

Appendix G-1

Scoping Agreement for Traffic Study

Integrated Engineering Group

Approved by Riverside County

August 28, 2022

Exhibit B

SCOPING AGREEMENT FOR TRAFFIC IMPACT STUDY

This letter acknowledges the Riverside County Transportation Department requirements for traffic impact analysis of the following project. The analysis must follow the Riverside County Transportation Analysis Guidelines dated December 2020.

Case No. CUP 03708
 Related Cases -
 SP No. _____
 EIR No. _____
 GPA No. _____
 CZ No. _____
 Project Name: Pine Springs Ranch
 Project Address: 58000 Apple Canyon RD, Mountain Center, CA 92561
 Project Description: Construction of 8 additional campsites on an existing campground

	<u>Consultant</u>	<u>Developer</u>
Name:	<u>Integrated Engineering Group</u>	<u>Southeastern California Conference of SDA</u>
Address:	<u>23905 Clinton Keith Road 114-280</u> <u>Wildomar CA 92562</u>	<u>P.O. BOX 79990</u> <u>Riverside, CA 92513</u>
Telephone:	<u>(951)833-3105</u>	<u>(951)509-5221</u>
Fax:	_____	_____

A. Trip Generation Source: Land Use Specialized Trip Generation

Current GP Land Use	<i>Provide General Plan Land Use Designation (e.g.: MDR, CR, etc)</i>	Proposed Land Use	<u>Camp Ground</u>
Current Zoning	<u>N-A-160</u>	Proposed Zoning	<u>N-A-160</u>

Current Trip Generation	<i>Please refer to attached Trip Gen Info</i>			Proposed Trip Generation	<i>Please refer to attached Trip Gen Info</i>	
	In	Out	Total	In	Out	Total
AM Trips	-	-	-	-	-	-
PM Trips	-	-	-	-	-	-

Internal Trip Allowance Yes No (% Trip Discount)
 Pass-By Trip Allowance Yes No (% AM/PM Trip Discount)*

A passby trip discount of 25% is allowed for appropriate land uses. The passby trips at adjacent study area intersections and project driveways shall be indicated on a report figure.

B. Trip Geographic Distribution: N % S % E % W %
 (attach exhibit for detailed assignment)

C. Background Traffic

Project Build-out Year: Phased Annual Ambient Growth Rate: %
 Phase Year(s) N/A

Other area projects to be analyzed:

Model/Forecast methodology N/A

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D. Study intersections: (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies.)

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

E. Study Roadway Segments: (NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies.)

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

E. Other Jurisdictional Impacts

Is this project within a City’s Sphere of Influence or one-mile radius of City boundaries? Yes No

If so, name of City Jurisdiction: _____

F. Site Plan (please attach reduced copy)

G. Specific issues to be addressed in the Study (in addition to the standard analysis described in the Guideline) (To be filled out by Transportation Department)

(NOTE: If the traffic study states that “a traffic signal is warranted” (or “a traffic signal appears to be warranted,” or similar statement) at an existing unsignalized intersection under existing conditions, 8-hour approach traffic volume information must be submitted in addition to the peak hourly turning movement counts for that intersection.)

Trip generation assessment and VMT analysis will be provided for County staff review and approval

H. Existing Conditions

Traffic count data must be new or recent. Provide traffic count dates if using other than new counts.

Date of counts_ N/A

***NOTE* Traffic Study Submittal Form and appropriate fee must be submitted with, or prior to submittal of this form. Transportation Department staff will not process the Scoping Agreement prior to receipt of the fee.**

Recommended by:

George Ghossain 7/13/2022
Consultant's Representative Date

Scoping Agreement Submitted on 7/15/2022

Revised on _____

Approved Scoping Agreement:

Eva Conarnubias 7/28/2022
Riverside County Transportation Date
Department

Attached : Project Information & Trip Generation Calculation



Project Description and Background

Pine Springs Ranch (PSR) was founded in 1961 and has operated at its current location for fifty-three years. Since the 1981 PUP the camp has experienced a period with a limited number of development projects. A wastewater treatment plant was constructed in 1998 and various other small construction projects have been processed through the Building Department. Recently, the camp and conference center was severely impacted by a fire that swept through the property. The fire destroyed portions of the wastewater treatment plant, existing maintenance center, shop, a staff residence, and several other small structures. Plans to rebuild these facilities are in various states of permitting and development. In addition to responding to the issues pertaining to the fire, many of the existing facilities are in need for repair, updating, and in some cases expansion. Based on the ongoing need for facility upgrades, improved guest program venues, and the desire to establish a plan for phased development, Pine Springs Ranch is seeking to establish an updated CUP with the County.

