

5. Lighting

Lighting will be minimal with lighting at both entrances and the club house complex. Lighting details will be addressed at the club house development stage. All lighting will comply with County Standards.

V. DESIGN GUIDELINES

A. PURPOSE and INTENT

The design guidelines are intended as a method for achieving and maintaining a high quality environment for the golf course developed. The purpose of these Design Guidelines is:

- To provide the County of Riverside with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design quality;
- To provide guidance to County staff, the Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area;
- To provide guidance in the formulation of Covenants, Conditions and Restrictions for the use of land in the Specific Plan area;

B. GENERAL GUIDELINES

1. Project Theme

The primary objective of the project is to develop a state of the art, high quality golf course. The entire theme is to develop a very attractive and challenging course that is of championship quality. One of the primary reasons for developing the golf course first is to allow the layout to be the best the topography will permit without competing with other uses. The design theme for the club house complex has not been determined. The intent is to make the facility as functional as possible and blending it with the course. The landscaping will play a very significant role in the establishment of the projects distinctive character.

2. Project Setting

a. Preservation of Open Space and Hillside

The oak grove and Gavilan Peak will be set aside as Natural Open Space. Together these areas constitute 67.8 acres of undisturbed natural open space. The golf course is also open space which will incorporate natural rock outcroppings and existing natural areas to the extent possible. The golf course covers 325.4 acres of the property. For this application the future residential areas will remain as open space. The dead orange trees have been removed and the bare ground especially in the southern portions of the site will have to be seeded for aesthetic purposes and to prevent erosion. The natural areas in the south-east portion of the property will remain in their current state.

b. Development of Improved Recreational Open Space

The golf course is the major open space feature of the project and constitutes 37% of the total project area. The trail system will be developed to County Standards.

c. Entry Statement

The entry statement will be the golf course. The primary entrance will have golf holes on both sides with a very dramatic island hole on the 24th adjacent to the west side of the entrance (Exhibit 16).

d. Creation of an Integrated Land Use Concept

The project is focused on the golf course as the center of this development with natural open space areas integrated both within the course and as dramatic backdrops in the form of Gavilan Peak and the oak grove.

Future development areas will have to be integrated into the theme and character of the golf/open space plan. In the design of the course care has been taken to insure accessibility to all areas of the future residential areas from a circulation and utilities perspective.

C. LANDSCAPE ARCHITECTURAL GUIDELINES and STANDARDS

1. Introduction

The guidelines presented herein are not intended to discourage creative design or individuality. Rather, they are intended to assist in providing the continuity and desired image which will make Gavilan Hills Golf a unique project.

2. Gavilan Hills Golf Course Plant Material Palette

It is the intent of the guidelines to allow flexibility and diversity in planting design while defining an acceptable palette in order to reinforce the thematic identity of the project.

A limited selection of plant materials used in simple significant compositions is encouraged. Planting designs should be compatible with and complement adjacent plantings and should reinforce and enhance the individual architecture and design of each site.

The materials on the plant lists have been selected for their contribution to the project theme, their adaptability to climate and soil conditions and with a concern for long-term cost effective maintenance.

GAVILAN HILL GOLF PLANT LIST

The landscape for the Gavilan Hills Golf Club and entry road performs a number of important functions relating specifically to the game itself and the relationship of the golf course to the surrounding environment.

Through proper plant species selection, dictated by plant material naturally occurring on the site and their arrangement in composition, we will be able to create a landscape that blends into the naturalistic surroundings. The following suggested landscape palette utilizes a variety of drought tolerant tree, shrub and turfgrass types, which will offer a diverse mixture of size, form texture and color.

