SP134

SKY MESA

Riverside County, California

A Specific Plan

AS RECOMMENDED BY THE
PLANNING COMMISSION

JULY 23, 1980

August 1979

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SECTION I: INTRODUCTION

A. Purpose

The purpose of the Sky Mesa Specific Plan is to provide for the development of a 680 acre section of land into 120 residential lots having an average size of 5.7 acres. No lots will be under 5 acres in size.

B. Reason for Specific Plan

California State Government Code Section 65450 et seq. requires that any development of more than 50 lots having fewer than 1,500 registered voters within a two mile radius of the proposed site be designated as a "land project". A specific plan is required for any "land project".

C. Authority

The Sky Mesa Specific Plan was prepared in accordance with Ordinance 348 of Riverside County. The direction and assistance of the Riverside County Planning Department, Plan Review Section is also acknowledged and appreciated.

D. Documents Accompanying the Specific Plan

Supporting documents include Tentative Tract Map No. 14251, Percolation and Soil Reports, Preliminary Title Report, Archaeological Report and eight letters from various public agencies, plus the material contained herein.

Tentative Tract 14251 is essentially identical to the Specific Plan. The project involves only one land use and only one density type (± 680 acres into 120 lots); therefore, the conceptual specific plan is, in this case identical to the tentative tract map.

SECTION II: PROJECT DESCRIPTION

A. Purpose

The purpose of this section is to describe the project setting (location), the proposed development and the contribution of the project to the area.

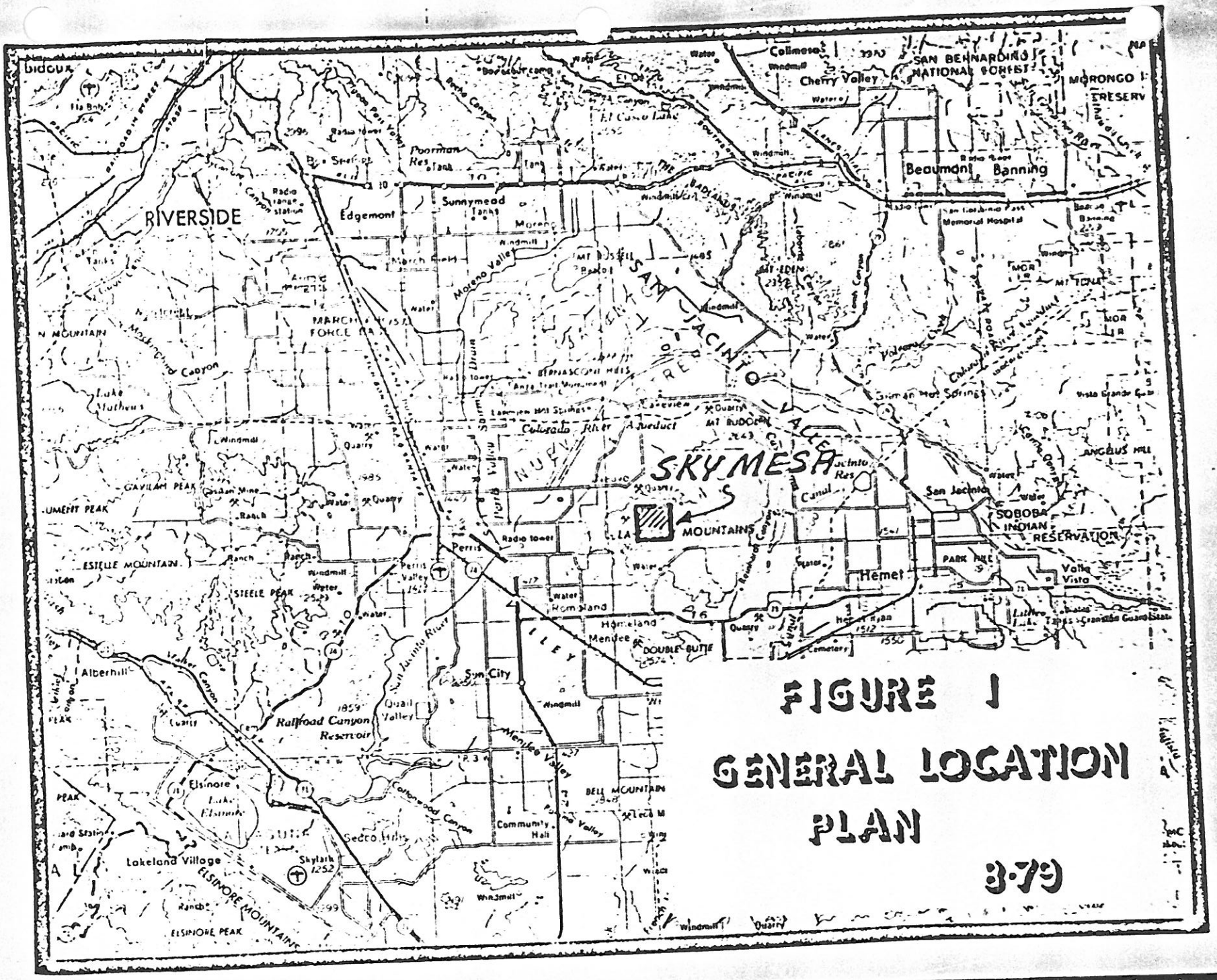

FIGURE 1

GENERAL LOCATION PLAN

3-79

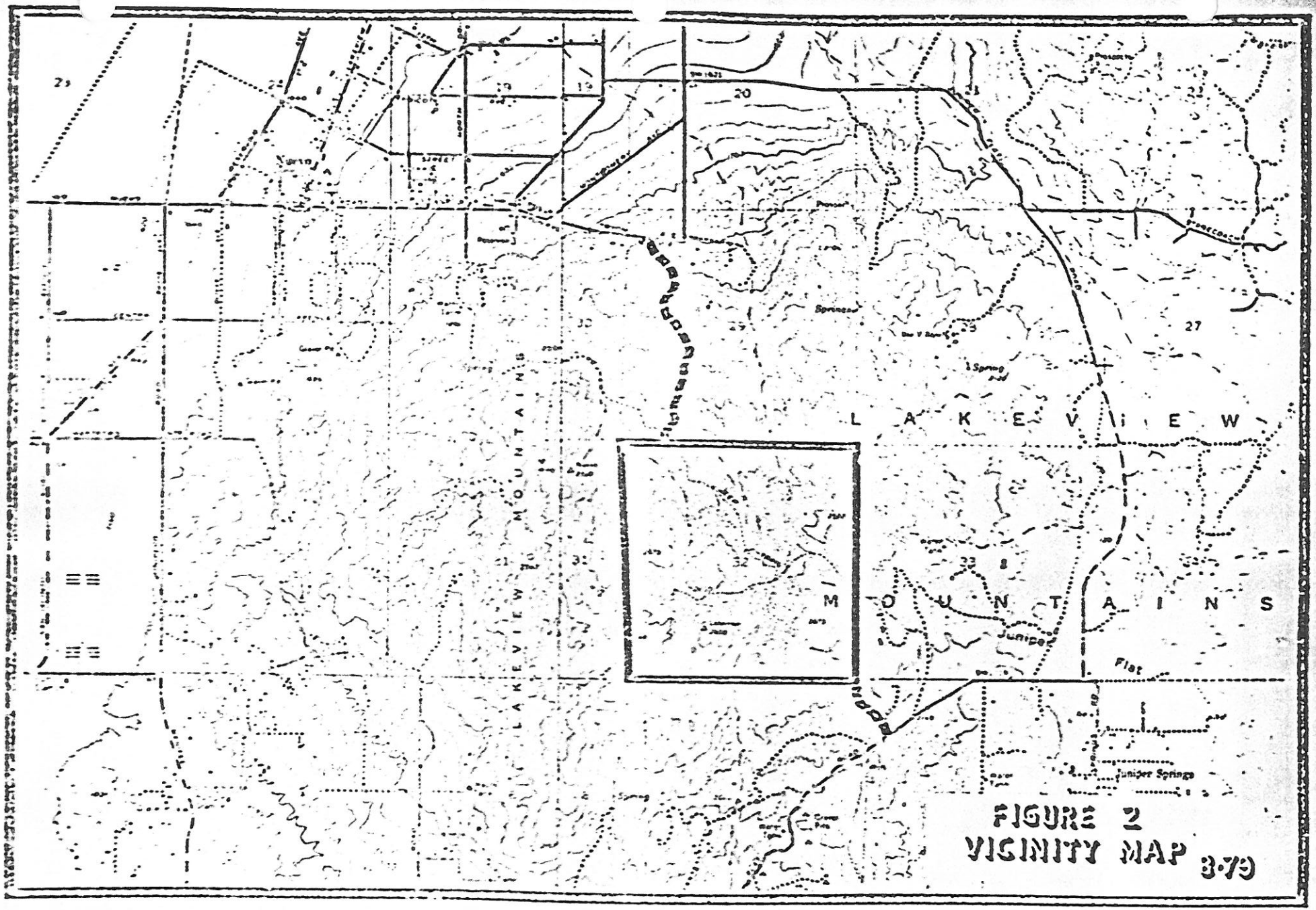

FIGURE 2
VICINITY MAP 3-79

B. Adjacent Development

The adjacent development, is currently subdivided into mainly 5 acre, 10 acre, and 20 acre parcels, with some development into 1.5 acre parcels and some larger than 20 acres. The area is experiencing moderate growth, with mainly mobile homes, on the lower and more level parcels.

C. General Location

The project site consists of 680 acres in the Lakeview Mountains. Homeland is two miles due South, Nuevo two miles northwest, Perris seven miles west and Hemet 6 miles due east. Lake Perris is five miles northwest and State Highway 74 is two miles due south (See Figure 1.)

D. Specific Location

The subject property consists of 33 parcels and occupies all of Section 32, Township 4 South, Range 2 West, San Bernardino Base and Meridian, also known as Assessor's Parcel Nos. 429-180-001 and 429-240-001. The site lies 1/2 mile north of Juniper Flats Road 2 miles north of California State Highway 74 and one mile south of Nuevo Road (See Figure 2).

E. General Plan Designation

The proposed plan was found consistant with the Riverside County General Plan by the Riverside County Planning Commission. The General Plan designates the area as mountainous, openspace and agricultural lands. (See Figure 17)

F. Existing Zoning

The present zoning is R-R.

G. Proposed Project

The specific proposal involves a four phased development of a 120 lot rural residential subdivision.

The overall density of the project is one unit per 5.7 gross acres. The lots vary in size from a maximum of 10.14 acres to a minimum of 5.0 acres.

This development will not be a family oriented community; but will be slanted to the retired or semi-retired couples whose children are grown and whose

