

10. Planning Area 9: Neighborhood Commercial**a. DESCRIPTIVE SUMMARY**

Planning Area 9, as depicted in Figure 3B-2, provides for development of 12.0 acres for ~~commercial~~ ^{open space} ~~uses~~. Located at the southeast intersection of San Timoteo Canyon Road and "G" Street, the uses envisioned for these areas are intended to be ~~neighborhood level such as office buildings, smaller scale retail, thereby minimizing the travel time and distance associated with daily shopping.~~

^{recreational such as a park or open space.}

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 9 shall be provided from San Timoteo Canyon Road and "G" Street.
- 2) Planning Area 9 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A Secondary Community Entry statement, as shown on Figure 4-5, is planned at the intersection of San Timoteo Canyon Road and "G" Street.
- 3) A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the ~~commercial~~ uses in Planning Area 9 and the adjacent residential in Planning Area 10. ^{open space}
- 4) A roadway landscape treatment, as shown on Figure 4-13, *G Street at PA 9-Park Site*, is planned along "G" Street.
- 5) A roadway landscape treatment, as shown on Figure 4-10, *San Timoteo Canyon Road at Residential-Commercial Edge*, is planned along San Timoteo Canyon Road.
- 6) ~~A plot plan application will be required as part of the processing procedure for this commercial site.~~
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

11. Planning Area 10: High Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 10, as depicted in Figure 3B-2, provides for development of 10.8 acres of high density residential homes with a maximum of 108 dwelling units at an average target density 10.0 du/ac within the density range of 8-12 du/ac. The Planning Area may include cottages homes, townhomes and/or attached housing. If this Planning Area is developed with a small lot subdivision, the minimum lot size shall be three thousand eight hundred (3,800) square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 10 shall be provided from San Timoteo Canyon Road.
- 2) Planning Area 10 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A special landscaped buffer/treatment, as shown in Figure 4-24, *Residential Interface at Open Space*, is planned to interface between natural open space uses in Planning Area 23A and the adjacent residential uses in Planning Area 10.
- 4) ~~A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the commercial uses in Planning Area 9 and the adjacent residential in Planning Area 10.~~
- 5) A roadway landscape treatment, as shown on Figure 4-10, *San Timoteo Canyon Road at Residential-Commercial Edge*, is planned along San Timoteo Canyon Road.
- 6) Class II bike paths will be provided along San Timoteo Canyon Road to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 7) A regional multi-purpose trail will run parallel to San Timoteo Canyon Road.
- 8) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

Tale Valley & SCPGA GOLF COURSE SPECIFIC PLAN, SP# 318

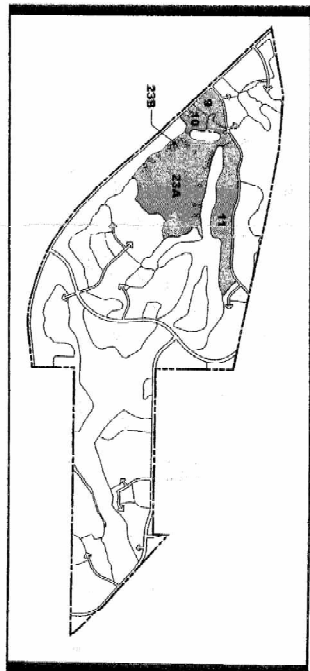
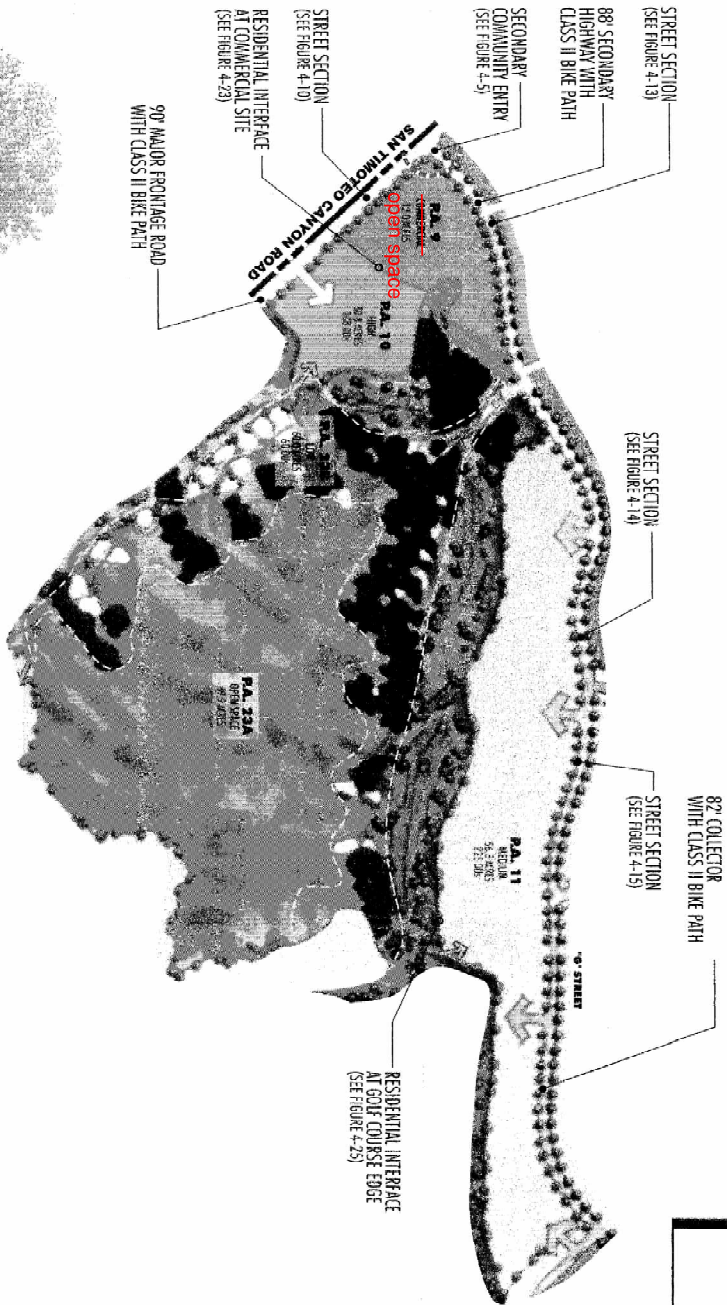


