, ACTIVE FAULTS, and UNSTABLE ROCK upon proposed land uses within the project has been discussed in Section II.A.3. Geology/ Seismicity/Surficial Materials together with developmental policies and design considerations, in accord with applicable seismic safety policies.

d. Tesoro Developmental Policy

Developmental policies other than those given in Section II.A., as noted above, are not required for seismic safety. All requirements of applicable seismic safety policies have been met.

Flood Hazards

b. Goal for flood safety

"To minimize loss of life, injury, damage to property, and social and economic dislocation resulting from flood or dam inundation hazards."

c. Applicable Policies

1. RECOGNIZE HAZARDS POSED BY FLOODING OR DAM INUNDATION AS SIGNIFICANT CONSTRAINTS WHEN DETERMINING SUITABLE LAND USES AND DENSITIES WITHIN AN AREA."
2. "ENCOURAGE THE PRESERVATION OF FLOODPLAINS IN OPEN SPACE USES."

a. and b. Description and Constraint

The two policies relate to the identification and evaluation of flood hazards which may cause relatively high risk to certain land uses.

Two important planning considerations are put forward in these policies:

1. protect floodplains from encroachment; and
2. protect land uses from the influence of floods or inundation.

Within the Mission Creek property, floodplains have been defined and delineated for Mission and Echo Creeks. All other channel systems within the property are of the 1st or 2nd order, not requiring floodplain (floodway) status.

c. Utilization Measures

The Mission Creek and Echo Creek floodplains have been reserved as channels in the Tesoro Specific Plan and are programmed for open space use. The only essential structure programmed within the floodplain is the bridge crossing of Mission Creek which will be designed to withstand at least the 100 year flood (+13,000 cfs), in accord with the approval of the County Flood Control District, as discussed in Section II.A.3 Geology/Seismicity/Surficial Materials.

In addition, a floodplain setback zone has been established along Mission Creek which reserves an area up to 100 feet in depth from structures for human occupancy. Minor drainageways have also been protected from encroachment and are reserved as natural drainage channels, as discussed in Section II.A.4 Hydrology.

Consideration of the influence of flood hazards upon proposed land uses has been given in Section II.A.4. Hydrology, together with developmental policies which are consistent with applicable County flood hazard policies.

d. Tesoro Developmental Policy

1. "The bridge structure to be constructed across Mission Creek shall be designed to at least withstand the 100 year flood, in accord with the approval of the County Flood Control District."

Additional developmental policies, other than those given in Section II.A.4. Hydrology are not required for flood safety. All requirements of applicable flood safety policies have been met.

Fire Hazards

b. Goal for fire safety

"To minimize loss of life, injuries, property damage, loss of natural resources, and social and economic dislocation due to fire."

c. Applicable Policies

1. "RECOGNIZE SUSCEPTIBILITY TO WILDLAND FIRES AS A SIGNIFICANT CONSTRAINT WHEN DETERMINING SUITABLE LAND USES AND DENSITIES WITHIN AN AREA."
2. "LOCATE NEW FIRE STATIONS WHERE THEY WILL MOST EFFECTIVELY REDUCE THE POTENTIAL LOSS OF LIFE, INJURY, AND PROPERTY DAMAGE."
3. "RECOGNIZE THE PROBABLE EFFECTS OF A MAJOR EARTHQUAKE UPON FIRE PROTECTION CAPABILITIES INCLUDING FACILITIES, ACCESS, AND WATER SUPPLY."
4. "UTILIZE THE FIRE HAZARD SEVERITY CLASSIFICATION SYSTEM TO DETERMINE THE NATURAL FIRE HAZARD IN ALL AREAS OF THE COUNTY FOR THE PURPOSE OF EVALUATING PROPOSED LAND DIVISIONS, GENERAL PLAN AMENDMENTS, AND OTHER SIMILAR PLANNING MATTERS."

a. and b. Description and Constraints

These four policies relate to the identification and evaluation of fire hazards which may cause relatively high risk to certain land uses; and recommend measures and facilities to reduce potential risk to life and property.

The Mission Creek property contains land which are classified as "high" and "extreme" potential fire hazard areas under the Fire Hazard Severity Classification System, as described in Section II.A.6. Biological Resources.

c. Utilization Measures

The potential of wildland fires has been examined in the MEA (Terrain Survey Volume 3. Flora and Vegetation), with specific recommendations to reduce the risk to life and property. These recommendations along with recommendations of the County Fire Department (Johnson: June 2, 1982) have been incorporated in the Tesoro Specific Plan in Section II.A.6. and B.3. (Biological Resources and Fire Protection).

A County Fire Station facility is to be constructed by Ditz-Crane within the Mission Creek property to be supported by the Tesoro community through a County Service Area.

An urban water supply system is also to be constructed by Ditz-Crane with maintenance and operation provided by the Desert Hot Springs County Water District, and supported by the Tesoro community through an Improvement District. Fire flows will meet the requirements of the County Fire Department.

The bridge structure crossing Mission Creek and water supply system will be designed to withstand ground rupture and accelerations resulting from an M5.2 event (earthquake) at the property, as discussed in Section II.A.3. Geology/Seismicity/Surficial Materials.

d. Tesoro Developmental Policy

Developmental policy for fire safety has been established in Section II.A.6. Biological Resources (wildland fire potential), B.3. Fire Protection, and A.3. Geology/Seismicity/Surficial Materials (Ground shaking and Active Faults). These developmental policies are consistent with applicable fire safety policies.

E. Housing Element

a. Introduction

The Housing Element was adopted April 2, 1985 by the Board of Supervisors with provisions of adequate housing for low and moderate income households under Category V - Planned Community.

b. Policies

The WCVF created land use policy for Resort Development, a development category established to recognize the resort recreational values of the Valley. The development standards for this category call for provisions for on-site (or off-site) employee housing affordable to resort service workers.

c. Constraint and/or Opportunity

The Western Coachella Valley has established itself as a national and international resort center for affluent households which are attracted to this desert environment and the range of facilities which are offered here. Tesoro is a contribution to this growing aggregation of communities and resort developments. This community is intended to serve the needs for a seasonal recreational facility for higher income households from all parts of the country and, to a lesser degree, other countries. The provision of housing is a necessary component to a major resort facility. It does not however meet the needs of housing for permanent households which live and work in the region. Such provisions are beyond the scope of this project.

Tesoro will however provide an employment base for up to 300 permanent residents of this region. As such, this community may be viewed as a specialized employment center similar to the many other resort communities and developments within this region. It is anticipated that most of those individuals employed in Tesoro will live in adjacent established communities and contribute to the social, cultural and economic life of the region as a whole.

d. Tesoro Developmental Policy

1. "Up to 75 housing units, ranging from attached dwellings and apartments to group quarters, will be made available to workers within the community."

F. Other Public Policies influencing the Mission Creek property

1. San Bernardino County General Plan

San Bernardino County is adjacent to the Mission Creek property, as shown on Figure III-1. General Plan policies applicable to lands adjacent to this property are contained in the Official Land Use Plan of San Bernardino County, revised 1980. The land use designation (district) for this area is "Resource Conservation" (RC). The RC district is intended to "create and preserve extensive areas of public and private open space which by location, access limitation, natural resources or scenic qualities are suited for little or no human habitation." The RC designation allows one family dwellings, and resorts, or group camps including ranches and health resorts on parcels of forty (40) acres or greater.

Under the Tesoro Specific Plan, open space lands adjacent to San Bernardino County have been designated as wildlands or channels. There appears to be no conflict of developmental policy with those public policies of the adjacent county.

2. California Desert Conservation Area Plan (CDCA Plan)

Public land adjacent to the Mission Creek property are under the jurisdiction of the Bureau of Land Management (BLM). Land use activities on these lands are subject to the California Desert Conservation Area (CDCA) Plan. Under the CDCA Plan, all surrounding BLM lands are designated and managed for Limited Use (Class L). A discussion of all land use programs and the CDCA Plan policies is given in Section II.A.1. Land Use Issues.

Under the Tesoro Specific Plan, public lands west and north of the Mission Creek property are buffered by open space areas designated as wildlands, natural habitat or channels. Developmental policy calls for preservation and management of wildlands, natural habitats and channels for both biological and scenic resources. This policy is compatible with CDCA Plan policies and the land management objectives of the Area of Critical Environmental Concern #35.

Section IV: Project Design Goals

- A. Environmental Issues Implementation
- B. Urban Facilities Issues Implementation
- C. Special Design Issues Implementation
- D. General Plan Issues Implementation

SECTION IV. PROJECT DESIGN GOALS/OBJECTIVES

A. Project Design Goals/Objectives/Strategies

1. Environmental Issues Implementation

The principal environmental issues influencing land use within this project can be grouped into four (4) categories.

- A. Environmental Hazards
- B. Watershed Protection
- C. Biological Resources
- D. Cultural Resources

These environmental issues have presented a unique set of physical design constraints and opportunities which have materially helped to shape the basic land use and circulation system of the Tesoro community.

A. Environmental Hazards

1. floodplains - the existing channels of Mission, Echo and West Fork Creeks are defined as active floodplains, as illustrated on Figure IV - 1. These floodplains are reserved as Channels, an integral part of the open space element under the Tesoro Specific Plan.

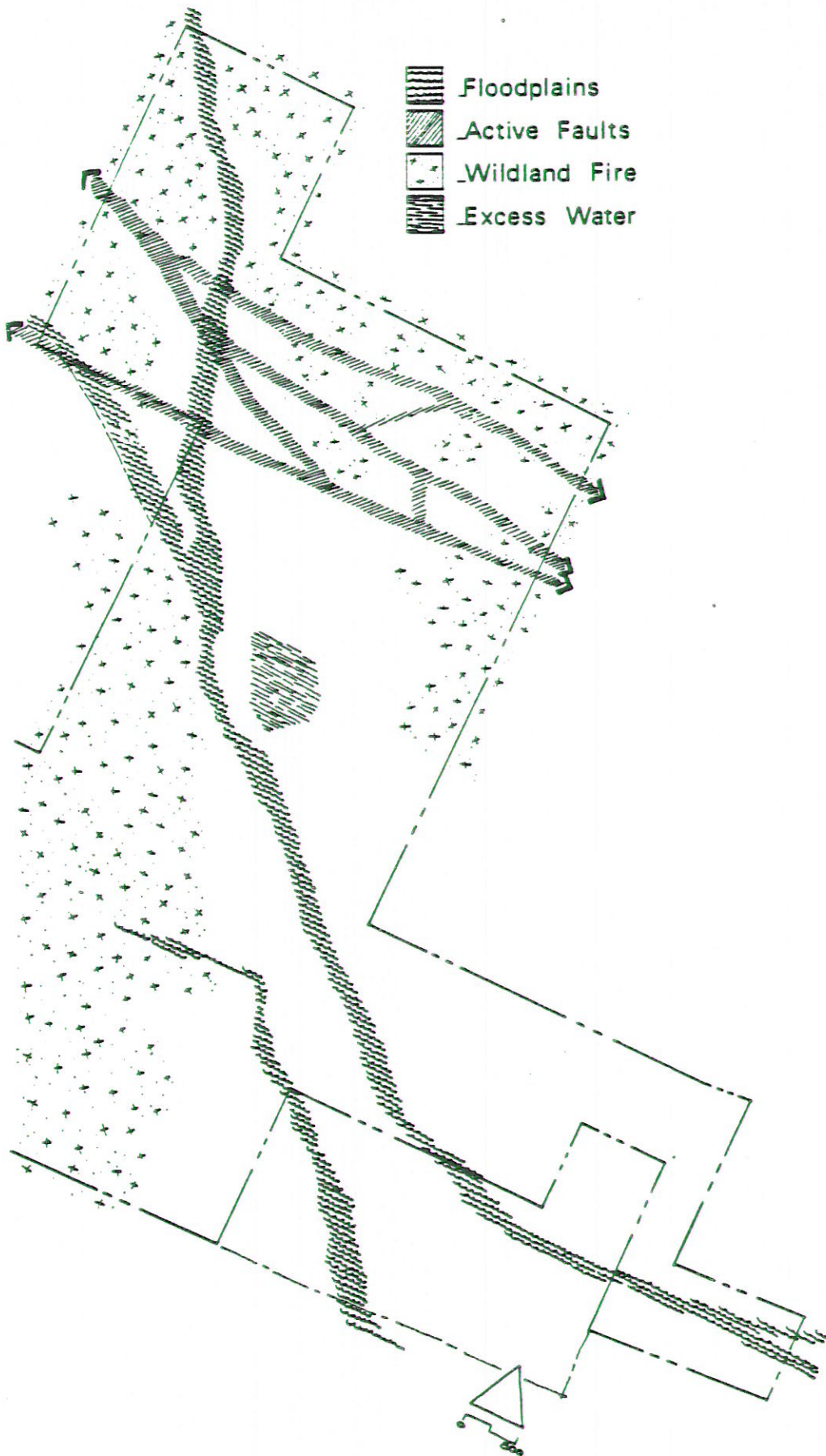
Channels are to be essentially retained as a natural open space habitat with only incidental alteration for recreational, water conservation and/or channel maintenance purposes.

2. Active Faults - a number of active fault traces cross the northern portion of the property, as illustrated on Figure IV - 1. Fault setback zones are to be reserved for either open space or non-structural land use activities. All structures for human occupancy will be carefully sited outside of these zones as required under the Tesoro Specific Plan.

3. Unstable Rock - areas at the base of steep hillslopes are potentially subject to rock fall. Development within these areas will be subject to either removal of the potential hazard or protection of improvements from hazard as described in the Tesoro Specific Plan.
4. Ground Shaking - structures potentially subject to ground shaking hazards will be adequately designed to withstand the probable intensity and duration of ground acceleration associated with ground shaking Zone V as defined by the Seismic Safety Element of the County General Plan and recommended in the Tesoro Specific Plan.
5. Potential Liquefaction - a small area north of the marsh subject to excess water (shallow groundwater) during portions of the year presents a potential liquefaction hazard. Development within these areas will be subject to proper drainage and grading to minimize the potential with structural damage in accord with the recommendations of the Tesoro Specific Plan.
6. Wildland Fire Potential - the rugged uplands which surround the property presents a high to extreme potential for wildland fire, as illustrated on Figure IV-1. An on-site fire station, high fire flows, adequate access to all structures, reduction in critical vegetation and maintenance of natural fire breaks are planned to minimize the potential fire hazard within the community as recommended in the Tesoro Specific Plan.

B. Watershed Protection

1. Slope and Access = areas of steep slope and difficult access which surround the central portion of the property are to be retained in open space as illustrated on Figure IV-2. Most of these lands will be conserved and protected as Wildlands and Natural Habitat Areas, as an integral part of the open space element under the Tesoro Specific Plan.



Environmental Hazards

Figure IV-1



Slope & Access



Mountainous Terrain

DITZ-LRANE

2395 De La Cruz Blvd. Santa Clara, Calif.

Environmental Issues

the Grana Mission Creek Property
Riverside County California

TESORO DEVELOPMENT PLAN

2. Surficial Erosion - areas of steep slope throughout the property are subject to surficial erosion especially if vegetative cover is removed or altered. To protect the watershed most of these areas are to be retained in open space. Areas within the community subject to clearing and/or grading will be revegetated in accord with the recommendations of the Tesoro Specific Plan.
3. Minor drainageways - small catchments throughout the property contain minor channels which periodically and infrequently carry runoff to the principal creeks. Most of these drainageways will be protected and retained in open space areas not subject to alteration or development. Minor drainageways within or adjacent to the community will be developed, maintained and protected to carry anticipated runoff in accord with the recommendations of the Tesoro Specific Plan.

C. Biological Resources

1. Wetland Habitat - the area in and around the marsh is defined as wetland habitat as illustrated on Figure IV - 3. These areas will be either preserved (marsh) or developed as open space to retain wetland and riparian habitat within the community. Portions of this open space habitat will be incorporated within the golf course and Mission and Marsh Creek drainage systems in accord with recommendations of the Tesoro Specific Plan.
2. Sensitive Fauna - a number of fauna species are considered sensitive or endangered within the property. Proper consideration of these species calls for habitat protection and control of land use activities in and adjacent to their territory. Habitat of these species is illustrated on Figure IV-3.

Least Bells Vireo - an endangered species found exclusively in marsh habitat. The habitat of the Least Bells Vireo will be preserved and managed as a Marsh.

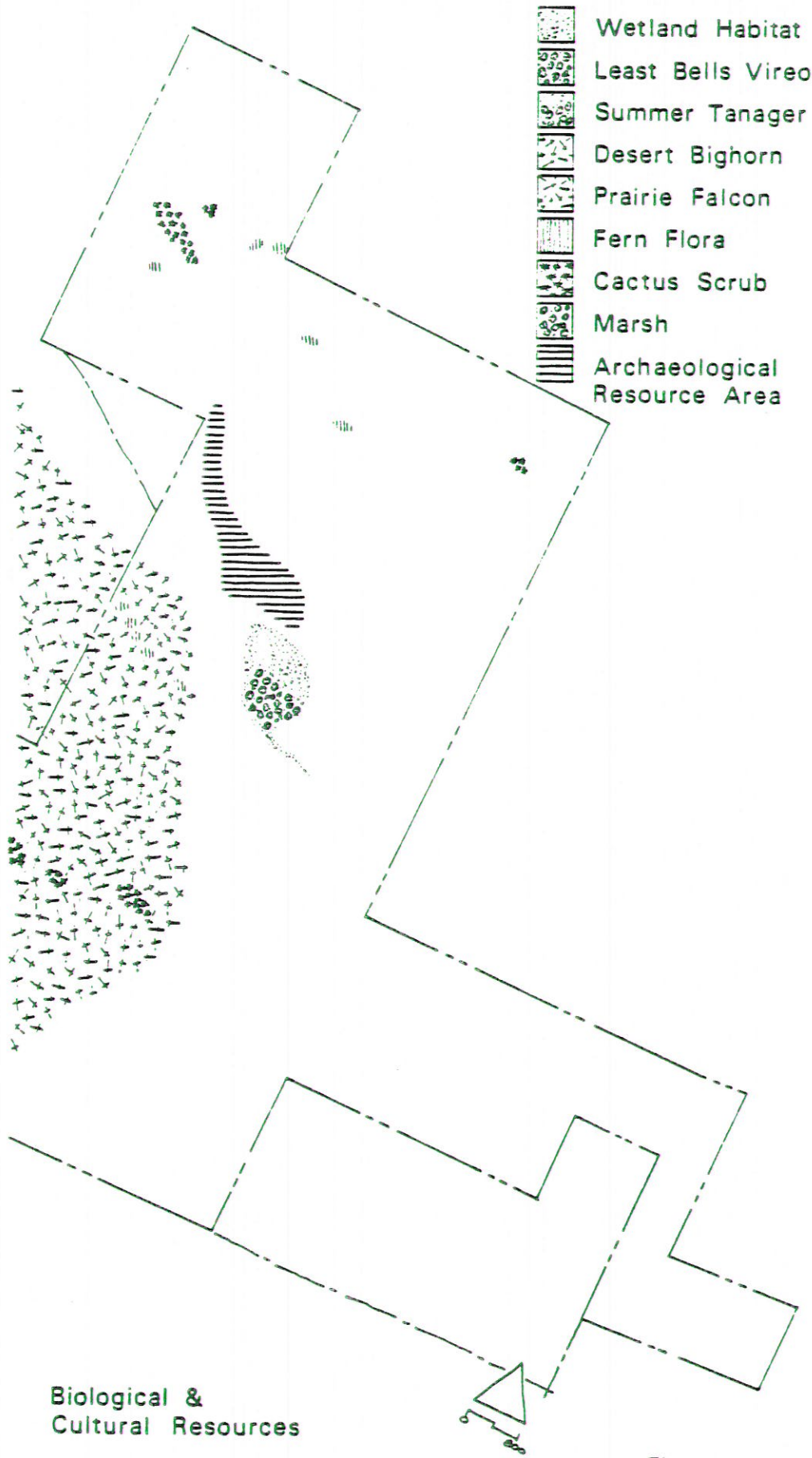
Summer Tanager - a sensitive species found in marsh and wetland (riparian) habitats. The habitat of the Summer Tanager will be preserved and managed as a Marsh and as a part of the riparian corridor of Marsh Creek within the Golf Course.

Desert Bighorn - a sensitive species found northwest of the property (Whitewater drainage) but which utilizes the rugged upland habitats of Echo Creek canyon during certain seasons. The habitat of the Desert Bighorn will be preserved as Wildlands.