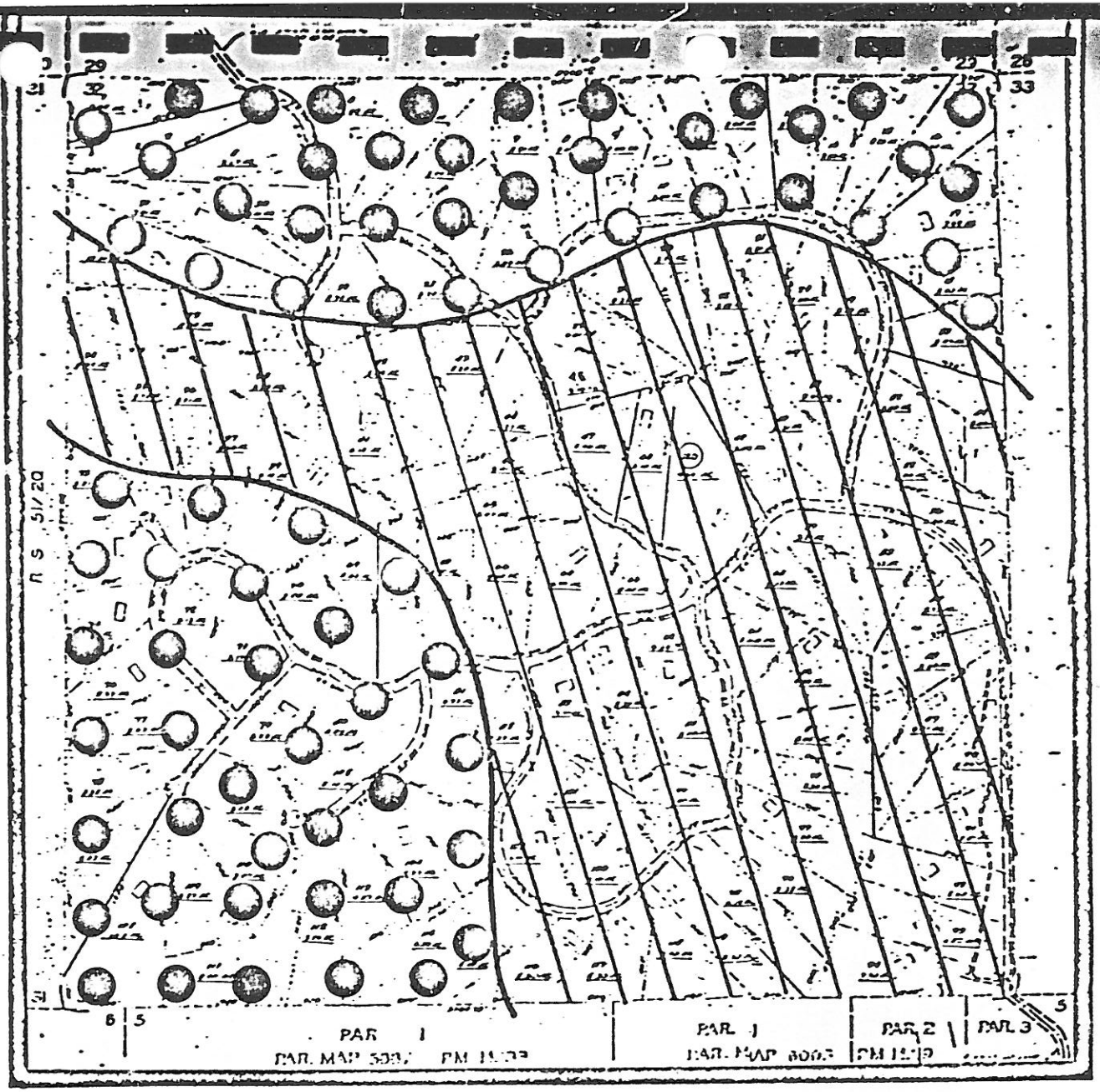

FIGURE 17

LEGEND

MOUNTAINOUS

OPEN SPACE AND OTHER AGRICULTURAL LANDS

business or professional activities do not require regular hours in a metropolitan area, and who keenly desire a sense of space and serenity in a development where rigid restrictions will maintain the quality, harmony and aesthetic character of their neighborhood. Restrictions will be enforced and the roads, landscaping and common areas will be maintained by an incorporated homeowner's association of which each property owner will be a member and stockholder.

H. Contribution of Project to the Surrounding Area

The project will provide an important contribution to the surrounding area by the introduction of a water supply. Fire hydrants are proposed throughout the project and will facilitate the containment of any fires within the project and will provide water for refilling those fire trucks which may transport water to other fire sites in the area (see letter No. 3 in Appendix). The proposed development will create a demand for law enforcement and fire protection services in the area, but no significant impact will be realized. Fire protection is available from Nuevo, Sun City, Perris, and Ryan Field, with police protection being altered from the sheriff's substation located in nearby Hemet. The project will also provide an economic infusion to the local economy in the building phase, and later through services and maintenances. A continual contribution through property taxes will also be evident.

SECTION III: THE SKY MESA DEVELOPMENT PLAN

A. Purpose

The purpose of this section is to describe the various phases of the development plan and to explain the design objectives of the plan.

B. Design Objectives of the Development Plan

The principal design objectives of the developer are to integrate homesites into a naturally beautiful landscape in a way that will preserve the natural environment as much as possible.

There is an existing easement in favor of Southern California Edison Company which traverses the subject property. The specific homesites have been located so as not to interfere with the existing right of way (see Figure 11 and attached easement document Inst. #68165).

The circulation system had been dedicated and graded by the previous owner for a parcel map of 33 20-acre lots. This road system has been utilized with very minor modification in order to avoid further disturbance of the natural terrain.

C. Phasing of the Plan

The project will be constructed in four phases (see Figure 4) each phase is expected to be completed on an annual basis. The following summarizes the number of lots and land area within each phase.

How many year for phasing? *

TABLE I

Phase	Number of Lots	Number of Acres	% of Total
I	42	239.93	35%
II	21	125.09	18%
III	20	108.19	16%
IV	37	206.79	31%
	120	680	100%

SECTION IV: THE SKY MESA DEVELOPMENT PROGRAM

A. Purpose

The purpose of this section is to provide statistical information concerning intended land use for the Sky Mesa project.

B. Inventory of Land Uses

TABLE 2
Land Use Summary

Land Use	Gross Acres	% of Total Area
Residential	670.5	98.6%
Recreational	9.5	1.4%

NOTE: Each lot will be restricted, by a recorded instrument, to a maximum building area of 0.25 acres (± 11,000 s.f.), thereby leaving 650 acres or 95.5 percent of the project unimproved and in its natural state. This in effect creates a type of open space, in reguard to non-buildable acerage.

what mechanism? How will fire response be mitigated for each lot? *

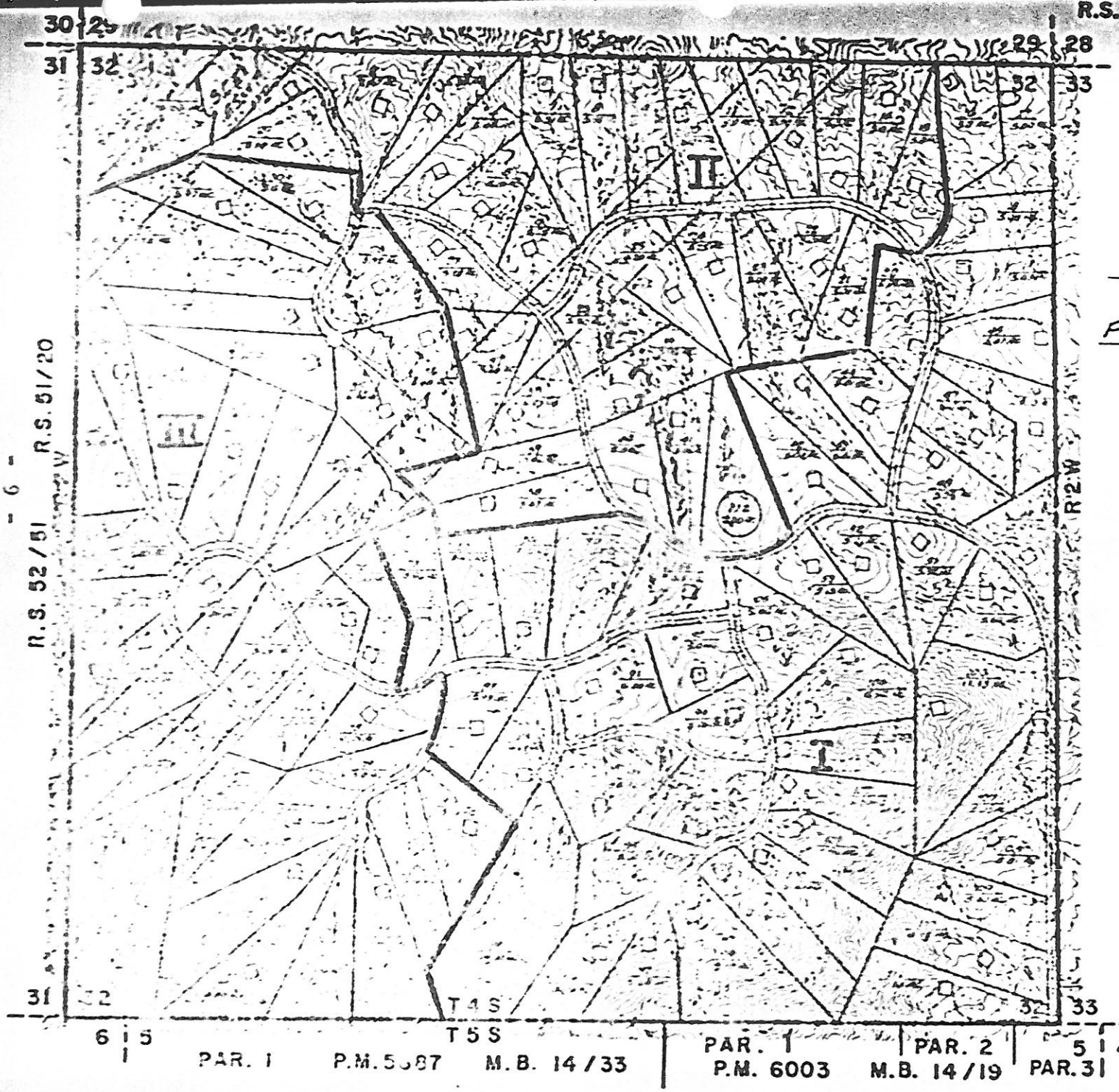

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FIGURE 4

PHASING PROGRAM

PHASE	LOTS	ACRES
I	47	278
II	31	177
III	34	225
	112	680

N

NO SCALE

TABLE 3
Proposed Land Uses

Lot Size	Number of Units	% of Total Units
5.0 acres	17	14%
5.0 - 6.0 acres	77	65%
6.0 - 7.0 acres	16	13%
7.0 - 8.0 acres	5	4%
8.0 and above	5	4%
	120	100%

SECTION V: CIRCULATION SYSTEM

A. Purpose

The purpose of this section is to describe the off-site circulation system and the impact the proposed project can be expected to have on that system, and to describe the proposed on site circulation system.

B. Off-site Circulation System

The major roads providing access to Sky Mesa are Juniper Flats Road and Nuevo Road. Both are two lane paved roads and carry only low traffic volumes at the present time.

Nuevo Road now terminates one-quarter of a mile east of the proposed northern entrance to Sky Mesa, Nuevo Road is presently a 2-lane paved road, but is designated on the Circulation Element of the Riverside County General Plan for future Arterial Status, with a 100 foot right-of-way. Juniper Flats Road is presently a 2-lane road, but is designated as a future Major Arterial with a 100 foot right-of-way. The Riverside County Road Department A.D.T. for Juniper Flats Road in May, 1979 was 479. Highway 74 intersects Juniper Flats Road 2 miles south of Sky Mesa and Freeway 15E intersects Nuevo Road 6 miles west of Sky Mesa.

There will be two access roads to the site, both on 60-foot wide recorded road easements and improved to conform to the requirements as established by the Riverside County Road Department. One will connect to Juniper Flats Road about 1,700 feet from the southeast corner of the site and the other will connect to Nuevo Road about seven-eighths of a mile to the northwest of the site.

Based on an assumed standard traffic generation rate of 10 trip ends per household, this 120 lot subdivision would generate about 1,200 ADT. Assuming a 50/50 split between Nuevo Road and Juniper Flats Road, each of these roads might experience an ADT increase of about 600 as a result of this subdivision. The carrying capacity of 2 lane rural roads such as these is about 1,900 ADT in both directions.

Thus, even with the addition of this project, Juniper Flats Road would be operating at slightly over half its capacity while Nuevo Road would be operating at well under half its capacity.

C. On-Site Circulation System

All of the streets within the project are designed according to the design requirements of the Riverside County Road Department. All roads will have a 60-foot right-of-way and a graded surface 24-feet wide.

All roads within the project will be dedicated to the public and maintained by the Sky Mesa Property Owners Association.

SECTION VI: RECREATION AND OPEN SPACE

A. Purpose

The purpose of this section is to describe existing recreational facilities in the area and on-site facilities proposed within the site.

B. Off-Site Recreational Facilities

Four miles north of the project is Lake Perris, a large and diversified State recreational area. Hemet and Perris, both within ten miles of the property, offer a wide variety of recreational facilities. However it should be noted that Sky Mesa is designed to meet the residential needs of retired or semi-retired couples whose childern are no longer at home and whose recreational requirements are apt to be satisfied at home most of the time.

C. On-Site Recreational Facilities and Open Space

A 9.5 acre nearly level site, centrally located, will be deeded to the Homeowner's Association to be developed for recreational use by all of the project's residents. (See Figure 10)

It will include Tennis courts, swimming pool and jacuzzi, croquet court, horse shoes and "pitch and putt" golf, plus an indoor exercise facility with showers and sauna. A card and game room will also be provided.