Figure 3B-2
 PLANNING AREAS
 9, 10, 11, 23A & 23B

January, 2001

C8.2B Any historic materials collected during any phase of cultural resource work or still standing after County review of the resource documentation (Mitigation Measure C8.2B), shall be offered to the County of Riverside Regional Park and Open-Space District or its designee on a first right of refusal basis.

C8.2C Prior to the approval of the Plot Plan for the ~~commercial~~ ^{open space} development within Planning Area 9, an interpretive display about the cultural resource history of the area shall be developed. This interpretive display is subject to approval of the County of Riverside Regional Park and Open-Space District and shall be coordinated with them. The interpretive display, at a minimum, will consist of one or more sign discussing the historic setting of the project area relative to the historic resources documented for the project area.

Level of Significance After Mitigation

The above mitigation measures will reduce the project impacts to historic resources to a level less than significant level.

PALEONTOLOGICAL RESOURCES

a. EXISTING CONDITIONS/GENERAL PLAN POLICIES

Geological mapping and paleontological studies in the vicinity of the Oak Valley SP #318 site indicate that it contains two sedimentary units, both of which have potential to contain significant paleontological resources. The younger of the two sedimentary units is Pleistocene older alluvium, and is associated with off-site sediments below a major erosional surface that may average 0.5 million years (my) in age. The older sediments are the San Timoteo Formation, which, in the project vicinity, range in age from 0.8 to 1.5 my. These older sediments are known to contain large or small vertebrate fossils, or a mixture of vertebrate and invertebrate fossils. On average, five paleontological localities can be observed in the area containing Oak Valley SP #318 on natural ground surfaces per square mile, with additional paleontological localities below the natural ground surface.

A paleontological resource records search was conducted through the San Bernardino County Museum, Section of Geological Sciences (Appendix G). This search indicates that approximately 67 paleontological resource localities occur within a 2-mile radius of the Specific Plan area, an area which consists of approximately 1,700 acres (2.7 square miles).

The recent grading for the SCPGA Golf Course within Oak Valley SP #318 encountered areas of low, as well as high frequency of fossil localities. Based on onsite surface surveys, as well as the results of paleontological monitoring of grading operations for the golf course, a projection can be made, based on the number of sites which were found in surveyed areas, that as many as 27 subsurface paleontological localities could be encountered during proposed grading within Oak Valley SP #318.

Preliminary examination of the fossils recovered from five new localities during the SCPGA Golf Course excavation monitoring program, the first step in a five-phase mitigation program, include the remains of a very large mammal, such as mammoth or sloth, and the remains of a complete fossil horse skull and associated limbs, along with extinct deer, pigmy antelope, and kangaroo rat. These are