Pine Springs Ranch is a Christian youth camp and retreat center dedicated to providing an atmosphere where one can encounter Jesus Christ in a natural environment. The Master Plan does not include additional uses or a change of use, nor does it propose an increase to the total operational occupancy at a single time. The purpose of the planned improvements are to enhance the guest experience, replace outdated structures along with those impacted by the recent fire, and improve the overall camp & retreat center operations.

Existing Facility

- Lodge - 80 Rooms
- North Village - 10 Cabins
- South Village - 10 Cabins
- Wagon Village - 6 Wagons
- Indian Village - 2 Teepees
- Town Hall

Total of 80 room lodge (existing), 28 occupied campsites and other ancillary buildings and supporting facilities.

Combined Existing (to remain) and Proposed

- Lodge - 80 Rooms
- North Cabin Cluster* - 5 Cabins
- South Cabin Cluster* - 5 Cabins
- High Cabin Cluster* - 4 Cabins
- Wagon Village** - 6 Wagon



- Indian Village** - 6 Teepees
- Wooden Tent Village** - 10 Platforms

Total of 80 room lodge (existing), 36 occupied campsites and other ancillary buildings and supporting facilities.

It is anticipated that the project campsites will be increased by 8 occupied sites.

*Cabin Villages utilized when utilized as youth cabins will be primarily bused guests. When the cabins convert to family/retreat cabins, guests primarily use carpool vehicles.

**Seasonal beds are primarily for youth and are therefore bused guests with limited to no parking required. Buses drop off guests and exit the site.

Project Trip Generation

The Trip generation is a measure or forecast of the number of trips that begin or end at the Project site. The traffic generated is a function of the extent and type of development proposed for the site. These trips will result in some traffic increases on the streets where they occur. Project vehicular traffic generation characteristics are estimated based on established rates, contained in the Trip Generation Manual, 11th Edition, published by the Institute of Transportation Engineers (ITE). The proposed Project ITE average trip generation rates and trip calculations summary are presented in **Tables 1 and 2** respectively.

Table 1
Project Trip Generation Rate

Land Use ¹	Units ²	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Campground	OC	822	1.52	2.69	4.21	2.68	1.44	4.12	-

¹Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).

² OC = Occupied Campsite

LUC416

Table 2
Project Trip Generation

Land Use ¹	Intensity	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Campground	8	OC	12	22	34	21	12	33	-

¹Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).