The developer will deed a 7.5 foot wide easement along all side and rear lot lines to the Homeowner's Association in order to provide fifteen foot wide corridors which can be designated as bridal paths at the discretion of the Homeowner's Association. Obviously, some of these easements will be better suited to this purpose than others; a proposed general pattern will be shown to prospective homeowners (See Figure 5) for their consideration. Maintenance of the bridal trails will be the responsibility of the Sky Mesa Home Owner's Association.

SECTION VII: UTILITIES/PUBLIC FACILITIES

A. Purpose

The purpose of this section is to identify Public Utility sources, the impact the project can be expected to have on each utility and any improvements required by the utilities for the project.

B. Water

Eastern Municipal Water District has agreed to provide water to the project provided that the developer construct and pay for a system according to specifications to be provided by the Eastern Municipal Water District. The operation and maintainance of this system will be assumed by Eastern Municipal Water District after installation of the system has been completed. These specifications have been given to the Project Engineer, Neste, Brudin & Stone Incorporated. The design work on the system is in progress at this time, and includes a 12-inch steel pipe line extending approximately 2.5 miles from a reservoir on

Nuevo Road to a 200,000 gallon tank on the southeast quarter of the Sky Mesa section, a vertical lift of approximately one thousand feet. It is the intention of the developer to begin construction on the facility immediately upon approval of the specific plan. All necessary rights-of-way have been acquired. (See letter "A" in Appendix; See Figure 6)

C. Wastewater

An exhaustive testing of soil conditions on this site has been performed by Accu-Test Soil Laboratory Inc., and a 43-page report has been filed with the Riverside County Health Department. A letter from the County Health Department has expressed approval of the tract for private waste disposal systems provided each installation is submitted for field inspection and approval. (See letter "B" in Appendix) Four summary pages of the Accu-Test report are included in the Appendix section.

D. Gas, Electricity and Telephone

Gas will be supplied by the Southern California Gas Company. A letter to this effect is included in the Appendix. (See letter "C" in Appendix)

Power will be supplied by Southern California Edison Company and telephone will be provided by the General Telephone Company. Letters of intent from these utilities are included in the Appendix section. (See letters "D" and "E" in Appendix; See Figure 11)

E. Police Protection

This project will be served by the Hemet office of the Riverside County Sheriff's Department. This office presently has 31 sworn and 10 non-sworn personnel. Average response time for this service area is 6 minutes for emergency calls and 6.2 minutes for routine calls. As this site is somewhat more remote, response times would generally be longer than the average times given above.

F. Fire Protection

The site is located five miles from the fire station at Nuevo and Nine-and-a-half miles from fire stations at Sun City and Perris. All three will respond if needed. A letter to this effect, from the County Department of Fire Protection, is included in the Appendix. (See letter "F" in Appendix)

In addition to these fire stations the developer will provide fire hydrants at every intersection and at 1,000 foot intervals along the streets, meeting fire flow requirements of 500 gallons per minute in addition to domestic water requirements.

G. Schools

The site is within the Perris School District and the Perris High School District. Information provided by Dr. Bonngard, Superintendent of the Perris School District reveals that an average of 0.6 grammar school students and 0.3 high school students are generated by each household. This would indicate an additional 71 grammer school students and an additional 36 high school students as a result of the total development of Sky Mesa. However in view of the fact that Sky Mesa will be predominantly a retirement community it is not likely that there will be any noticeable effect on the attendance growth of the Perris District schools over the five year period allotted for Sky Mesa's completion.

SECTION VIII: TOPOGRAPHY

A. Purpose

The purpose of this section is to discuss the topography existing on the site and the grading concepts proposed for this project.

B. Existing Topography

The dominant feature of this 680 acre site consists of a modified mesa of about 2,500 foot elevation, covering most of the site's southern half. Partly incised canyons, swales, etc. drain the site to the north and, to a minor extent, to the south and east.

Site elevations range from 2,200 feet at the northwest corner to a high point of 2,673 feet near the southeast corner. Portions of the southerly and northwesterly site contain rather steep slopes, with the central mesa area relatively flat.

A slope analysis has been prepared for this site using three slope classification ranges (0 to 14.9%, 15 to 24.9% and 25% and above) in accordance with Riverside County Planning Department standards. The results are tabulated below (See Figure 7 for a graphic representation).

FIGURE 7

SLOPE ANALYSIS

LEGEND

- 0-15 %
- 15-25%
- 25% —

N

NO SCALE

TABLE 4
Slope Analysis

Slope Range	Acres	% of Site Area
0 to 14.9%	325	47
15 to 24.9%	170	25
25% and up	185	28
TOTALS	680	100%

C. Proposed Grading

The project has been designed for minimal grading. A building requirement written into the CC&R's will require that the foundations be designed to accomodate the natural contours of the land and that no cuts in excess of six feet vertical will be permitted and that all cuts must be contoured into the existing slopes.

With regard to cut and fill operations on roads. The project has been designed in accordance with existing roads and no further cut and fill operations are anticipated.

SECTION IX: SOILS

A. Purpose

The purpose of this section is to describe the various soil series existing on the property and to explain the various pertinent properties and implications of these soil types.

B. Soil Series

The topsoils on this site are composed primarily of sandy loams and some silty loams on the mesa tops, and rocky sandy loams on the slopes surrounding the mesa.

The soil association covering the property is the Cieneba-Rockland-Fallbrook Association. This association is characterized by well to excessively drained soils.

Fallbrook soils have moderate permeability and moderate erosion hazard. They are a good material for road fills, having only slight compressibility, moderate shrink-swell potential and fair stability.

A large percentage of the site area consists of Cieneba rocky, sandy loam (CkF2), which ranges in depth from 8 to 36 inches. Beneath this surface horizon lies permeable to semi-permeable bedrock and in certain areas a non-permeable hard pan. Because of slopes ranging from 8 to 50 percent this type of soil has a moderate to high erosion characteristic.

The above mentioned soil types are not suitable for agricultural use because of the severe slopes, shallow depth, and high erosion characteristics. It is however recommended for road fill and embankments. See Figure 8 for the soils map.

Source: Soil Survey; Western Riverside Area; U.S. Department of Agriculture.

SECTION X: VEGETATION

A. Purpose

The purpose of this section is to describe the existing vegetation and the type of landscaping that will be incorporated into the project.

B. Existing Vegetation

Vegetation consists of native chapparral, Black Sage, Mahogany Sage, Sumac, occasional Dwarf Oak, Wild Elderberry, Cactus, etc., plus the usual variety of California native grasses, grains and Buckwheat.

Three quarters of the property has been burned by two recent brush fires resulting in a blackened landscape and large quantities of charcoal.

C. Proposal Landscape Material

The intention of the developer is to maintain the natural appearance of the landscape and the predominant materials will be California native stock now available in most large nurserys.

Planting is presently in progress and along the entrance roads Waleleuca, Bottle Brush, Oleander, Bouganvilla, Allepo Pines and Ice Plant have been planted. California Peppers, Scotch Brook, Flowering Eucaluptus and Torrey Pines have been scheduled along with occasional clumps of Washington Palms.

SECTION XI: DRAINAGE

A. Purpose

The purpose of this section is to discuss the natural drainage conditions on this site, and to describe the impact of this project on drainage patterns.

B. Existing Drainage

The northerly two thirds of this site drains northward, via four small to moderate drainage courses. The remainder of the site drains to the south and east, via three small drainage courses. Slopes on the northern portion of the site are generally moderate; on the southern portion (south of the mesa) the slopes are generally steep. The site is not subject to known flood hazard.

There are no recorded springs on the property.

The site lies within the Lakeview-Nuevo Drainage Plan Area. This drainage master plan area and proposed facilities were approved in August, 1978. The developer will be responsible for the fees established by and for this master plan.

C. Hydrological Analysis

Because the smallest lot in the proposed development is 5 acres (average size is 5.7 acres) and because the circulation system will be unpaved and essentially unchanged from the network of dirt roads which now crisscross the site, a detailed hydrology study should not be necessary. Drainage patterns and watercourses will be unchanged, and the increase in drainage flows will be insignificant.

D. Runoff

Resultant from an investigation of current on-site drainage patterns, these appear to be no significant impacts created which can be attributed to runoff. Since the streets throughout the development were previously graded, there will be no changes made with respect to the present drainage courses and therefore no probelems should be created for any off-site areas. A soil feasibility study for the disposal of sewage effluent was conducted by Accu-Test Soils Laboratory on February 27, 1979. Based

upon data given in the report and later consultation with the soils engineer, it is assumed that no aquiter contamination will occur at the project site or any downstream areas.

SECTION XII: GROUND WATER QUALITY

A. Purpose

The purpose of this section is to describe the measures that will be taken to ensure that the ground water will not be polluted by the project. Well drilling on the site has shown that the ground water is more than 150 feet below the surface and because of this extreme depth the project should have no effect upon ground water quality.

B. Measures to Ensure Protection of Ground Water Qualtiy

In the event a septic system fails each of the lots is large enough that another system can easily be constructed.

Because of the depth of ground water the number of horses kept on each lot will make little difference. However by deed restriction there will be a limit of one horse for every 1.5 acres of lot area.

SECTION XIII: AIR QUALITY AND ENERGY CONSUMPTION

A. Purpose

The purpose of this section is to discuss the factors of the project which will contribute to air pollution and to present energy conservation measures.

B. Unavoidable Adverse Effects - Travel Destination Points

The site is located a considerable distance from likely destination points for working and shopping and this is an adverse factor. However, because Sky Mesa will be predominantly a retirement community, very few of the residents will be driving to work. Through questioning the residents of the area we have learned that Hemet, eight miles east of the project and Perris, eight miles west of the project, satisfy

nearly all shopping needs, with a trip to Riverside or San Bernardino being a relatively rare event. Riverside is 20 miles and San Bernardino 30 miles from the project.

C. An increase of specific pollutants resultant from the project would be primarily carbon monoxide (CO), oxides of nitrogen (NO_X), and hydrocarbons (HC). The relative concentrations of these compounds are believed to be decreasing in the basin as a function of time, as shown on the included graphs as compiled by the South Coast Air Quality Management District (SCAQMD). (See Figures 1, 2, 13, and 14)

For computing the total annual emissions from the project, maximum use factors were used. Actually, mobile source emissions generated from the project would be much less than shown in computations. (See Figure 15)

Because of the location of the project site, it is felt that the work force could use car pooling as a measure of reducing the vehicle miles traveled (VMT). If this were the case the emissions would be significantly reduced as shown on included graph taken from the "Appendix to the Air Quality Plan", for San Bernardino County Planning Department, 1975. (See Figure 16)

D. Energy and Resource Conservation Measures

The CC&R's will provide for architectural approval of each residence to be built on the project. The developer, an architect by profession, will encourage energy saving designs, and will not approve of any design which does not take into account the energy saving alternatives available to home builders today.

SECTION XIV: MARKET ANALYSIS

A. Purpose

The purpose of this section is to describe the market for the sales of the units and to demonstrate that this is a land project which is very much in demand. There is a strong indication that the project should have good sales potential.

