

TABLE 1

SPECIFIC PLAN DESIGNATIONS

LAND USE SUMMARY

PLANNING AREA 1 - GOLF COURSE	325.4 ACRES
PLANNING AREA 2 - FUTURE DEVELOPMENT	486.8 ACRES
PLANNING AREA 3 - GAVILAN PEAK	55.5 ACRES
PLANNING AREA 4 - OAK GROVE	<u>12.3 ACRES</u>
TOTAL	880.0 ACRES

IV SPECIFIC PLAN

A. DEVELOPMENT PLANS AND STANDARDS

1. Specific Land Use Plan

a. Project Description

The Gavilan Hills Golf Specific Plan is an 880 acre project which will consist of four designations. (Exhibit 3) The golf course will utilize over 325 acres of the site.

This 27-hole championship golf course occupies on the most striking land form situations in Riverside County. The 2,000 foot altitude plateau area offers dramatic vistas in all directions. The undulating terrain, studded by giant marble-like outcrops of rock, presents a unique golfing experience.

There will be six set of teeing positions on each hole. Playing lengths of 7,100 yards or more will be possible from the back tees. The forward tees will play at around 5,250 yards. In between are tees for every other level of golfer. The tee area on each hole will approach 10,000 square feet in surface area.

Each hole has a feeling and personality of its own. Every greensite is individually contoured and sculpted. Green sizes range from 4,500 square feet to nearly 10,000 square feet as the approach shot dictates.

Fairway contouring is natural, perhaps a little in the Scottish image of rolling, flowing almost links-like undulations.

Water comes into play on the course. Some breath-taking island green site holes are provided, each with a feeling and look of its own. Several lakes are massive, and add a sure drama to the tee shot.

Landscaping will utilize the existing rock outcrops and native juniper and oaks. Carefully planned additions of ornamental trees will complement the native plant materials.

These 27 holes will provide one of Southern California's finest daily fee, public country club, playing experiences. There are few existing courses in the region with the combination of natural scenic grandeur, exceptional terrain, and creative and innovative golf course architecture than will be found at Gavilan Hills.

A total of 67.8 acres will be dedicated to natural open space in the form of Gavilan Peak and an oak grove in the north west corner of the property.

Gavilan Peak is natural landmark which is 55.5 acres in size and is covered with native coastal sage scrub. This area will be preserved in its natural state.

The oak grove is 12.3 acres in size and will also be maintained in a natural state. The grove serves as a back drop for the #2 green and #3 tees. The grove will be skirted on the west side by an equestrian and hiking trail.

The remaining area of plan is 486.8 acres in size and will be reserved for future development. A revision to the specific plan and a change in the Specific Plan Zoning Ordinance text will be required prior to any development in this area.

b. Land Use Development Standards

In order to ensure the orderly and sensitive development of the land uses proposed for the Gavilan Hills Specific Plan, special techniques or mitigations have been created for each Planning Area. These area-specific standards, discussed in detail in Section B, Planning Area Development Standards, will assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

In addition to these specific techniques, project-wide development standards have also prepared to complement those applicable to each individual Planning Area. These general standards are:

1. The total Specific Plan shall be developed with a golf course, as illustrated on the Land Use Plan (Exhibit 3). General permitted uses will include recreation, open space, and circulation as delineated on the Land Use Plan and in the individual Planning Areas.
2. Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and Specific Plan Zoning Ordinance and standards and will be further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivision, plot plans and conditional use permits.
3. Standards relating to signage, landscaping, parking and other related elements will conform to County of Riverside Ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards will exceed the zoning code requirements.

4. All project lighting shall be in conformance with applicable Riverside County standards, including Ordinance No. 655.
5. Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and State laws; and shall conform substantially with Specific Plan No. 308 as filed in the office of the Riverside County Planning Department, unless otherwise amended at a widely noticed public hearing.
6. With the exception of the Specific Plan Zoning adopted concurrently with this Specific Plan, no portions of the specific plan which purport or propose to change, waive or modify any ordinance or other legal requirement for development shall be considered to be part of the adopted specific plan.
7. An environment assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan; specific plan amendment, or any other land use application required to implement the specific plan, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessment shall be prepared as part of the review process for these implementing projects.
8. Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan Zone applied to the property, and all other applicable County standards.
9. Flag lots shall not be permitted.
10. Development applications which incorporate common area shall be accompanied by design plans for the common areas, specifying the location and extent of landscaping, irrigation systems, structures and circulation (vehicular and pedestrian and/or bicycle).
11. Common areas identified in the specific plan shall be owned and maintained as follows:
 - a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas [including those in commercial areas]. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood

associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

- b. Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
 - c. The ownership and maintenance responsibility shall be specifically identified for each open space and/or recreational lot at the time applications for tentative subdivision maps are filed.
 - d. The maintenance organization shall be established prior to or concurrent with recordation of any final subdivision map.
12. The applicant or its successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside, its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void or annul an approval of the County of Riverside, its advisory agencies, appeal boards or legislative body concerning this specific plan. The County of Riverside, will promptly notify the applicant or its successor of any such claim, action, or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County of Riverside.
13. Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
14. Passive solar heating techniques shall be employed whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, adequate roof overhanging, proper wall insulation and the use of simple heat storage systems.

15. It is anticipated that maintenance associations, if formed, will be established as follows:
The master property owners' association shall be charged with the unqualified right to assess their own individual owners for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners associations shall be responsible for private roads, recreational amenities, parking, open space areas, signing, landscaping, irrigation, common areas and other responsibilities as necessary.
16. Prior to the issuance of grading permits, improvement plans for developed common open space areas, including landscaping and irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Landscaping and irrigation plans shall be certified by a landscape architect.
17. Each planning area shall comply with applicable Riverside County recycling requirements.
18. The golf course shall contain enclosures for collection of recyclable materials.
19. The County may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development proposal has not been approved within five (5) years of the Board of Supervisors' adoption of the specific plan.