² OC = Occupied Campsite



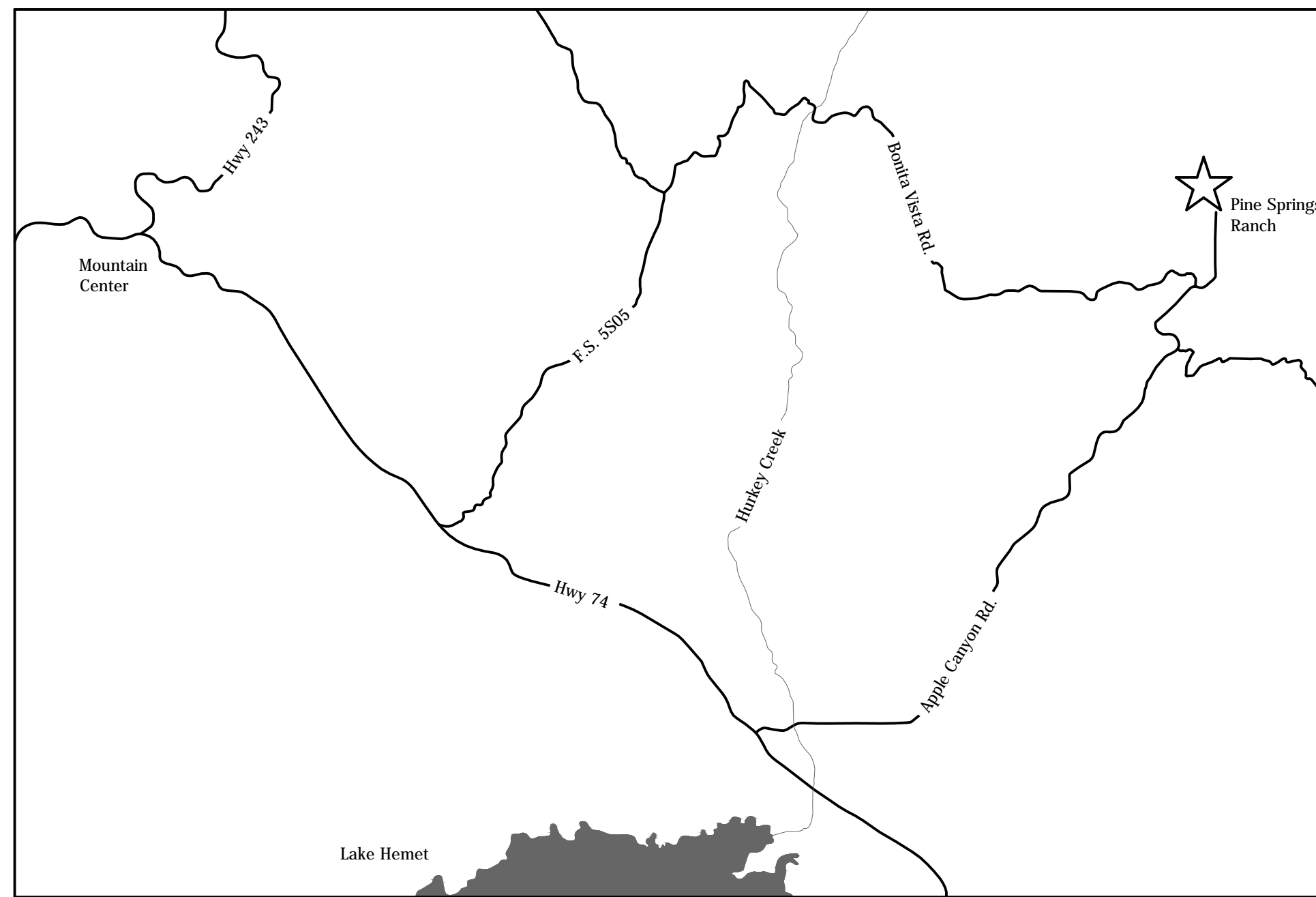
INTEGRATED ENGINEERING GROUP

TRANSPORTATION PLANNING AND ENGINEERING

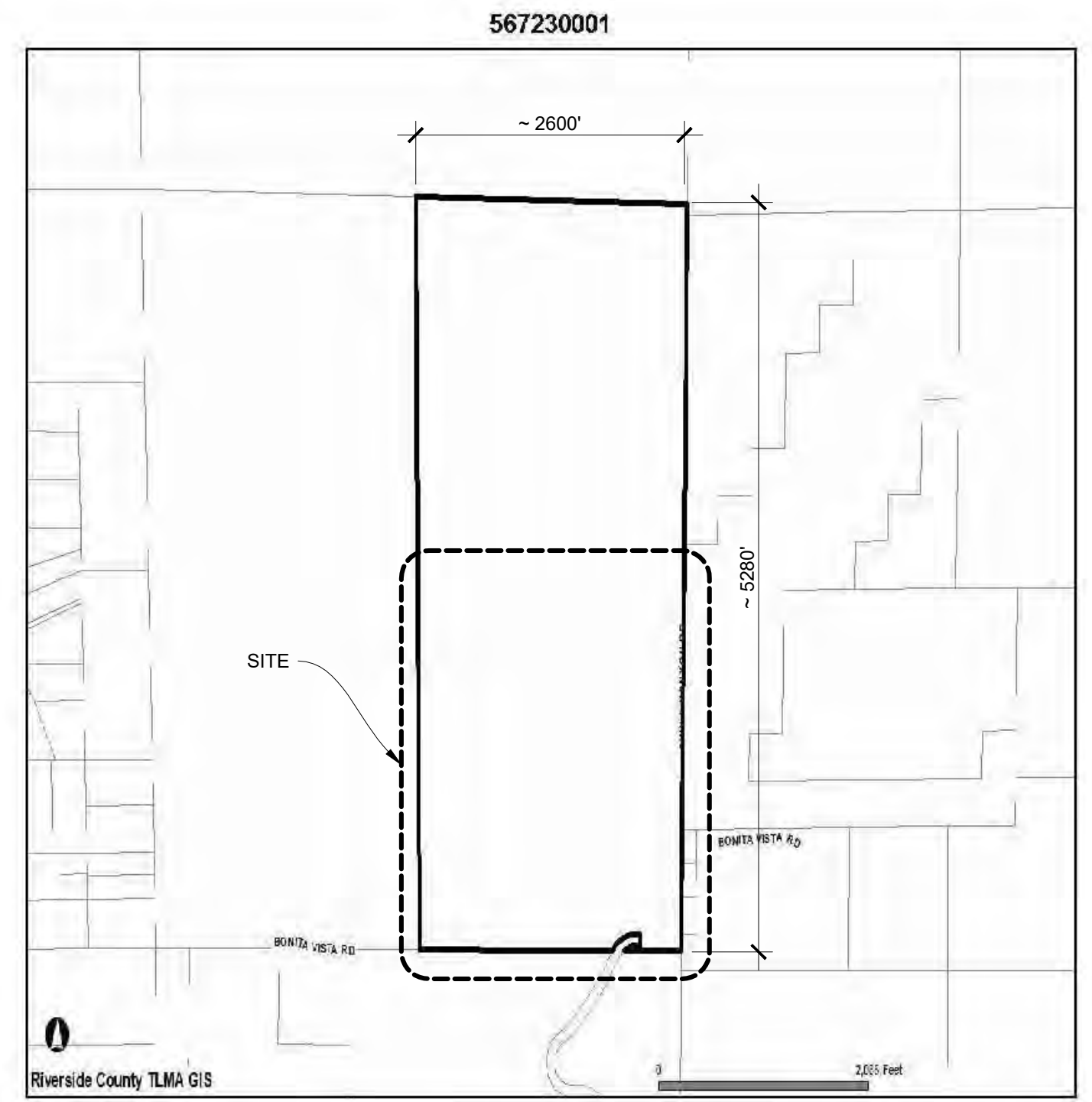
Based on the project trip generation calculation outlined in the table above, the project will be exempt from preparing a full TIA. Upon approval of this scoping agreement, IEG will prepare a trip generation assessment report for County staff review and approval.

VEHICLE MILES TRAVELED (VMT)

Per the County Guidelines and based on the project land use description and size, it is assumed that the project is presumed to have a less than significant VMT impact. Upon approval of this scoping agreement, IEG will prepare and submit a VMT screening analysis for County staff review and approval.



VICINITY MAP (20)



BOUNDARY MAP (16)

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

Government Lots 1, 2, 3, 4 and the west half of the east half of Section 27, Township 5 south, Range 3 east, San Bernardino Base and Meridian, according to United States Survey;

Excepting therefrom that portion of Government Lot 4 in the southeast quarter of Section 27, Township 5 south, Range 3 east, San Bernardino Base and Meridian, more particularly described as a strip of land 80.00 feet in width, being 40.00 feet on each side of the following described center line:

Beginning at a point on the southerly line of said southeast quarter of Section 27, which bears south 89°39'16" west, along said southerly line, a distance of 638.65 feet from the southeast corner of said Section 27, said point being on a curve having a radius of 250 feet and being concave southerly, also from said point a radial line of said curve bears south 46°30'57" east; Thence easterly along the arc of said curve, through an angle of 57°22'57", a distance of 250.38 feet.

The sidelines of the abovescribed strip of land shall be prolonged or shortened to terminate westerly in the southerly boundary of Section 27, and bounded on the east by a line drawn at right angles to the easterly terminus of the abovescribed curve, also from which easterly terminus a radial line of said curve bears south 10°52' west.

Reference is made to Right of Way Map, File No. 786-CC, records of the County Surveyor of Riverside County, California.

(End of Legal Description)

LEGAL DESCRIPTION (8)

TITLE OF EXHIBIT: CONDITIONAL USE PERMIT PLAN

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT FOR CAMP & CONFERENCE CENTER MASTER PLAN.