Prairie Falcon - a sensitive species which utilizes the rugged habitats of Echo and Hidden Creek canyons. The habitat of the Prairie Falcon will be preserved as Wildlands.

3. Unique Plant Communities - a number of plant communities are considered unique or of regional significance. Proper consideration of this vegetation calls for conservation and preservation of significant stands and control of land use activities in and adjacent to these areas. Unique areas are illustrated on Figure IV-3.

Marsh - a unique and significant flora within the region. The marsh flora (phreatophytes) will be preserved and maintained as Marsh, an integral part of the open space element of the Tesoro Specific Plan.



-  Wetland Habitat
-  Least Bells Vireo
-  Summer Tanager
-  Desert Bighorn
-  Prairie Falcon
-  Fern Flora
-  Cactus Scrub
-  Marsh
-  Archaeological Resource Area

Figure IV-3

Fern Flora - a unique aggregation of ferns and mosses found in certain upland habitats. The fern flora will be conserved and protected within Wildlands.

Cactus Scrub - a unique aggregation of cacti found in certain upland habitats. The cactus scrub flora will be conserved and protected within Wildlands.

D. Cultural Resources

1. Archaeological Resources - areas within the upper Mission Creek valley were the site of ancient Indian villages or activity areas. Archaeological resource areas as illustrated on Figure IV-3 will be protected and preserved within the Golf Course, an integral part of the open space element of the Tesoro Specific Plan.

2. Urban Facility Issues Implementation

Tesoro will be, for the most part, self-sufficient in urban facilities. The principal issues influencing land use within this project fall into three (3) categories of urban facility.

- A. Utilities
- B. Improvements
- C. Services

These urban facility issues have presented a set of constraints and opportunities in the development, maintenance and operation of services and utilities which have helped to define the basic self-sufficiency proposed for this community.

A. Utilities

1. Water Supply Systems - The provision of supply and distribution systems should be developed at a full urban standard in accord with the recommendations of the local water district.

Two water systems (domestic and golf course) will be developed and built by Ditz-Crane supplied from water resources within the property.

The domestic system will be turned over to the Desert Hot Springs County Water District for operation and will be connected to the existing water supply and distribution system of the District. An Improvement District will be created to serve as financing entity for continued operation and maintenance of the domestic system.

The golf course system will be a part of the Country Club facility with responsibility for continued operation and maintenance resting with that entity. The irrigation system will be designed to conserve water resources and to achieve an overall

irrigation efficiency of up to 80% in accord with the recommendations of the Tesoro Specific Plan.

The schematic concept of these systems are illustrated on Figure IV-4.

2. Sewer System - The provision of adequate sewer systems and facilities should meet the standards set forth by the local water district in accord with the recommendations of the County Health Department. Wastewater discharge must meet the requirements of the Regional Water Quality Control Board.

A sewage collection and treatment facility will be built by Ditz-Crane and turned over to the Desert Hot Springs County Water District for operation. An Improvement District will be created to serve as financing entity for continued operation and maintenance of this facility. The sewer system and facility will be designed and built in accord with the requirements of the District and other responsible agencies.

Portions of the community (residential lots of ± 1 acre located on elevated fans) will be served by septic tanks in accord with the recommendations of the Tesoro Specific Plan, as shown on Figure IV-4.

3. Other Major Utilities - The provision of major utilities must meet the service needs of the community in accord with the requirements of the appropriate utility company.

Gas, electricity and telephone services will be provided by the appropriate service entity. Design and construction of these improvements will be in accord with the recommendations of the Tesoro Specific Plan.

B. Improvements

1. Roads - Road improvements will be developed to County Ordinance or as recommended in the Tesoro Specific Plan.

On-site roads will be a part of the private circulation system to be developed and built by Ditz-Crane. The responsibility for continued maintenance of improvements will be turned over to the Tesoro Home Owners Association.

The private circulation system, including roads and cart paths, will be developed in accord with the recommendations of the Tesoro Specific Plan.

Off-site public roads, bridge and other improvements will be built by Ditz-Crane with the responsibility for continued maintenance of improvements resting with the County in accord with the recommendations of the Tesoro Specific Plan.

The schematic concept of the major circulation system is illustrated on Figure IV-5.

2. Channel Improvements - Portions of Mission Creek will be maintained and reclaimed to improve both the capacity of the channel and to control the encroachment to adjacent valley floor areas.

Maintenance will primarily consist of periodic removal of bed-load material and debris from active channel areas. Valley floor areas which have been eroded or isolated because of stream cutting outside of the floodplain will be reclaimed and stabilized.

Channel improvements will be the responsibility of Ditz-Crane with continued maintenance turned over to an Improvement District or County Service Area in accord with the recommendations of the Tesoro Specific Plan.

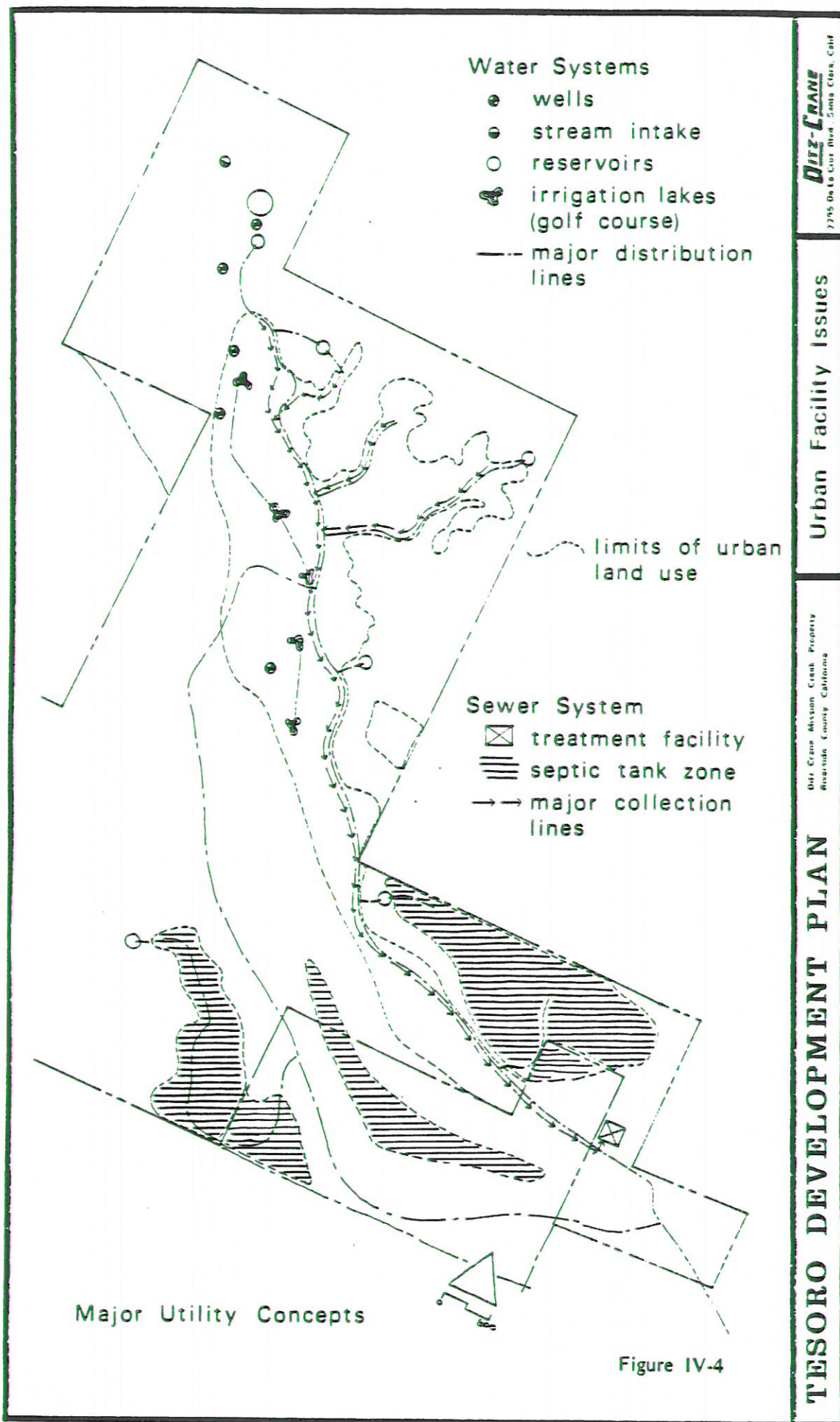
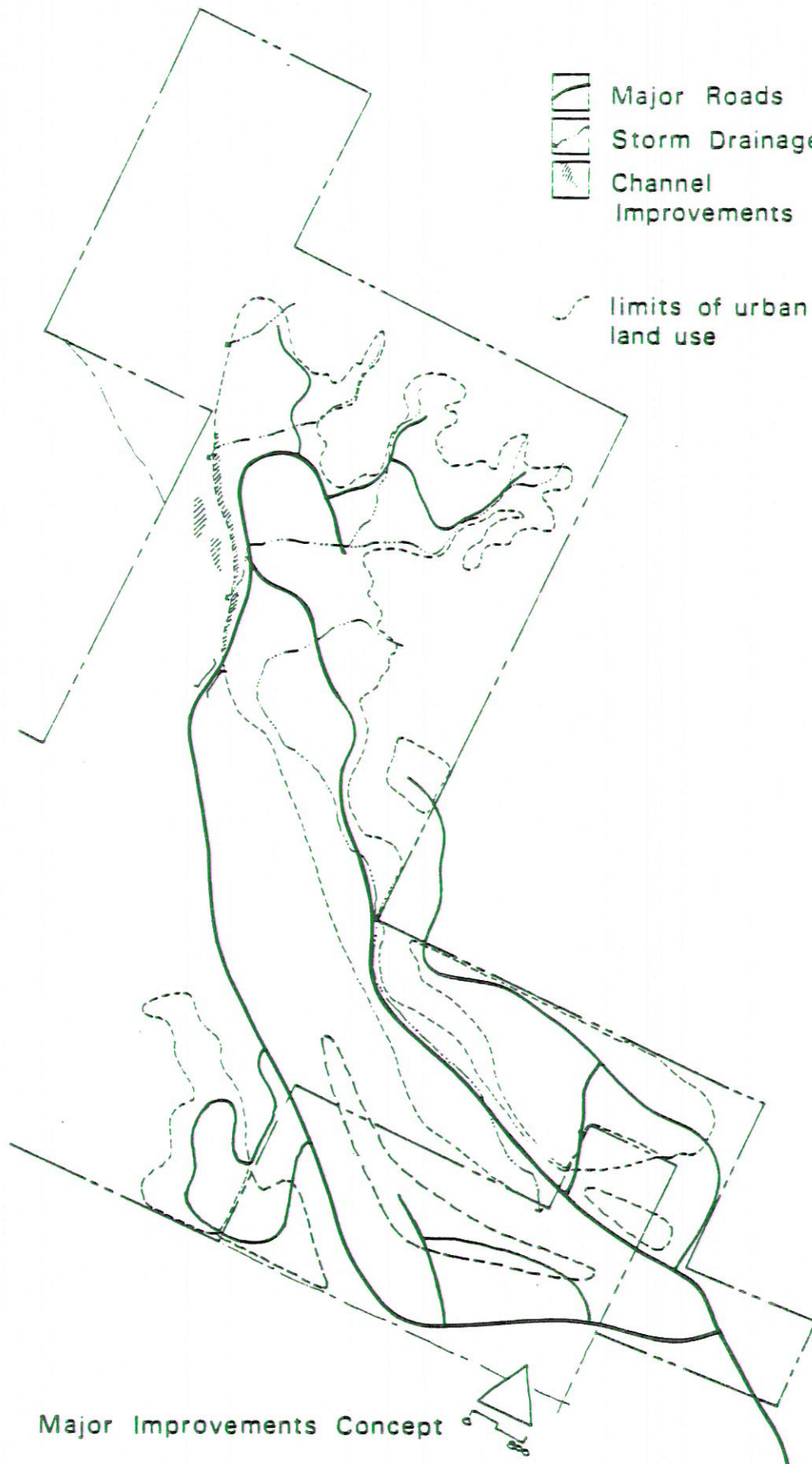


Figure IV-4



Major Improvements Concept

Figure IV-5

Areas of principal channel improvement are schematically illustrated on Figure IV - 5.

3. Storm Drainage - Portions of minor drainages will be utilized for storm drainage within the community.

Improvement of minor drainageways within the community will be the responsibility of Ditz-Crane with continued maintenance turned over to an Improvement District or County Service Area in accord with the recommendations of the Tesoro Specific Plan.

The principal drainageway network is schematically illustrated on Figure IV - 5.

C. Services

1. Fire Protection - The need for adequate fire protection to serve this community is evident because of the response time from existing facilities.

A fire station facility will be constructed on-site by Ditz-Crane to serve the fire protection needs of the community. The facility will be turned over to the County Fire Department for operation with continuing financial support provided by a County Service Area.

The recommended location of the fire station is illustrated on Figure IV - 6.

2. Police Protection - The need for adequate police protection to serve this community is evident because of the response time from existing facilities.

A private security service will be established to serve the community. The security service will be the responsibility of the Tesoro Homeowners Association.

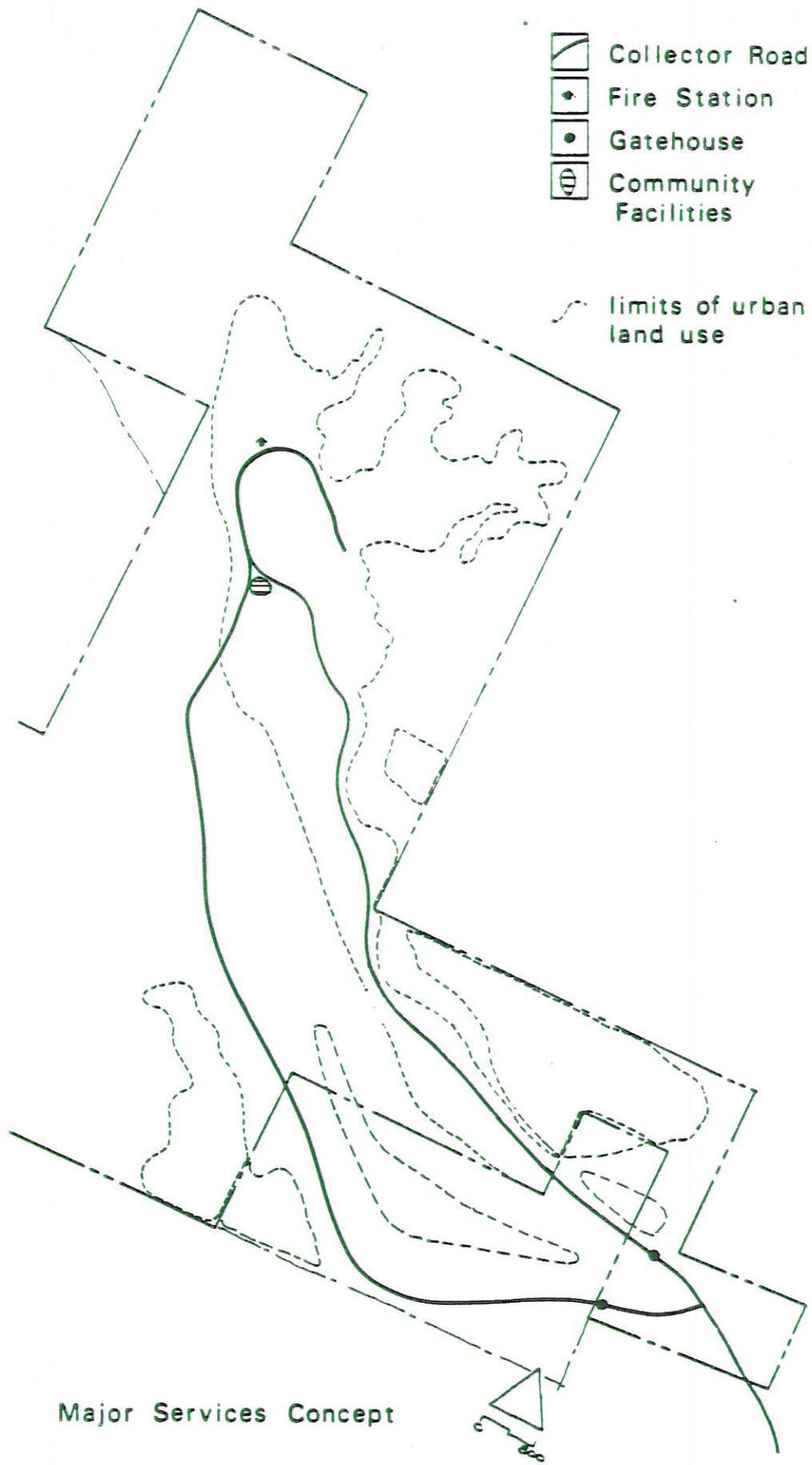
The general location of security and gatehouse facilities is illustrated on Figure IV-6.

3. Community Facilities - The need for on-site community facilities is evident because of the distance to established community and regional commercial facilities.

A neighborhood commercial center will be developed and constructed by Ditz-Crane to serve the community for convenience goods and services.

The general location of this facility is illustrated on Figure IV-6.

4. Health Service Facilities - Health care facilities located in Desert Hot Springs, Palm Springs and Rancho Mirage will provide an excellent supply of services for the Tesoro community. Emergency services will be provided by the County Fire Station located on site.



Major Services Concept

Figure IV-6

3. Special Design Issues Implementation

A number of special considerations strongly influence the planning and design of this destination resort community. These varied issues fall into four (4) categories of special design consideration.

- A. Market Analysis
- B. Terrain Capability
- C. Amenity Resources
- D. Resource Conservation

These special design issues have presented a set of constraints and opportunities which have helped to shape the distinct program of development proposed for this community.

A. Market Analysis

1. Destination Resort Program - The rugged natural beauty and high desert climate of the site combined with the reputation of the Palm Springs area make the Mission Creek property an excellent location for the development of a resort hotel. This secluded and isolated location present a unique opportunity to create a self-contained destination resort which can offer a resort hotel and conference center with tennis and golf facilities in addition to the residential component of the community.

The hotel will be located adjacent to the country club centre in the heart of the community, as shown on Figure IV-7. This destination resort will be a first-class luxury oriented lodging facility, providing 250 to 300 guest rooms, banquet and meeting rooms, and other resort amenities.

2. Housing Program - The secluded and isolated location of Tesoro will be highly competitive with other residential products which will be entering the market elsewhere in the Coachella Valley.

Market analysis of this region identifies a range of product opportunities appropriate for this site and the destination resort program. These include:

Estate Lots - isolated and clustered lots, 10,000 to 40,000 sf in fan and valley locations.

Product A - single level attached dwellings, averaging 2,200 sf, typically two units per structure with attached garage and open space orientation.

Product B - single and multi-level attached dwellings, averaging 1,500 sf, typically two or three units per structure with attached garage and open space orientation.

Product C - single and multi-level attached dwellings, averaging 1,300 sf, typically two to four units per structure with attached parking and open space orientation.