2. Circulation Plan

a. Plan Description

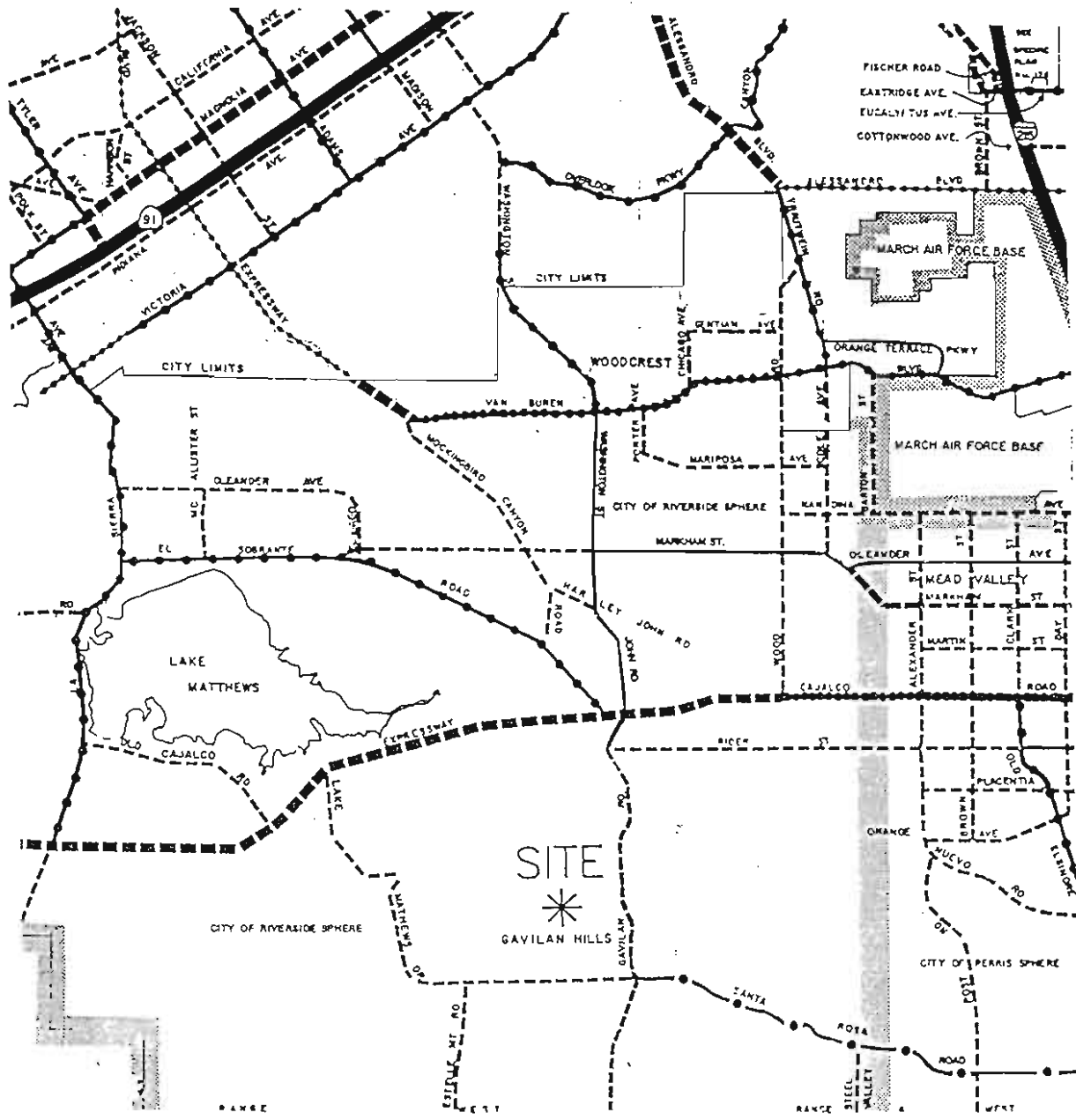
As the result of a thorough traffic analysis by Robert Kahn, John Kain & Associates (see Technical Appendices) a project roadway concept has been developed.

Primary access to the project will be provided via Lake Mathews Drive with secondary access to the golf club house complex will come from Gavilan Road via an extension of Idaleona Road. Both Lake Mathews Dr. and Gavilan Rd. are designated as 88' secondaries on the County Circulation Element of the General Plan. (Exhibit 4) The General Plan alignment for Gavilan Road is on the east boundary of the specific plan which lies to the west of the current Gavilan Road. It is proposed that an 88' right-of-way be dedicated on the east boundary of the specific plan for the future development of Gavilan Road, but based on the requirements generated by only the golf course construction the new alignment be postponed until a need is warranted.

Circulation through the site will be via a 66' foot collector which connects the golf course club house complex to both the primary and secondary access points.

EXHIBIT 4

RIVERSIDE COUNTY GENERAL PLAN CIRCULATION ELEMENT



LEGEND

CLASSIFICATION	RIGHT OF WAY	SYMBOL
SECONDARY	88'	--- ---
MAJOR	100'	— —
ARTERIAL	110'	— — —
MOUNTAIN ARTERIAL	130'	— — — —
URBAN ARTERIAL	134'	— — — — —
EXPRESSWAY	VARIABLE	— — — — — —
FREEWAY	VARIABLE	— — — — — — —
SPECIFIC PLAN ROAD	VARIABLE	— — — — — — — —
BRIDGE		— — — — — — — — — —
SPHERE OF INFLUENCE		--- ---
STATE & FEDERAL LANDS		--- ---