ASSESSOR'S PARCEL NUMBER: 567230001

SITE ADDRESS: 58000 Apple Canyon RD, Mountain Center, CA 92561

THOMAS BROTHERS MAP: PAGE 845 GRID: A3, A4, A5, B3, B4, B5

GROSS ACRES: 315.98 ACRES NET ACRES: 314.58

EXISTING LAND USE: OS-RUR and OS-C

EXISTING ZONING: N-A-160 (ZONING DISTRICT - SAN JACINTO MOUNTAIN AREA)

SPECIFIC PLANS: NOT WITHIN A SPECIFIC PLAN

SCHOOL DISTRICT: HEMET UNIFIED

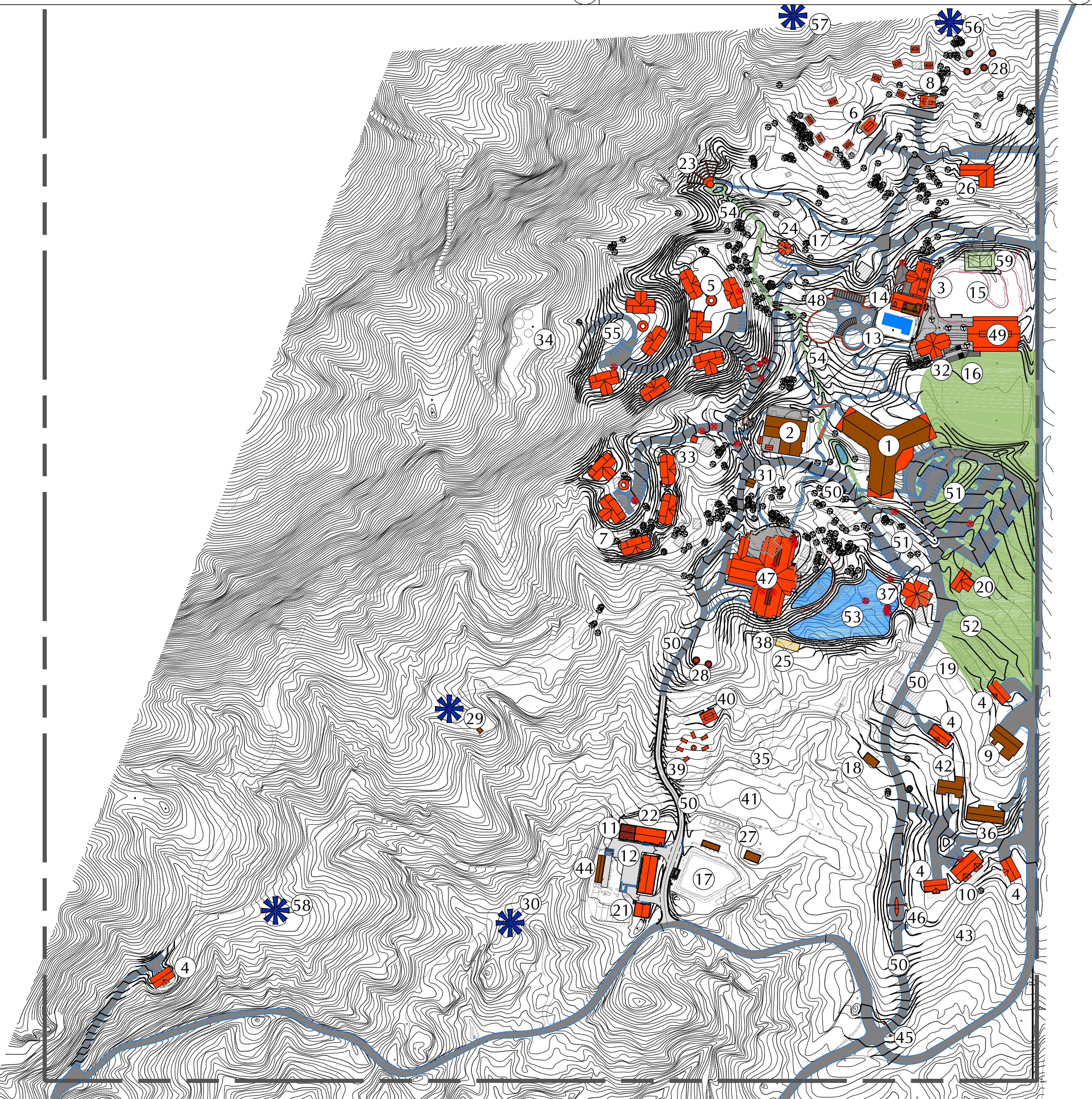
COUNTY SERVICE AREA: NOT IN COUNTY SERVICE