"PROFILE OF AIR POLLUTION CONTROL"
County of Los Angeles, 1971

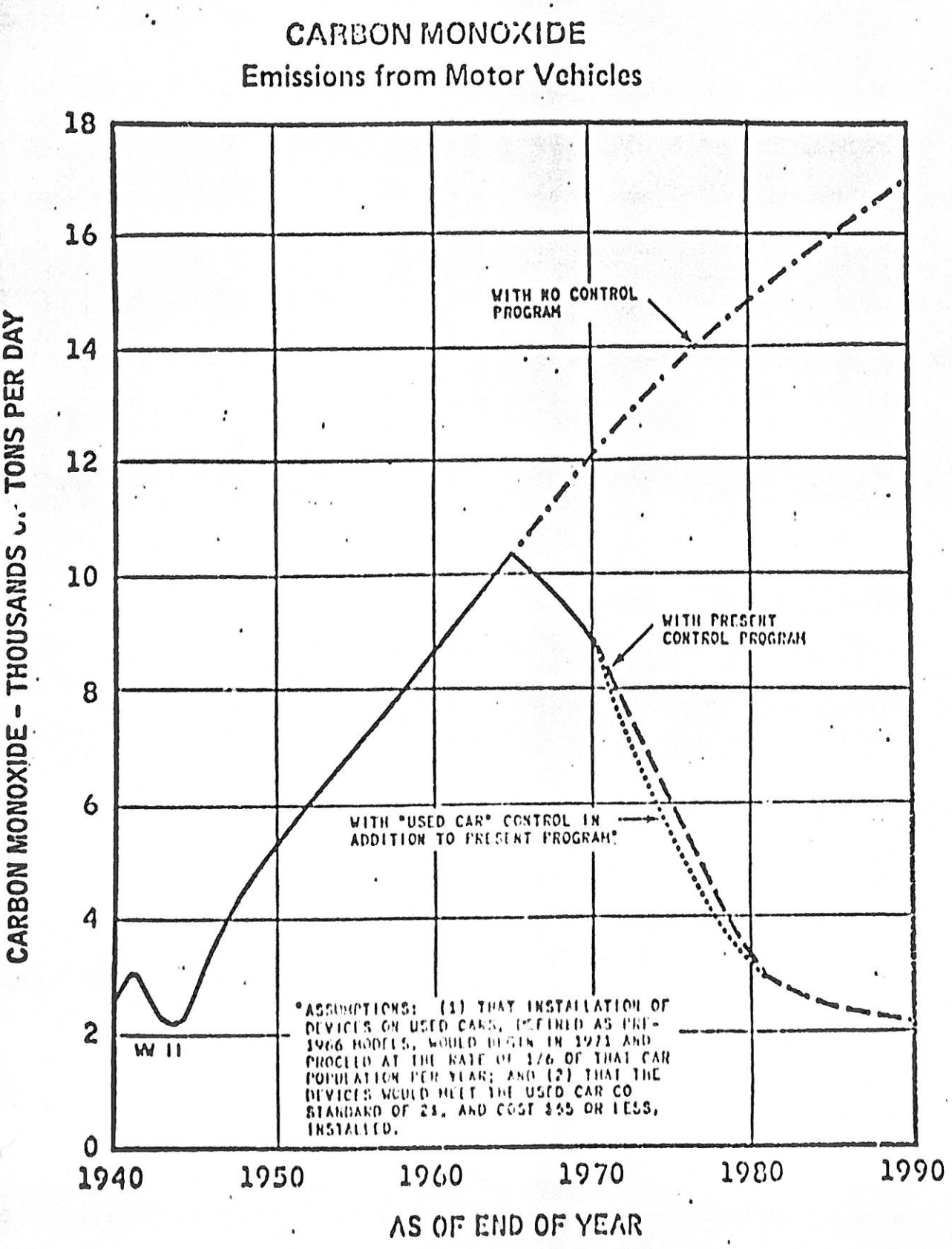


FIGURE 12

12-70

OXIDES OF NITROGEN
Emissions from Motor Vehicles

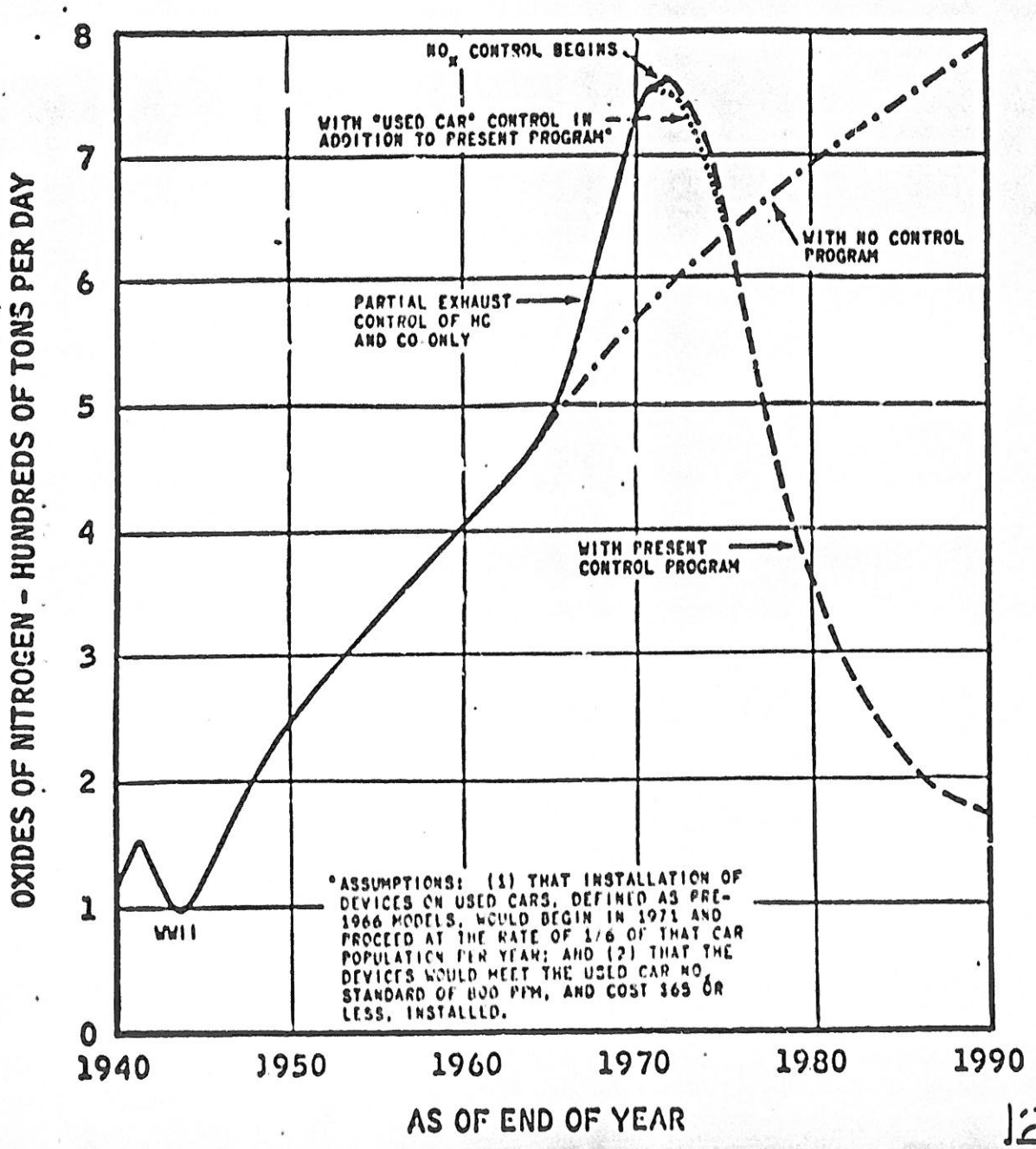


FIGURE 13

12-79

HYDROCARBONS AND OTHER ORGANIC GASES

Emissions from Motor Vehicles

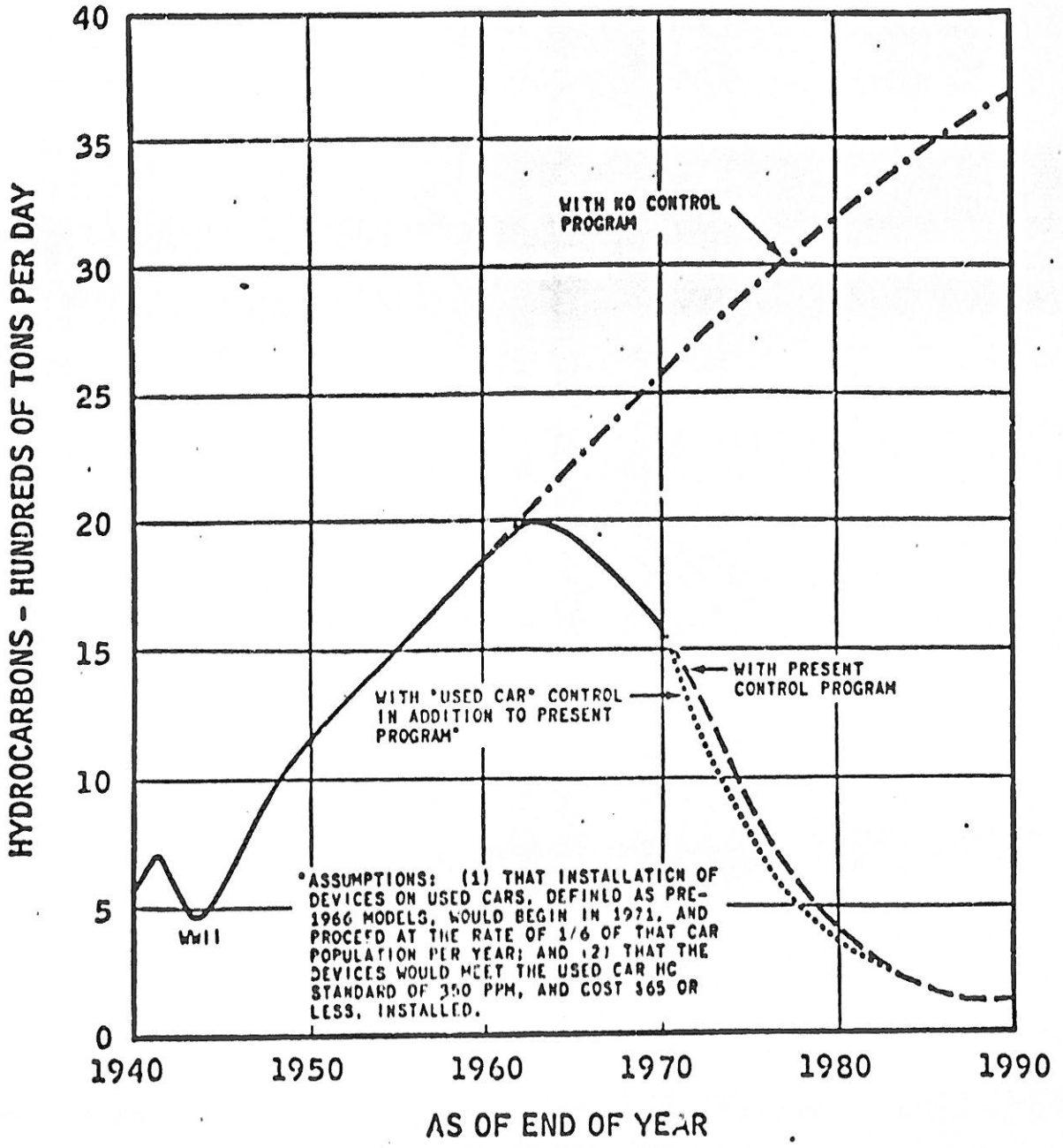


FIGURE 14

12-79

MAXIMUM VEHICLE EXHAUST EMISSIONS FROM "SKY MESA"

VMT = Vehicle miles travelled/day

No. of dwelling units = 120 units

Vehicles per dwelling unit = 115 vehicles/unit

total vehicles = 120 units x 1.5 $\frac{\text{vehicles}}{\text{unit}}$ = 180 vehicles

Average (home-work) + (work-home) trips

180 vehicles x 1.6 $\frac{\text{trips}}{\text{vehicle day}}$ = 288 trips/day

Average (home-work) distance = 15 miles

Total (home-work) VMT

$\frac{15 \text{ mi.}}{\text{trip}} \times \frac{288 \text{ trips}}{\text{day}}$ = 4,320 mi/day

Average local trip distance = 2 miles

Total local VMT

$\frac{2 \text{ mi.}}{\text{trip}} \times \frac{360 \text{ trips}}{\text{day}}$ = 720 mi/day

Total VMT = LVMP + VMT = 5,040 miles

1980 Daily Emissions — Total VMT = 5,040

						Total Emission/day
CO	$\frac{5040 \text{ mi.}}{\text{day}}$	x	$\frac{16.8 \text{ gm}}{\text{mi.}}$	x	$\frac{1 \text{ lb.}}{454 \text{ gm}}$	= 186.5 lbs/day
NO_x	$\frac{5040 \text{ mi.}}{\text{day}}$	x	$\frac{1.9 \text{ gm}}{\text{mi.}}$	x	$\frac{1 \text{ lb.}}{454 \text{ gm}}$	= 21.1 lbs/day
HC	$\frac{5040 \text{ mi.}}{\text{day}}$	x	$\frac{1.1 \text{ gm}}{\text{mi.}}$	x	$\frac{1 \text{ lb.}}{454 \text{ gm}}$	= 12.2 lbs/day

NOTE: Emission factors and formula for Total VMT per "Air Quality Handbook for Environmental Impact Reports" SCAQMD, Feb. 1977.

	Daily Emission	Annual Emission lbs/yr	Annual Emission Tons/yr
CO	186.5 lbs/day	68,072	34.0
NO_x	21.1 lbs/day	7,701	3.9
HC	12.2 lbs/day	4,453	2.2

365 days per year

FIGURE 10

12-79

CARPOOLING

Carpooling is not normally regarded as a transportation strategy in planning efforts. However, in terms of cost, amount of lead time needed to implement, and probable reduction in VMT, carpooling is the most cost-effective strategy when applied to the commuter trip.