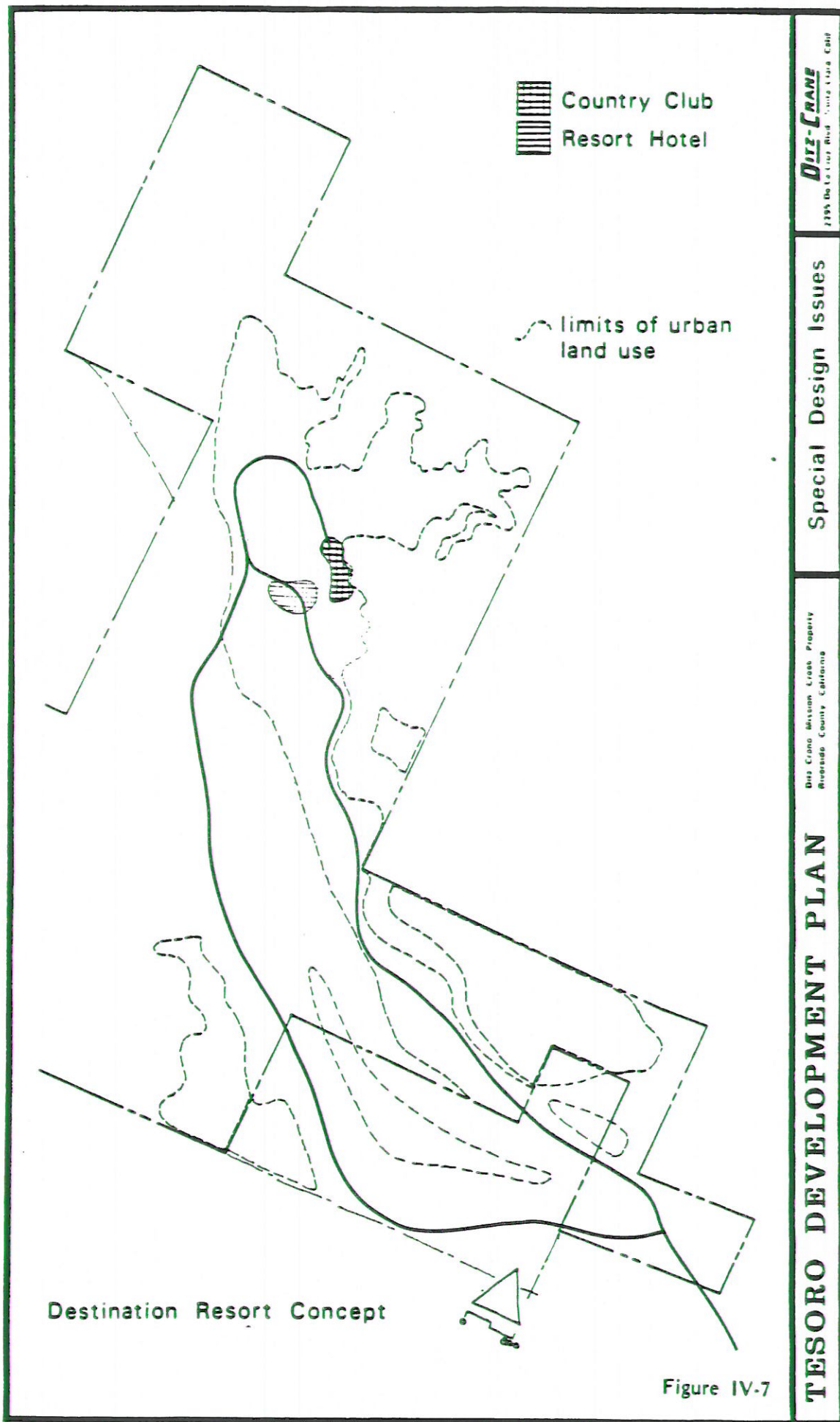
Product D - single level attached dwellings, averaging 1,300 sf, typically two to six units per structure or small cottages with detached parking.

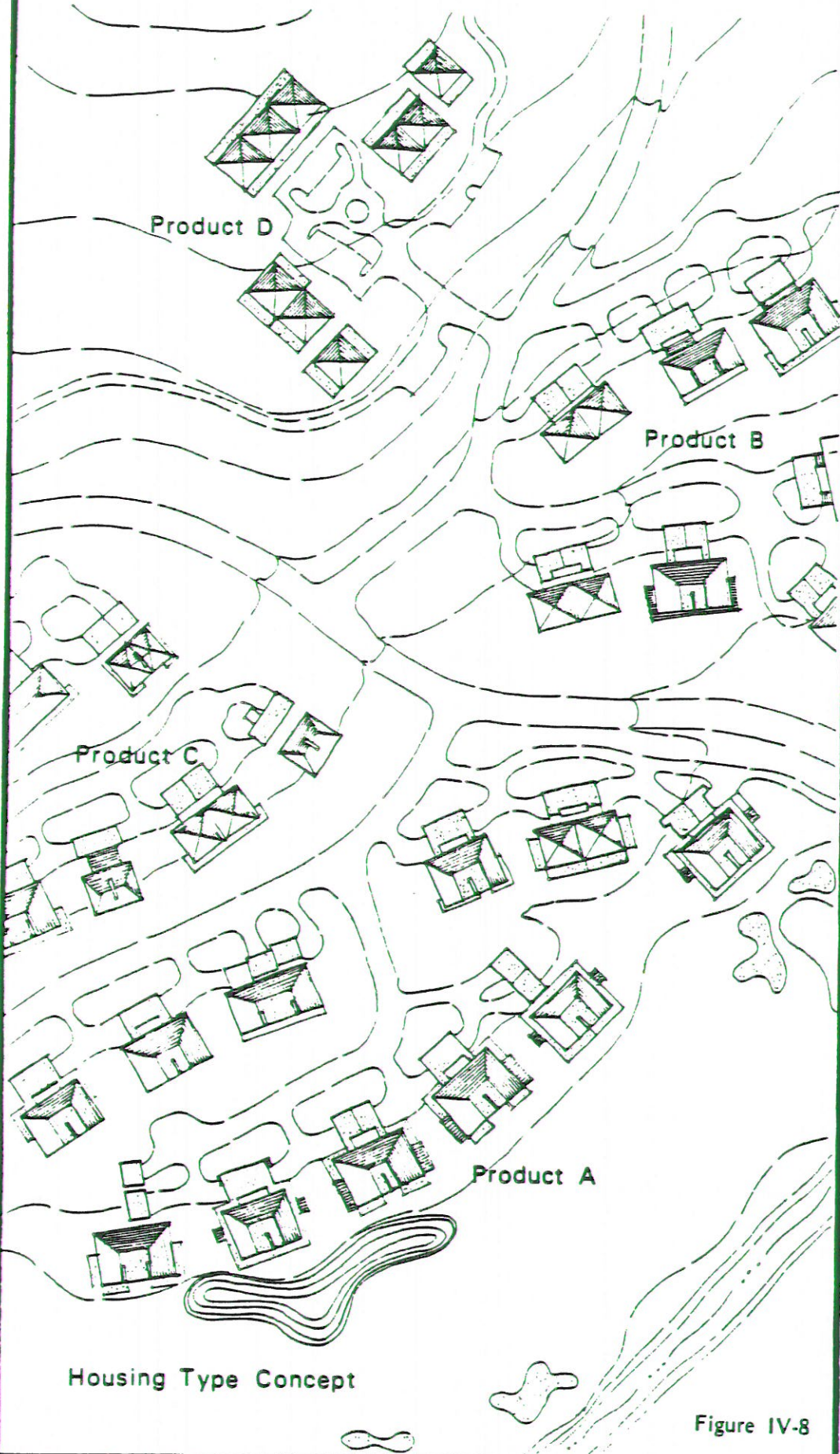
Representative example of residential product-types are shown on Figure IV-8.

B. Terrain Capability

1. Developmental Suitability - The resort land use program should be structured to site uses and activities in lands suitable for development, excluding lands which are either hazardous or of high resource value.

Evaluation of the capability of terrain for a designated develop-





Housing Type Concept

Figure IV-8

TESORO DEVELOPMENT PLAN

Dixie Crane Mission Creek Property
Merced County California

Special Design Issues

DIXIE-CRANE
2795 De La Cruz Blvd. Santa Clara, Calif.



Developmental Suitability

Figure IV.9



Figure IV-10

ment type has resulted in the classification of developable terrain into four (4) classes of suitability. Each class was assigned a range of suitable land uses as outlined in the Tesoro Specific Plan.

Tracts designated as highly suitable or suitable were programmed for urban land uses with remaining tracts programmed for open space uses as shown on the Tesoro Specific Plan.

Areas of developmental suitability are illustrated on Figure IV - 9 and define the basic spatial matrix of resort use areas.

C. Amenity Resources

1. Natural Amenities - This property offers a rich and distinct set of amenity resources unparalleled within the Coachella Valley. Certain of these amenities are highly visible and provide a unique setting for this community. Those visual features which are either on-site or in close proximity are depicted on Figure IV - 10.

Background features, such as San Jacinto and San Geronio Mountains, provide the orientation and setting distinct to this property.

Site planning of major land uses will take full advantage of the natural amenities visible from portions of the property to provide a rich and varied setting for the resort.

An extensive list of distinctive features, terrain and spatial units with recommendations for their use, conservation and protection is included in the Tesoro Specific Plan.

2. Climatic Amenities - This property offers most of the benefits of a high desert climate with few of the liabilities. This

climate is characterized by relatively warm to hot summers and mild winters with moderate precipitation.

Tesoro will, to the fullest extent possible, utilize the benefits the high desert climate offers the site. Site planning of resort uses will take into consideration sun orientation and dominant wind patterns to provide a comfortable living environment.

D. Resource Conservation

1. Terrain Resources - Consideration of the special design issues afforded here refers to the development and conservation and management of the wildland landscape experience.

To plan and design for that experience will require that urban land uses be concentrated and clustered in a spatial pattern to allow the creation of large tracts of open space to provide a backdrop for the community. Open space corridors will encircle and interfinger with villages and resort facilities to provide an open space setting and fabric as illustrated on Figure IV-11. Wildlands, Marsh, Channels and Natural Habitats are an integral part of the open space element of the Tesoro Specific Plan.

2. Water Resources - With re-use and recycling, the expected net consumptive water use is projected to be up to 976 acre feet per year for the community. Safe yield is projected to be between 1,260 and 2,200 acre feet per year from the basin (Geotechnical Consultants, 1982) (Shepherd, 1981).

A program of water conservation will be undertaken to improve and augment water resources within the basin in accord with the recommendations of the Tesoro Specific Plan. Site areas possibly subject to groundwater recharge are conceptually diagrammed on Figure IV-11.

3. Energy Resources - Resource conservation refers primarily to the conservation of energy resources through the use of solar energy available on-site.

Consideration of the use of passive solar energy will be incorporated in the site planning and design of structures throughout the community to the fullest extent possible.

4. General Plan Issues Implementation

The principal General Plan issues influencing land use within this project can be grouped into five (5) categories.

- A. Community Design Concepts
- B. Natural Resources
- C. Conservation Issues
- D. Natural Constraints
- E. Urban Facilities

Most of these issues have been addressed in other portions of the Project Design Goals in the context of site and developmental issues faced during the Master Environmental Assessment process. Many of the following issues are inter-related as discussed in separate general plan elements. However each is addressed specifically under the appropriate category. In toto these issues form an integrated statement of developmental guidelines for this project.

A. Community Design Concepts

1. Self-contained - Communities are encouraged to be self-contained in facilities and services to support the living environment of residents. Residential development is encouraged to take place within the framework of neighborhoods and communities.

The Mission Creek property will be developed as a master-planned destination resort community to provide a living environment compatible and in harmony with surrounding open space and wildlands.

Tesoro will be designed as a self-contained destination resort community providing a living environment oriented towards outdoor recreational areas. A major focus of these resort activities will be centered in the country club.

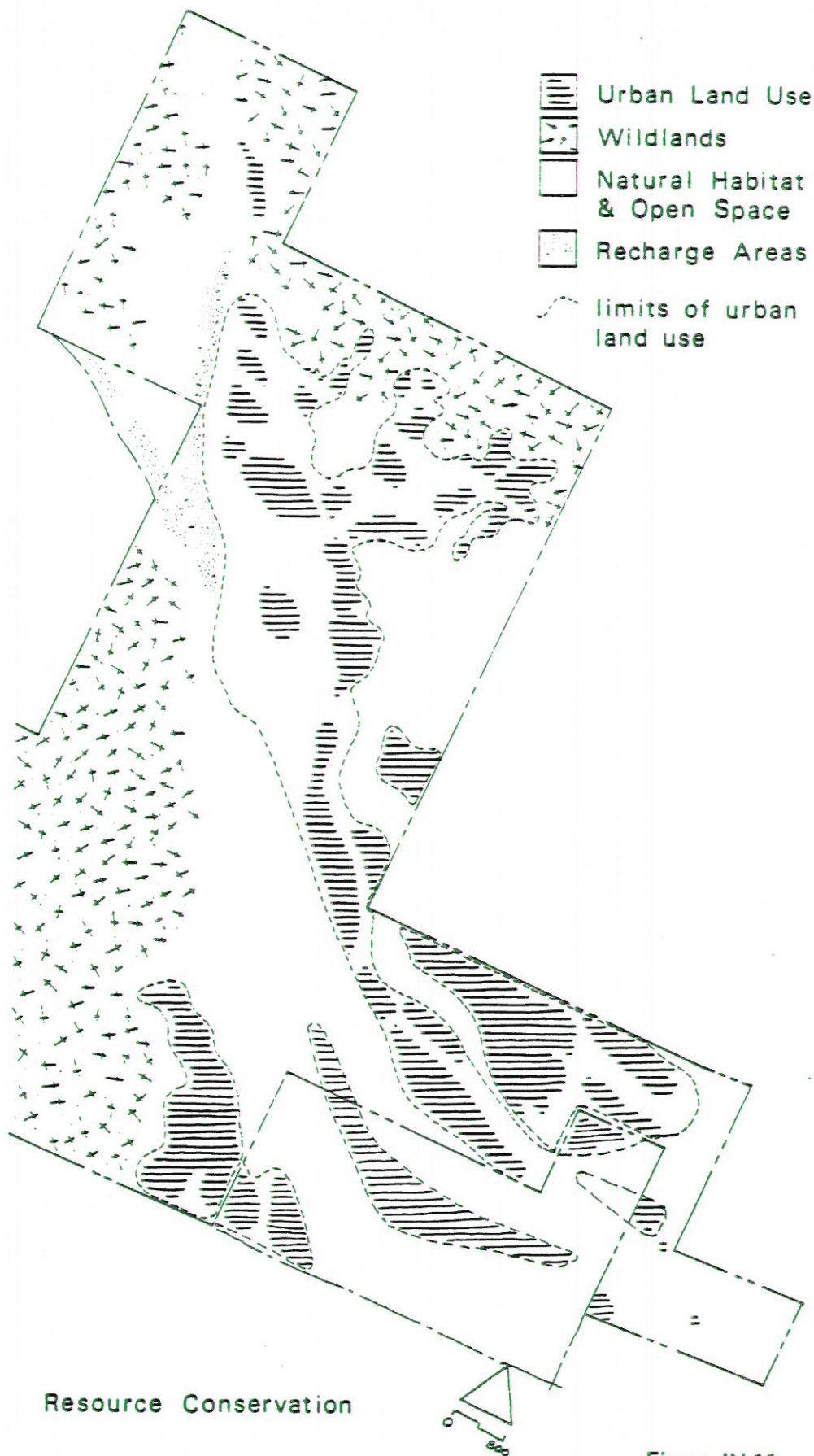


Figure IV-11

A small commercial center will be planned within the community to serve as a convenience shopping and service facility for residents.

Residential uses will be clustered into village neighborhoods with the necessary supporting facilities or services within each village or in close proximity. This Tesoro Community Design concept is illustrated in Figure IV-12.

2. Self-sufficiency - Communities are encouraged to be self-sufficient in providing the needed urban services and facilities which are convenient, efficient and can be financially supported within the community. Provision of urban facilities should not be an expense borne by the public at large.

Tesoro will be relatively self-sufficient in providing the necessary services and facilities to adequately serve the residents of this community. Appropriate entities will be created to insure that the cost of operation and maintenance of these services and facilities will be borne by this community and not the public at large.

B. Natural Resource Issues

1. Concentration of development - Development should be concentrated to preserve open space, conserve and wisely use natural resources, and to protect outstanding geographic features. Premature, scattered and indiscriminant development should be controlled to conserve and protect the open space character of the region.

Development will be concentrated in areas suitable for urban land use activities. Wildlands, channels and natural habitat areas will be preserved and managed as an open space resource.

Residential land uses within valleys and lower valley slopes will be clustered into villages. Residential land uses on

elevated fans or in upper valley slopes will be selected on a site-by-site basis.

Tesoro will be developed as a master-planned community with adequate provision for urban land use activities and open space resources. Well over 80% of the Mission Creek property will be kept in open space use, either as natural or developed open space resource areas, as illustrated on Figure IV-13.

2. Recreational use of lands - The recreational use of lands in environmentally hazardous areas, such as floodplains and fault zones, should be encouraged as long as public health and safety are not endangered. Open space lands which have the potential to provide important recreational opportunities should be protected and managed wisely.

The recreational use of lands in floodplain channels and active fault setback zones within the Mission Creek property will be encouraged provided that such use shall not endanger the health or safety of residents and that such use shall not interfere with land resource management.

Wildlands and natural habitat areas will be conserved and managed where appropriate for the full enjoyment of residents. The recreational use concept of these lands is illustrated on Figure IV-13.

C. Conservation Issues

1. Conservation of open space - The development and use of natural resources should be managed in a manner that will protect and enhance the quality of the total environment. Outstanding scenic vistas and visual features should be preserved and protected. The "wilderness experience" should be regarded as a resource to be managed, protected and enhanced.

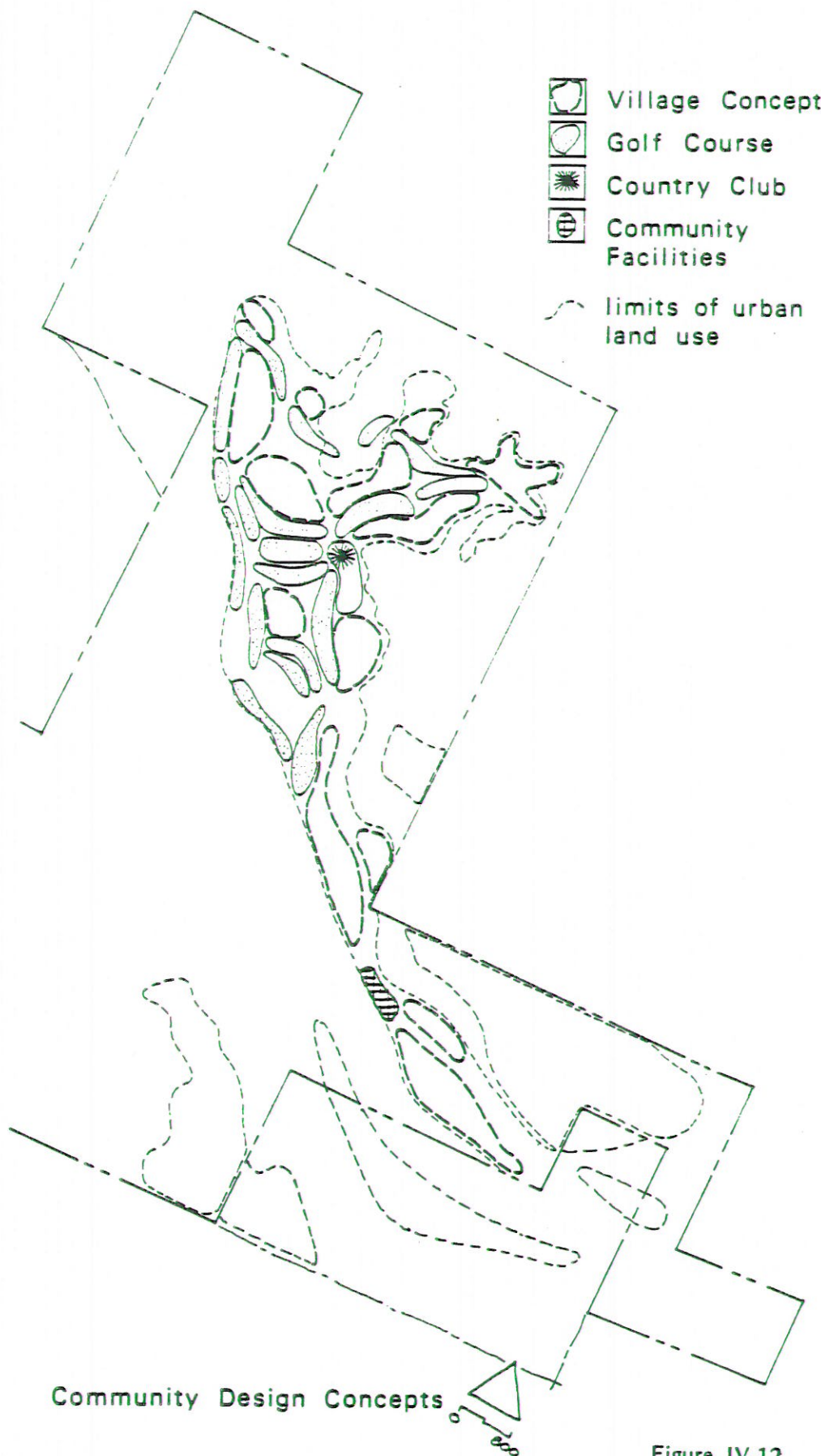
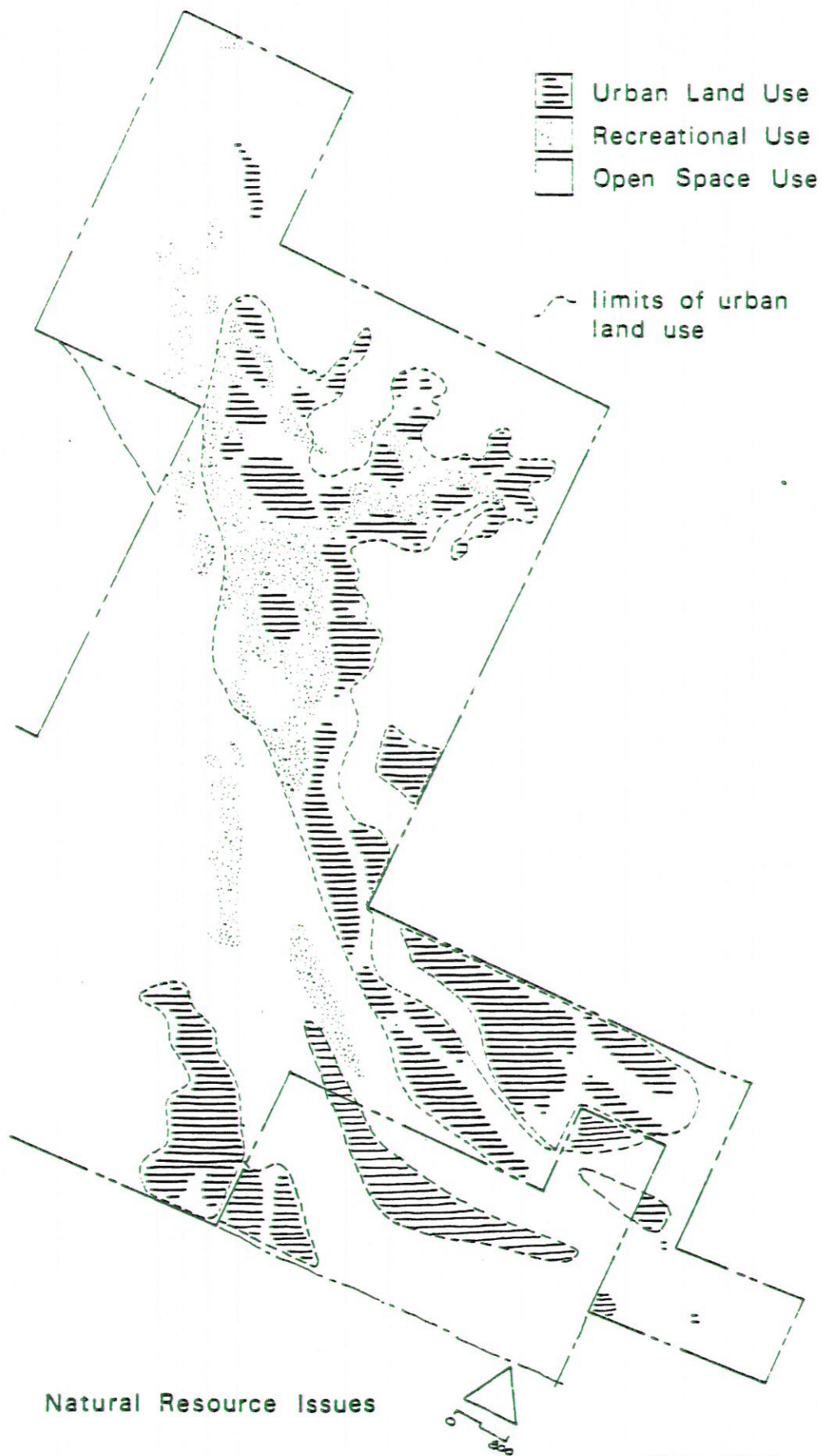