PURVEYORS: WATER (3 well and reservoirs, including fire service), SEWER (Private Water Reclamation Plant - 60,000 GPD), GAS (Private Propane Tanks), ELECTRICITY (Southern California Edison SCE), TELEPHONE (Verizon), CABLE TELEVISION (Time Warner Cable)

GRADING, DRAINAGE, & FEMA MAPPING: SEE ADDITIONAL EXHIBIT "A-2" CIVIL ENGINEERING DRAWING SHEET.

ARCHITECTURAL INFORMATION: SEE EXHIBIT "B" & "C" PLAN SET FOR EXISTING AND PROPOSED PHASE ONE BUILDING FLOOR PLANS AND ELEVATIONS.

PROJECT DATA (4)



SITE PLAN SCALE: 1:150 (13)

- DOCUMENTED EASEMENTS PER STEWART TITLE REPORT PRELIMINARY REPORT NO. 496282 DATED SEPTEMBER 12, 2012
- (A) - ITEM 3: A 12 FOOT WIDE ROAD EASEMENT AS SET FORTH IN DEED TO JOHN D. DOUGHERTY ET UX. RECORDED AUGUST 10, 1956 IN BK. 1956, PG. 520, O.R.
 - (B) - ITEM 4: A UTILITY EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN DOCUMENT RECORDED JUNE 25, 1965 AS INSTRUMENT NO. 74010, OR, SAID EASEMENT HAS VARIOUS WIDTHS INDICATED HEREIN AS FOLLOWS:
 - (B1) - C/L OF 10' WIDE PORTION
 - (B2) - 12' WIDE
 - (B3) - C/L OF 2' WIDE PORTION
 - (C) - ITEM 5: A 6.9 FOOT WIDE UTILITY EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN DOCUMENT RECORDED MARCH 20, 1967 AS INSTRUMENT NO. 26248, O.R.
 - (D) - ITEM 6: AN 8.00 FOOT WIDE UTILITY EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN DOCUMENT RECORDED OCTOBER 16, 1966 AS INSTRUMENT NO. 23832, O.R.

EASEMENT LEGEND (7)