SOURCE: COUNTY OF RIVERSIDE

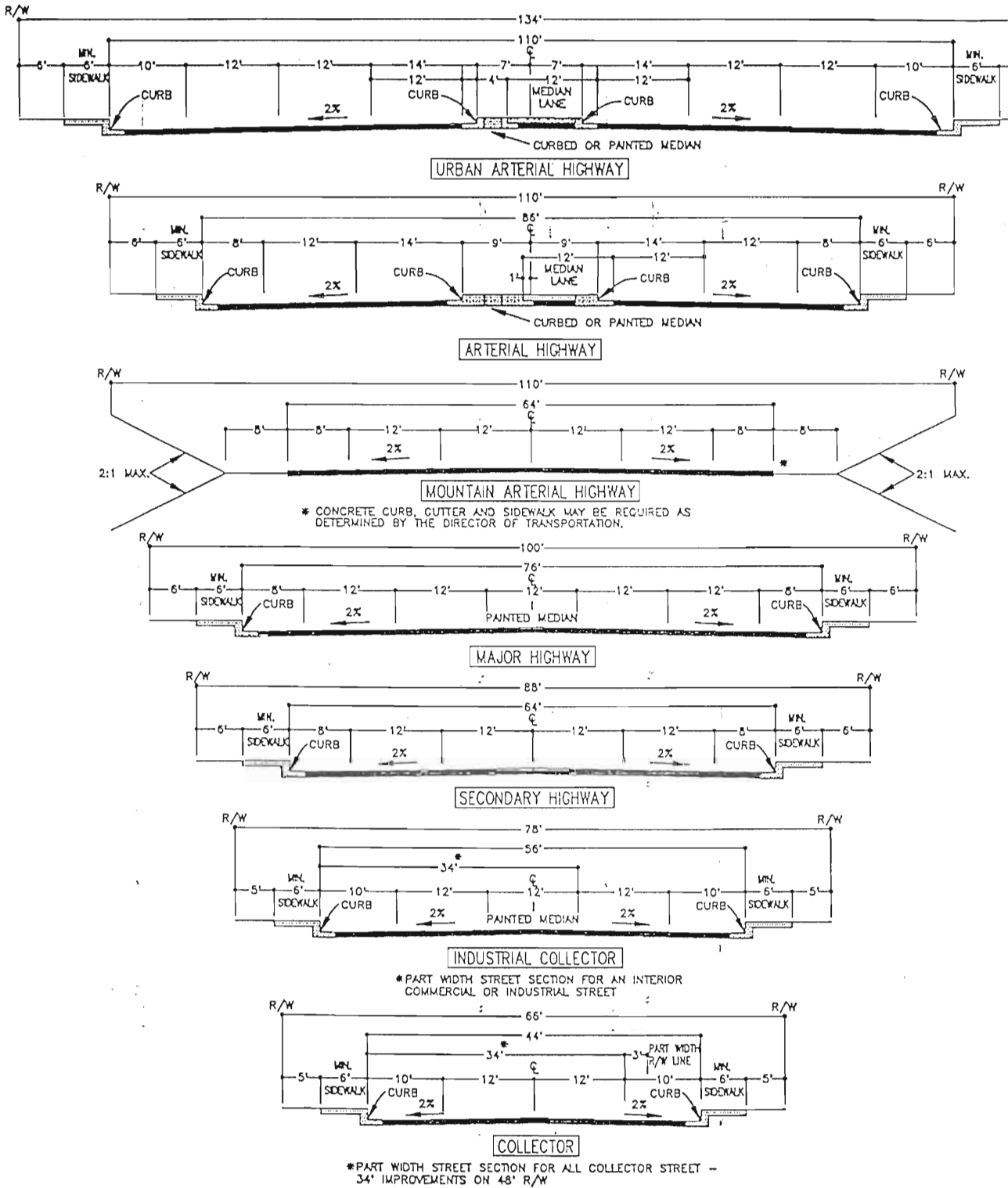


b. Circulation Development Standards

1. The proposed Circulation Plan provides an efficient traffic design that meets the needs of the project. The on-site system depicted on the Circulation Plan has been derived from the Master Circulation Plan outlined in the project Traffic Analysis and will serve as the composite Circulation Plan for the Specific Plan. (See Technical Appendices.)
2. The subdivision shall comply with the on-site street improvement recommendations/mitigations outlined in the project traffic analysis, including internal design. Guidelines for residential and commercial development and residential design guidelines for fire safety and emergency access and commercial access design guidelines. (Please refer to Technical Appendices, Traffic Analysis.)
3. On-site road will be constructed as a Collector Street (66 'right-of-way).
4. Landscape requirements will be based on street width in accordance with the Roadway Landscape Treatment.
5. All roads shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461 as a requirements of the implementing subdivisions for the specific plan, subject to approval by the Road Commissioner.
6. The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.
7. The project shall comply with the conditions and requirements set forth by the County Transportation Department.
8. Any application for subdivision within the specific plan boundary (including a Schedule I Parcel Map) shall cause the design of the specific plan master planned infrastructure within the final map boundaries, with the exception of a division of lan that has no parcel less than 40 acres or that is not less than a quarter of a quarter section. Specific Plan Schedule I Parcel Maps shall design the street system thereon.
9. Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in the subsequent traffic studies for each individual project.

10. All roadways intersecting four lane facilities or greater shall be a minimum of 66 feet of right-of-way and constructed in accordance with Standard 103, Ordinance 461 from the four lane facility to the nearest intersection.
11. All typical sections shall be per Ordinance 461, or as approved by the Transportation Department.
12. All intersection spacing and/or access openings shall be per Standard 114, Ordinance 461, or as approved by the Transportation Department.
13. No textured pavement accents will be allowed within County right-of-way.
14. All projects, including subdivisions within the specific plan boundary, shall be subject to the Development Monitoring Program as described in the attached pages. These pages should be included as part of the specific plan itself.
15. Mid-block cross-walks are not allowed.
16. Driveways - access points - no driveways or access points as shown in the specific plan are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the street's classification.
17. Any landscaping within public road rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Transportation Department.

EXHIBIT 5 RIVERSIDE COUNTY GENERAL PLAN ROADWAY CROSS-SECTIONS



SOURCE: COUNTY OF RIVERSIDE
 SCALE: 1" = 20'



3. Drainage Plan

a. Plan Description

The range in elevation on the 880 acre project site extends from a high elevation of approximately 2,240 feet at the top of the hill in the west central portion of the property to a low elevation of approximately 1,900 feet at the extreme northeast corner of the parcel map. With the exception of a small offsite tributary area that contributes offsite flows onto the site at the southeast corner of the property, the site drains away from itself in numerous, small, existing drainage courses all along the north, west and east boundaries. The flows existing from the property are concentrated in approximately 18 to 20 existing drainage courses around its perimeter and range in flow during a 100-year frequency rainstorm from approximately 16 cfs to as much as 470 cfs. The project property is within the Lake Mathews Area Drainage Plan (ADP).

The proposed development of the 880 acre site at this time consists of the construction of an 18 hole golf course with a possible future 9 holes to be developed at a later date. The golf course layout will be constructed in many of the low lying areas and will be compatible with conducting drainage flows in the existing natural drainage courses. The proposed road dedication will cross a number of the existing natural drainage courses. Drainage culverts will be installed to conduct stormwaters underneath the new road such that the road will provide all weather access to all parcels within the tentative parcel map. The improvement of the proposed realignment of Gavilan Road along the east boundary of the property will cross 8 to 10 existing drainage courses. It is proposed to install drainage culverts or, if warranted due to the magnitude of stormwaters, construct reinforced concrete boxes to conduct flows from 100-year frequency rainstorm beneath the future Gavilan Road. All building pads for golf course facilities such as the clubhouse, maintenance sheds and other minor structures will all be constructed on pads outside of the existing drainage courses and elevated above existing, adjacent ground surfaces in order to protect the structures from runoff and flooding.