Figure IV-12



Natural Resource Issues

Figure IV-13

The Mission Creek property will be developed as a master-planned destination resort community to provide a living environment compatible and in harmony with surrounding open space and wildlands.

Development will be concentrated in areas suitable for urban land use activities. Wildlands, channels, and natural habitat areas will be preserved and managed as an open space resource.

Outstanding scenic spaces and visual features will be preserved and protected. The amenity resources of wildlands will be preserved and managed as natural resource areas, as illustrated on Figure IV-14.

2. Conservation of biological resources - The maintenance and conservation of trees and other natural vegetation should be encouraged and promoted. The protection and preservation of wildlife for the maintenance of the balance of nature should be encouraged.

Open space areas of unique, representative, or fragile ecological communities significant for education or scientific research should be conserved. The development of a coordinated system of recreational, scenic, scientific, cultural, and nature oriented open spaces and linkages should be encouraged.

The conservation and protection of natural vegetation, as wildlife habitat, will be promoted through the clustering of urban land use areas. The protection, conservation, and management of wildlife will be promoted through management of appropriate open space areas.

Open space areas of endangered, sensitive, or unique biological resources will be conserved and managed for the enjoyment of residents and accessible for educational and scientific purposes provided that such use is consistent with the objectives of resource management.

Open space corridors will be developed and managed throughout the property for wildlife habitat, recreational and amenity resource purposes, as illustrated on Figure IV-14.

3. Watershed protection - Development in canyons and on hillslopes should be regulated so as to prevent obstruction of natural drainageways and the erosion of hillsides.

The maintenance and improvement of water quality by sound conservation practices in regard to water and watersheds should be promoted. To the extent possible, major drainageways should be retained in a natural condition in order to preserve wildlife, vegetation, and scenic values.

The conservation, protection, and management of watersheds, as an important constituent of the hydrologic cycle, will be promoted through the reservation of extensive open space areas throughout the property. Major channels will be protected as floodplains and retained in a natural state. All water resources, both surface and subsurface, will be conserved and managed under a comprehensive water resource management program. (Areas important for watershed protection are illustrated on Figure IV-2.)

D. Natural Constraints Issues

1. Seismic Safety - Seismic and geologic hazards should be recognized as significant constraints when determining suitable land uses and densities within an area. Geologic investigations should be required when proposed uses may be subject to potential hazards.

Seismic and geologic reports for lands in and adjacent to the Alquist-Priolo Special Study Zone have been reviewed and approved by the County Geologist in accord with the requirements of the Alquist-Priolo Act. Specific planning and design recommendations of those reports have been incorporated in the Tesoro Specific Plan for active faults, ground shaking and unstable rock (slope)

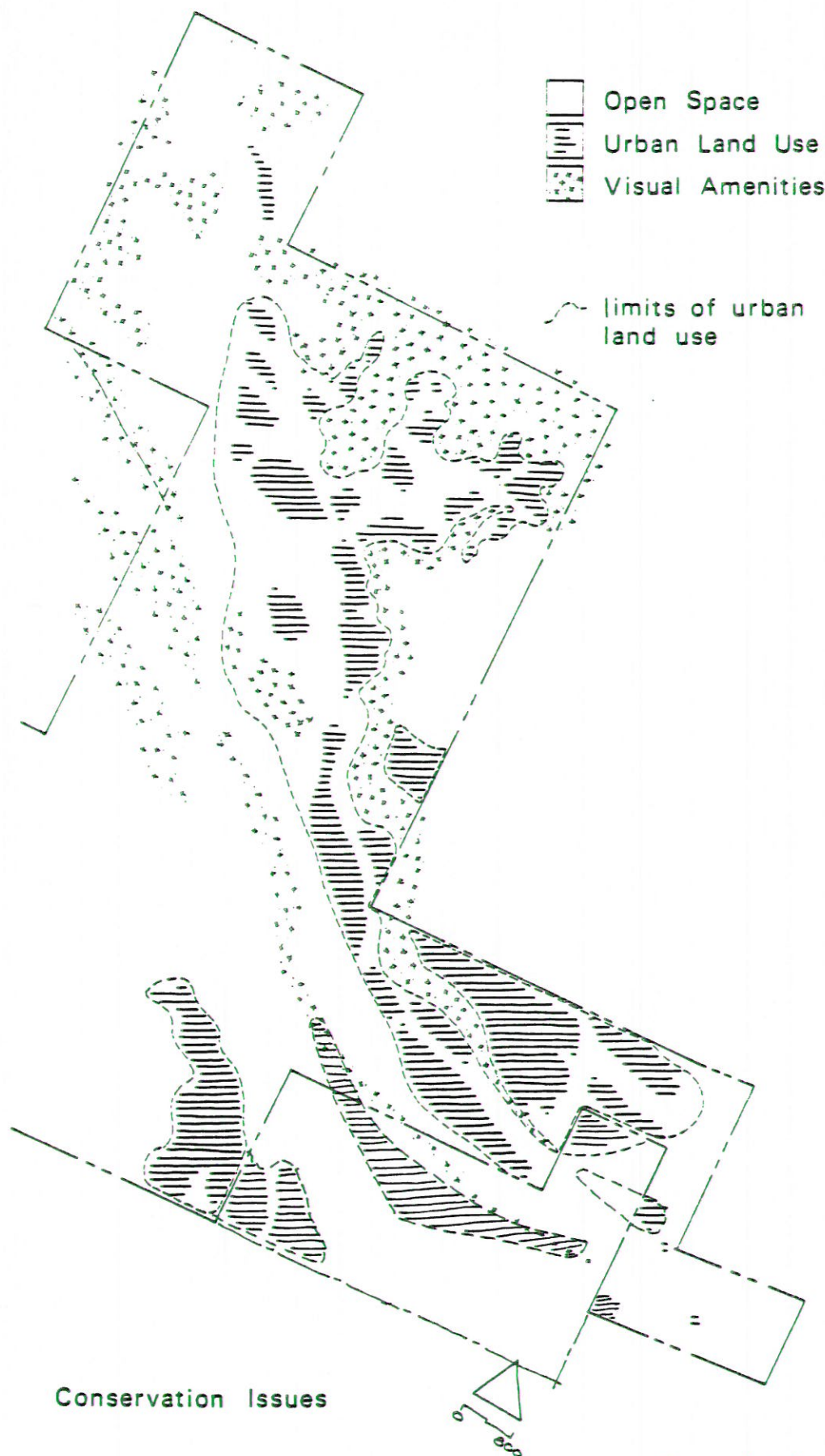


Figure IV-14

conditions. (Active fault zones are illustrated on Figure IV-1.)

Soils and geologic reports for lands north of the marsh potentially subject to liquefaction have been reviewed and approved by the County Geologist in accord with County policy. Specific planning and design recommendations and requirements have been incorporated in the Tesoro Specific Plan. (Areas potentially subject to excess water are illustrated on Figure IV-1.)

2. Flood Safety - Flood hazards have been recognized as significant constraints when determining suitable land uses and densities within an area.

Floodplain channels will be preserved as natural open space areas and floodplain setback zones have been established in areas adjacent to the floodplain to protect structures from damage in accord with the recommendations of the Tesoro Specific Plan. (Floodplains are illustrated on Figure IV-1.)

The bridge structure to be constructed across the Mission Creek floodplain will be designed to withstand the 100 year flood in accord with the recommendations of the County Flood Control District. Other segments of the circulation system are outside the Mission Creek floodplain.

3. Fire Safety - The potential for wildland fires has been recognized as a significant constraint when determining suitable land uses and densities within an area. A new fire station will be located in the center of the project to serve the community.

The potential effects of a major earthquake upon fire protection capabilities has been recognized. Structures, water supply systems and provision of access will be designed to withstand anticipated ground accelerations and potential ground rupture.

The Fire Hazard Severity Classification System should be utilized to determine the natural fire hazard in all areas subject to development.

Development will be planned to minimize the potential for structural involvement in wildland fires while providing a natural landscape setting throughout the community. The potential for wildland fires has been evaluated in accord with the Fire Hazard Severity Classification System with recommendations for a fire protection program. (the potential for wildland fire is illustrated on Figure IV-1.)

The program of fire protection will include the following measures:

- a. Provide an on-site fire station facility;
- b. Provide adequate fire flows within urbanized areas of the property;
- c. Provide access for fire fighting equipment to all structures and to the perimeter of developed areas;
- d. Provide adequate fire breaks at the perimeter of the community and reduce fuel-loading in critical areas in proximity to structures and facilities.

Structures and major improvements will be designed to perform satisfactorily to anticipated ground accelerations resulting from an M5.2 event (earthquake) at the property in accord with the design recommendations of the Tesoro Specific Plan.

E. Urban Facility Issues

1. Roads - Mission Creek Road should be improved to a collector road standard as a public road facility to serve the Tesoro community and private lands adjacent. Roads within the Tesoro community while private should be improved to acceptable standards in accord with good engineering practice.

Mission Creek Road will be improved to a subdivision access road standard of 32 feet within a 60 foot right of way from Highway 62 to the Mission Creek property.

Private roads within Tesoro will be improved to standards established in the Tesoro Specific Plan. (Major road are illustrated on Figure IV-5.)

All road facilities will be built by Ditz-Crane in accord with good engineering practice and acceptable standards of improvement.

2. Water - Urban water systems should be developed in accord with the recommendations of the local water district to serve the needs of the community. The responsibility for improvements should be borne by property owner or developer.

The water supply and distribution systems for Tesoro will be built by Ditz-Crane in accord with the requirements of the Desert Hot Springs County Water District. The domestic water system will be connected to the existing system within the District and turned over to that entity for operation. Financial support for the operation and maintenance of the Tesoro system will be provided through the formation of an Improvement District. (The schematic concept of these system are illustrated in Figure IV-4.)

3. Sewer - Urban sewer systems should be developed in accord with the recommendations of the local water district to serve the needs of the community. The responsibility for improvements should be borne by the property owner or developer.

The sewer system will be built by Ditz-Crane in accord with the requirements of the Desert Hot Springs County Water District. Financial support for the operation and maintenance of the Tesoro system will be provided through the formation of an Improvement District.

Section V: Development and Implementation Plan

A. Land Use and Density

B. Urban Facilities

C. Implementing and Managing the Plan

SECTION V. DEVELOPMENT AND IMPLEMENTATION PLAN

This section describes the land use and improvement programs which will be followed to develop Tesoro. It spells out in greater detail specific land use programs, use areas and implementation strategies. Included in this section are maps of specific land use, major improvements, major utilities and services.

This Development and Implementation Plan is organized into three major sections as follows:

1. Land Use and Density
2. Urban Facilities
3. Implementing and Managing the Plan

Large scale maps are included at the end of the report.

1. LAND USE AND DENSITY

The Mission Creek property will be developed as a master-planned destination resort community to provide a living environment compatible and in harmony with surrounding open space and wildlands. Tesoro will be a self-contained recreational community comprising a fully appointed country club, golf course, resort hotel, residential villages and supporting recreational and community services. The resort will be self-sufficient in most urban facilities.

Development will be concentrated in areas suitable for urban land use activities as shown on the Specific Plan of Land Use. Wildlands and natural habitat areas will be conserved and managed for the enjoyment of future residents. More than 1,800 acres of the existing Mission Creek property will be retained in open space uses with urban development concentrated in less than 500 acres of suitable terrain.

Table V-1 summarizes the land use categories from the Specific Plan of Land Use for the existing Mission Creek property. Each land use is briefly described in the following section.

Table V-1. Summary of Land Use Categories for the existing Mission Creek property

Land Use	Map Symbol	Acreage
Residential	(RL,RV)	485.2
Resort Hotel	(RH)	9.6
Country Club	(CC)	9.0
Commercial Services	(CM)	0.3
Utility Services	(UT)	18.3
Roads		76.4
Golf Course	(gc)	154.4
Recreation	(rc)	96.0
Channels	(ch)	328.5
Marsh	(mh)	25.8
Natural Habitat	(nh)	735.5
Wildlands	(wd)	439.0
Total: <u>+2,378.0</u>		

RESIDENTIAL

Residential land use designation includes three types of use area: individual sites, clusters of residential lots and residential villages. Residential use areas are summarized on Table V-2 and briefly described below.

Individual building sites have been tentatively located in upper valley slope and foothill positions within RL-5 and -6, as shown

on the Specific Plan of Land Use. Twenty-one sites have been identified, ranging from 10,000 to 20,000 square feet per site. Each building site will require specific design consideration to take advantage of the magnificent views afforded.

Table V-2. Summary of Residential Use Areas.

Residential Type	map symbol	acreage
-----	-----	-----
Individual Sites	RL	5.5
Residential Lots	RL	307.6
Residential Villages	RV	172.1
-----	-----	-----
Total Residential Land Use Area		485.2
-----	-----	-----

Clusters of residential lots (map symbol RL) are located on elevated fans on both sides of Mission Creek in southern and southeastern positions of the property as shown on the Specific Plan of Land Use. The average density for this use ranges from 3/4 to 1 dwelling unit per acre with typical lots sizes varying from 10,000 to 20,000 square feet. Up to 308 lots are programmed for this residential type, as shown in Table V-3. In most situations, open space corridors will surround clusters of residential lots to provide a natural habitat setting. Residential densities may be increased in appropriate areas up to 4 1/2 dwelling per net acre to take advantage of amenity resources. Such concentrations would typically be relatively small with sufficient open space amenity to balance the density increase in context with adjacent community areas. Each residential lot will require sensitive siting and custom design to take full advantage of the viewscape from these elevated fans.

Residential villages (map symbol RV) are located on the valley floor and in valley slope areas of Mission Creek, as shown on the Specific Plan of Land Use.

The average density for this use ranges from 3 to 6 dwelling units per acre with relatively small areas up to 8 dwelling units per net acre. Each village will have its own identity and character. The intent of villages is to concentrate urban uses in relatively small tight areas within an open space matrix of golf course, natural habitat and other open space areas. Up to 880 dwelling units are programmed for village areas, as shown in Table V-4.

Table V-3. Summary of Residential Lot and Site Areas.

Location	plan area	yield range	optimum yield
RL-1	125.1	118-125	122
RL-2	13.6	10- 14	12
RL-3	92.3	88- 92	90
RL-4	76.6	74- 77	75
RL-5	individual sites		18
RL-6	individual sites		3
Total yield range:		311-329	Optimum yield: 320

Eight villages are shown surrounding golf course fairways with dwelling units oriented towards the view amenities of the site. Villages away from the golf course will be internally oriented towards recreational facilities and open space facilities on-site. These villages are located in southeastern portions of the property along Mission Creek.

Total residential yield varies from 1,098 to 1,319 for all residential areas. However maximum project yield will be 1,200 dwellings.

Table V-4. Summary of Residential Village Areas for Tesoro.

Location	plan area	yield range	optimum yield	product type
RV-1	7.7	36-42	38	B,C
RV-2	3.1	16-20	17	B,C
RV-3	9.0	30-40	35	A,B
RV-4	17.7	56-75	65	A,B
RV-5	10.7	48-58	52	A,B
RV-6	4.4	20-26	23	B,C
RV-7	4.2	21-25	23	B,C
RV-8	12.7	54-66	60	B,C
RV-9	4.6	21-27	23	B,C
RV-10	6.6	24-30	27	A,B
RV-11	6.6	46-58	52	A,B
RV-12	25.8	149-168	155	A,B,C
RV-13	36.2	206-235	220	C,D,E
RV-14	17.1	60-120	90	E,F,G

Total yield range: 787-990			Optimum yield: 880	

VILLAGE HOUSING PROGRAM

Seven housing product types are proposed for village areas within the project.

Product A: single level attached dwellings, averaging 2200 square feet in size; typically two (2) although variable up to three (3) units per structure; attached garage space for two (2) cars and one (1) golf cart; interior courts and exterior private open space integrated into living areas; fee ownership of individual lot with ownership in common for village open space, local roads, cart paths, and appurtenant facilities within village unit; management of common facilities and responsibilities through a Village Homeowners Association, a part of the Tesoro Property Owners Association; up to 330 units to be developed.

Product B: single and, in appropriate sites, multi-level attached dwellings, averaging 1500 square feet in size; typically two (2) although variable up to four (4) units per structure; attached garage space for two (2) cars and one (1) golf cart; interior courts and exterior private open space integrated into living areas; fee ownership of individual lot with ownership in common for village open space, local roads, cart paths, and appurtenant facilities within village unit; management of common facilities and responsibilities through a Village Homeowners Association, a part of the Tesoro Property Owners Association; up to 220 units to be developed.

Product C: single and, in appropriate sites, multi-level attached dwellings, averaging 1300 square feet in size; typically two (2) although variable up to six (6) units per structure; attached parking space for two (2) cars and one (1) golf cart in appropriate areas; interior courts and/or exterior private open space integrated into living areas; fee ownership of individual lot with ownership in common for village open space, local roads, cart paths, and appurtenant facilities and responsibilities through a Village Homeowners Association, a part of the Tesoro Property Owners Association; up to 220 units to be developed.