1 materials collected during any phase of cultural resource work or still
2 standing after County review of the resource documentation, shall be
3 offered to the County Regional Park and Open-Space District or its
4 designee on a first right of refusal basis. Prior to the approval of any
5 ~~commercial~~ ^{open space} development within Planning Area 9, an interpretive display
6 about the cultural resource history of the area shall be developed. This
7 interpretive display shall be subject to approval of the County Regional
8 Park and Open-Space District and shall be coordinated with them. The
9 interpretive display, at a minimum, shall consist of one or more sign
10 discussing the historic setting of the project area relative to the historic
11 resources documented for the project area. Project developers shall retain
12 a qualified vertebrate paleontologist, approved by the County Planning
13 Department, to develop a Paleontological Resources Impact Mitigation
14 Program (PRIMP). The PRIMP shall be designed to investigate the
15 potential for encountering paleontological resources in areas of excavation
16 and shall be reviewed by the County Planning Department for consistency
17 with the paleontology resource impact mitigation guidelines from both the
18 County and the Society of Vertebrate Paleontology. The County's generic
19 mitigation program adopted for the project site includes the following
20 elements: a) A pre-construction field assessment to locate fossils at
21 surface exposures. Salvage of fossils from known localities, including
22 processing standard samples of matrix for the recovery of small vertebrate
23 fossils, and (if appropriate) trackway replication; b) Monitoring of
24 excavation by a qualified vertebrate paleontologic monitor within those
25 portions of the site likely to contain resources. The vertebrae
26 paleontologic monitor shall be present full time during grading
27 excavations in the San Timoteo Formation and Pleistocene alluvium to
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- **Neighborhood Commercial** - will consist of 16.0 acres of land comprised of two Planning Areas ~~9 and 27~~. Planning Area 9 located at the southeastern intersection of San Timoteo Canyon Road and "G" Street is 12.0 acres in size. Planning Area 27 is in the central portion of the site adjacent to the golf course clubhouse and is 4.0 acres. The uses envisioned for these areas are intended to be neighborhood level such as office buildings, smaller scale retail, thereby minimizing the travel time and distance associated with daily shopping.
- **Community Commercial** - Planning Areas 29, 33A, 33B and 35 encompassing 30.4 acres will be devoted to Community Commercial land uses. These uses are intended to serve the broader community. The level of community retail and service related uses may include a bank, convenience store, lodging, pharmacy, professional offices, restaurant, supermarket, and/or other similar retail and service uses.
- **Schools**. Three school sites (two elementary schools and one junior high school) are planned on a total of 40.0 acres of land, in Planning Areas 6, 21A and 31A. The elementary schools are each 10-acres in size and the middle school is 20.0-acres. All three schools have been strategically located adjacent to proposed park sites, enabling the schools to maximize recreational opportunities. It will be the responsibility of the Beaumont Unified School District to finance, construct, maintain, and own the schools in accordance with an existing mitigation agreement.
- **Parks and Recreation**. Seven active park sites totaling 38.0 acres of land are planned throughout Oak Valley SP#318, in Planning Areas 5, 13, 17, 21B, 24, 31B and 37. Three of the seven park sites are located adjacent to schools to enhance the recreational opportunities. The balance of the parks are spread throughout the community to service the needs of the local residents. The park sites will offer a variety of passive and active recreational opportunities to residents of the Oak Valley SP#318 community, according to the improvement standards of Beaumont-Cherry Valley Park and Recreation District. The park conceptual designs provide the following minimum elements: restrooms, on-site parking, picnic facilities, basketball courts, roller hockey, tot lot and pre-teen areas, shade tree plantings and rolling turf areas. Night sports lighting maybe installed by the parks and recreation agency at Planning Areas 5, 24 and 31B park sites only. Parks are further delineated in Section IV.A., *Landscape Guidelines*.
- **Golf Course**. An existing 36-six hole Southern California Professional Golfer's Association facility comprises the 500-acre Planning Area 28. The golf course acreage accounts for 28.6% of the total 1,747.9-acre project area. The course will be the home of the Southern California Section of the PGA headquarters and will offer a variety of golf educational, demonstration and tournament functions.

2. General Landscape Requirements

- a. All areas required to be landscaped shall be planted with turf, groundcover, shrub or tree materials selected from the plant palette contained in these guidelines.
- b. The owners of parcels which require landscape development shall consider any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting.
- c. Cut slopes equal to or greater than eight feet (8') in vertical height and fill slopes equal to or greater than five feet (5') in vertical height shall be planted with a ground cover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with shrubs, spaced not more than ten feet (10') average on center or trees spaced not to exceed thirty feet (30') average on center or a combination of shrubs and trees at equivalent spacings, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.
- d. Reference should be made to the County of Riverside Standards for erosion control methods for slopes and other landscaped areas.
- e. Parkway Tree Planting: All street or parkway trees shall be planted so as to maintain adequate distance and shall maintain the following planting distances:
 - 1) Ten feet (10') from all water and sewer lines.
 - 2) Five feet (5') from all flat hardscape (sidewalks, curbs, vaults, etc.) except as otherwise approved by the County.
 - 3) Fifteen feet (15') from all drive approaches.
 - 4) Twenty-five feet (25') from all street intersection curb returns.

These requirements supercede previous plant density or spacing standards

3. Community Commercial Site Landscape Requirements

The community commercial site will be developed both architecturally and through landscape treatments as an extension of the Oak Valley SP #318 community. The land plan encourages integration of the commercial interior site plans into the community by incorporating a major community entry into the PA 33 commercial site, secondary entry at PA 35 and PA 9, and the opportunity to develop PA 29 as a neighborhood resort center adjacent to the golf clubhouse. Commercial uses appropriate to and compatible with the Oak Valley SP #318 community will be encouraged.