Because the proposed golf course will be an extremely low intensity land use and as no drainage boundaries will be changed or combined for the development of the golf course little or no additional runoff from the site onto downstream properties is anticipated.

Exhibit 6 shows the boundary of the various tributary drainage areas and the 100-year frequency rainstorm flows at the outlet points along the parcel map boundary.

b. Drainage Plan Development Standards

1. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County's Flood Control and Water Conservation District Requirements.
2. Drainage facilities will be designed as part of the golf course and maintained by the owners of the golf course.
3. The drainage facilities will be designed to direct all drainage into a series of water features which will be utilized as water storage facilities and drainage containment areas within the golf course.
4. Erosion and sedimentation problems will be controlled through design of the golf course water features and landscaping.
5. Development shall comply with the requirements of the Lake Mathews Area Drainage Plan (ADP).
6. All projects proposing construction activities including: cleaning, grading or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater, shall obtain appropriate National Pollutant Discharge Elimination System (NPDES) construction permits and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site retention, covered storage of all outside storage facilities, vegetated swales, and monitoring programs.
7. Drainage - this specific plan proposes no facilities to be maintained by the Transportation Department. Therefore, all facilities other than facilities to be constructed in the road right-of-way will be either private or be Flood Control District facilities.

4. Water and Sewer Plan

a. Plan Description

Water for irrigation of the golf course and a domestic supply will be provided by Western Municipal Water District. A 30" Agricultural Line currently bisects the property and will provide most of the water for the course and maintaining the landscaping. The current plan for aesthetics as well as golf course features. These ponds will be designed to capture runoff as well as being reseviors for storage of agricultural water. The ponds will also create new wetlands and enhance areas which currently hold irrigation and natural runoff. A 14" domestic water will serve the club house complex.

Sewer will be handled through septic tanks and leach line for the club house and 3 comfort stations located in the course.

b. Water and Sewer Plan Development Standards

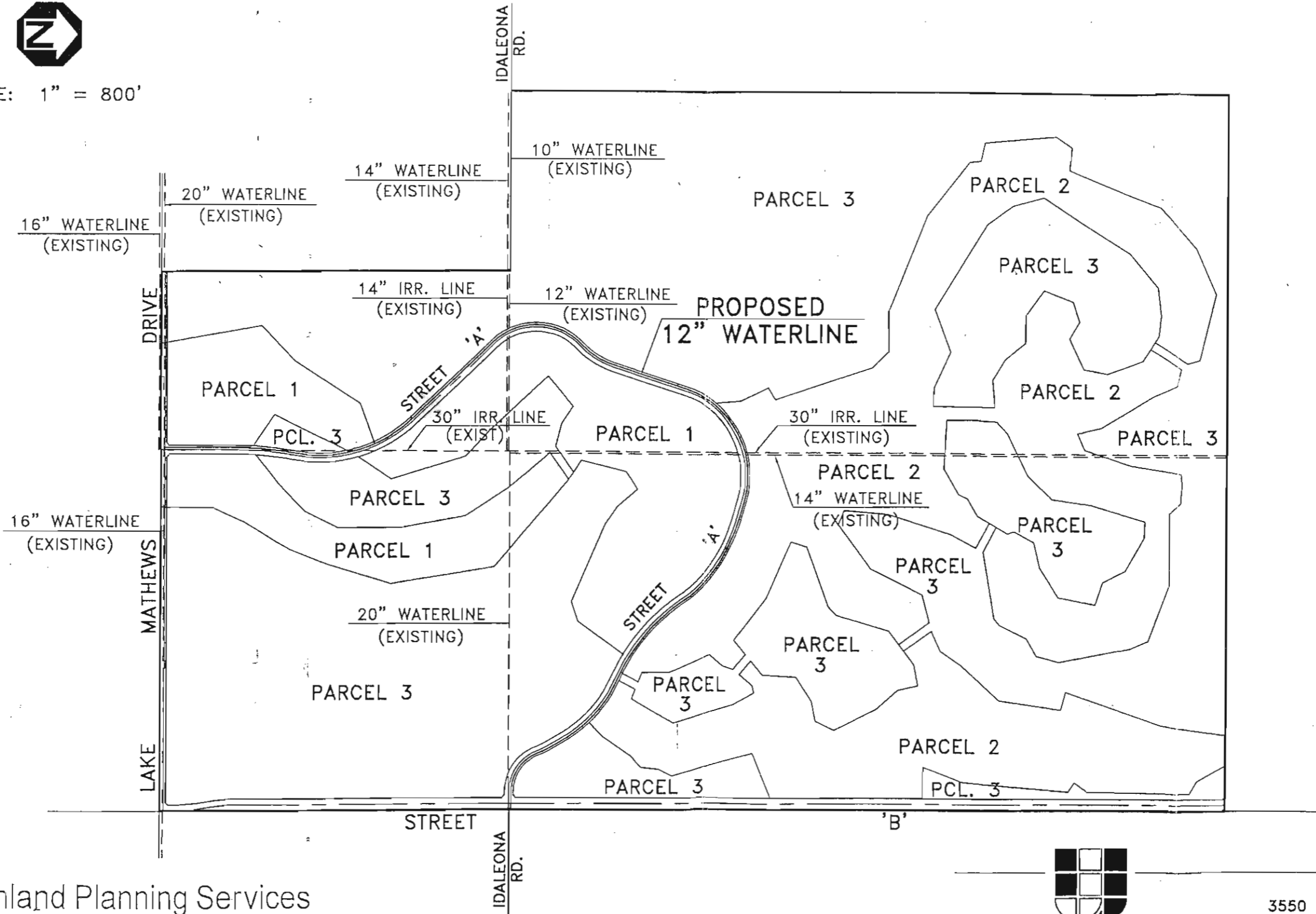
1. All water and sewer lines shall be placed underground.
2. All lines will be designed per the Western Municipal Water District's requirements.
3. All infrastructural water and sewer systems will be installed to the requirements and standards of Riverside County.
4. Water and sewerage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.