Product D: single and, in appropriate sites, multi-leveled attached dwellings, averaging 1300 square feet in size; typically two (2) although variable up to eight (8) units per structure; detached parking courts for two (2) cars and one (1) golf cart in appropriate areas; exterior private open space integrated into living areas; fee ownership of individual lot with ownership in common for village open space, local roads, cart paths, and appurtenant facilities and responsibilities through a Village Homeowners Association, a part of the Tesoro Property Owners Association; up to 120 units to be developed.

Product E: single and, in appropriate sites, multi-level attached dwellings, averaging 1,000 sf in size; typically eight (8) although variable up to twelve (12) units per structure; detached parking courts for one (1) car plus guest parking in appropriate areas; exterior common open space integrated into development; units managed through a rental management entity, a part of the Tesoro Property Owners Association; product type to be reserved for employee housing and/or guests; number of units to be determined in specific plan review process.

Product F: single and, in appropriate sites, multi-level attached dwellings, averaging 560 sf in size; typically twelve (12) although variable up to eighteen (18) units per structure; detached parking courts for one (1) car plus guest parking in appropriate areas; exterior common open space integrated into development; units managed through a rental management entity, a part of the Tesoro Property Owners Association; product type to be reserved for employee housing and/or guests; number of units to be determined in specific plan review process.

Product G: single and, in appropriate sites, multi-level group living quarters for employees or guests includes individual rooms and/or dormitory, cooking facilities and common areas in structures typically ranging in size from 12 to 25 beds; detached parking courts for one (1) car plus guest parking in appropriate areas; exterior common open space integrated into development; units managed through a rental management entity, a part of the Tesoro Property Owners Association; product type to be reserved for employee housing and/or guests; size of facility to be determined in specific plan review process.

Temporary employee housing of up to twelve (12) units will be provided within UT-3 (site of the Mission Creek ranch compound) as part of the first phase of development.

COUNTRY CLUB CENTRE

The Country Club (map symbol CC) is located in the central portion of the property adjacent to the Resort Hotel and golf course, as shown on the Specific Plan of Land Use. This site has a commanding view over the heart of the community and golf course area, as well as views towards the foothills and mountains beyond. The developable site area for the country club facility is approximately 9 acres.

The Country Club facility will include a championship 18 hole golf course and fully appointed clubhouse with tennis and swimming facilities in close proximity. The clubhouse will contain approximately 7,500 square feet exclusive of cart storage and open deck areas and include the following major use areas:

item	approximate area
Men's locker room/showers	1,200 s.f.
Women's locker room/showers	750 s.f.
Card Room	350 s.f.
Dining Room	1,000 s.f.
Cocktail Lounge	1,200 s.f.
Kitchen/snack bar	500 s.f.
Offices	750 s.f.
Prop Shop	900 s.f.
Foyer, vestibule, etc.	500 s.f.
Storage	750 s.f.

Separate cart storage area under structure will be approximately 5,000 square feet. Open deck and upper outdoor areas will be up to 1,200 square feet. Parking areas for up to 150 cars will be directly adjacent to the centre. Overflow parking for up to 50 cars will be provided near the clubhouse with additional off-site parking reserved as needed. Full access for community use of golf carts to the clubhouse facility is an integral part of the community circulation plan.

Separate tennis and swimming centre adjacent to the clubhouse will include:

- 10-12 tennis courts
- swimming pool facilities
- tennis clubhouse centre
- outdoor lounge area

This centre will be an integral part of the country club facility.

COMMERCIAL USES: RESORT HOTEL

This land use (map symbol RH) is located in the central portion of the property adjacent to the Country Club centre and golf course, as shown on the Specific Plan of Land Use.

This site has a commanding view over the heart of the community as well as views towards the foothills and mountains beyond. The developable site area is approximately 14.5 acres.

The resort hotel is programmed to be a first-class, luxury oriented lodging facility, offering the following types of appointments:

- | | |
|--|---------------------------------------|
| 1. Guest Rooms | 250-300 |
| 2. Food and beverage facilities | |
| Coffee shop/cafe | 125-150 seats |
| Hotel dining room | 100-125 seats |
| Cocktail/entertainment lounge | 90-110 seats |
| 3. Banquet and meeting rooms | |
| Banquet room | 300 seats banquet style, subdivisible |
| Meeting rooms | + 5 rooms seating from 25 to 50 each |
| 4. Other amenities | |
| Swimming pool, "jacuzzi" outdoor pool spa, health club, gift and sundry shop, airport transportation, guest laundry and valet service. | |

The resort hotel will either be a centralized use with all or most facilities located in a single site or a central service facility with dispersed use areas in selected villages. For example, some guest and/or meeting rooms may be located in adjacent village areas for greater flexibility in accommodation.

A rental management program will be established to allow the owners of residential dwelling units the opportunity to rent their facilities for hotel or resort use. This type of use will take place only in selected villages in proximity to recreational and community facilities, such as RV-11 and RV-12. Some villages will be programmed to exclude this type of occupancy.

COMMUNITY COMMERCIAL SERVICES

Commercial services (map symbol CM) are located within the use area for the Resort Hotel facility, as shown on the Specific Plan of Land Use. This site allows convenient access along the principal collector road system. The developable site area is approximately 1/4 to 1/3 of an acre.

This community facility will include commercial and service use areas generally as follows:

- a community shopping facility of less than 2,500 square feet for "neighborhood convenience" items and related retail items;
- a community service facility of less than 1,200 square feet for administrative, security, and/or service functions of the community.

The location of these neighborhood commercial facilities within or adjacent to the Resort Hotel will allow for efficient pooling of services and conveniences offered to residents and guests of Tesoro.

The actual community service needs of Tesoro will, of course, be delineated after development by residents of the community. Other community related facilities and use areas are described under Utility Facilities.

UTILITY FACILITIES

Utility facilities (map symbol UT) are located in several areas along the valley floor adjacent to Mission Creek, as shown on the Specific Plan of Land Use. The developable site area is 18.3 acres. These sites are reserved for specific facilities as follows:

- UT-1 Water Supply Facility
- UT-2 Fire Station Facility
- UT-3 and -4 Community Use Facilities
- UT-5 Sewage Treatment Facility
- UT-6 and -7 Security Gatehouse Facilities

Some utility facilities, such as water storage reservoirs (tanks), golf course maintenance and underground utility stations, which are relatively small sites, are not shown on the Specific Plan of Land Use. These sites are accessory uses within other designated land uses for the community.

Utilities facilities are described in greater detail under the Urban Facilities section.

ROADS

Collector roads are shown on the Specific Plan of Land Use connecting the Tesoro community with Mission Creek Road. The site area for these roads is 76.4 acres. Local service roads and common driveways within villages or other community areas, as described in the Specific Plan, are not shown.

Emergency access routes are shown on the Specific Plan of Land

Use. The complete system of emergency routes is shown on Map 2 (Major Improvements). The minimum standard for an emergency route is a single lane graded roadway. Most routes shown on the Specific Plan of Land Use will be either local service roads, common driveways or designated cart paths. These routes have not been shown but will be designated in the tentative map process. Through access routes are single lane graded roadways, e.g. Wathier right of way.

All roads within the Mission Creek property are private facilities of the Tesoro community.

GOLF COURSE

Golf course areas (map symbol gc) are located in the central portion of the property within the Mission Creek valley and lower slopes. The Creeks course (first through ninth) lies below the clubhouse adjacent to Mission Creek and the marsh in the heart of the community. The Mountains course (tenth through eighteenth) traverses valley slopes and foothills above the central portion of the community. The golf course is a primary open space focus within the heart of the community. The site area for golf course is slightly less than 155 acres.

Native plant materials will be utilized where practical in roughs and fairway areas to both harmonize with the desert landscape and to conserve water resources. Recontouring of terrain for fairways will, in general, be kept to a minimum, as described in later paragraphs. Natural drainageways will be utilized wherever possible to carry runoff through the golf course to Mission Creek. Grading and drainage concepts for the golf course are described in the section on Urban Facilities.

A portion of the area designated for golf course use will be planted in riparian vegetation and reserved for wildlife habitat.

These areas are adjacent to the marsh and amount to approximately 10 acres of buffer lands with high potential for riparian use. The primary reason for including these areas under the golf course designation is that golf course irrigation will be required to establish plant materials.

RECREATION

Recreation areas (map symbol rc) are located in the central and northern portions of the property within valley areas.

These open space areas contain about 96 acres of mostly natural habitat.

Four separate areas are delineated in the Specific Plan of Land Use with recreational uses generally as follows:

- rc-1 picniking and hiking rest site; access point to Mission Canyon trails and Pacific Crest National Trail beyond.
- rc-2 botanical and wildlife habitat site; alternate golf course site; hiking trail connection to Mission Canyon and West Fork trails beyond.
- rc-3 equestrian and/or hiking site; riding and hiking trails to Echo Canyon; staging area for equestrian activities.
- rc-4 equestrian facility site, including paddocks, rings, working areas and accessory facilities with direct access to riding trails in Echo and Mission Creek drainages.

Other open space areas, such as channels, natural habitat, and wildlands can function as recreational areas for uses such as hiking, nature study and horseback riding.

CHANNELS

Channel areas (map symbol ch) are located along the valley floors in Mission and Echo Creeks as shown on the Specific Plan of Land

Use. These open space areas account for 328.5 acres of floodplain natural habitat and possible recreational areas.

Water intake facilities will be located in the Mission Canyon area for the water supply systems. Channel areas near the confluence of Mission and West Fork Creeks will be reserved for the construction of natural pools for recreational use. Channel areas in West Fork and Mission Creek will be reserved for construction of percolation ponds as part of the water conservation program. Portions of Mission Creek channel will be reclaimed, stabilized and maintained as described in the section on Urban Facility Improvements.

MARSH

The marsh (map symbol mh) is located in the central portion of the property as shown on the Specific Plan of Land Use and contains approximately 26 acres. The marsh is surrounded by golf course use areas and established (planted) riparian use areas to protect this wetland from encroachment of uses and activities detrimental to wildlife. These adjacent land uses also allow wildlife access to important water resources within the marsh.

This area is conserved and managed as a wetland habitat reserve.

NATURAL HABITAT

Natural habitat areas (map symbol nh) contain about 735 acres and are located throughout the property as shown on the Specific Plan of Land Use. These areas are reserved for the wildlife and natural vegetation existing within the property, although other land uses may occur if subordinate to the natural habitat. These include accessory uses, such as driveways, emergency access routes, golf cart paths, fire breaks, heliport, water tanks, underground utilities, golf tees and greens (without fairways), etc.

WILDLANDS

Remaining wildland areas (map symbol wd) contain almost 440 acres in the northern and western portions of the property as shown on the Specific Plan of Land Use.

All wildlands are reserved for wildlife habitat only and are not considered for other uses, except riding and hiking trails or land management activities to conserve and protect wildlife habitat and native plant communities.

2. URBAN FACILITIES

Urban facilities includes all major improvements, on-site utilities and the community management entities necessary to finance and operate them. These urban facilities are briefly described in the following section and shown on the series of Urban Facilities Maps, as part of the Tesoro Development Plan and Program.

This section is organized into three divisions as follows:

- A. Major Improvements
- B. Utilities
- C. Community Management

A. Major Improvements

The description of the following major improvements includes the internal circulation system, security and fire protection facilities, golf course improvements, general grading concepts, storm drainage improvements and wildland fire protection measures. These are improvements which are the responsibility of Ditz-Crane to plan, construct and maintain until taken over by the appropriate entity.

INTERNAL CIRCULATION SYSTEM

The private circulation system for Tesoro will be designed and built in accord with the developmental policies of the Specific Plan, Section II, pages 121 through 122 as they conform to County standards and the following specific design considerations of this Development Plan and Program.

Design Considerations

a. Residential Roads

All roads will be designed according to their function and relationship to other elements of the circulation system and to visual amenity values.

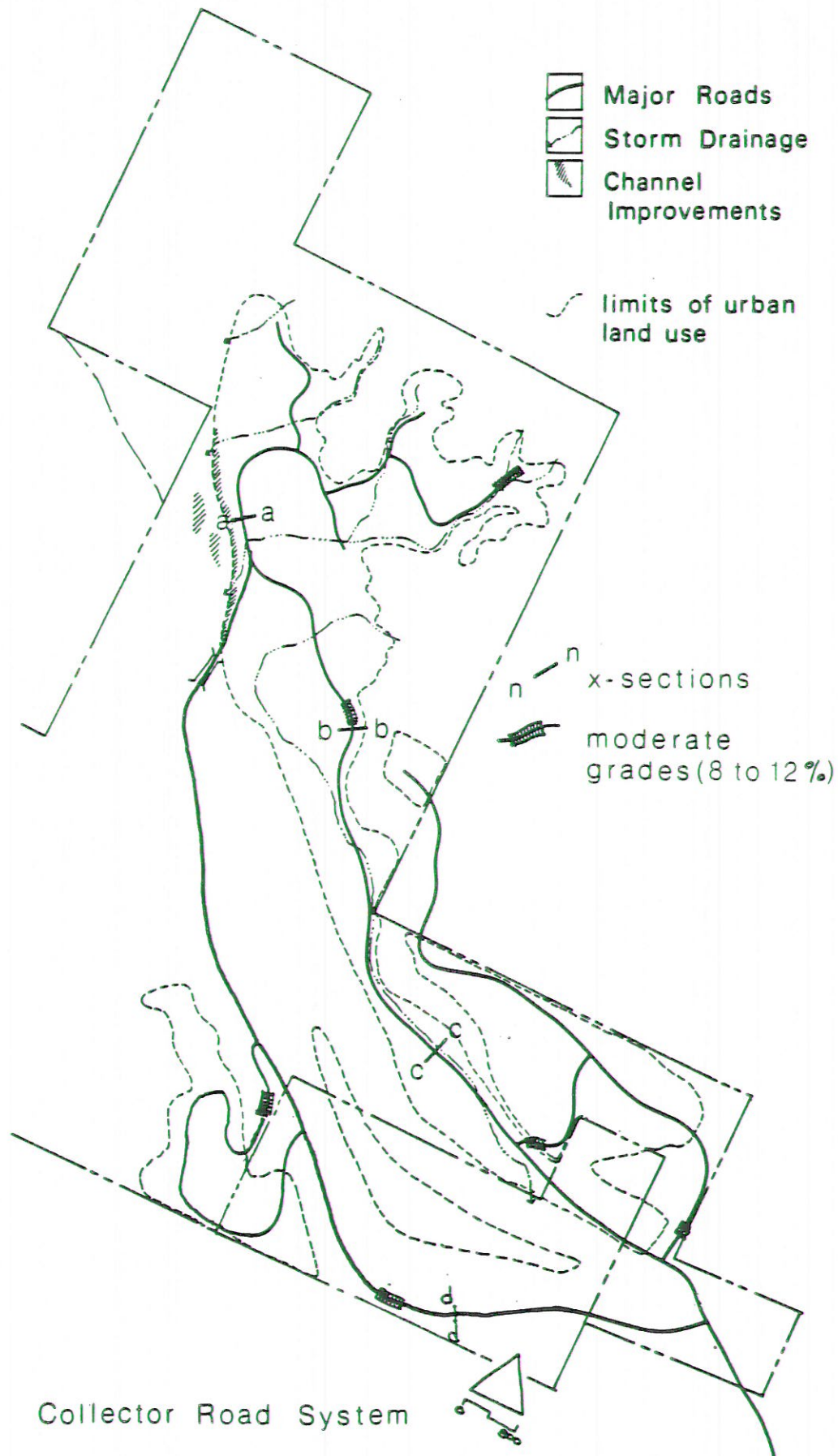
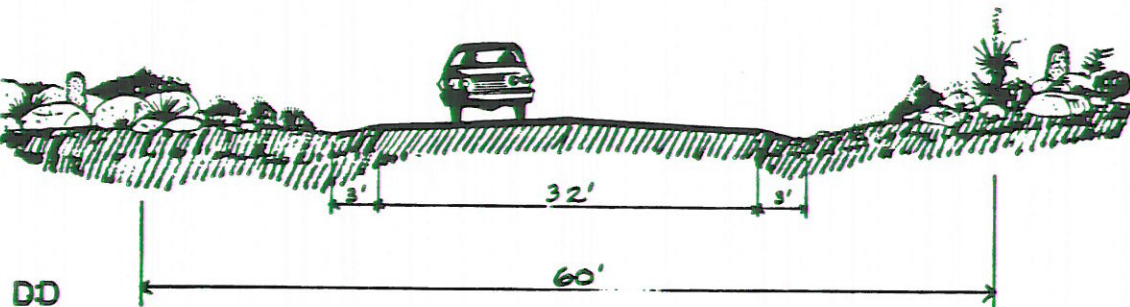
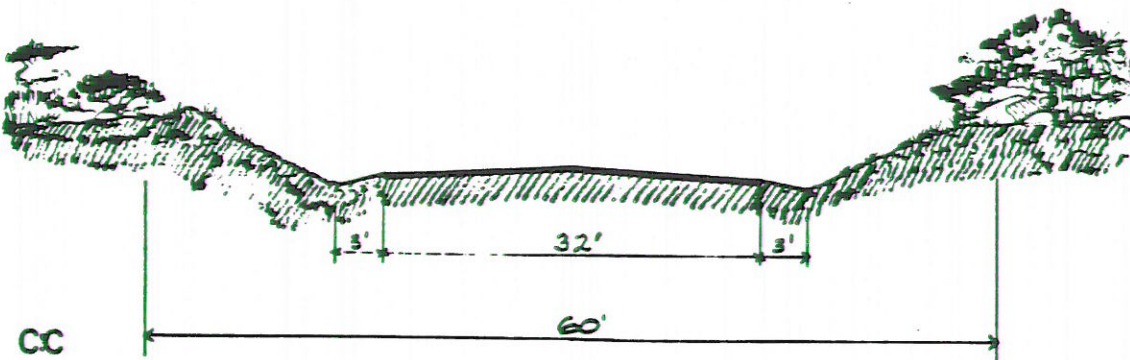
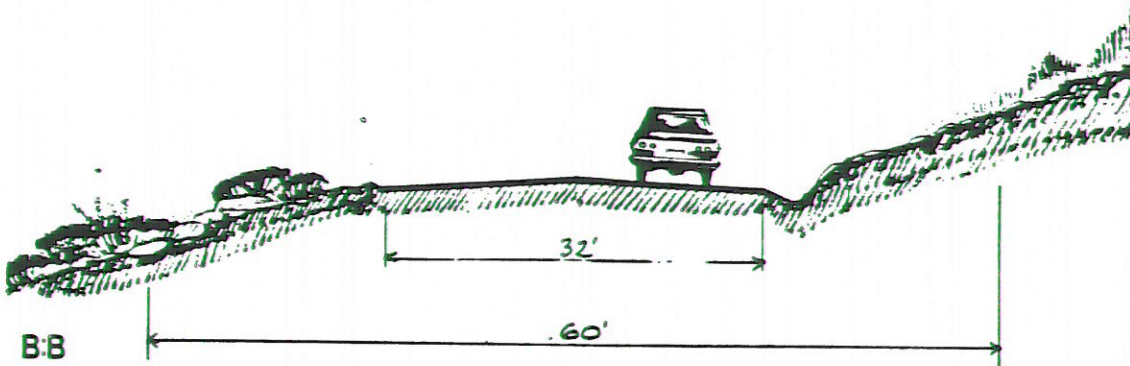
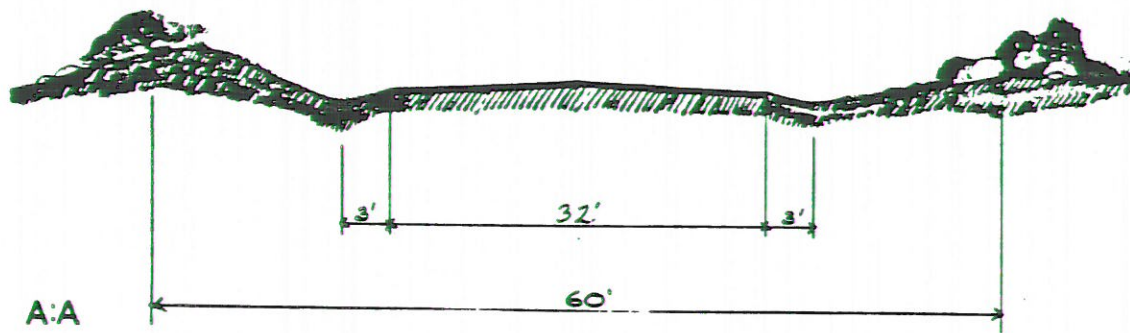


Figure V-1



Typical Cross Sections

Figure V-2

DITZ-CRANE

2295 De La Cruz Blvd., Santa Clara, Calif.

WILLIAM E. SHEPHERD
1231 Washington Avenue, Albany, Ca

Ditz Crane Mission Creek Property
Riverside County California

TESORO DEVELOPMENT PLAN

The three types of road to be built are places, lanes, and collectors. Places and lanes are local service roads and function as limited driveway access to residential dwelling units. Collectors provide for the flow and distribution of automobile traffic within the community.