Two indicators will prove illustrative to demonstrate the utility of reducing region-wide VMT by this strategy.

First, the effect on reduction of vehicle miles traveled of commuter matching for carpools by percentage of the work force participating is shown for the region in Figure 34 - from a study done by the Rand Corporation. If 40% of the work force were to participate in carpools, a five percent total reduction in VMT would result.

Second, Caltrans District 08 estimates that if average commuter automobile occupancy rose ten percent, 1.2 to 1.4 persons per vehicle, the VMT reduction for the region would be equivalent to a 700 percent increase in present transit ridership.

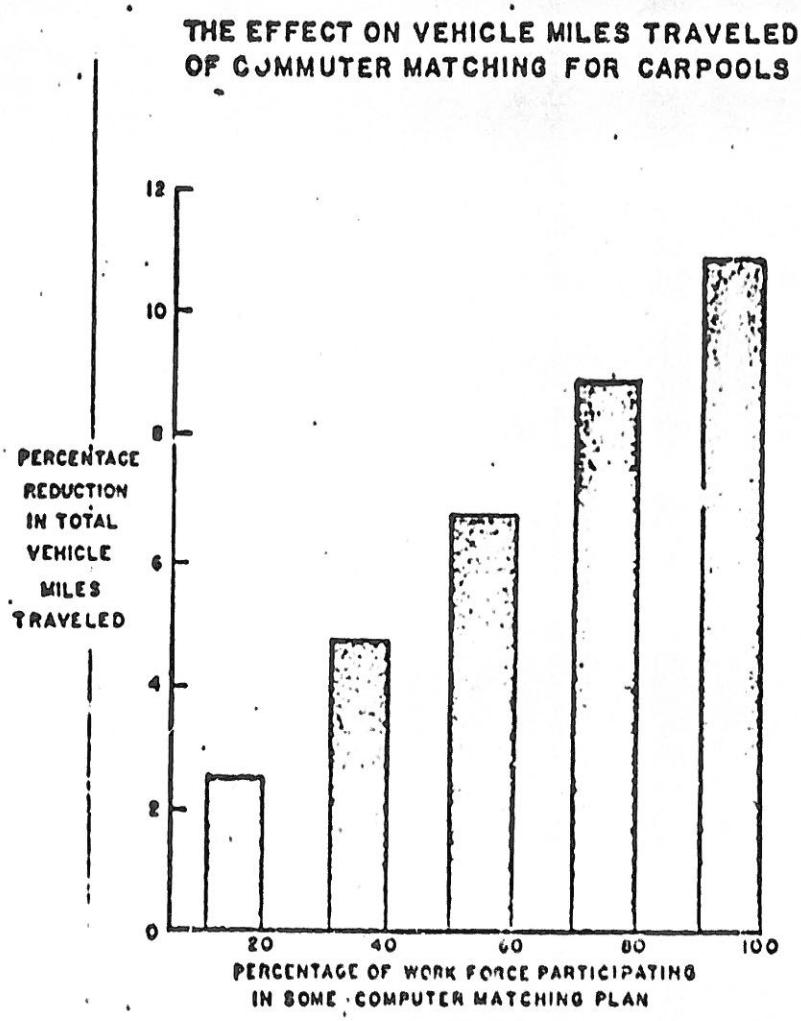


Figure 34

FIGURE 16

12-79

B. Market Information

Other projects of this nature and in this general region have been very successful. There appears to be a continuing demand for large view lots which are located in private semi-rural areas and which permit large homes and the keeping of animals.

The sponsor of Sky Mesa has contacted other developers with similar projects and has reviewed their experiences, as well as that of real estate brokers in the area. All indications point to early acceptance and success of this project.

SECTION XV: SOCIAL COSTS AND BENEFITS

A. Purpose

The purpose of this section is to examine factors relating to the costs of the project to the County and benefits to the County resulting from the development.

B. Costs to Riverside County

There will be some cost to the County in the provision of police and fire protection. These to the school district and some minor services required; i.e. voting and governmental expense. But on the other side of the ledger these costs will be far outweighed by the advantages of a community that will have no mobile homes but will be restricted to high quality structures producing a higher than average tax base. There will be a very low percentage of school age children and practically no social services, which are the major tax burdens.

SECTION XVI: ADDITIONAL INFORMATION

A. Purpose

The purpose of this section is to present the results of the Archaeological survey undertaken for the project, and to review the geologic setting of the development.

B. Archaeological Survey

In April of 1979 the University of California; Riverside conducted an Archaelogical survey of the site; its report is on file at the Riverside County Planning Department (See Appendix). The conclusion of this survey was that there are no sites of Archaelogical significance on the Sky Mesa project site. If any artifacts are found during subsequent construction activities, the archaelogist should of course be notified. (See Archaeological Survey in Appendix)

C. Geological Survey

This site lies outside any Alquist-Priolo Special Studies Zone for seismic hazards, as delineated on the official State and County hazard zone maps.

The site is also free of liquefaction hazards.

Roads will follow existing alignments and will be graded only; no pavement or special treatments will be required.

Lots have been laid out such that at least one suitable building pad area exists on each lot, without need for excavation or fill of more than a minor nature. No grading which might result in unstable ground conditions will be necessary.

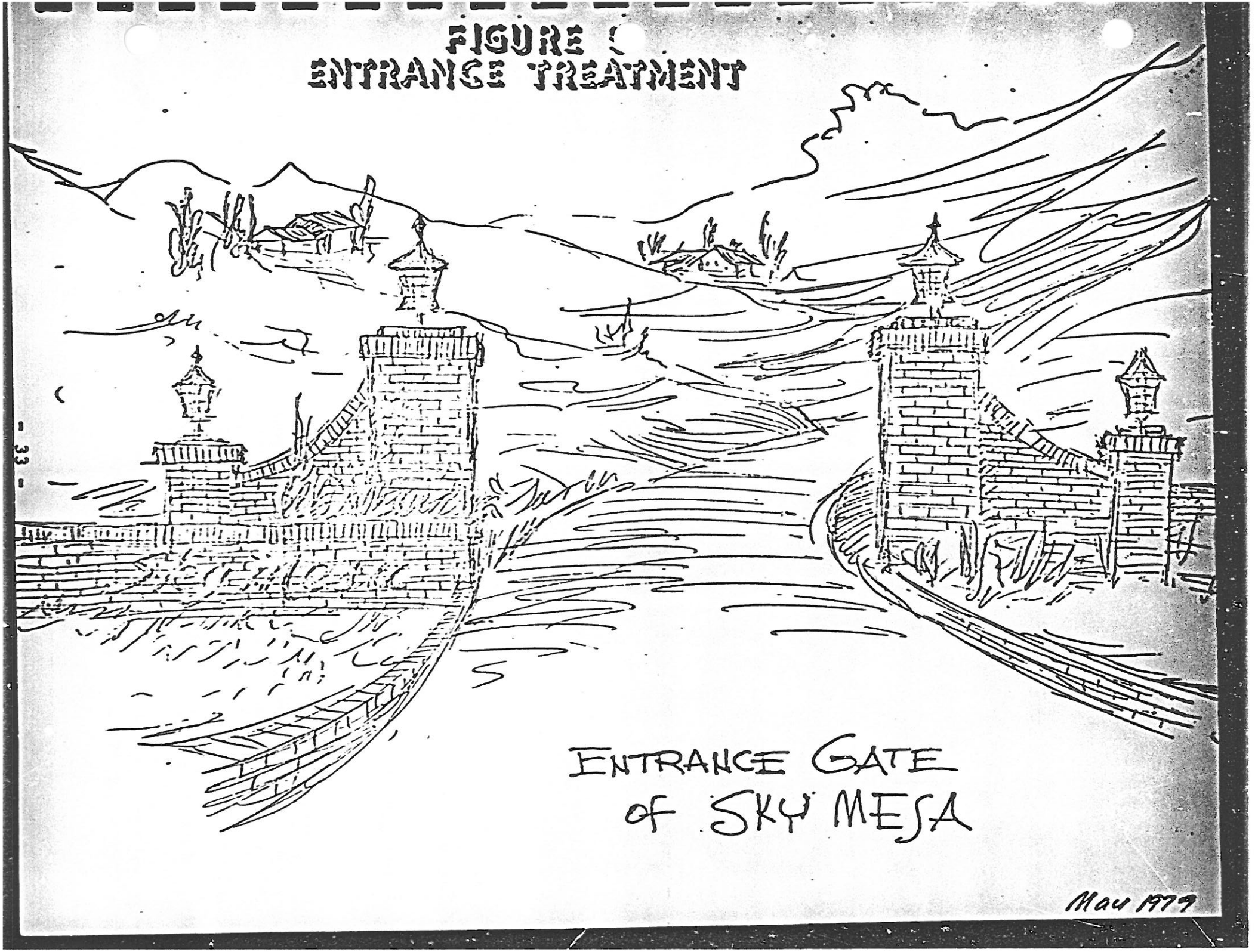
D. Environmental Assessment

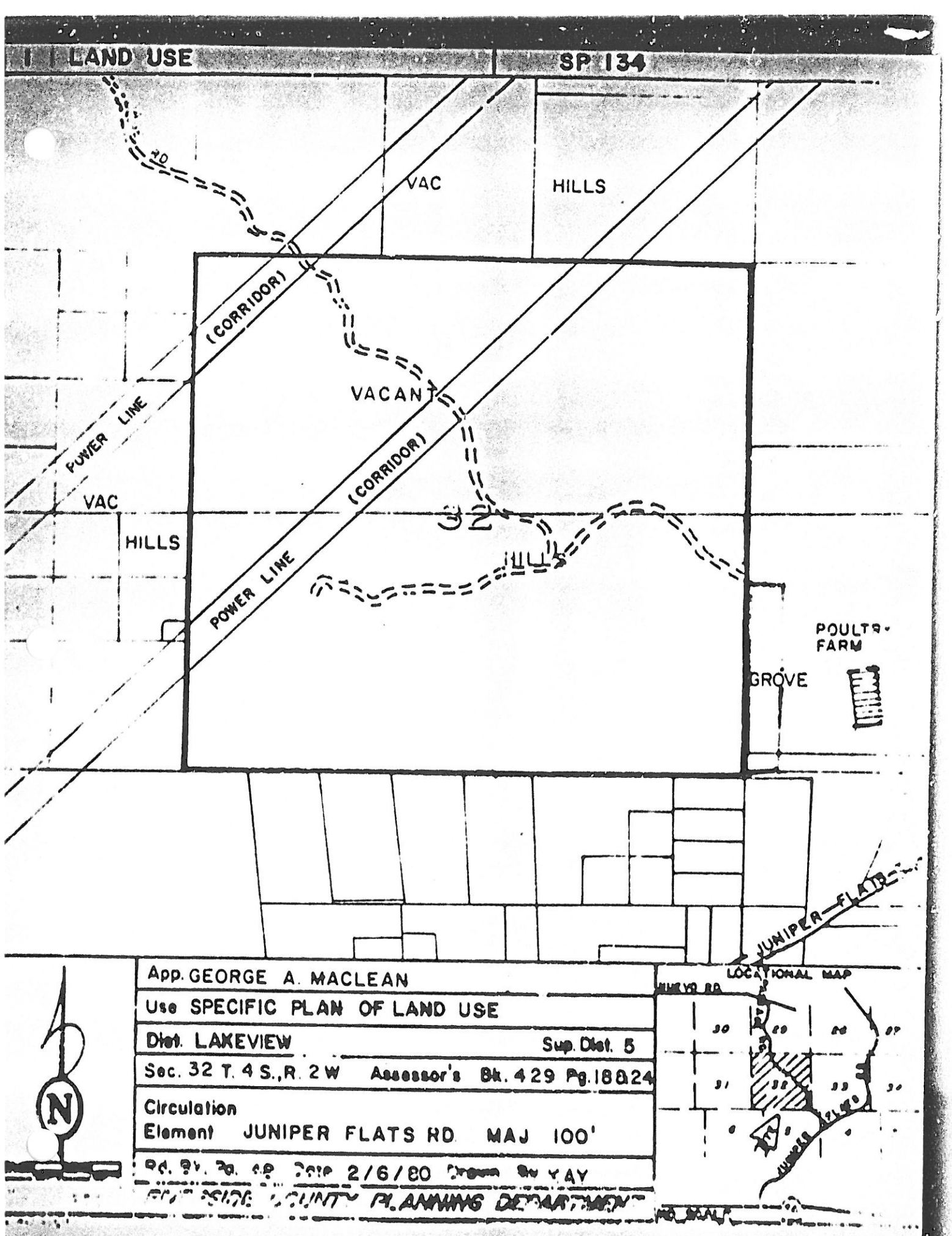
A survey was performed at the project site to determine the likely existence of the Stephens Kangaroo rat, Dipodomys stephensi, a rare animal as listed by the State of California Department of Fish and Game. The result of the investigation was that there were few areas on the project site that were suitable for the above mentioned rodent. (See letter "G" in Appendix)