TENTATIVE PARCEL MAP NO. 28502

PROPOSED WATER PLAN



SCALE: 1" = 800'



Inland Planning Services

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Exhibit 7



JAMES W. UNLAND & ASSOCIATES
CIVIL ENGINEERS

3550 E. Florida Ave. Suite G
Hemet, California 92544
909/652-5575, FAX 909/925-6490

5. Project Phasing Plan

a. Project Description

The golf course will be developed in two phases. The first will consist of 18 holes of golf and the club house complex. The second phase will be the additional 9 holes of golf.

b. Project Phasing Standards

Prior to recordation of the final parcel map, improvement plans for golf course landscape areas or any plans necessary to mitigate any identified environmental impacts shall be submitted to the County for approval. The improvement plans shall include but not be limited to the following:

- Final grading plan
- Irrigation and landscape plans certified by landscape architect
- Fence treatment plans
- Special treatment/buffer area plans

6. Grading Plan

a. Project Description

The project intent is to minimize grading by utilizing the natural terrain to layout the golf course. The creation of tees and greens will require grading and fairways will be contour graded. Please see the preliminary grading plan.

According to an earthwork quantity take-off conducted by the project golf course architect, it appears that the project site will balance and will not require import or export.

b. Grading Plan Development Standards

1. All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan (Exhibit 8):
2. Prior to any development within any area of the Specific Plan, a Conceptual Grading Plan for the portion in process shall be submitted for Department of Building and Safety approval. The Grading Plan for each such area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area, and shall include: Techniques employed to prevent erosion and sedimentation during and after the grading process; approximate time frames for grading; identification of areas which may be graded during higher probability rain months (January through March), and preliminary pad and roadway elevations related to the golf course.

3. All streets shall have a gradient not exceeding 15%.
4. Graded slopes shall be oriented to minimize visual impacts to surrounding areas.
5. The overall slope, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
6. The toes and tops of all slopes higher than ten (10) feet shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permit such rounding.
7. Cut or fill slopes exceeding one hundred (100) feet in horizontal length, if any shall be graded to meander the toe and top of the slope.
8. Slopes exceeding ten feet in vertical height shall be hydromulched, prior to final acceptance and prior to the beginning of the rain season (October-March).
9. Prior to initial grading activities, a soils report; and geotechnical study shall be performed that further analyze on-site soil conditions and slope stability and slope stability and include appropriate measures to control erosion and dust.
10. Detailed grading plans shall be prepared prior to any on-site grading for each project or group of projects.
11. Where cut and fill slopes are created higher than ten(10) feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
12. The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibility of other parties.
13. Angular forms shall be discouraged. The graded form shall reflect natural terrain, where possible.
14. Potential brow ditches, terrace drains or other minor swales, determined necessary at future stages of project review, shall be lined with natural erosion control material or concrete.
15. Grading work shall be balanced on-site whenever possible.

16. Graded but underdeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained. Planting with interim landscaping shall comply with NPDES Best Management Practices.
17. Unless otherwise approved by the County of Riverside, Engineering Department, all cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot. The Grading Plan will reflect a contouring intended to control slope erosion.
18. Natural features such as significant rock outcrops shall be protected to the greatest extent feasible in the siting of individual lots and building pads.
19. A grading permit shall be obtained from the County of Riverside, as required by the County Grading Ordinance, prior to grading.
20. If any historic or prehistoric remains are discovered during grading, a qualified archaeologist shall be consulted to ascertain their significance.
21. Soil stabilizers shall be used to control dust as required by SCAQMD Rule 403.

GAVILAN HILLS GOLF COURSE

PLOT PLAN

Preliminary Grading Plan

REMARKS:
PARCELS 1 THRU 24, INCLUDING PARCELS 24A AND 24B, ARE 127.46 AC. AND
LOTS 25 THRU 30, INCLUDING GAVILAN HILLS AND COMPANY'S TRACT NO. 1, ARE
148.14 AC. IN SECTIONS 29 AND 30, T.4S., R.12E., S.22E.

ADJACENTS:

W. SANDHILL CO.
1000 MC
1111 FAYSTONE BLVD.
DUNHILL, CA 94528
925-881-9900

OWNER:

INLAND COMMUNITY
100 ALBERT C. SMITH
100 JAMES STREET
LA HABRA, CA 91708
714-871-8700

ENGINEER:

WESTERN MUNICIPAL WATER DISTRICT
1001 W. 10TH ST. AND LEACH FIELD
1001 W. 10TH ST.
SANTA ANA, CA 92705
714-241-1000

ENGINEERING FIRM:

INLAND COMMUNITY
100 ALBERT C. SMITH
100 JAMES STREET
LA HABRA, CA 91708
714-871-8700

ADJACENT PROPERTIES:

NORTH - VACANT, RESIDENTIAL
SOUTH - RESIDENTIAL
EAST - VACANT, RESIDENTIAL
WEST - VACANT, RESIDENTIAL

ADJACENT UTILITIES:

WATER - 12" DUCTILE IRON PIPE
SEWER - 12" DUCTILE IRON PIPE
ELECTRIC - 4" DUCTILE IRON PIPE
TELEPHONE - 4" DUCTILE IRON PIPE

ADJACENT ROADS:

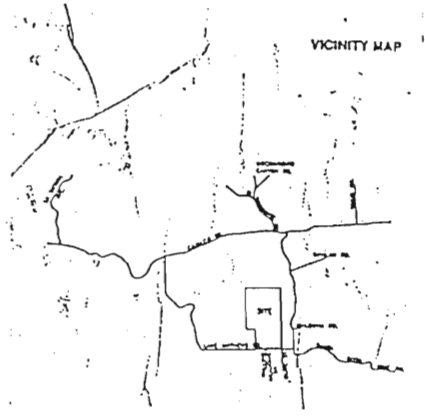
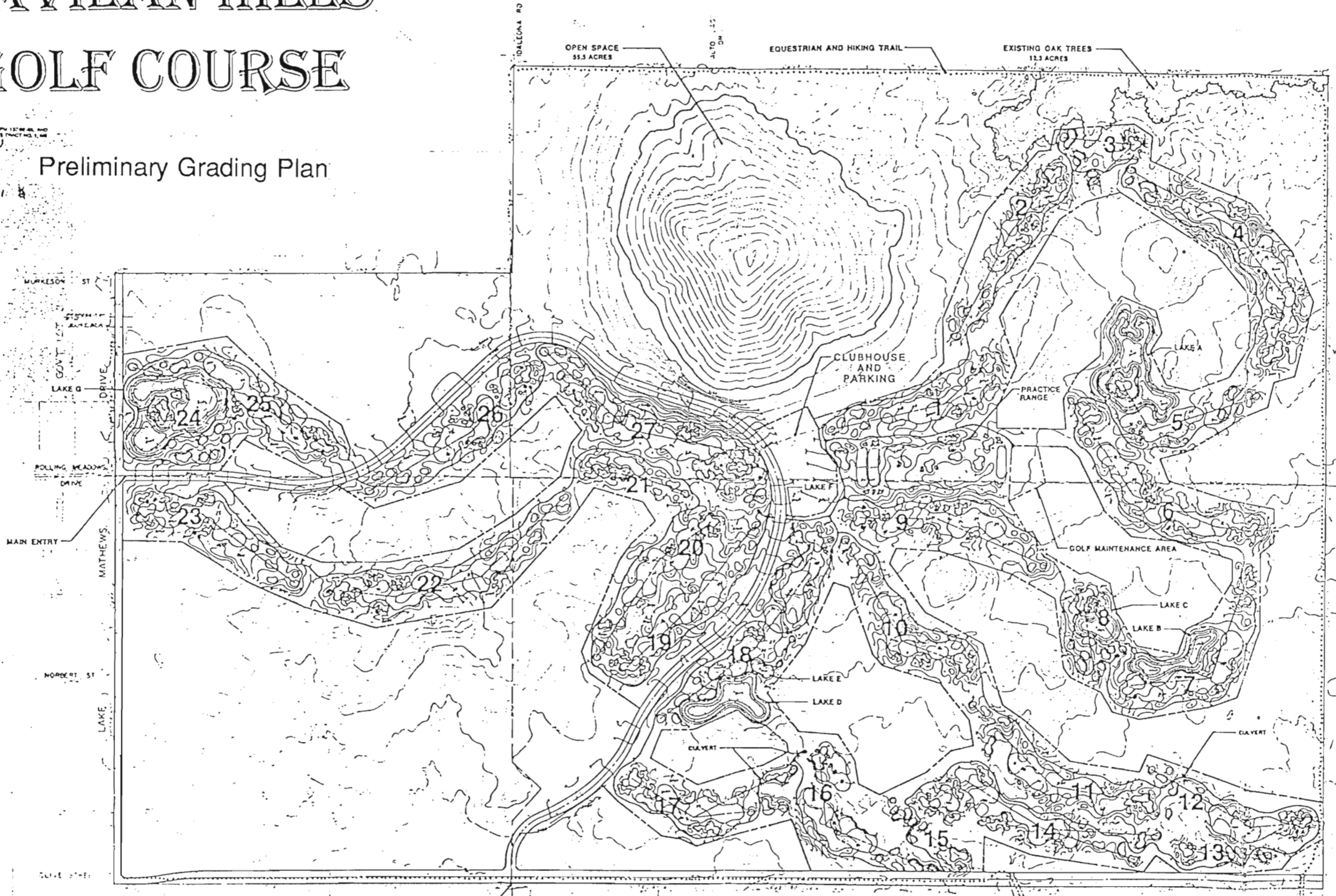
100' FROM TO 100'
100' FROM TO 100'
100' FROM TO 100'

ADJACENT DISTRICTS:

PIRINE UNION HIGH SCHOOL DISTRICT
1111 NORTH ST STREET
PIRINE, CA 94754

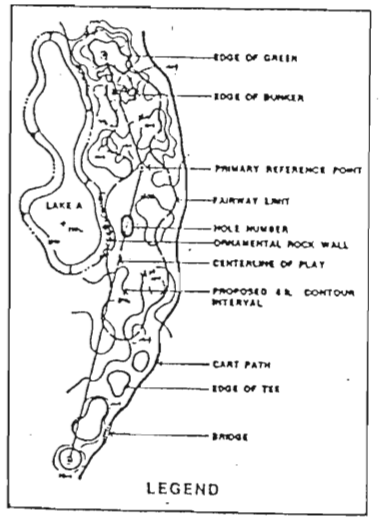
ADJACENT ZONES:

PHASE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30



LAKE ELEVATION TABLE
(ELEVATIONS ARE IN FEET)

LAKE	TOP OF ESCAVATION	NORMAL WATER ELEVATION	BOTTOM OF ESCAVATION
A	2028	2027	2014
B	1979	1978	1968
C	1995	1994	1982
D	2018	2015	2002
E	2018	2018	2012
F	2051	2050	2044
G	2099	2098	2082



Job Title: **GAVILAN HILLS GOLF COURSE**

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Prepared By: **GOLF PLAN**
1000 S. BUTTER AVENUE SUITE 100
SANTA ANA, CA 92705
TEL: 714 941-1111 FAX: 714 941-1112