Place - a short 24 to 28 foot wide minor interior street serving less than sixteen (16) dwellings. A Place has no through traffic or on-street parking. It is for driveway access only. Places are a primary automobile and golf cart access within residential use areas designated RV and RL on the Specific Plan of Land Use.

Lane - a short 28 to 32 foot wide minor interior street serving less than thirty-two (32) dwellings. A Lane has no through traffic or on-street parking. It connects places and lanes to collector roads. Lanes are a primary automobile access within residential use areas designated RV and RL on the Specific Plan of Land Use.

Collector - a 32 foot wide major interior street within a 60 foot right of way. It is the principal automobile arterial road system within the community providing access to all local service roads from Mission Creek Road. Collectors serve less than thirty-two (32) to twelve-hundred (1,200) dwellings with no on-street parking and no direct access to residential use areas designated RV and RL on the Specific Plan of Land Use. Its aesthetic function is as a scenic parkway through the community and surrounding natural habitat areas with emphasis placed upon maintaining the natural landscape within the right of way.

The collector road system is shown on Figure V-1. Places and lanes which are only used within limited residential use areas RV and RL are not shown.

b. Road Improvements

Collector roads will be thirty-two (32) feet in paved width with an additional graded shoulder where appropriate and will remain rural in character to reflect the design values of the community.

Roads will typically be constructed of 2-1/2 inch asphaltic concrete on compacted native material in accord with the requirements of the Road Department. The road system will only be used to carry limited runoff as easy drain access to natural drainageways is readily available. Curb and gutters will not be necessary except in limited areas to protect natural slopes from the impact of concentrated runoff.

Road alignments will be carefully designed to fit roads into the natural terrain as sub-ordinate features of the landscape. Horizontal and vertical alignments will be based upon terrain, sight distance, desired roadway speed, intersection safety and aesthetic considerations in the context of good engineering practice.

The average grade of collectors and sub-collectors will be less than 6%. Moderate grades of 8 to 12% will be necessary for short distances in the areas shown in Figure V-1. Road grades on collector roads will not exceed 12%.

The relationship of road improvement to terrain and natural habitat is illustrated in Figures V-2 for the four (4) cross sections noted on Figure V-1.

c. Parking Facilities

Residential

All parking will be off-street in facilities "on-site" within residential use areas designated RV and RL on the Specific Plan of Land Use. In most cases, two (2) covered and/or

enclosed spaces will be provided for each dwelling unit with guest parking at a ratio of one (1) space per unit provided on-site or in adjacent parking bays or courts.

Resort Hotel

All parking will be off-street in facilities adjacent to the central hotel structure and guest rooms. One (1) space per guest room will be provided with additional area reserved for up to fifty (50) spaces in close proximity.

Country Club Centre

Parking facilities for the country club centre will be one hundred and twenty (120) spaces with an overflow area reserved for up to fifty (50) spaces in close proximity.

Community Services

Parking facilities for the community services site will be one (1) space per 250 square feet of usable community floor space.

d. Provisions for emergency and service vehicles

On-site provisions

On-site provisions for emergency and/or service use will be designed for fire equipment usage especially within residential use areas RV and RL designated on the Specific Plan of Land Use. Vehicular access routes to dwelling units will be convenient and direct within all residential areas. Adequate area for turn around will be a primary factor in the design and layout of Places and Lanes. Turning radii for fire equipment will be designed to accomodate fire equipment which will serve this project. Access design for fire equipment is sufficient for other service vehicles.

Alternate emergency access will be provided by the cart path

system where appropriate in all RV residential areas as well as the RH (resort hotel), and CC (country club) community use areas as designated on the Specific Plan of Land Use. Emergency routes for security and fire protection purposes will be established in all community areas to ensure that every provision is made to adequately protect life and property. All emergency access routes are shown on Figure V-3. These routes will be reviewed for approval by the County Fire Department at the appropriate tentative map stage.

Off-site provisions

The single lane vehicular routes to West Fork Creek valley (Wathier Right of Way, see Section II, page 8.) and upper Mission Creek canyon (License for land in Section 35, see Section II, page 10.) will be maintained within the Mission Creek property for access to adjacent lands. These routes can serve as emergency routes either for ingress or egress for security and fire protection purposes.

A single lane vehicular route from Mission Creek Road north of the creek to Indian Avenue west of Highway 62 has existed for many years. This route will be maintained within the Mission Creek property for access to adjacent lands.

Emergency access routes are shown on Figure V-3. These routes can serve as emergency ingress or egress for security and fire protection purposes, where necessary.

e. Cart Path System

Cart paths will be an integral part of the site planning and design within community areas designated RV, CC, RH and CM. They will be designed to provide direct, convenient and safe access to village areas and other resort facilities. The layout will be designed to encourage its use between activi

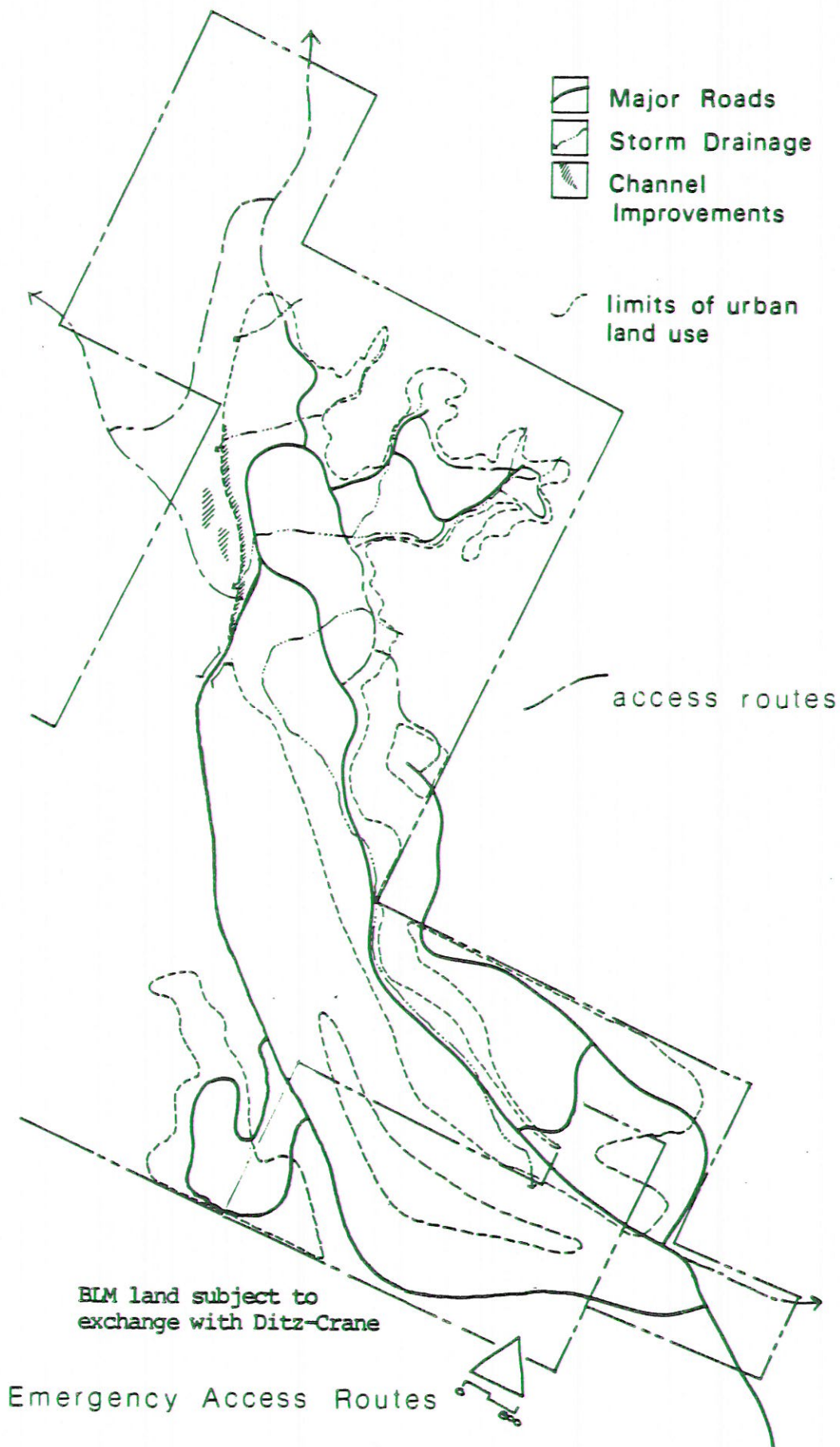


Figure V-3

areas, such as the Country Club Centre. Parking areas at all resort facilities will be in close proximity to use or activity to encourage its use as the primary vehicle for short trips.

Access to this system will be provided at or near each dwelling unit within village areas with provision made for storage of carts at each dwelling unit. Service and maintenance of golf carts will be a part of the community service facility.

The cart path system will be designed independent of the community road system. Cart paths will be paved with a variety of materials to denote specific areas or functions in accord with the community design theme and individual village design themes.

The width of pathways will typically vary between six (6) and eight (8) feet with wider areas for stopping. Portions of the cart path system utilized for emergency purposes or fire protection function will be designed for fire equipment. These routes will be reviewed for approval by the County Fire Department at the tentative map stage.

SECURITY AND FIRE PROTECTION FACILITIES

Security and fire protection facilities include the Fire Station and Gatehouse. These facilities will be developed in accord with the developmental policies of the Specific Plan, Section II, pages 96 through 98 and the following specific design considerations.

a. Gatehouse

A gatehouse will be located within utility area UT-6 and/or UT-7 as designated on the Specific Plan of Land Use. These

facilities will provide access control on the south rim road and Mission Creek Road at the primary entrances to the Tesoro community. Additional security facilities will be incorporated in the Country Club Centre and/or the community service center in accord with designated security operations.

The gatehouse within UT-7 will be constructed concurrently with the first phase of residential development. Other security measures, such as a keyed gate, will be constructed in UT-6 when appropriate for security protection.

b. Fire Station

The Fire Station will be located within utility area UT-2 as designated on the Specific Plan of Land Use. This facility will eventually be operated by the County Fire Department as a 24 hour County Fire Station.

The design of the Fire Station will be in accord with the community design concepts for Tesoro. The size of structure, improvements and equipment however are subject to the approval of the County Fire Department. The site includes approximately one (1) acre of usable land with direct access to a principal arterial as requested by the Department.

The fire station will be constructed concurrently with either the development of the adjacent community services facility or after construction of 200 residential units, subject to the approval of the County Fire Marshal.

GOLF COURSE IMPROVEMENTS

The golf course will be located within areas designated gc on the Specific Plan of Land Use. This area includes eighteen (18) fairways, driving range and putting greens and appurtenant uses and facilities, as shown on Figure V-4. It does not include the Country Club facility.

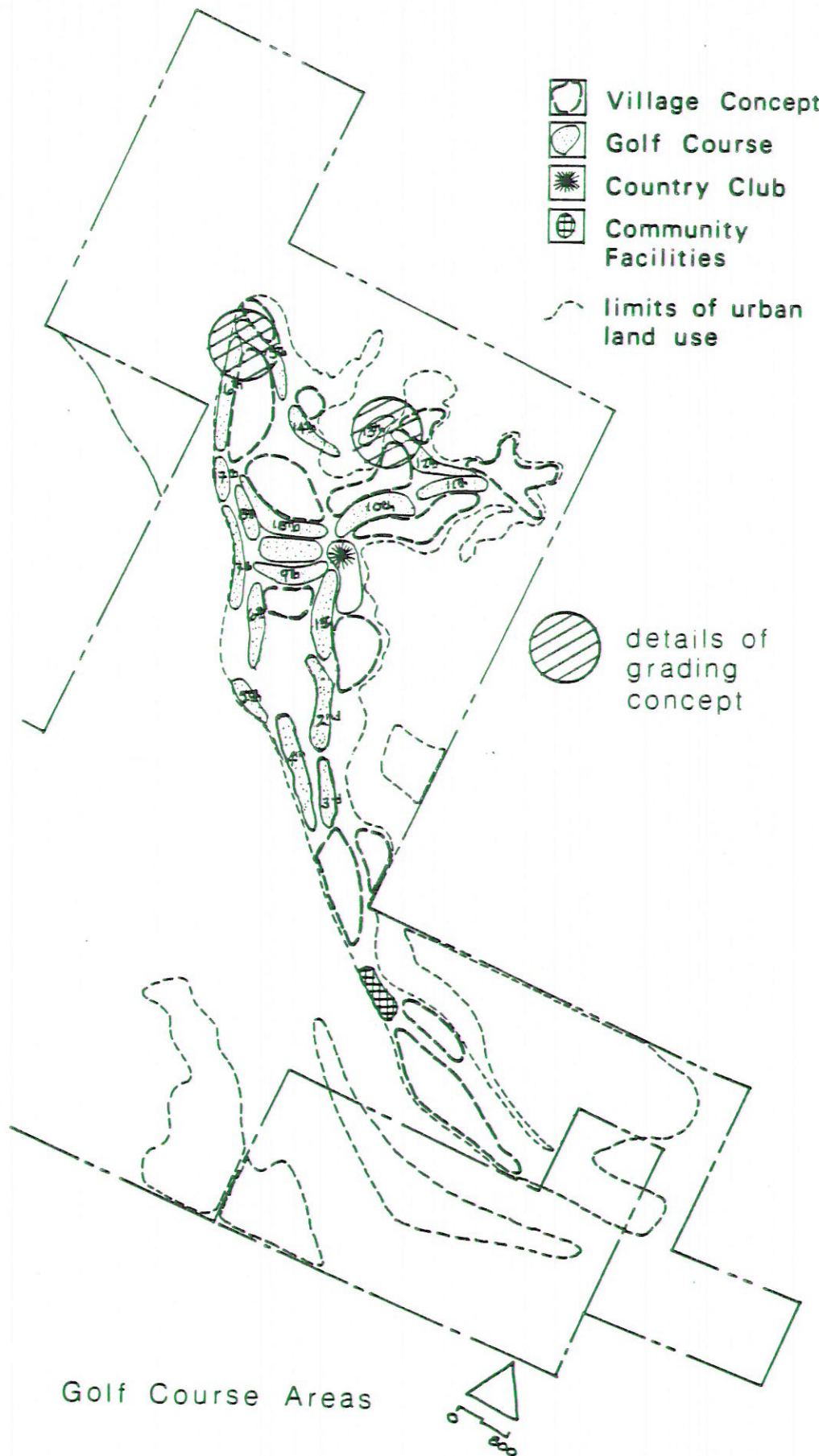
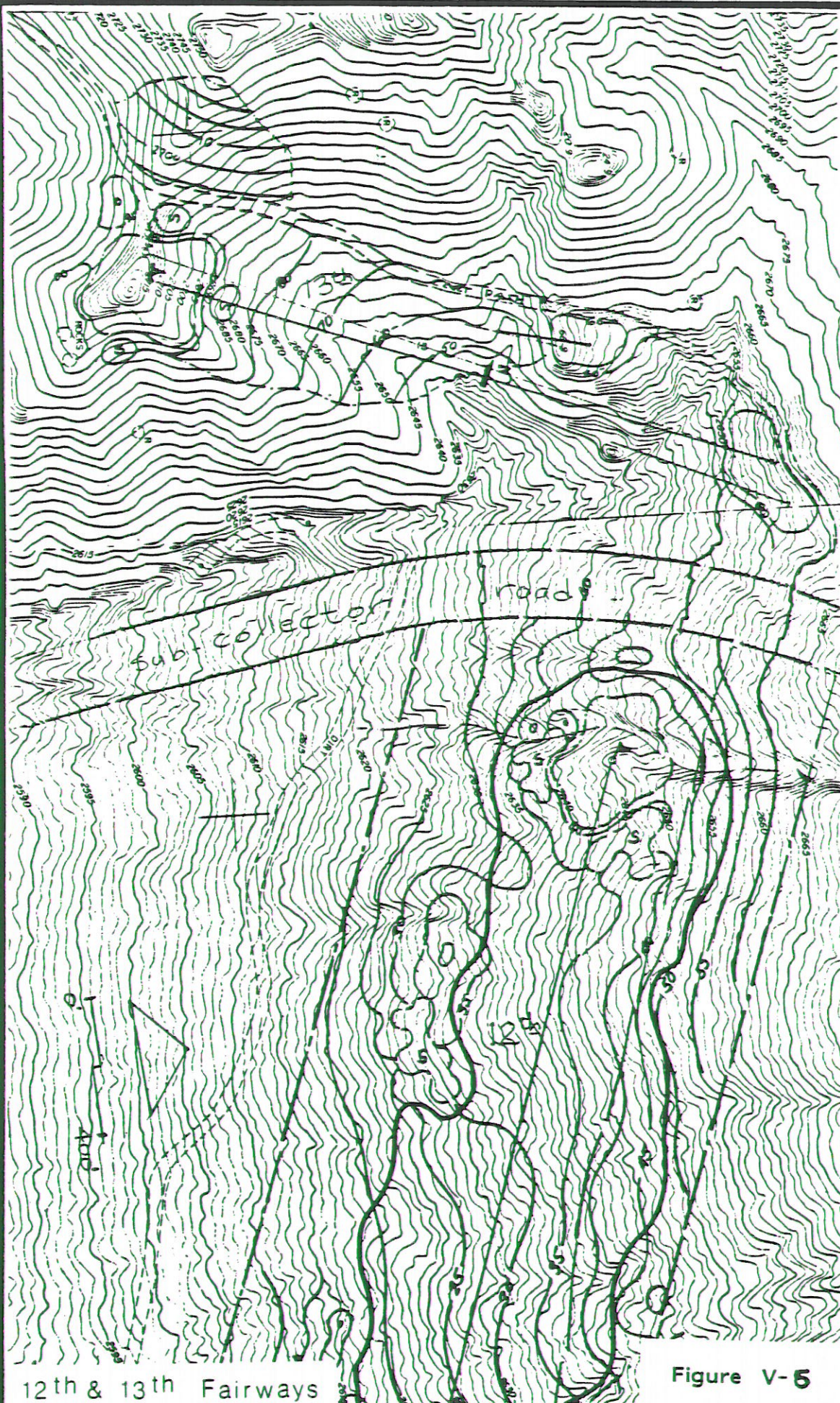


Figure V-4

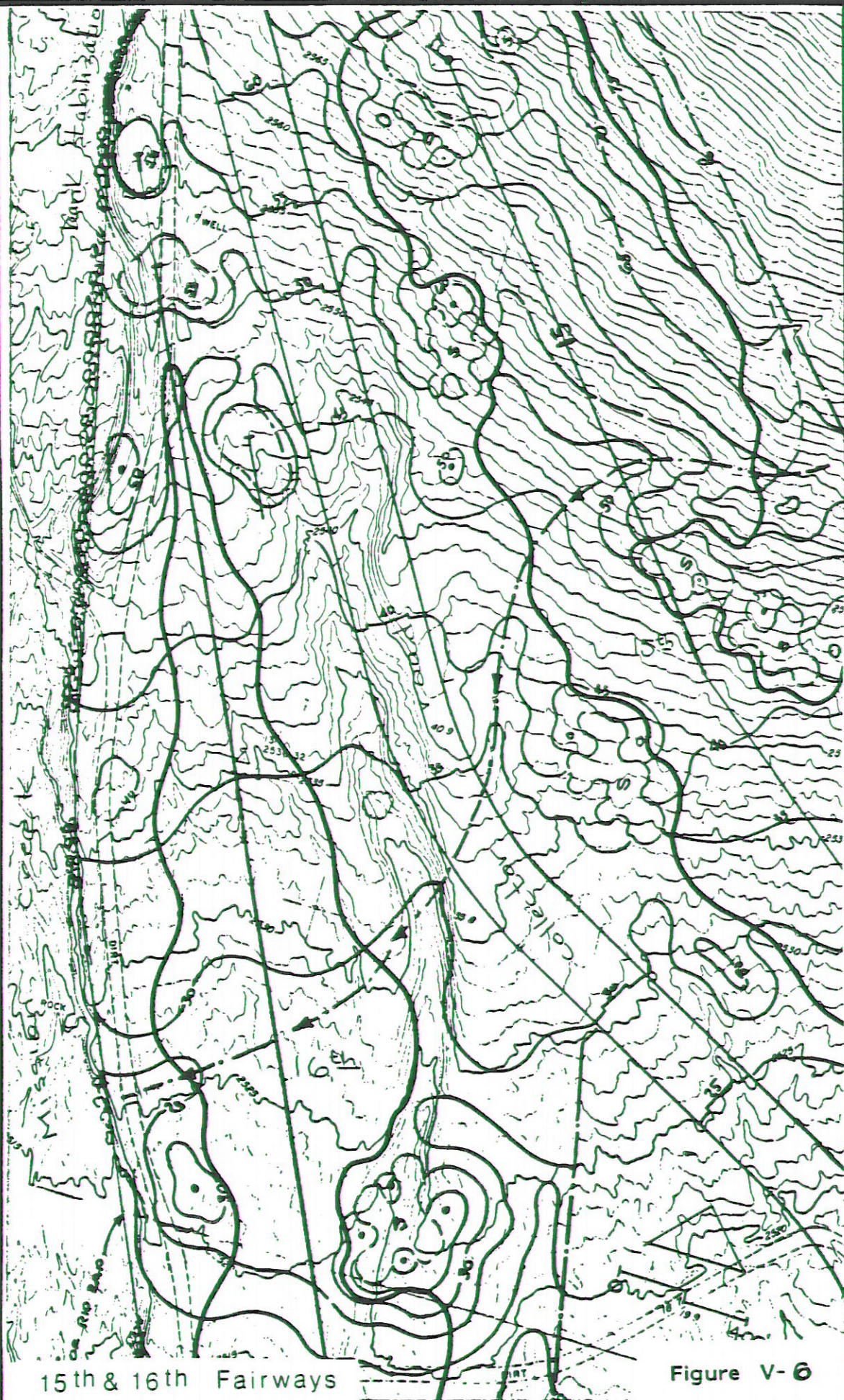


TESORO DEVELOPMENT PLAN

Old Crane Mason Creek Property
Riverside County California

WILLIAM E. SHEPHERD
1221 Washington Avenue Albany, Ca

DITZ-CRANE
2295 De La Cruz Blvd. Santa Clara, Calif.