E. Entrance Treatment

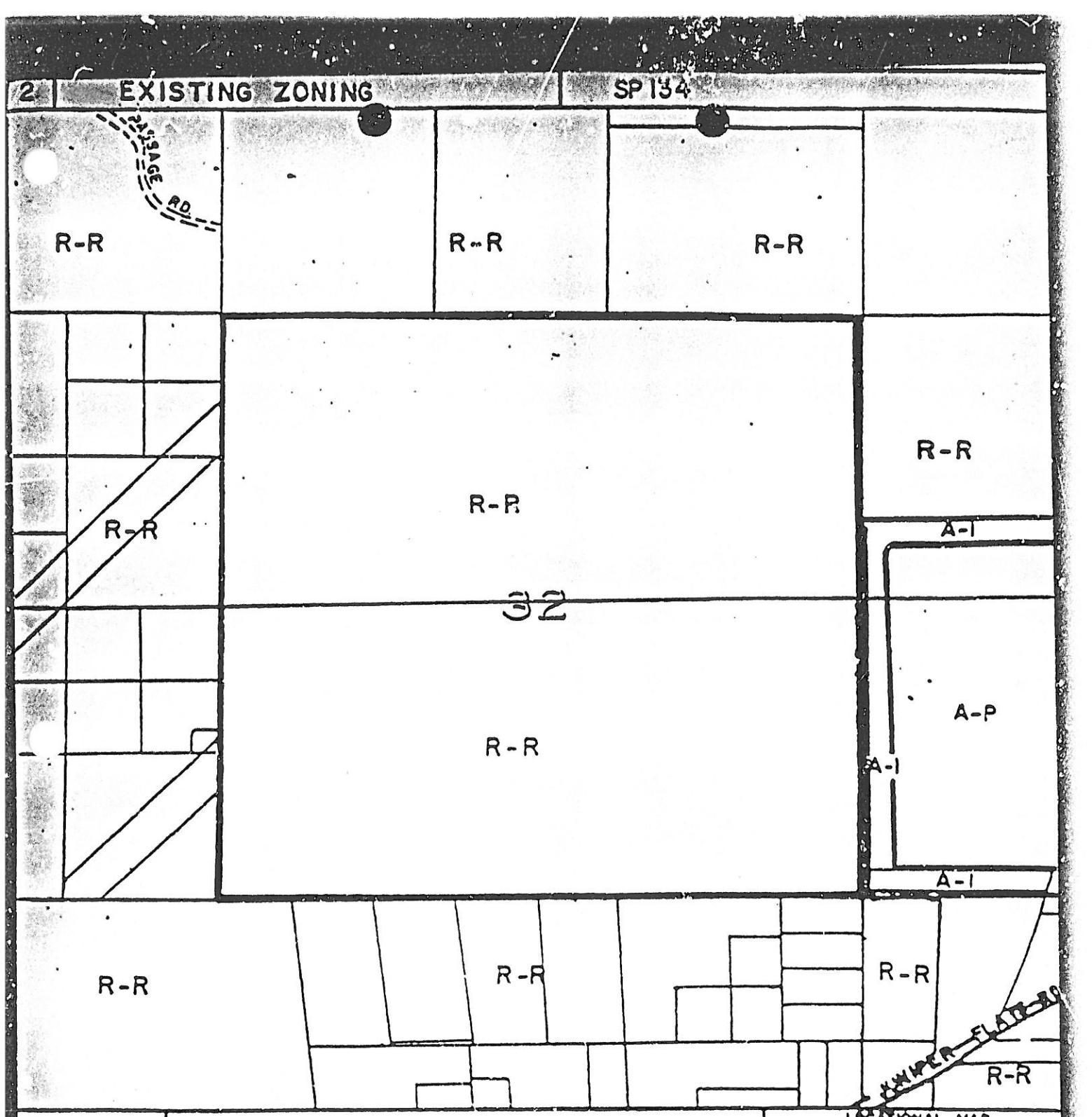
The entrance gate to Sky Mesa has been architecurally designed to blend in with the natural landscape and enhance the proposed development. (See Figure 9)

FIGURE
ENTRANCE TREATMENT




LAND USE
SP 134
VAC
HILLS
(CORRIDOR)
VACAN
POWER LINE
VAC
HILLS
(CORRIDOR)
POWER LINE
POULTR
FARM
GROVE
JUNIPER FLATS
LOCATIONAL MAP
App. GEORGE A. MACLEAN
Use SPECIFIC PLAN OF LAND USE
Dist. LAKEVIEW
Sup. Dist. 5
Sec. 32 T. 4 S., R. 2 W
Assessor's Bk. 429 Pg. 18 & 24
Circulation
Element JUNIPER FLATS RD. MAJ 100'
Date 2/6/80
PLANNING DEPARTMENT
NO SCALE

2 EXISTING ZONING SP 134



App. GEORGE A. MACLEAN

Use SPECIFIC PLAN OF LAND USE

DIST. LAKEVIEW 5th Sup. Dist.

Sec. 32 T. 4 S., R. 2 W Assessor's Bk. 429 Pg. 18&24

Circulation Element JUNIPER FLATS RD. MAJ. 100'

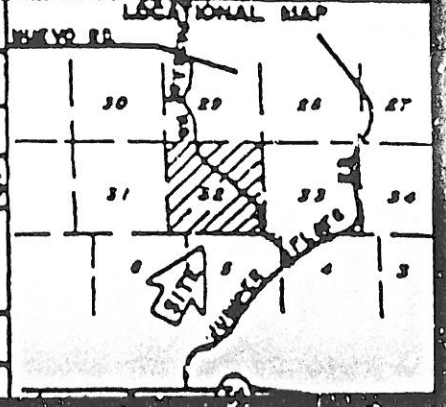
Rd. Bk. Pg. 48 Date 2/6/80 Drawn By KAY

RIVERSIDE COUNTY PLANNING DEPARTMENT

N

1200'

LOCATIONAL MAP



ATTACHMENT B

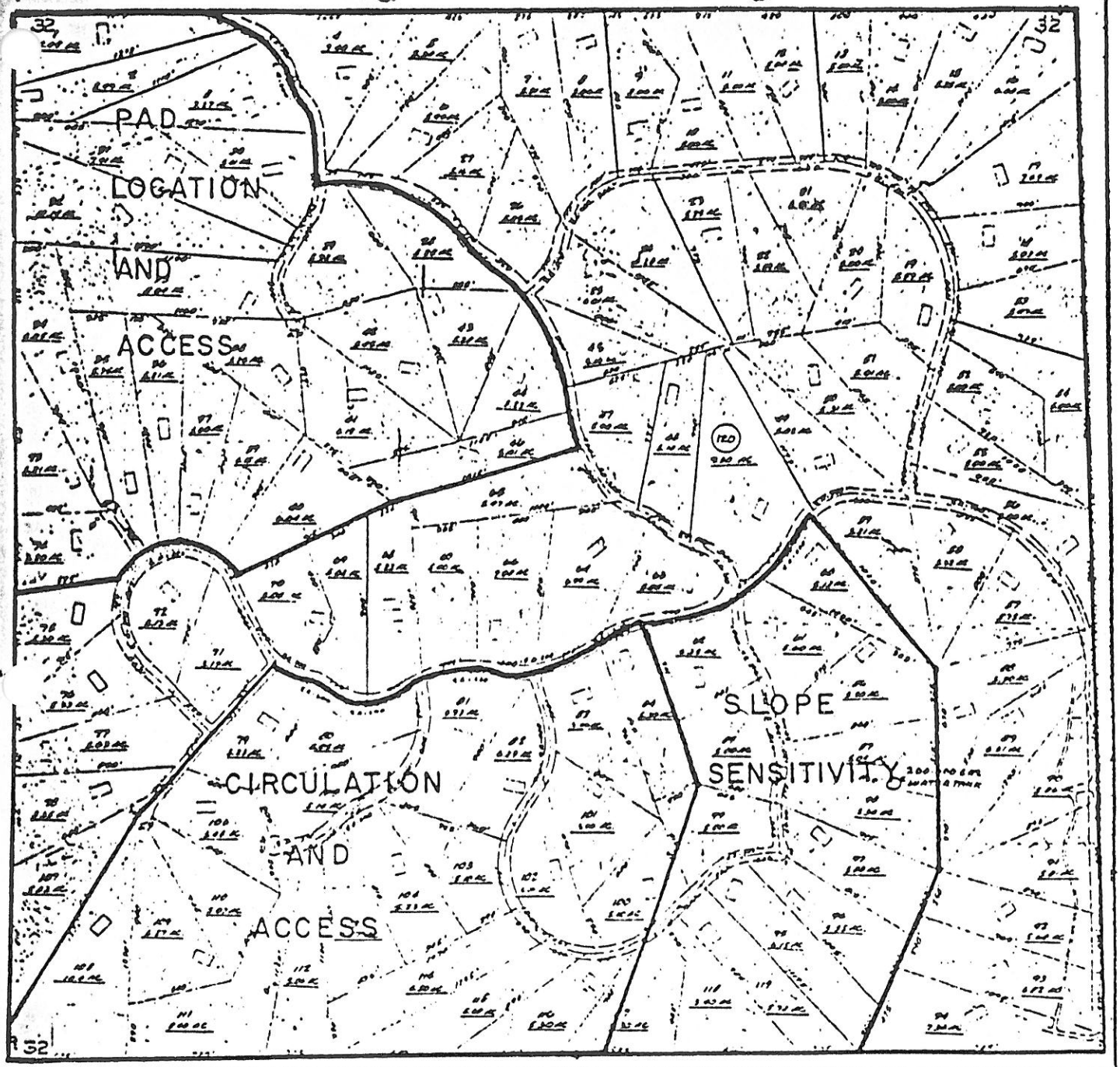
SUGGESTED ROADWAY STANDARDS

	Road Type	Restricted Local Road		Cul-de-Sac		Local Road		Collector		Secondary		Major		Arterial		Expressway	
	Topography	Min.	Desir-able	Min.	Desir-able	Min.	Desir-able	Min.	Desir-able	Min.	Desir-able	Min.	Desir-able	Min.	Desir-able	Min.	Desir-able
R/W		50	50	50	60	60	60	66	66	88	88	100	100	110	110	142	160
Surfaced Width (From pavement edge to edge)		26	32	32	36	36	40	44	44	64	64	76	76	86	86	86	86
Radii (Horizontal)	Flat	300	550	300	550	550	850	700	1000	850	1200	1200	2000	1200	2000	1200	2000
	Rolling	300	300	300	300	300	450	450	700	550	850	850	1200	850	1200	850	1200
	Mountainous	150	300	150	300	150	300	150	450	300	550	550	850	550	850	-	-
Grade (%)* (Vertical)	Flat	7	5	7	5	7	4	6	5	4	3	3	3	3	3	3	3
	Rolling	10	7	10	7	10	6	8	6	6	5	6	5	6	4	6	4
	Mountainous	15	10	15	10	15	9	12	7	7	6	7	6	6	5	-	-
Design Speed	Flat	30	40	30	40	40	50	45	55	50	60	60	70	60	70	60	70
	Rolling	25	30	25	30	30	35	35	45	40	50	50	60	50	60	50	60
	Mountainous	25	30	25	30	25	30	25	35	30	40	40	50	40	50	-	-

*Maximum for % grade.

Note: Half-width streets shall have a minimum of 40' R/W and 20' paving.
Grade exceeding maximum requires special approval.
Minimum grade 0.35%.