Sheet Title: **ROUGH GRADING PLAN**

Date: **JUNE 25, 1997** Revision: _____

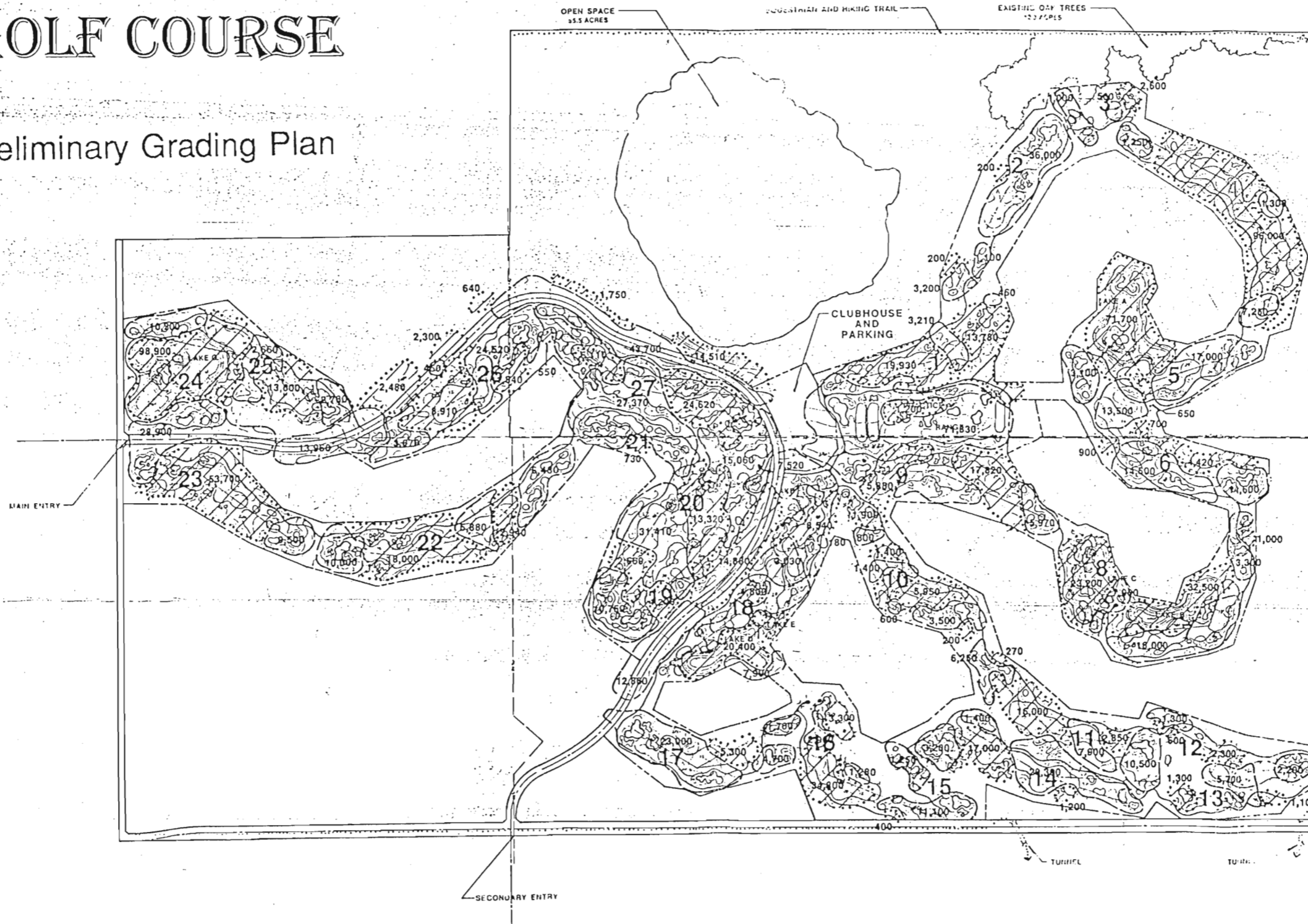
Graphic Scale: 1"=200'

Scale: _____

Exhibit 8

GAVILAN HILLS GOLF COURSE

Preliminary Grading Plan



ROUGH EARTHMOVING QUANTITIES

	CUT	FILL
HOLES 1-8 & RANGE	282,648	224,078
HOLES 10-18	126,812	121,282
SUBTOTAL	418,290	345,350
ENTRY ROAD	90,560	126,108
SUBTOTAL	459,858	471,758
HOLES 19-27	248,100	160,218
TOTAL	708,850 yds ³	631,940 yds ³

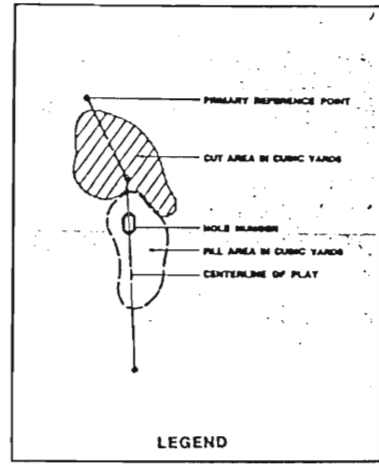


Exhibit 8 a

Job Title:
GAVILAN HILLS GOLF COURSE

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Prepared by:
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SANTA ANA, CALIFORNIA 92705
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Sheet Title:
PRELIMINARY CUT & FILL PLAN

Date: **JUNE 25, 1987** Revision:

Graphic Scale: 1"=200'