TREES - EVERGREEN

<u>Botanical Name</u>	<u>Common Name</u>
Acacia baileyana	Bailiy Acacia
Arbutus menziesii	Madrone
Brachychiton Populneus	Bottle Tree
Casuarina stricta	Mountain She-Oak
Cedrus deodara	Deodar Cedar
Cinnamomum camphora	Camphor Tree
Eriobotrya deflexa	Bronze Loquat
Eucalyptus camaldulensis	Red Gum
Eucalyptus leucoxylon 'Rosea'	White Ironbark
Eucalyptus rudis	Desert Gum
Eucalyptus sideroxylon	red Ironback
Ficus rubiginosa	Rustyleaf Fig
Melaleuca linarifolia	Flax Leaf Paperbark
Nerium oleander	Oleander Standard
Olea europaea 'Fruitless'	Fruitless Olive
Pinus edulis	Pinon Pine
Pinus eldarica "Mondell"	Mondell Pine
Pinus halepensis	Aleppo Pine
Pinus pinea	Italian Stone Pine
Podocarpus gracilior	Fern Pine
Quercus agrifolia	Coast Live Oak
Quercus engelmannii	Mesa Oak
Quercus ilex	Holly Oak
Quercus suber	Cork Oak
Rhus lancea	African Sumac
Schinus molle	California Pepper Tree

TREES - DECIDUOUS

Botanical Name

Albizia julibrissin
Alnus rhombifolia
Bauhinia variegata
Brachychiton acerifolius
Fraxinus angustifolia 'Raywood'
Fraxinus uhdei
Fraxinus velutina 'Modesto'
Ginkgo Biloba
Gledisia triacanthos
Jacaranda mimosifolia
Koelreuteria bipinnata
Langerstoemia indica
Liquidambar styraciflua
Liriodendron tulipifera
Platanus racemosa
Pistacia chinensis
Plantanus occidentalis
Platanus racemos
Populus fremontii
Populus nigra 'Italica'
Prunus cerasifera 'Thundercloud'
Pyrus calleryana 'Aristocrat'
Pyrus calleryana 'Bradford'
Pyrus kawakamii
Quercus coccinea
Robina ambigua idahoensis
Sophora japonica

Common Name

Silk Tree
White Alder
Purple Orchid Tree
Australian Flame Tree
Raywood Ash
Evergreen Ash
Modesto Ash
Maidenhair Tree
Honey locust
Jacaranda
Chinese Flame Tree
Crape Myrtle
American Sweet Gum
Tulip Tree
California Sycamore
Chinese Pistache
London Plane Tree
California Sycamore
Fremont Cottonwood
Lombardy Poplar
Purple Leaf Plum
Ornamental Pear
Ornamental Pear
Evergreen Pear
Scarlet Oak
Idaho Locust
Japanese Pagoda Tree

SHRUBS (LARGE TO MEDIUM)

Botanical Name

Abelia 'Edward Goucher'
Acacia species
Ceanothus species
Cercis occidentalis
Chaenomeles species
Cistus species

Common Name

Edward Goucher Abelia
No Common Name
California Lilac
Western Redbud
Flowering Quince
Rockrose

SHRUBS (LARGE TO MEDIUM) CONTINUED

Botanical Name

Common Name

Cotoneaster species	Cotoneaster
Elaeagnus pungens	SilverBerry
Eriogonum giganteum	St. Catherine's Lace
Escallonia fradesil	No Common Name
Euonymus japonica	Evergreen Euonymus
Fatsia japonica	Japanese Aralia
Feijoa sellowiana	Pineapple Guava
Forsythia intermedia	Forsythia
Ilex species	Holly
Juniperus species	Juniper
Leptospermum scoparium	New Zealand Tea Tree
Ligustrum japonicum	Japanese Privet
Magnolia soulangiana	Saucer Magnolia
Mahonia aquifolium	Oregon Grape
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Osmanthus fragrans	Sweet Olive
Phormium tenax	Flez
Pittosporum tobira	Tobira
Plumbago auriculata	Cape Plumbago
Podocarpus macrophyllus	Yew Pine
Prunus caroliniana	Carolina Laurel Cherry
Pyracantha species	Firethorn
Raphiolepis species	Indian Hawthorn
Rhus ovata	Sugar Bush
Ribes sanguineum	Pink Winter Currant
Tecomaria capensis	Cape Honeysuckle
Viburnum tinus 'Spring Bouquet'	Laurustinus
Xylosma congestum	Xylosma