SP 134



App. GEORGE MacLEAN

Use SPECIFIC PLAN OF LAND USE

Dist. LAKEVIEW Sup. Dist. 5

Sec. 32 T. 4 S., R. 2 N Assessor's Bk. 429 Pg. 18,24

Circulation Element MAJOR 100'

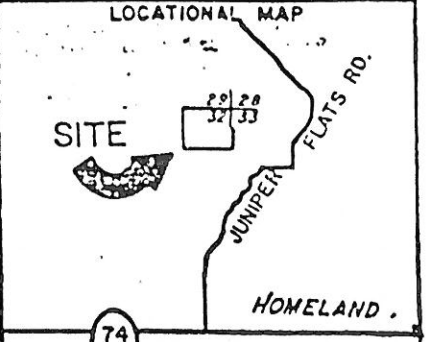
Rd. Bk. Pg. 48 Date 01/30/80 Drawn By W.L.

RIVERSIDE COUNTY PLANNING DEPARTMENT

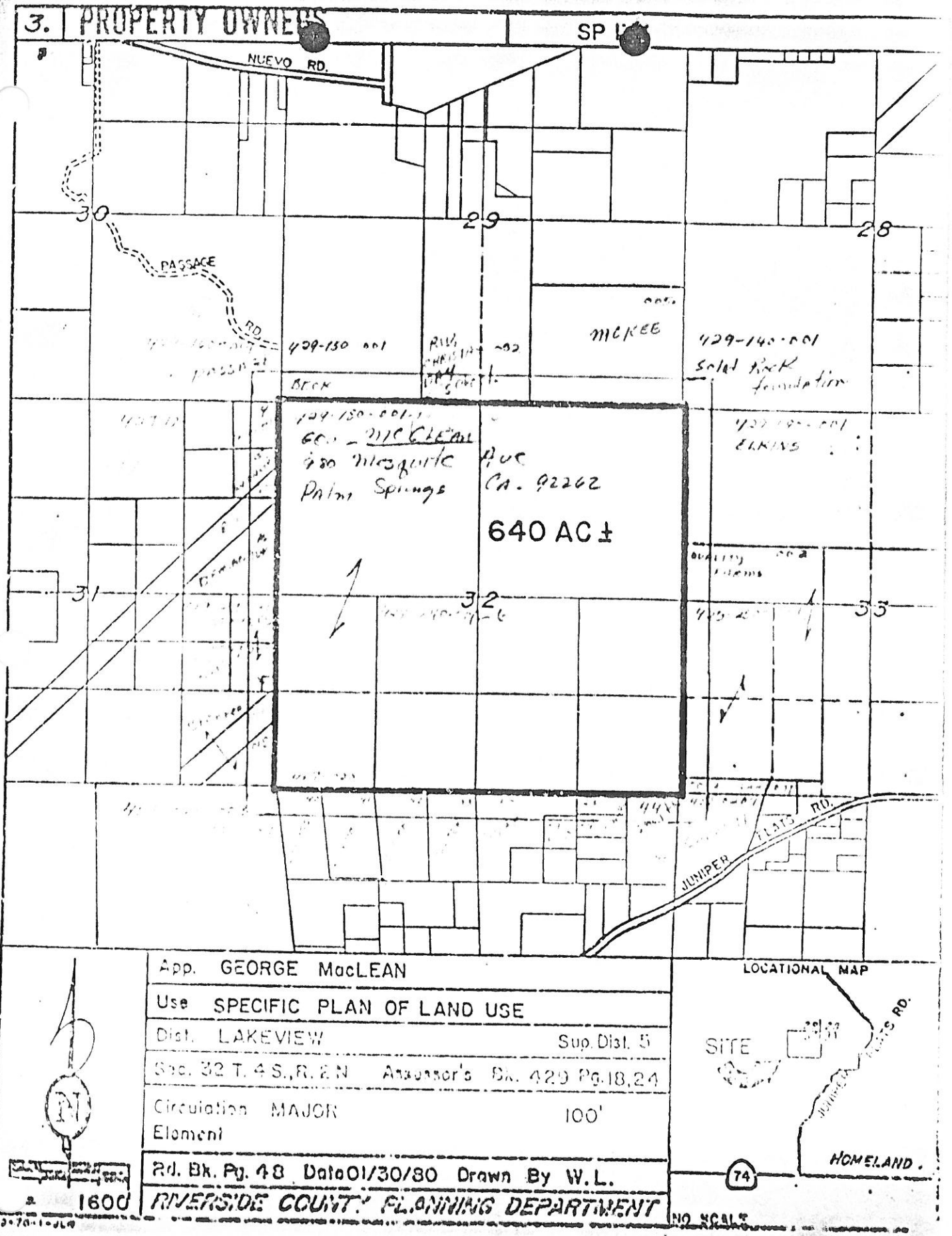
N

1" = 1600'

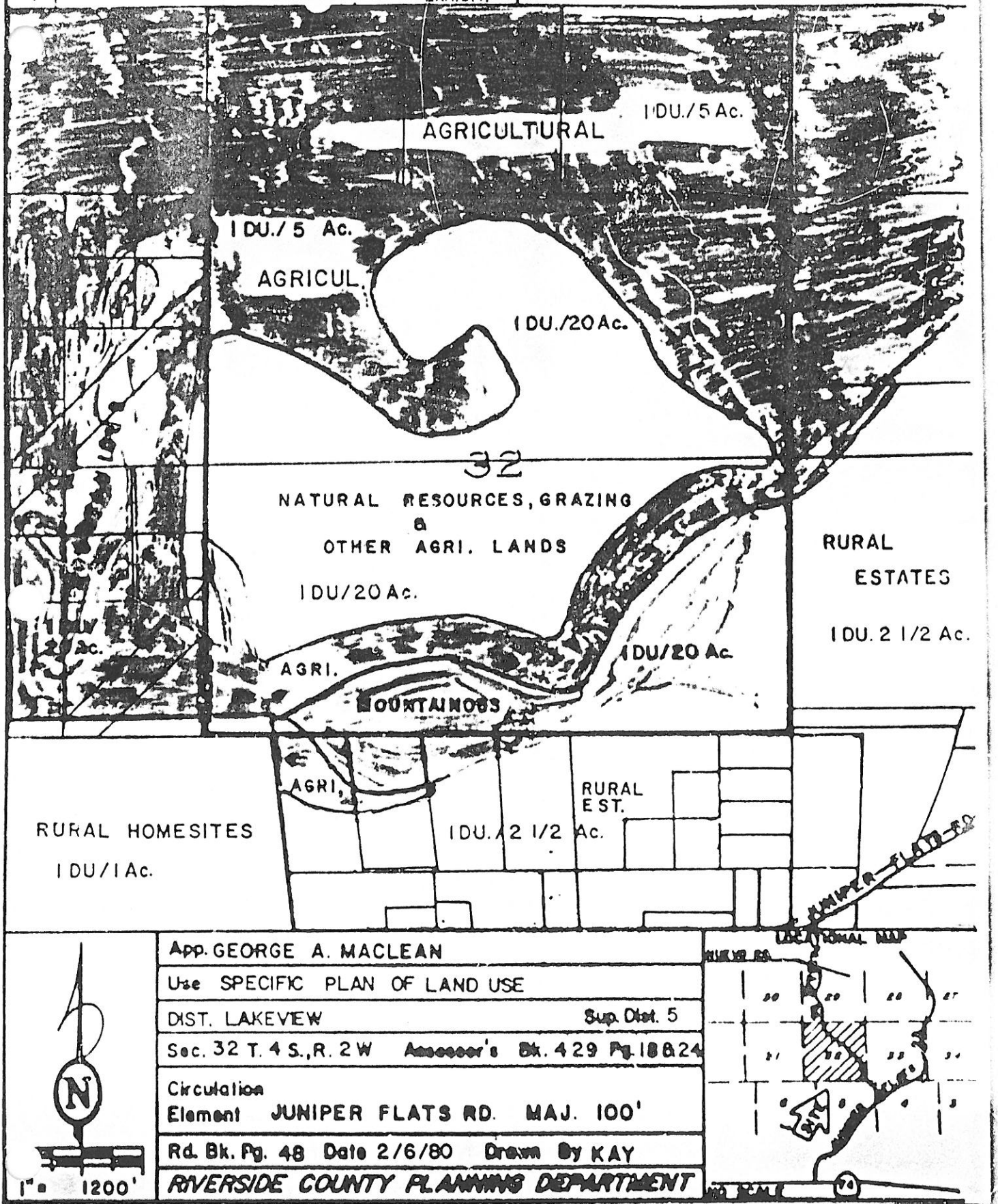
LOCATIONAL MAP



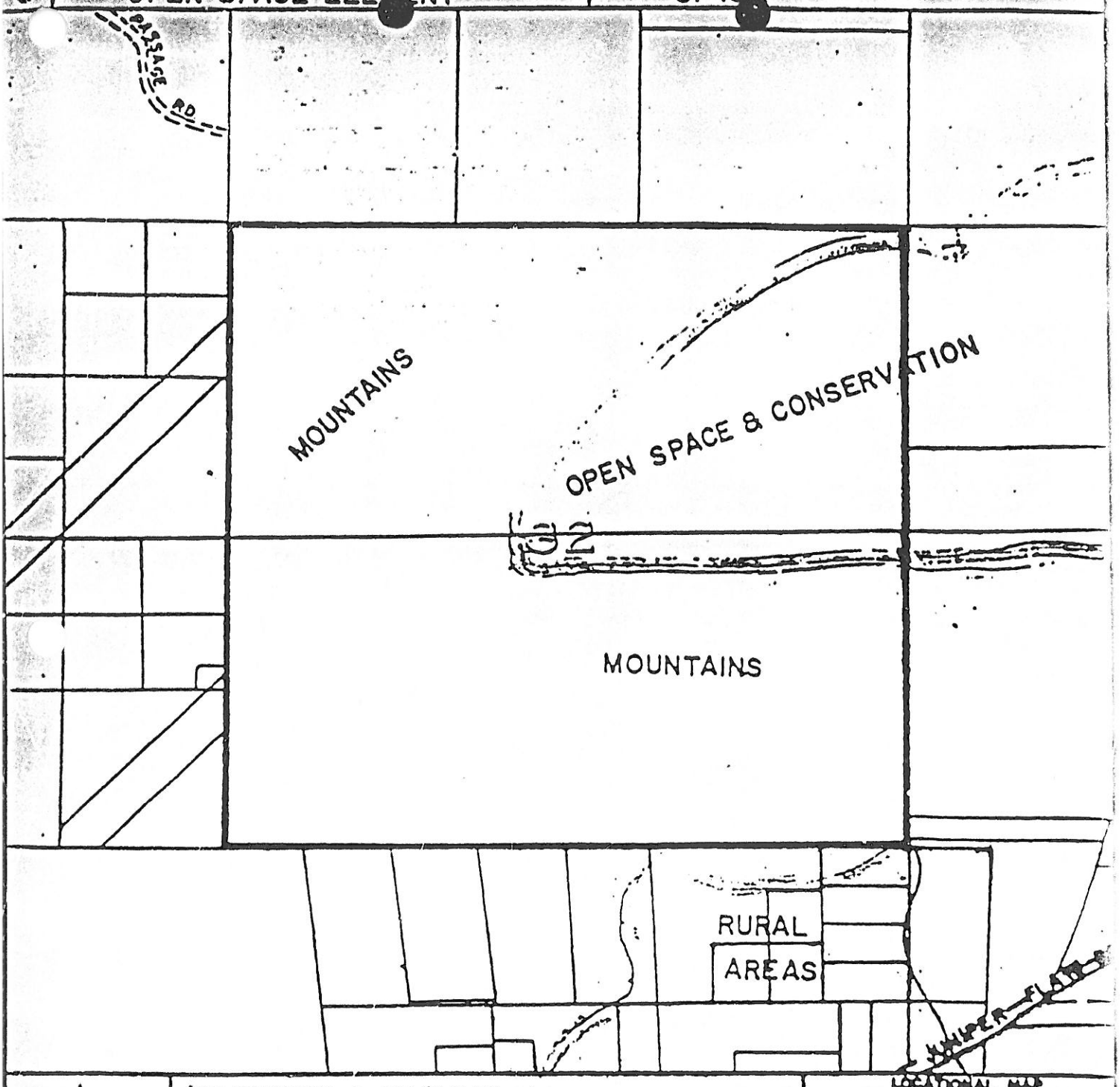
NO SCALE


3. PROPERTY OWNERS
SP
NUEVO RD.
30
29
28
PASSAGE RD.
429-130-001
McKEE
429-140-001
Solid Rock formation
60.- McCLEAN
450 Mesquite Ave
Palm Springs Ca. 92262
640 AC ±
31
32
33
JUNIPER FLATS RD.
App. GEORGE MacLEAN
Use SPECIFIC PLAN OF LAND USE
Dist. LAKEVIEW
Sup. Dist. 5
Sec. 32 T. 4 S., R. 2 E
Assessor's Bk. 429 Pg. 18,24
Circulation Element
MAJOR
100'
Rd. Bk. Pg. 48 Date 01/30/80 Drawn By W.L.
RIVERSIDE COUNTY PLANNING DEPARTMENT
1600
LOCATIONAL MAP
SITE
HOMELAND
74
NO SCALE