CUP #	Facility Description	SQFT	Plans	Comments
1	Lodge	41000	EO.10-EO.11	To Remain/Improve/Expand
1	Registration & Elevator Addition	1866	Future Phase	Addition
1	Deck/Improved Entry	2284	Future Phase	Addition
2	Adapted Multipurpose Building	6991	EO.20	Remodel Existing Dining Hall into New Multi-Purpose Building
2	Exterior Restroom Addition	2000	Future Phase	Addition
3	New Classroom Building in Rec Complex	3240	A0.56-A0.58	Replace Phased Out Multi-Purpose Building in New Location
4	New Staff - Cabin A	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin B	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin C	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin D	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin E	2200	Future Phase	Replace Existing Staff Cabins
5	Duplex Cabins - 2 Cabins (2815 sqft/each)	5630	A0.32-A0.33	To replace Existing North Village Cabins
5	Meeting Cabin - 3 Cabins (3442 sqft/each)	10326	A0.34-A0.35	To replace Existing North Village Cabins
6	New Tent Platform Bath House	1165	Future Phase	Replace Existing Bath House
6	New Wooden Tents - 5 Cabins (400 sqft/each)	2000	A0.41	New Camping Program
7	Duplex Cabins - 3 Cabins (2815 sqft/each)	8445	A0.32-A0.33	To replace Existing South Village Cabins
7	Meeting Cabin - 2 Cabins (3442 sqft/each)	6884	A0.34-A0.35	To replace Existing South Village Cabins
8	New Tent Platform Bath House	1165	Future Phase	Replace Existing Bath House
8	New Wooden Tents - 5 Cabins (400 sqft/each)	2000	A0.41	New Camping Program
9	Staff House #1 - Ranger's Residence	3771	EO.30	Reconstructed - After Fire
10	New Staff Dorm (2 Story)	4000	Future Phase	Replace Existing Staff Residence #4 with Staff Dorm in Alt. Location
11	Shop #1 (Wood Shop)	4800	A0.60-A0.61	Destroyed in Fire/Reconstruct at New Location
12	Shop #2 (Vehicle Shop)	4000	A0.60-A0.61	Destroyed in Fire/Reconstruct at New Location
13	Pool	NA	To Remain	To Remain/Improve
14	New Expanded Pool House	1950	EO.40.A0.56-A0.58 future phase	Renovate and Expand Existing Pool House
15	Upper Play Field	NA	NA	Concert Pond to Upper Playfield/Existing Pond Relocated
16	Play Field	NA	NA	To Remain/Improve as Necessary
17	Water Treatment - Holding Pond	NA	NA	To Remain/Improve as Necessary
18	Staff Housing	NA	NA	Phase Out
19	Horse Shoe Pits	NA	NA	To Remain
20	New RV Picnic Pavilion & Bath House	3000	Future Phase	Replace Existing Picnic Area
21	Shop #3 (Camp Storage)	1400	A0.60-A0.61	Destroyed in Fire/Reconstruct at New Location
22	Storage Area	NA	NA	Relocate to New Maintenance Yard
23	New Outdoor Amphitheater	NA	Future Phase	To Replace Existing Amphitheater at New Location
24	New Remote Prayer Chapel	NA	Future Phase	To Replace Existing Church Bowl
25	Rally Area	NA	NA	Relocate
26	New Nature and Astronomy Center (with petting zoo)	1500	Future Phase	To Replace Existing Nature Center and Petting Zoo Area
27	Hay Shed, Tack House, and Corals	1554	NA	To Remain/Improve as Necessary
28	Indian Outpost Platforms (6 at 576 sqft/each)	3456	NA	(Expanded/Relocated Program Area)
29	Fort Outpost	NA	NA	Destroyed in Fire/Reconstruct at Same Location
30	Existing 49er Outpost	NA	NA	Destroyed in Fire/Reconstruct at Same Location
31	Electrical Distribution Center	NA	NA	To Remain/Improve as Necessary
32	Snack Shop & Game Room	3100	A0.64-A0.65	To Replace Existing Ranch House
32	Optional Basement Level	2660	A0.64-A0.65	To Replace Existing Ranch House
33	Water Storage - & Lift Pump	NA	NA	To Remain/Improve as Necessary
34	Water Storage - Fire & Domestic	NA	NA	To Remain/Improve as Necessary
35	Bleachers at Equestrian Center	NA	NA	To Remain/Improve as Necessary
36	Staff Housing #2 - Assistant Rangers Residence	3672	EO.51	To Remain/Improve as Necessary
37	New Admin Building/Welcome Center	4127	Future Phase	To replace existing Town Hall
38	Canoe Storage	NA	NA	Relocate
39	Wagon Village (6 Wagons - 150 sqft each)	900	NA	Destroyed in Fire/Reconstruct at Same Location
40	Wagon Village (Bathroom)	1165	Future Phase	New Support Facility
41	Horse Arena	NA	NA	To Remain/Improve as Necessary
42	Staff Housing #3 - Manager Residence	2752	EO.51	To Remain/Improve as Necessary
43	Evapotranspiration Field	NA	NA	To Remain/Improve as Necessary
44	Water Treatment Plant	NA	EO.30	To Remain/Improve as Necessary
45	New Entry Sign	NA	A0.70	To Replace Existing
46	New Gatehouse	80	A0.70	New Security Check Point
47	New Dining Hall & Meeting Rooms	17022	A0.21-A0.23	To Replace Existing Dining Facility
47	Basement & Mechanical Rooms	4077	A0.21-A0.23	To Replace Existing Dining Facility
48	New Splash Park	NA	Future Phase	New Program
49	New Recreation Pavilion	8000	A0.51-A0.52	New Program
50	New Entry and Service Road Loop	NA	NA	New Circulation
51	Guest Parking	NA	NA	New Circulation
52	Overflow Parking & RV Hook-ups	NA	NA	Reclaimed Parking Area for Overflow and RV Field Parking
53	Central Lake or Central Lawn Area	NA	Future Phase	To Replace and Expand Existing Pond
54	Recirculating Streams and Pedestrian Greenbelt	NA	Future Phase	New Site Improvement
55	New High Duplex Cluster - 2 Cabins (2815 sqft/each)	5630	A0.32-A0.33	Expanded Cabin Program
55	Meeting Cabin - 2 Cabins (3442 sqft/each)	6884	A0.34-A0.35	Expanded Cabin Program
56	Ropes Course	NA	To Remain	To Remain/Improve as Necessary
57	Archery	NA	To Remain	To Remain/Improve as Necessary
58	Go Carts	NA	To Remain	Relocate to New Location
59	Volleyball Court	NA	NA	New Program