TESORO DEVELOPMENT PLAN

Ditt-Crane Mission Creek Property
Riverside County California

WILLIAM E. SHEPHERD
1221 Washington Avenue, Albany, Co

DITZ-CRANE
2295 De La Cruz Blvd., Santa Clara, Calif.

The Tesoro golf course, designed by Ted Robinson, is divided into two separate courses; the Creeks course and the Mountain course. The creeks course includes the first through the ninth fairways and lies below the clubhouse on lower valley slopes and floor adjacent to Mission Creek and the marsh. The mountain course includes the tenth through the eighteen fairways and traverses valley slopes and foothills above the central portion of the community.

The design concept for the course is to create a set of unique golfing experiences within valley and foothill environments, taking full advantage of the rich and diverse flora and the magnificent views over the upper Coachella Valley and mountains beyond. For the most part the course will fit into the natural terrain and habitat of the Mission Creek property. Grading will be held to a minimum as the natural landforms and surfaces provide a unique setting for golfing. In most situations only minor recontouring for tees, sand traps and greens will be necessary. Natural drainageways will be utilized where they are or gently realigned to accomodate fairways and roughs.

The championship course will be a par 72, 6730 yard course, as noted below:

Golf Card

fairway	distance	par	fairway	distance	par
1	530	5	10	320	4
2	385	4	11	360	4
3	220	3	12	545	5
4	400	4	13	180	3
5	530	5	14	340	4
6	355	4	15	400	4
7	420	4	16	565	5
8	180	3	17	200	3
9	375	4	18	430	4
OUT	3395	36	IN	3340	36
			OUT	3390	36
			TOTAL	6730	72

To take full advantage of the site, Robinson has routed the course into foothill and creekside situations which require some amount of recontouring for limited areas. The most spectacular of these is the thirteenth fairway which is carved into the lower shoulder of foothills above the heart of the community. This affords an overview of the community and surrounding terrain which is breathtaking.

The second and sixth fairways buffer the marsh along the eastern and western edges of the wetland. In addition, the sixteenth and seventeenth fairways will be built on reclaimed land areas adjacent to Mission Creek to allow an overview of the rough and scoured channel floor.

Some fairways will require slight recontouring as shown Figures V-5, and -6. The extent of grading is limited primarily to these fairway situations. Minor grading for realignment of drainageways in some valley slope situations will also be necessary as described in the next section.

GENERAL GRADING OF TERRAIN

General grading will be held to a minimum throughout the property. Grading for site preparation will be done within urban use areas, golf course areas and for road construction. Urban development will be confined to terrain with less than 25% slope. Use of areas of greater than 25% slope will be limited to road construction and utilities as shown on the Major Improvement Map. These improvements are minor in scale but necessary to implement the provisions of the development plan.

Areas which are designated as open space, such as wildlands, natural habitat and channels will be conserved and protected in a natural state. Vegetative cover will be protected from unnecessary alteration or removal in areas outside of site preparation

boundaries for construction. In most situations this will be the use boundaries as designated on the Specific Plan of Land Use. Vegetation will be re-established in critical areas, e.g. cut and fill slopes, under workable stabilization measures, such as temporary mulching, seeding and periodic irrigation.

Site preparation involves the cut, fill and excavation of earth materials for construction purposes and can be divided into three categories of grading activity as follows:

1. Slight - typically less than 5 feet of grading with maximum at 10 feet in limited areas.
2. Moderate - typically less than 10 feet of grading with a maximum at 15 feet in limited areas.
3. High - typically less than 15 feet of grading with a maximum at 20 feet in limited areas.

Future development will be encouraged which requires slight to moderate grading activity for site preparation. Development which requires moderate to high grading activity will be limited as shown on the Major Improvement Map.

All finished grading or recontouring will have adequate provision for proper drainage in accord with good engineering practice. The Hillside Development Standards, as adopted by the Board of Supervisors, will be followed for site preparation activities.

STORM DRAINAGE

Storm drainage improvement consists of development and maintenance of channels to carry runoff from terrain slopes to the principal drainageway, Mission Creek. The maintenance in a natural state. Vegetative cover will be protected from unnecessary alteration or removal in areas outside of site preparation boundaries for construction. In most situations this will be the

use boundaries as designated on the Specific Plan of Land Use. Vegetation will be re-established in critical areas, e.g. cut and fill slopes, under workable stabilization measures, such as temporary mulching, seeding and periodic irrigation.

Site preparation involves the cut, fill and excavation of earth materials for construction purposes and can be divided into three categories of grading activity as follows:

1. Slight - typically less than 5 feet of grading with maximum at 10 feet in limited areas.
2. Moderate - typically less than 10 feet of grading with a maximum at 15 feet in limited areas.
3. High - typically less than 15 feet of grading with a maximum at 20 feet in limited areas.

Future development will be encouraged which requires slight to moderate grading activity for site preparation. Development which requires moderate to high grading activity will be limited as shown on the Major Improvement Map.

All finished grading or recontouring will have adequate provision for proper drainage in accord with good engineering practice. The Hillside Development Standards, as adopted by the Board of Supervisors, will be followed for site preparation activities.

STORM DRAINAGE

Storm drainage improvement consists of development and maintenance of channels to carry runoff from terrain slopes to the principal drainageway, Mission Creek. The maintenance and protection of drainageways will include measures to control the transport and deposition of debris in and adjacent to defined channels. Channels in upper slope positions will be lined with rock to control bank erosion. Accelerated erosion through

channel cutting and gullying in valley slopes outside of developed areas will be controlled through channel maintenance, removal of debris and/or rock barrier dams (sediment basins), where necessary.

Drainage channels within developed areas will be developed with sufficient capacity to carry anticipated storm runoff in accord with good engineering practice. Principal storm drainage channels within the sphere of influence of land use areas are shown on the Major Improvement Map. Storm drainage in undisturbed areas will not be altered except as storm runoff may impinge upon adjacent developed areas.

The responsibility for storm drainage maintenance will be with the Tesoro community.

Mission Creek channel will be protected and maintained to reduce the potential for bank erosion, channel shifting and overbank flooding during periods of high runoff. This will involve periodic removal of debris and plant material from portions of the drainage channel and maintenance of adequate channel profile and geometric section in critical reaches to reduce the risk of major undercutting and erosion. Maintenance will also include non-structural stabilization and protection of channel banks and reclamation of stream captured valley floor areas.

Areas subject to maintenance, stabilization and restoration are shown on the Major Improvement Map. In general, the channel of Mission Creek will be protected as a floodplain and retained in a natural state.

All channel improvements will be subject to review and approval by the County Flood Control District and the California Dept. of Fish and Game.

WILDLAND FIRE PROTECTION IMPROVEMENTS

Wildland fire protection will include the following measures:

- a. Proper fire protection measures at initial stage of site preparation for property development as recommended by the County Fire Marshal;
- b. Provision of an on-site fire station facility located on parcel UT-2 on the Specific Plan of Land Use to be constructed by Ditz-Crane and provided with the necessary equipment to adequately serve the structural fire protection needs of the community. This facility will eventually be turned over to the County Fire Department for operation;
- c. Provision of adequate fire flows within urbanized areas of the property. Fire flows will be obtained from the domestic water system developed by Ditz-Crane in accord with the requirements of the County Fire Marshal;
- d. Provision of adequate access for fire-fighting equipment to all structures and along the perimeter of the urban areas designated on the Specific Plan of Land Use. Such access will be provided by roads, cart paths and emergency accessway within each village or resort area in accord with the requirement of the County Fire Marshal; and
- e. Development of an adequate fire break system along the perimeter of urban areas which are adjacent to natural habitat or other open space reserves generally as shown on the Major Improvement Map.

A County Service Area or other financing entity will be created to provide the continuing financial support for the fire station facility within the Tesoro community.

B. Utilities

Description of utilities include the domestic water system, golf course irrigation supply system and sanitary sewer system. Other

utilities, such as gas, electricity and telephone service, are to be provided by the respective utility companies and are not described in this section. In general, these utilities will be constructed within road rights of way or utility easements along with other urban facility improvements. Above ground facilities will be located and designed to fit into and blend with other community facilities.

Water Resources

Water resources will be taken from the existing water system of the Desert Hot Springs County Water District (DHSCWD) and from water resources within the Tesoro subbasin (surface and groundwater resources of the Mission Creek drainage basin). Every reasonable effort will be made to utilize existing resources on-site as a first priority, however during periods of low flow or extended drought, the resources of the DHSCWD will be necessary to ensure adequate supply.

Domestic Water System

In addition to the DHSCWD water supply, domestic water will be taken from Mission Creek and from wells located on the property. Surface water will be used as the primary supply. This supply will be supplemented from existing wells as necessary. Service to dwelling units and resort facilities will be from reservoir tanks and/or hydropneumatic units within each pressure zone, as shown on the Utilities Map. The maximum static pressure to any part of a zone will be 100 psig with the minimum static pressure at 40 psig.

A series of reservoirs (tanks) with a capacity of about three (3) million gallons will be used to store water. All reservoirs will maintain a two day supply. The surface supply will gravity flow to reservoir No. 1 with a water surface elevation of 2680 feet. To facilitate gravity delivery, water will be boosted to reservoir

No. 2 and will flow gravity to reservoirs No. 3 and 4. Several hydropneumatic systems will be used to serve isolated areas at the northern end of the system.

These storage facilities are shown on the Utilities Map and briefly described below.

Reservoir No.1: 1,200,000 gallon capacity, two (2) tanks of 600,000 gallons each, water surface elevation 2680 feet, gravity service to zone 4 and reservoir No. 3.

Hydropneumatic Tank No.1: 25,000 gallon capacity, booster pump supplied from service line, service to zone 1.

Hydropneumatic Tank No.2: 25,000 gallon capacity, booster pump supplied from service line, service to zone 2.

Reservoir No.2: 512,000 gallon capacity, water surface 2930 feet, booster pump supplied from service line, service to zone 3.

Reservoir No.3: 720,000 gallon capacity, water service elevation 2480 feet, gravity supplied from Reservoir No.1, gravity service to zone 5 and Reservoir No.4.

Reservoir No.4: 650,000 gallon capacity, water surface elevation 2280 feet, gravity supplied from Reservoir No.3, gravity service to zone 6.

Reservoir No.5: 650,000 gallon capacity, water surface elevation 2600 feet, booster pump supplied from service line, service to zone 7.

Extra capacity will be maintained at the highest gravity level to serve as a base of supply for downstream areas. This will provide maximum flexibility and allow the development of a efficient size storage system to serve the community.

An asbestos cement pipe water system will be constructed in phases to serve the needs of the community as it develops. All

domestic irrigation and required fire flows will be met from the domestic system.

This domestic water system will be constructed by Ditz-Crane and turned over to the Desert Hot Springs County Water District for operation. An Improvement District will be created within Tesoro to finance the continuing operation and maintenance of this facility within the Water District.

The Tesoro domestic water system will be connected to the existing District system in the vicinity of Highway 62. This connection will allow emergency supply to Tesoro from other District sources and will also allow the supply of high quality water from the Tesoro subbasin to the District.

GOLF COURSE IRRIGATION SYSTEM

The golf course irrigation system will be supplied from water booster pumped from 4 to 6 irrigation lakes within the golf course. These lakes will be supplied from the surface supply or from wells at the option of the system operator. If the surface supply is used, it will be delivered to the lakes through the domestic system.

Golf course lakes will be sized so that irrigation demands will be met from approximately the top eight (8) inches of the lake. A total surface area of 5 to 6 acres will be needed to provide the water resource necessary for the irrigation system. These lakes will be located to service adjacent fairways, tees and greens. Re-supply will be on a twenty-four (24) hour basis with pumping to irrigation normally limited to twelve (12) hours or less. The use of the lakes are an asset for golf and represent an efficient means to provide high irrigation flows required. All lakes will be lined to minimize percolation losses.

The use of lakes as irrigation reservoirs also tends to maintain the quality of the water in the lakes and thus maintains their aesthetic value.

The irrigation system will be appropriately designed to conserve water resources and to achieve an overall irrigation efficiency of up to 80%. The system will be designed to permit the selective irrigation of critical areas, such as greens and tees, in the event of serious water shortages. The fairways and roughs will be designed to maximize the use of native drought resistant plant materials which require less water.

An asbestos cement pipe and plastic pipe system will be constructed for the golf course irrigation system. Current state of the art will probably result in a computer control system to permit maximum flexibility and water efficiency.

This irrigation system will be constructed by Ditz-Crane and will remain as part of the Country Club facility. The continued operation of this system will be financed through the Tesoro Country Club Association.

Additional lakes will be used, where appropriate, within the golf course design theme to serve an esthetic function. These lakes will be small, e.g. < one acre, and located in gently sloping areas adjacent to villages and the resort hotel.

COMMUNITY SEWER SYSTEM

Most of the Tesoro community will be served by a sewage treatment plant and a standard gravity sewer system. Residential lot areas RL and individual building site areas O will be served by septic tank. These areas are shown on the Specific Plan of Land Use Map.

The remainder of the community will be served by a sanitary sewer system with treatment facilities located on a four (4) acre site as shown on the Utilities Map. This facility will initially consist of sewage lagoons and pre-treatment facilities during the first phases of development in Tesoro. As the population grows and sufficient flow develops, a treatment plant will be constructed. This plant will be turned over to the Desert Hot Springs County Water District for operation. The type of treatment facility is subject to the requirements of the District. Initial considerations favor a relatively small but efficient facility, such as the A.E. Aerotor Plant manufactured by Lakeside Equipment Company. This facility will ultimately require two (2) units, each of 75,000 gallon capacity per day with the sewage lagoon used as a holding pond for irrigation water. In this situation one half of the plant could be operated during periods of low flow with maintenance, as necessary on the other half.

A small amount of sewage effluent will be available for limited drip irrigation in landscape areas near the treatment plant or for percolation and/or evaporation.

The sewage collection system will be vitrified clay pipe with precast concrete manholes. This system will be constructed in road rights of way or easements in valley floor areas. This is a long system with good slope but will experience periods of very low flow which may require the addition of water at upstream locations to aid in flushing the system.

The sewage disposal system will be constructed by Ditz-Crane and turned over to the District for operation. An Improvement District will be created within Tesoro to finance the continued operation and maintenance of this facility within the District.

C. Community Management

The responsibility of community management of urban facilities and services will rest with the following entities:

Tesoro Property Owners Association

Most community management responsibilities will be assumed by the Tesoro Property Owners Association. This association will have responsibility for the following facilities, improvements and services:

- Internal Circulation System

- Security Services

- Storm Drainage Improvements

- Mission Creek Channel Maintenance

- Land Management Services, e.g. management of landscape-habitat, community irrigation system, water resources, marsh (wetland habitat reserve), wildlar fire protection maintenance.

These services will be financed directly from property owners within Tesoro by private assessment procedures.

Tesoro Country Club Association

The Tesoro Country Club will have responsibility for the following facilities and improvements:

- golf course facility

- golf course irrigation system

- country club centre

- country club recreation facilities

These services and facilities will be financed through the country club membership by private assessment procedures.

Desert Hot Springs County Water District

The Water District will have responsibility for the maintenance and operation of the following facilities and improvements:

- domestic water system
- sewer collection system
- sewer treatment facility

These facilities will be constructed by Ditz-Crane in accord with the requirements of the District. These services will be financed through the Tesoro Improvement District to be created within the Water District.

Riverside County Fire Department

The County Fire Department will have eventual responsibility for the maintenance and operation of the County Fire Station. This facility will be constructed and equiped by Ditz-Crane in accord with the requirements of the Fire Department. This service will be financed through the Tesoro County Service Area to be created by the County.

Initial operation will be as a volunteer fire station under the control of the Tesoro Property Owners Association.

The training of volunteer personnel, phasing of equipment needs, fire protection strategies (e.g. during the period of construction), and other contingencies, will be developed through written agreement with the County Fire Marshal at the time of initial tentative map approval.

3. IMPLEMENTING AND MANAGING THE PLAN

A. Project Implementation

The following sections describe aspects of project implementation through the specific plan process.

Certain activities are preparatory to any physical development and are described in Section A. Project Preparation (below). These site preparation activities will precede the construction of actual units of development, i.e. subdivision tracts, resort facilities, etc., within the community. Each unit of development will be accompanied by a set of site improvements and urban infrastructures described in section B. Construction Activity.

The conditions and/or criteria governing the timing of construction of improvements and land uses are described in section C. Major Improvements and section D. Land Use. A set order of construction, i.e. phasing, is not specified as part of this specific plan. However, the conditions or requirements necessary to construct each unit of development is specified in section B.

Implementation of the Tesoro Specific Plan will be through the subdivision (tentative map) process unless otherwise required or permitted through this plan. The sequence of land use development will be determined by Ditz-Crane, subject to the provisions of this section. Each tentative map application will be considered a separate project or unit of development under this specific plan.

Each project or tentative map application will be accompanied by:

- 1) a tentative map and necessary project maps to show the relationship of the project to the community as a whole;

- 2) conceptual description, including textual and appropriate graphic representation, of land uses and/or major improvements to be constructed within the project;
- 3) description of urban infrastructure improvements to serve the project or unit of development and their relationship to existing facilities and/or improvements.