SHRUBS (SMALL)

Botanical Name

Common Name

Agapanthus africanus	Lily of the Nile
Ceanothus species	California Lilac
Clivia miniata	Clivia
Hemerocallis species	DayLily
Juniperus species	Juniper

SHRUBS (SMALL) CONTINUED

Botanical Name

Lavandula angustifolia
Liriope gigantea
Lonicera japonica 'Halliana'
Dietes Vegeta
Mahonia aquifolium 'Compacta'
Nandina domestica 'Compacta'
Nandina domestica 'Nana Compacta'
Nerium oleander 'Petite Pink'
Pittosporum tobira 'Wheeler's Dwarf'
Ribes viburnifolium
Tulbaghia violacea
Xylosma congestum 'Compacta'

Common Name

English Lavender
Lily Turf
Hall's Honeysuckle
Fortnight Lily
Compact Oregon Grape
Compact Heavenly Bamboo
Dwarf Heavenly Bamboo
Dwarf Oleander
Wheeler's Dwarf
Catalina Perfume
Society Garlic
Compact Xylosma

VINES

Botanical Name

Cissus Anartica
Clytostoma callistegioides
Macfadyena unguis-cati
Gelsemium sempervirens
Jasminum mesnyi
Lonicera japonica
Parthenocissus tricuspidata
Wisteria floribunda

Common Name

Kangaroo Treebine
Violet Trumpet Vine
Cat's Claw Vine
Carolina Jessamine
Primerose Jasmine
Japanese Honeysuckle
Boston Ivy
Japanese Wisteria

GROUNDCOVERS

Botanical Name

Ajuga reptans
Baccharis pilularis 'Twin Peaks'
Campanula poscharskyana
Duchesnea indica
Gazania splendens 'Mitsuwa Yellow'
Hedera helix
Hypericum calycinum
Junipers species
Lonicera japonica 'Halliana'

Common Name

Carpet Bugle
Coyote Bush
Serbian Bellflower
Indian Mock Strawberry
Gazania
English Ivy
Aaron's Beard
Juniper
Hall's Honeysuckle

GROUNDCOVERS CONTINUED

<u>Botanical Name</u>	<u>Common Name</u>
Myoporum parvifolium	Myoporum
Pelargonium peltatum	Ivy Geranium
Potentilla species	Cinquefoil
Vina minor	Dwarf Periwinkle

TURFGRASSES

<u>Botanical Name</u>	<u>Common Name</u>
'Dominant' Creeping Bentgrass	Greens & Collars
Perennial Ryegrass/Kentucky Bluegrass mix	Tees, Fairways & Maintained Roughs
Chewings & Sheep Fescue mix	Semi-maintained Roughs

Keeping in mind that water has and always will be a critical issue within California, the selection of appropriate drought tolerant plant material becomes extremely important. Irrigation usage will be kept to a minimum in the Gavilan Hills Golf Course Specific Plan by incorporating the aforementioned plant materials and limiting the amount of turfgrass area. Once established, the proposed trees and shrubs listed for use on the course will be able to survive weeks or months with very limited amounts of water. Many of the plant species identified are indigenous to the local area, therefore are naturally adapted to the late Spring to Fall dry season.

The primary functions are to provide enhanced, aesthetic benefit to the course, to direct the intended line of golf play to screen objectionable or distracting off-site views and to provide an additional safety buffer between golf holes and adjacent out of play areas.

Evergreen and deciduous tree types will be planted in a variety of densities and massing arrangements while performing the required functions. The way in which each hole is played is reinforced by the composition and arrangement of tree types with form to complement function and the surrounding environment.

Each individual golf hole has been carefully sited to avoid disturbing the native juniper and oaks and the enormous rock outcroppings which exist mainly along the eastern boundary and northwest areas of the project. Any existing plant materials that have been transplanted before or during construction into the temporary project nursery will be carefully repositioned back into the golf course or rough areas which transition naturally into the adjacent undisturbed environment.

The project, when completed and allowed to mature, will take on a visually dramatic appearance that is naturalistic and blends harmoniously into the native surrounds.