FACILITY DESCRIPTIONS (5)

APPLICANT:
 Southeastern California Conference of SDA P.O. BOX 79990 Riverside, CA 92513
 PHONE: (951)658-4131-314 FAX: (951)509-2399
 CONTACT: VERLON STRAUSS EMAIL: VERLON.STRAUSS@SECCSDA.ORG

OWNER:
 Southeastern California Conference of SDA P.O. BOX 79990 Riverside, CA 92513
 PHONE: (951)509-5221 FAX: (951)509-2394
 CONTACT: CHARLES MCKINSTRY EMAIL: CHARLES.MCKINSTRY@SECCSDA.ORG

ARCHITECT/EXHIBIT PREPARER:
 FLETEMAYER & LEE ASSOC. 101 SECOND AVE. NIWOT, CO 80544
 PHONE: (303)443-3750 FAX: (303)443-3903
 CONTACT: CHAD FLETEMAYER EMAIL: CFLETEMAYER@FLABOULDER.COM

CIVIL ENGINEER:
 CIVILTEC engineering inc. 118 West Lime Avenue, Monrovia, CA 91016
 PHONE: (626)357-0588 FAX: (627)303-0588
 CONTACT: OCTAVIO SOLORZA EMAIL: OSOLORZA@CIVILTEC.COM

PROJECT TEAM (3)

NEW FACILITY

EXISTING FACILITY TO REMAIN

EXISTING FACILITY TO PHASE BE OUT

Roof colors are for illustrative purposes only. See Phase One Architecture for Material Palette.

FACILITY LEGEND (2)

- A-1.0 CONDITIONAL USE PERMIT PLAN
- A-2.0 ACCESSIBILITY PLAN
- A-3.0 LANDSCAPE PLAN
- A-3.1 LANDSCAPE DETAIL PLAN
- A-3.2 BIOLOGY EXHIBIT PLAN
- A-3.3 BIOLOGY EXHIBIT - DBESP
- A-4.1 CONCEPTUAL GRADING PLAN - TITLE SHEET
- A-4.2 C.G.P. - ABBREVIATIONS, LEGEND AND NOTES
- A-4.3 C.G.P. - TOPOGRAPHIC SURVEY
- A-4.4 CONCEPTUAL GRADING PLAN
- A-4.5 CONCEPTUAL GRADING PLAN
- A-4.6 CONCEPTUAL GRADING PLAN
- A-4.7 CONCEPTUAL GRADING PLAN
- A-4.8 CONCEPTUAL GRADING PLAN
- A-4.9 CONCEPTUAL GRADING PLAN
- A-4.10 CONCEPTUAL GRADING PLAN
- A-4.11 CONCEPTUAL GRADING PLAN
- A-4.12 CONCEPTUAL GRADING PLAN-SECTIONS
- A-4.13 CONCEPTUAL GRADING PLAN-GABION SECTIONS

SHEET INDEX (1)

FLETEMAYER & LEE ASSOCIATES, INC.

101 Second Ave, Suite A Niwot, Colorado 80544-0036

phone: 303.443.3750 fax: 303.443.3903 email: info@flaboulder.com www.flaboulder.com

P.S.R. - C.U.P. 03708
(Parcel #567230001)

58000 Apple Canyon RD., Mountain Center, CA 92561

EXHIBIT A-1 (CONDITIONAL USE PERMIT PLAN)

Owner:
Pine Springs Ranch
PO Box 37
Mountain Center, CA 92561

Project Number:
FLA1035

Project Phase:
07/07/2014: C.U.P.

Drawn:
CF

Checked:
FLA

Set Date:
07/07/2014: C.U.P.

Revisions:
04/14/2015: County Comments
02/05/2016: County Comments
03/13/2017: County Comments
05/01/2018: Update Set

A-1.0