Sheet: **Ct**

7. Open Space and Recreation Plan

a. Plan Description

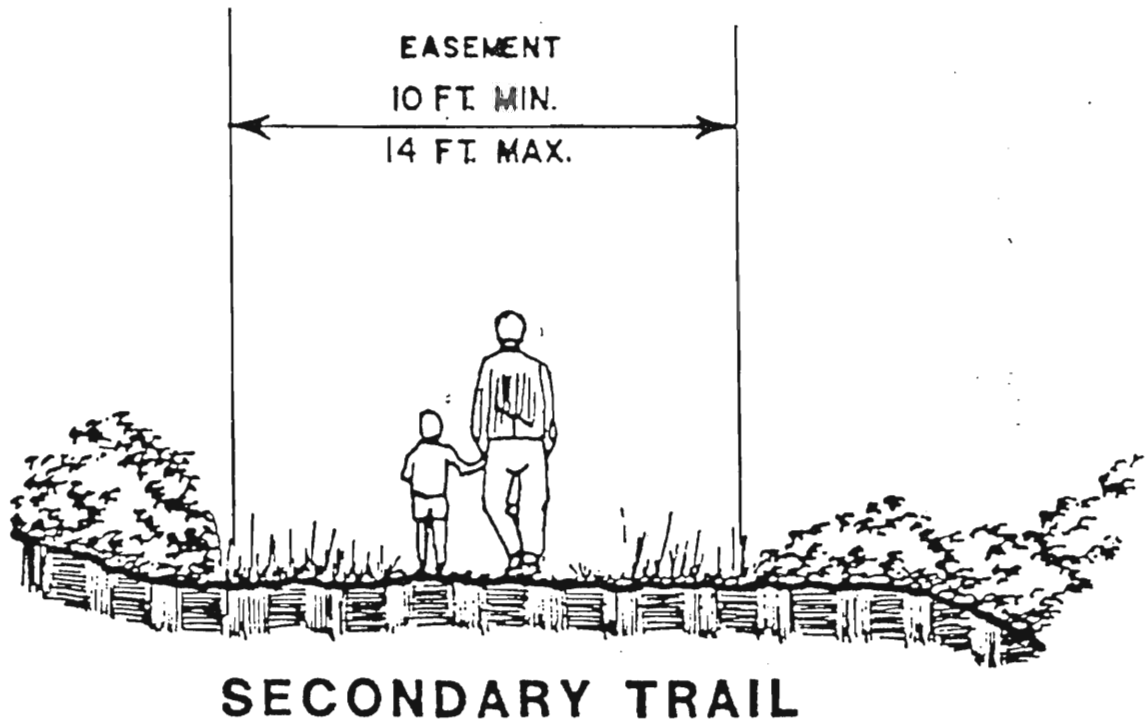
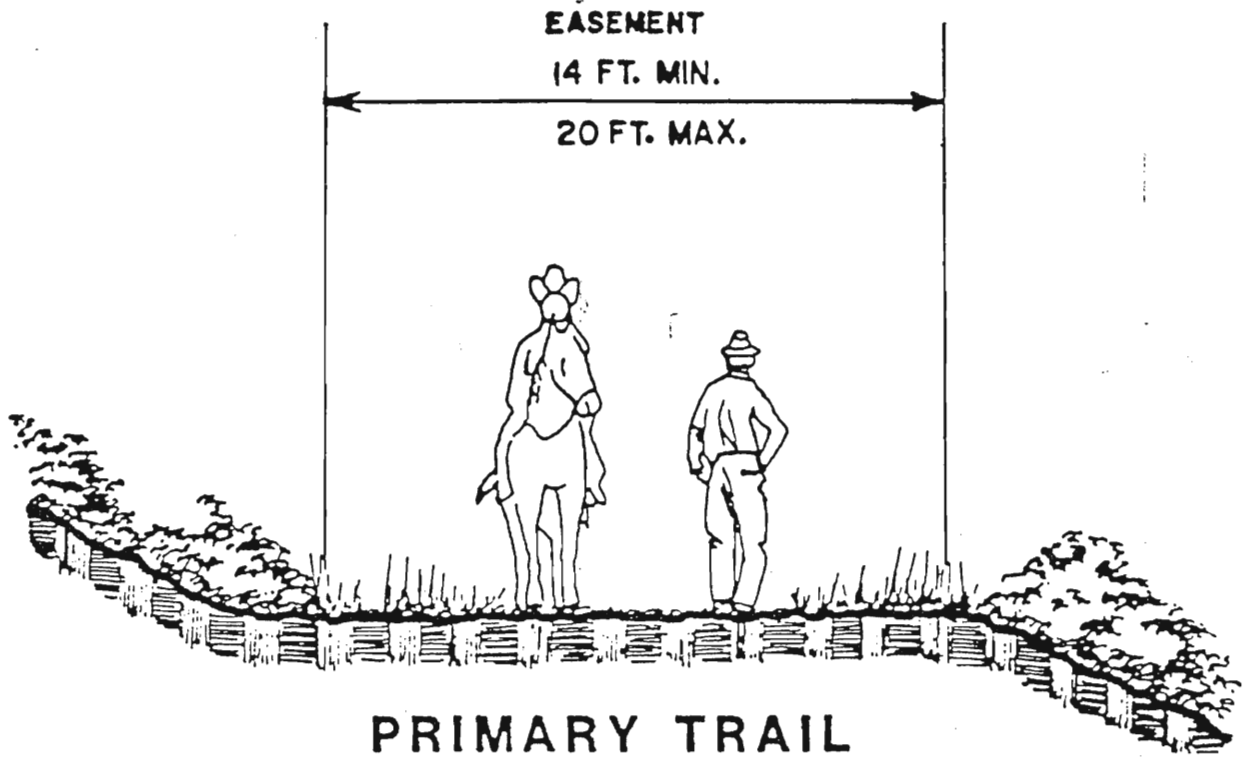
Specific Plan 308 as proposed is in its entirety either recreation or open space. The recreation components include not only the golf course but an extensive pedestrian/equestrian trail system as shown on the Open Space and Recreation exhibit (Exhibit 9).

Gavilan Peak and the existing oak grove will be set aside as natural open space areas and will be left in their natural state. No public access is planned other than a portion of the proposed trail system will lie adjacent to the oak grove.

b. Open Space and Recreation Development Standards

1. Natural open space areas will be maintained in the existing condition. Public access to these areas shall be discouraged.
2. All public trails shall be offered for dedication to appropriate public agency.
3. Pedestrian/equestrian trails will improved to County of Riverside standards in accordance with Exhibit 9 (Open Space and Recreation), and Exhibit 10 (Riding and Hiking Trails).

PRIMARY AND SECONDARY RIDING AND HIKING TRAILS



8. Landscape Plan

a. Plan Description

Landscaping is one of the major features of the golf course which will set the stage for the Specific Plan. A primary goal is to integrate the golf course into the natural environment without substantial disruption. Another challenge in that regard is to reduce the amount of water for irrigation while maintaining an acceptable level of greenery and color. Portions of the site will be completely undisturbed such as Gavilan Peak and the oak grove. In addition the existing oaks and junipers within the golf course will be maintained as a part of the overall landscape theme. Golf course roughs will generally use existing native vegetation with the addition of wildflowers and drought-tolerant species that require limited irrigation.

The proposed plant list, (page 48) lists ground covers, shrubs, trees, grasses and screening materials suitable for the golf course. All listed based on the following:

- Drought tolerance
- Adaptation to cultivation
- Extended bloom period
- Ease of maintenance
- Color

b. Landscaping Plan Development Standards

1. All detailed landscaping programs for planning areas and roadways will be prepared by a qualified landscape architect for review by County staff, department and decision-making agencies.
2. Project entry statements have been designed with landscaping and architectural treatments that project a high quality image for the development.
3. The landscaping design for the site will include trees, shrubs and ground cover compatible with natural vegetation on-site, where feasible.
4. Major entrance roads into the golf course may have planted medians and landscaped shoulders to define the project's design concept. The introductory landscape theme will include elements such as tree clustering to reinforce the project theme and character.
5. Planted raised medians (according to Ordinance 461 Standard No. 113) may be established within the roadway right-of-way as long as access and safety criteria can be met as approved by the County Transportation Department.

6. Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas, or plans to mitigate an environmental impact for the stage of development, shall be submitted to the County Planning Department for approval. The improvement plans shall include, but not be limited to the following:
 - Final grading plan
 - Irrigation plans certified by a landscape architect.
 - A landscaping plan certified by a landscape architect with seed mixes for mulching and staking methods; locations, type, size and quantity or plantings.
 - Fence treatment plans.
 - Special treatment/buffer area treatment plans.
7. The applicant and/or developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of other parties.
8. The landscaping plan shall reflect the following water conservation methods: landscape with low water-using plants, group plants of similar water use to reduce over-irrigation; use of mulch extensively, as mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction; and install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems represent methods of increasing irrigation efficiency.
9. The project applicant and/or developer shall comply with the planting, irrigation, and implementation requirements set forth by County Ordinance No. 348, Article XIXf, Water-Efficient Landscape Requirements.