4 | PERRIS VALLEY GEN. PLAN CITIZENS EXHIBIT. | SP 1



	App. GEORGE A. MACLEAN
	Use SPECIFIC PLAN OF LAND USE
	DIST. LAKEVIEW Sup. Dist. 5
	Sec. 32 T. 4 S., R. 2 W Assessor's Bk. 429 Pg. 18 & 24
	Circulation Element JUNIPER FLATS RD. MAJ. 100'
1" = 1200'	Rd. Bk. Pg. 48 Date 2/6/80 Drawn By KAY
	RIVERSIDE COUNTY PLANNING DEPARTMENT



App. GEORGE A. MACLEAN

Use SPECIFIC PLAN OF LAND USE

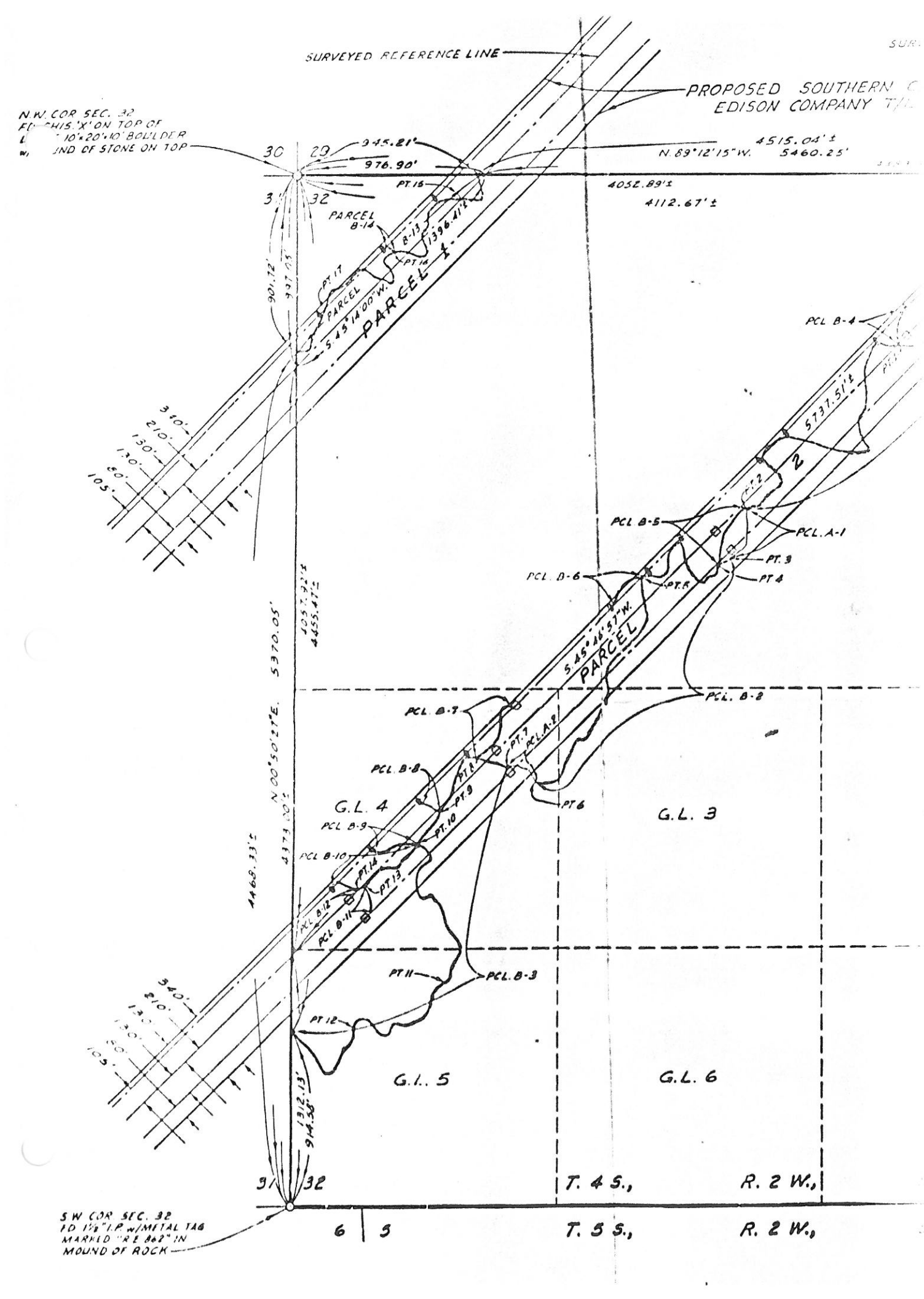
DIST. LAKEVIEW 5th Sup. Dist.

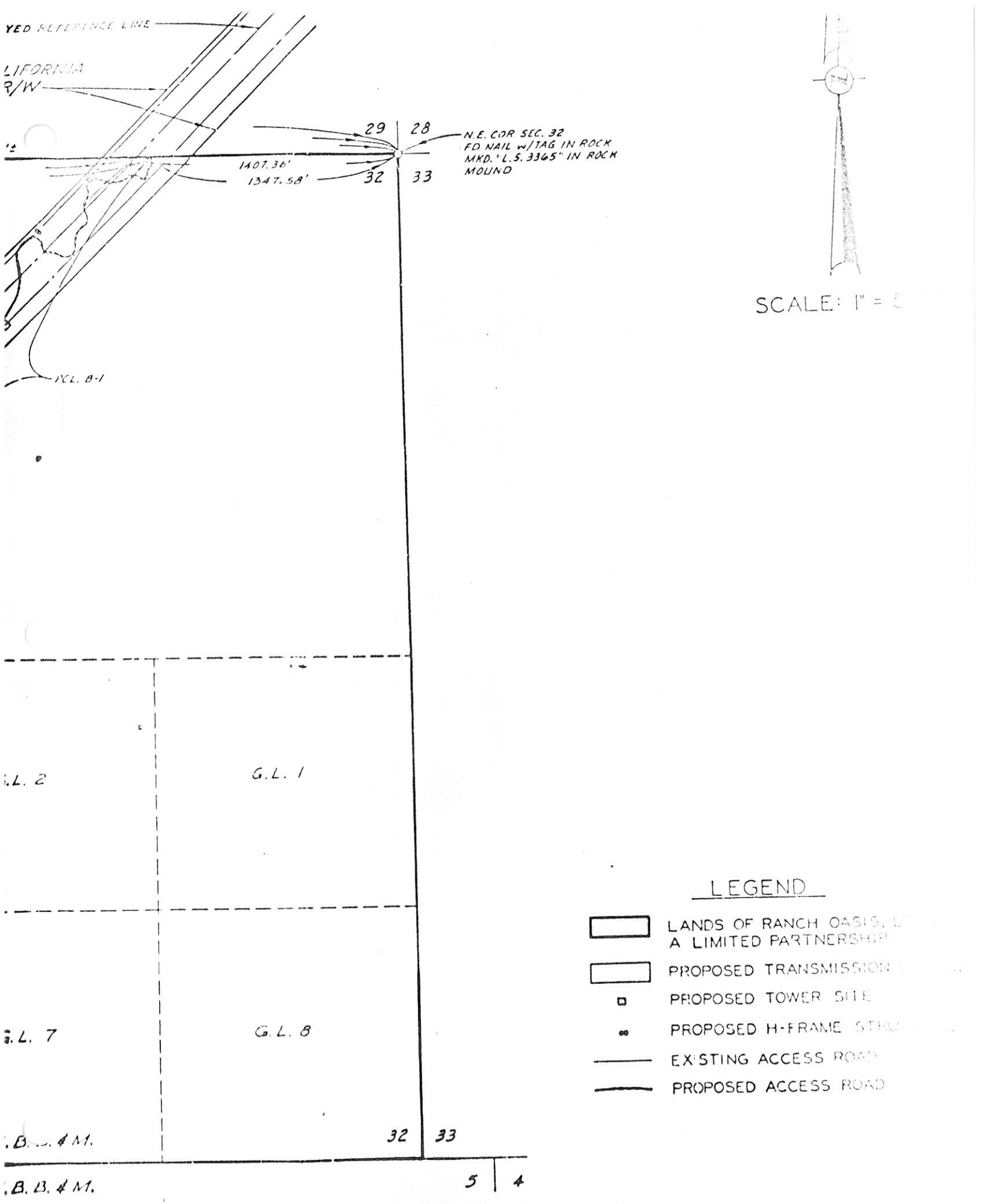
Sec. 32 T. 4 S., R. 2 W Assessor's Bk. 429 Pg. 18&24

Circulation Element JUNIPER FLATS RD. MAJ. 100'

Rd. Bk. Pg. 48 Date 2/6/80 Drawn By KAY

RIVERSIDE COUNTY PLANNING DEPARTMENT


SURVEYED REFERENCE LINE
PROPOSED SOUTHERN C
EDISON COMPANY T/L
N.W. COR SEC. 32
FD. CHIS. 'X' ON TOP OF
L 10"x20"x10" BOULDER
W/ IND OF STONE ON TOP
30
29
945.21'
976.90'
4515.04' ±
N. 89°12'15"W. 5460.25'
PT 15
4052.89' ±
4112.67' ±
31
32
PARCEL B-14
B-13
1396.41' ±
PT 14
PT 17
PARCEL
S 45°14'00"W.
PARCEL 1
901.72'
937.05'
340'
210'
130'
120'
60'
105'
PCL B-4
5737.51' ±
2
PT 2
PCL B-5
PCL. A-1
PT 3
PCL. B-6
PT 8
PT 4
S 45°46'57"W.
PARCEL
5370.05'
N 00°50'27"E.
4373.10' ±
4468.33' ±
PCL B-7
PCL. B-2
PT 7
PCL A-2
PCL B-8
PT 6
PT 9
G. L. 4
G. L. 3
PCL B-9
PT 10
PCL B-10
PT 14
PT 13
PCL B-12
PCL B-11
PT 11
PCL. B-3
PT 12
340'
210'
130'
120'
60'
105'
G. L. 5
G. L. 6
1312.13'
944.56'
31
32
T. 4 S.,
R. 2 W.,
SW COR SEC. 32
FD 1½" I.P. w/METAL TAG
MARKED "RE 862" IN
MOUND OF ROCK
6
5
T. 5 S.,
R. 2 W.,


YED REFERENCE LINE
LIFORNIA
R/W
29
28
N.E. COR SEC. 32
FD NAIL w/TAG IN ROCK
MKD. "L.S. 3365" IN ROCK
MOUND
1407.36'
1347.58'
32
33
TCL. B-1
G.L. 2
G.L. 1
G.L. 7
G.L. 8
32
33
5
4
LEGEND
LANDS OF RANCH OASIS,
A LIMITED PARTNERSHIP
PROPOSED TRANSMISSION
PROPOSED TOWER SITE
PROPOSED H-FRAME STRU
EXISTING ACCESS ROAD
PROPOSED ACCESS ROAD

SCALE: 1" =

LEGEND

- LANDS OF RANCH OASIS, LTD., A LIMITED PARTNERSHIP
- PROPOSED TRANSMISSION LINE RIGHT OF WAY
- PROPOSED TOWER SITE
- PROPOSED H-FRAME STRUCTURE
- EXISTING ACCESS ROAD
- PROPOSED ACCESS ROAD

5 | 4

EXHIBIT "B"

J.O. 8417 M.S. 45-106

NO. 1, 2, 3 & 4 DEVERS-VALLEY 500KV T/L R/W

LOCATIONS, GENERAL ROUTES AND TERMINI OF THE PROPOSED RIGHTS OF WAY AND EASEMENTS SO FAR AS SAME ARE INVOLVED IN THIS ACTION
RIVERSIDE COUNTY, CALIFORNIA

Southern California Edison Company

SEP. 50568A

456075