A. PROJECT PREPARATION:

The Tesoro project will be initiated by a series of site preparation activities and land improvements consisting of the following work:

1. extension of temporary electric lines or other services for initial stage of property development.
2. staged development of water supply for domestic and irrigation systems including:
 - a. construction of water intake improvements in Mission Creek;
 - b. construction of storage reservoir and appertenant facilities and improvements in UT-1 (Urban Facilities), as described in Section IV.B.2 above;
 - c. installation and development of wells to serve reservoir #1;
 - d. construction of reservoir #1;
 - e. construction of distribution system as necessary for initial stage of property development.
3. site preparation for areas to be initially developed including:
 - a. channel reclamation and maintenance;
 - b. golf course grading, storm drainage and construction;
 - c. storm drainage in headwater areas, as necessary to protect improvements and prevent erosion and sedimentation;
 - d. rough grading for collector and/or access road system to serve site preparation activities and improvements, as necessary;

- e. grading of areas adjacent to golf course, if necessary for storm drainage or watershed protection and protection of exposed surfaces;
- f. other improvements or activities incidental to site preparation, as necessary for the initial stage of property development;

B. CONSTRUCTION ACTIVITY:

The development of Tesoro will be undertaken by stages of construction and site improvement over a 4 to 5 year period. Certain site improvements and urban infrastructure will accompany each subdivision tract or unit of development regardless of location or stage of community development as follows:

1. ACCESS: Adequate vehicular access, including emergency access routes and golf cart pathways (if appropriate) will be provided to serve each unit of development, as necessary, for full use of existing community facilities. All access improvements will be built to the standards required in this specific plan, subject to the review of the County Road Dept.
2. WATER: The water supply and distribution system will be constructed or improved to provide adequate domestic and/or irrigation flows, as necessary, to serve each unit of development. Fire flows will meet the requirements of the County Fire Marshal, where appropriate.
3. FIRE PROTECTION: Adequate fire protection measures will be provided to each unit of development in accord with the recommendations of the County Fire Marshal. Such measures will typically include access, adequate fire flows, fire breaks, reduction in fuel loading or other protective devices, if appropriate.
4. STORM DRAINAGE: Storm drainage facilities will be installed to protect each unit of development and adjacent areas from excess water and unnecessary soil erosion and sedimentation.

Interim measures will be taken during the period of construction to protect the watershed and reduce fugitive dust.

5. SEWERS: Sanitary sewers and/or septic tank absorption fields will be constructed to adequately serve each unit of development, as necessary, in accord with the requirements of the County Environmental Health Dept.
6. SECURITY SERVICES: Adequate security will be provided to each unit of development, as necessary, to protect property and improvements within the community.
7. OTHER SERVICES & UTILITIES: Other services, such as electricity, natural gas, telephone, solid waste disposal, etc., will be provided, as necessary, to serve each unit of development.

C. MAJOR IMPROVEMENTS:

Major improvements include all those items described in Section IV above. The following improvements are summarized by location and/or function:

1. CIRCULATION SYSTEM: Segments of the circulation system will be developed in accord with the following criteria:
 - a. Mission Creek Road will be constructed to a subdivision access road standard prior to sale or occupancy of any residential units.
 - b. The bridge structure crossing Mission Creek will be completed prior to sale or occupancy of any residential units.
 - c. The internal (private) collector road system will be constructed by stages to serve developed community land uses, such as residential villages, country club centre, etc., in a safe and continuous manner in accord with the recommendations of the County Road Dept.
 - d. Internal emergency routes will be staged to provide safe and proper access to developed community land uses in accord with the requirements of the County Fire Marshal.

- e. The cart path system will be staged and constructed as part of residential village development to serve internal circulation needs of the community.
- 2. WATER SYSTEM: The water supply and distribution system will be improved and/or constructed in accord with the following criteria.
 - a. Water system improvements in UT-1 will be constructed in the initial stage of property development.
 - b. Water distribution and additional supply improvements will be staged to serve areas subject to development through water service zones as described in Section IV.B.2. These zones will be established in a practical and efficient manner to serve the needs of the community.
 - c. An off site connection with the DHSCWD system will be constructed or an appropriate method of guaranteeing financing, such as bonding, assessment district, etc., prior to sale or occupancy of any residential unit.
- 3. SEWER SYSTEM: The sewer system will be improved and constructed as necessary to serve the valley areas as described in Section IV.B.2. Residential lot areas (RL) and isolated building sites (o) will be served by individual septic tank systems. The installation of treatment plant facilities will be staged by actual discharge volumes in accord with the requirements of DHSCWD.
- 4. FIRE PROTECTION: Fire protection service will be staged to serve the needs of the community for structural and wildland fire protection in accord with the requirements of the Riverside County Fire Dept. Fire protection service will be provided, as appropriate, prior to framing of any structures on site to protect improvements. The on-site Fire Station facility will be constructed prior to sale or occupancy of 200 residential units in accord with the recommendations of the County Fire Marshal.

5. SECURITY SERVICES: Security services will be staged to serve the needs of the community. Adequate gatehouse or entrance facility will be constructed prior to sale or occupancy of any residential unit. Other security services, such as village security monitors or individual alarm systems, will be installed, as necessary, to protect property improvements within the community.
6. STORM DRAINAGE: Storm drainage will be staged as necessary to both serve and protect areas subject to community development. All improved drainage facilities will be adequate to carry anticipated runoff at full development of Tesoro.

D. LAND USE

1. RESIDENTIAL USE to be staged in accord with provision for adequate urban infrastructure, such as roads, water system, sewer system, fire protection, storm drainage and security service to serve the number and/or location of residential units. Construction of residential villages (RV) will begin prior to development of residential lots (RL). It is expected that development will precede village by village area, averaging 200 to 300 units per year, depending upon market demand.

A typical schedule for residential construction would entail the following phases of development:

1st phase = RV-3, -4, -5, -10, and -11;

2nd phase = RV-1, -2, -6, -7, -8, -9, and RL-5;

3rd phase = RL-2, RV-12, and -13;

4th phase = RL-1 and RV-14;

5th phase = RL-3, -4 and -6;

The actual sequence or phasing of residential development is strongly influenced by market conditions and will be determined by Ditz-Crane as the community develops subject to the requirements and conditions of this plan.

2. HOTEL - to be completed after improvement of golf course and Country Club Centre, subject to market demand at the discretion of the developer.
3. COUNTRY CLUB CENTRE - to be completed within 1 year of sale or occupancy of residential units. Construction of adjacent tennis and swimming centre will be prior to sale or occupancy of 400 residential units.
4. COMMUNITY SERVICES - to be staged after sale or occupancy of 200 residential units in accord with market demand.
5. GOLF COURSE to be completed in the initial stage of property development.
6. RECREATION AREAS to be maintained in a natural state except for designated improvements related to recreational use. Trails and use of all recreational areas subject to proper land management practice.
 - rc-1 - no structural improvements
 - rc-2 - no structural improvements except possible golf course area
 - rc-3 - no structural improvements
 - rc-4 - no improvements except possible equestrian use subject to use demand
7. UTILITY FACILITIES will be constructed and/or improved on specific sites as described in item C. (Major Improvements) above or as follows:
 - UT-1: water supply facility to be constructed as part of the initial stage of property development.
 - UT-2: fire station facility to be constructed prior to sale or occupancy of 200 residential units.
 - UT-3 and -4: community or special use areas to be staged as needed, e.g. storage facilities.

UT-5: sewage treatment facility to be staged as demand requires in accord with requirements of the DHSCWD.

UT-6 and -6: security facilities, such as gatehouse or keyed gate, to be constructed or improved prior to sale or occupancy of any residential unit or when needed.

8. ROADS will be constructed as described in item C. (Major Improvements) above.
9. CHANNELS will be protected as floodplains and generally retained in a natural state. Portions of Mission Creek channel will be:
 - a) reclaimed during the initial stage of property development;
 - b) utilized for water intake facilities to be constructed during the initial stage of property development;
 - c) maintained periodically to protect channel banks and adjacent valley floor areas from flooding;
 - d) utilized for water recharge as necessary to implement water conservation measures in accord with the recommendations of the DHSCWD;
 - e) utilized for construction of several small ponds for recreational use, i.e. less than 12 where appropriate.
10. MARSH AREA management program to be completed after initial stage of property development.
11. NATURAL HABITAT areas will be generally conserved and utilized as described in Section IV.B.1. starting with the initial stage of property development and continuing throughout the life of this community.
12. WILDLAND areas will be permanently reserved and protected for wildlife habitat by:

- 1) deed restriction with ownership and management responsibilities retained by the Tesoro Property Owners Association; and
- 2) land exchange of portions of Sections 13 and 14 (+ 960 acres) with BLM. Such lands, if acquired by BLM, are recommended for inclusion in the Whitewater Canyon Area of Critical Environmental Concern.

B. Managing the Plan

The Tesoro Specific Plan must accommodate change caused by political, economic, or market conditions over the life of this project without detrimentally affecting the ability to construct and improve the Tesoro community. Future conditions may arise which require modification of the Plan as described in this document. This Plan is designed to provide a measure of practical flexibility in land use designation and timing of urban facilities and improvements while meeting the objectives of Developmental Policies.

The integrity of this Plan will be satisfied provided that adopted Developmental Policies and specific plan conditions are followed in a reasonable and realistic manner. Minor changes in land use designation or configuration may be acceptable provided that:

- 1) Urban facilities, such as roads, water service, fire protection service, utilities, etc., can be provided in accord with specific plan standards or conditions;
- 2) Changes in urban facility needs, such as increases in services or utilities, are within 10% of estimated community needs and/or requirements as described in the Tesoro Specific Plan/EIR.

Housing products tentatively described for each residential village may be varied, as desired, to fit market demand within the yield ranges described in the Plan. Higher yields, e.g. higher density ranges, in any valley village area should be acceptable provided that urban facilities can be provided in accord with Developmental Policies and specific plan conditions. Consideration of such changes in yield will be subject to careful analysis of existing and projected site requirement for services and/or utilities within the community. Such changes should be documented as part of the implementation process.

Minor modifications or refinements of this Plan are to be expected during the process of development. These changes should be accomplished through the ongoing tentative map procedure, as minor refinements to the Plan in accord with the approval of the County Planning Director. Substantial changes in land use or improvements could require amendments to the Tesoro Specific Plan through the public hearing process.

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LIST of PERSONS CONTACTED or CITED

JOHN BAGLEY Planner	Crocker Land Company San Francisco, CA
DAVE BEINE Acquisition Specialist	Bureau of Land Management Sacramento, CA
KRISTEN BERRY Wildlife Biologist	Bureau of Land Management Riverside, CA
PHILIP BESCOE Engineer	Southern California Edison Company Cathedral City, CA
FRANK BOGART Mayor	City of Palm Springs Palm Springs, CA
BRIAN BOOHER Area Manager	Bureau of Land Management Riverside, CA
TONY BROWN Geologist	Riverside County Planning Dept. Riverside, CA
LESLIE CONE Area Manager	Bureau of Land Management Riverside, CA
RICHARD DIPPNER General Manager	Desert Hot Springs County Water District. Desert Hot Springs, CA
BRIAN FARRIS Air Quality Planner	South Coast AQMD El Monte, CA
WILLIAM GREEN Manager	Western Title Insurance Company Riverside, CA
SUE GROSSMAN Assistant Superintendent	Palm Springs Unified School District Palm Springs, CA
MARK HATCHEL Realty Specialist	Bureau of Land Management Riverside, CA
JAMES HESLOP Assistant Superintendent	Banning Unified School District Banning, CA
CHERYL HILL Biologist	U.S. Army Corps of Engineers Los Angeles, CA
RALPH HITCHCOCK Area Manager	Southern California Edison Company Palm Springs, CA
STEVE JOHNSON Land Steward	Nature Conservancy San Francisco, CA

LIST of PERSONS CONTACTED or CITED (continued)

JIM JOHNSON
Deputy Fire Marshal

Riverside County Fire Dept.
Indio, CA

STEVEN KEEL
Transportation Planner

CALTRANS
San Bernardino, CA

FRANK KIBBEY
Director of Operations

Desert Hot Springs County Water
District. Desert Hot Springs, CA

ROBIN KOBALY
Botanist

Bureau of Land Management
Riverside, CA

JOHN KUSHUBA
Engineer

Riverside County Flood Control District
Riverside, CA

ROBERT LEIDY
Biologist

U.S. Environmental Protection Agency
San Francisco, CA

KEVIN MANNING
Planner

Riverside County Planning Dept.
Indio, CA

WILLIAM MAYHEW
Biologist

University of California
Riverside, CA

ROBERT McKERNAN
Biologist

ECOLOGICAL SURVEYS
Redlands, CA

JACK NEWCOMB
Road Commissioner

County of Riverside
Riverside, CA

ROBERT O'BRIEN
Recreation Specialist

Bureau of Land Management
Riverside, CA

TOM PAULEK
Biologist

California Fish and Game
Idyllwild, CA

MARTIN PRISCO
Planner

Bureau of Land Management
Riverside, CA

RALLIE PROEBSTEL
Rancher

Whitewater, CA

JUDITH REED
Archaeologist

Bureau of Land Management
Riverside, CA

STEVEN RIKALA
Planner

Office of Planning and Research
Sacramento, CA

TERRY RUSSI
Wildlife Biologist

Bureau of Land Management
Riverside, CA

LIST of PERSONS CONTACTED or CITED (continued)

JERRY SCHERBA Director	Desert Consortium Baker, CA
DAVID SCHEY Planner	City of Indian Wells Indian Wells, CA
BARBARA SHELDON Housing Planner	Riverside County Planning Dept. Riverside, CA
DAVID SHELDON Engineer	Riverside Flood Control District Riverside, CA
LOUIS SILVERA Manager	Cabazon Disposal Service Cabazon, CA
LEROY SMOOT Road Commissioner	Riverside County Road Dept. Riverside, CA
WARREN STALLARD Supervisor	Riverside County Road Dept. Indio, CA
CHARLES SPRINGER Environmental Specialist	Regional Water Quality Control Board Palm Desert, CA
JACK SPRUILL Regional Manager	California Fish and Game Long Beach, CA
SGT. STINSON Dispatcher	Riverside County Sheriff's Dept. Indio, CA
JOHN THALIS Marketing Service	Southern California Gas Company Palm Springs, CA
ALBERT WAGNER Appraiser	Bureau of Land Management Sacramento, CA
JIM WALLACE Rancher	Yucca Valley, CA
FRED WORTHLEY, JR. Regional Manager	California Fish and Game Long Beach, CA
DICK ZEMBAL Biologist	U.S. Fish and Wildlife Service Laguna Niguel, CA

LIST OF CONSULTANTS

BETH BRAKER
Biologist

Wildlife Consultant
Berkeley, CA

JOE BIRMAN
Geologist

Geothermal Surveys
Pasadena, CA

JOHN CRISTE
Planner

Terra Nova
Palm Springs, CA

MAUREEN DONNELLY
Biologist

Wildlife Consultant
Los Angeles, CA

PEGGY FIEDLER
Plant Ecologist

Vegetation Consultant
Berkeley, CA

ROBERT FOX
Hydrologist

Leighton and Associates
Riverside, CA

MARGE GURDZIEL
Urban Planner

Planning Consultant
San Francisco, CA

CHARLES HAVER
Civil Engineer

Charles Haver and Associates
Palm Desert, CA

JACK HOEFFERLE
Engineering Geologist

Leighton and Associates
Riverside, CA

ERIC INDERMILL
Hydrologist

Geotechnical Consultants
Santa Ana, CA

DIANA JACOBS
Plant Ecologist

Vegetation Consultant
Berkeley, CA

JOSEPH JANCZYK
Economist

Empire Economics
Redlands, CA

PAUL JORGENSEN
Biologist

Wetlands Consultant
San Diego, CA

LARRY LAPRE
Biologist

Environmental Consultant
Riverside, CA

JOHN "Skip" MCGINNESS
Aeronautical Engineer

Crotalus Consultant
Santa Cruz, CA

ROBERT MISEN
Hydrologist

Geotechnical Consultants
Santa Ana, CA

SVEND NEILSEN
Structural Engineer

Johnson and Neilsen Engineers
Riverside, CA

PAT O'MALLEY
Civil Engineer

PATRICK QUEK
Economist

ENOS REID
Attorney

TED ROBINSON
Landscape Architect

ANNE STEWART-HAMPTON
Herpetologist

PAT SHEEHY
Architect

WILL SHEPHERD
Project Planner

SID SIDDIQUI
Civil Engineer

JIM SWENSON
Archaeologist

RICHARD TAMURA
Market Analyst

JERRY TUCKER
Project Manager

RON WAKIMOTO
Fire Ecologist

HAROLD WEIR
Biologist

PHILIP WILKE
Archaeologist

Charles Haver and Associates
Palm Desert, CA

Hotel Consultant
Los Angeles, CA

Reid, Babbage & Coil Attorneys
Riverside, CA

Golf Course Architect
Laguna Niguel, CA

Wildlife Consultant
Lake Tahoe, CA

Patrick E. Sheehy, AIA
Palm Desert, CA

Environmental Science/Planning
Albany, CA

Leighton and Associates
Riverside, CA

University of California
Riverside, CA

Market Profiles
Costa Mesa, CA

Ditz-Crane
Santa Clara, CA

University of California
Berkeley, CA

Wetlands Consultant
San Diego, CA

University of California
Riverside, CA

MASTER ENVIRONMENTAL ASSESSMENT DOCUMENTS

A. Topographic Mapping and Aerial Photography:

Charles Haver and Associates
74-390 Highway 111
Palm Desert, CA 92260

Base Maps: 1:2400 and 1:4800 topographic maps (1959 and 1979)
mylar bases coverage of entire property.
1:600 topographic map (1981) coverage of basin wetland.
1:600 and 1:2400 topographic maps (1983) coverage
of developable property west of Mission Creek
ranch.
Aerials: 1:4800 ortho-photo (1979) coverage of entire property.
mylar bases 1:6000 photo (1980) coverage of entire property.
1:600 photo (1981) coverage of basin wetlands.

Additional sources of aerial photography listed in Terrain Survey
Vol. 1., page 5.

B. Terrain Survey Reports:

William E. Shepherd
1221 Washington Ave.
Albany, CA 94706

- Vol. 1. Terrain and Site Unit Inventory. Inventory and Classification. May 20, 1980.
- Vol. 2. Terrain Capability Classification and Developmental Suitability. Evaluation and Recommendations for Development. May 20, 1980.
- Vol. 3. Flora and Vegetation. Inventory and Recommendations for Development. May 20, 1980.
- Vol. 4. Wildlife. Inventory and Recommendations for Development. May 20, 1980.
- Vol. 5. Climate and Water Balance. Inventory and Recommendation for Development. May 20, 1980.
- Vol. 6. Photographic Survey. Sept. 1, 1980.
- Vol. 7. Amenity Resource Survey. Inventory and Recommendations for Development. Nov. 10, 1980.
- Vol. 8. Terrain Resource Inventory. Inventory and Recommendations for Development on portions of Ditz-Crane and BLM holdings. Oct. 14, 1982.

C. Earth Science Reports:

Leighton and Associates
7265 Jurupa Ave. Suite C
Riverside, CA 92504

- Vol. I and II. Geologic Fault and Seismic Investigation Mission Creek Fault. May 22, 1981.
- Addendum Report and Response to Riverside County Planning Dept. Review. Oct. 9, 1981.

MASTER ENVIRONMENTAL ASSESSMENT DOCUMENTS

(C. Earth Science Reports: continued)

Response to Riverside County Planning Dept. Supplemental Review
Letter Dated Nov. 13, 1981 (County Geologic Report
No. 247-S). Nov. 23, 1981.
Map: Fault Location Map, showing building offset lines. Aug 2, 1983.
Soils Investigation and Liquefaction Study Northernly Portion of
Marsh Area. April 16, 1981.
Laboratory Grain Size, "R" Value and Sand Equivalent Tests on Soil
Samples, Main Access Roads, Proposed Residential and
Recreational Development. Oct. 20, 1981.

D. Hydrology Report: Geotechnical Consultants, Inc.
2001 E. 4th. St., Suite 102.
Santa Ana, CA 92705

Geotechnical Reconnaissance Water Supply Conditions Mission Creek
Area. March 18, 1982. (text and appendice)

E. Archaeological Reports: Archaeological Research Unit
University of California
Riverside, CA 92521

Archaeological Assessment of the (former) Mission Creek Indian
Reservation. Morongo Valley Area. May 1982.
Archaeological Assessment of 440 Acres of Land Adjacent to Mission
Creek. Oct. 1982.

F. Miscellaneous Reports and Maps:

Hampton, A.M., (1982). Report: Desert Tortoise Population of the
Ditz-Crane Mission Creek Property. May 15, 1982.

Shepherd, W.E., (1981). Report: Stream Basin Hydrology - Mission
Creek Basin. Nov. 4, 1981.

(1980). Map: Stream Channel Delineation - Aerial photo-
interpretation based upon March 12, 1980 Aerial Photography.
1:4,800; sepia.

(1980). Slope Map - slope class distribution for the
Mission Creek Property; 4 classes. 1:2,400 and 1:4,800;
hardcopy prints (1), 7 separate maps.

(1982). Vegetation Map - vegetative type map for Ditz-
Crane and BLM holdings west and south of Mission Creek.
1:4,800; master tracing.