3. Planting Time

The project area experiences temperature extremes which can make it difficult for the installation of plant materials during the hot summer months (July - September) and the cold winter months (December - March). Container plants which have not been acclimated to the region may experience heat or frost damage resulting in partial or total loss of foliage, even if these materials will be perfectly suited to the temperature extremes once they are established. If construction schedules permit, the ideal planting time is in the spring or fall months.

4. Landscape Installation Requirements

All areas required to be landscaped shall be planted with trees, shrubs, groundcover, vines, or turf selected from the plant palette.

Detailed landscape plans are to be prepared by a licensed landscape architect for the project which will be submitted to proper agencies for approval prior to installation.

5. Climatic Constraints

- a. The plant materials for the Gavilan Hills Golf Course Specific Plan have been chosen for their ability to thrive within the site's climate. The plants should grow to their full potential with a minimum amount of maintenance and replacement costs. Precipitation, temperature, and wind are the limiting climatic factors affecting plant choice.
- b. Average annual rainfall in the area varies from nine to thirteen inches.
- c. The project area's extreme temperatures range from 18 degrees in the winter to 115 degrees in the summer. The average daily temperature range is 40 degrees to 65 degrees in the winter and 58 to 90 degrees in the summer.

6. Horticultural Soils Test Requirements

The development of the project will require the preparation of a horticultural soils report to determine appropriate planting and maintenance requirements for specified plant materials. This soils report shall be prepared by a qualified agricultural laboratory supervised by a member of the American Soils Testing Laboratory and shall include a soils fertility and agricultural suitability analysis with pre-planting and post-planting recommendations to be included in the landscape working drawings.

7. Irrigation

- a. All areas requiring landscaping shall require the installation of a permanent automatic irrigation system to ensure proper plant growth, and irrigation system shall be designed to separate turf areas from shrub areas so as not to irrigate shrubs, groundcover, and lawn simultaneously.
- b. Pop-up sprinklers adjacent to all walkways and areas of pedestrian or vehicular traffic shall be spring retractable types.
- c. Pop-up sprinklers shall have matched precipitation rates.
- d. All valves shall be wired independently.
- e. Irrigation backflow prevention devices and controllers shall be located and/or screened with appropriate plant material to minimize visibility.
- f. Detailed irrigation plans are to be prepared by a licensed landscape architect, and submitted for approval to proper reviewing agencies prior to installation.

8. Landscape Maintenance

- a. The overall aesthetic effect of the landscape shall be an evergreen thriving plant community. Continuous maintenance shall be provided for all planted and hardscape areas within the site, keeping it free and clear of weeds, debris, rubbish, and in a neat and clean condition.

- b. Plant materials will maintained in a thriving condition of growth by practicing proper agriculture techniques of pruning, pest control, and fertilization. All palms shall be skinned periodically as necessary. Special attention must be given to preventing the installation of root-bound Eucalyptus species.
- c. From the completion of installation, landscaping shall be maintained in a sightly and well kept condition.
- d. All plant material failure shall be replaced with same materials that will match the size and height of adjacent material. Damaged or malfunctioning irrigation shall be repaired or replaced to match the original condition of the system, and irrigation overspray and excessive runoff will be kept to a minimum.

D. ARCHITECTURAL GUIDELINES

1. Project Description

Architectural guidelines will be developed with the club house plan which will be done after the golf course is approved and is under construction.

VI. GENERAL PLAN LAND USE DETERMINATION

A. GENERAL PLAN LAND USE DETERMINATION

1. Open Space and Conservation Element

As shown on Exhibit 17, Gavilan Peak is designated on the Comprehensive General Plan's Open Space and Conservation Map as "Mountainous Area", with the remainder of the project site designated as "Areas Not Designated as Open Space". Since Gavilan Peak is to be left in its natural state it is consistent with the "Mountainous Areas" designation.

The remainder of the site is not designated as open space, thus the General Plan determination system proceeds to Step II, and the policies and designations of the Lake Mathews Community Plan apply.