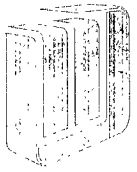


MWD
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

September 30, 1992

To: Board of Directors (Water Problems Committee--Action)

From: General Manager

Subject: Informal Approval of Concurrent Annexation of Cactus Valley Area Annexation to Eastern Municipal Water District and The Metropolitan Water District of Southern California

Report

By letter dated August 18, 1992, Eastern Municipal Water District (Eastern) has requested informal approval of the concurrent annexation of an uninhabited territory containing a area of 142.74 acres designated as "Cactus Valley Area Annexation" to Eastern and The Metropolitan Water District of Southern California (Metropolitan).

The proposed annexation area shown tinted red on the attached map, is owned by Yen Ping Group, Inc. and is located in the Cactus Valley Area south of Hemet. This area will be developed with 89 residential units and a portion of a golf course. The remainder of the development was previously annexed.

Eastern has submitted a Plan (included as Attachment A) for Implementing Water Use Efficiency Guidelines (Plan) pursuant to Section 3107 of Metropolitan's Administrative Code. Staff has reviewed the plan and finds that it adequately addresses the requirements of the guidelines.

The Subcommittee to Review Annexations at its September 29, 1992 meeting felt that informal approval should be granted to this annexation and as such it was referred to the Water Problems Committee for action.

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing the $832 per acre rate and the sum of $3,000 for processing costs, the annexation charge amount is $121,759.68. This annexation was withheld from submittal by the member agency because of the drought conditions and the subsequent deferral of consideration of informal annexation requests. As such, it was the feeling of the Subcommittee to Review Annexations at its June 23, 1992 meeting, that the $832 per acre rate would be

utilized in the annexation charge calculation instead of the current rate.

This annexation is subject to the provisions of the California Environmental Quality Act (CEQA). CEQA will be complied with prior to the time that formal approval for the annexation is requested from Metropolitan. At that time, as required by CEQA, your Board will be requested to review and consider pertinent environmental documentation.

Board Committee Assignment

This letter was referred for action to The Water Problems Committee because of its authority to review and consider requests for annexation, pursuant to Administrative Code Sections 2481(g) and 3102.

Recommendation

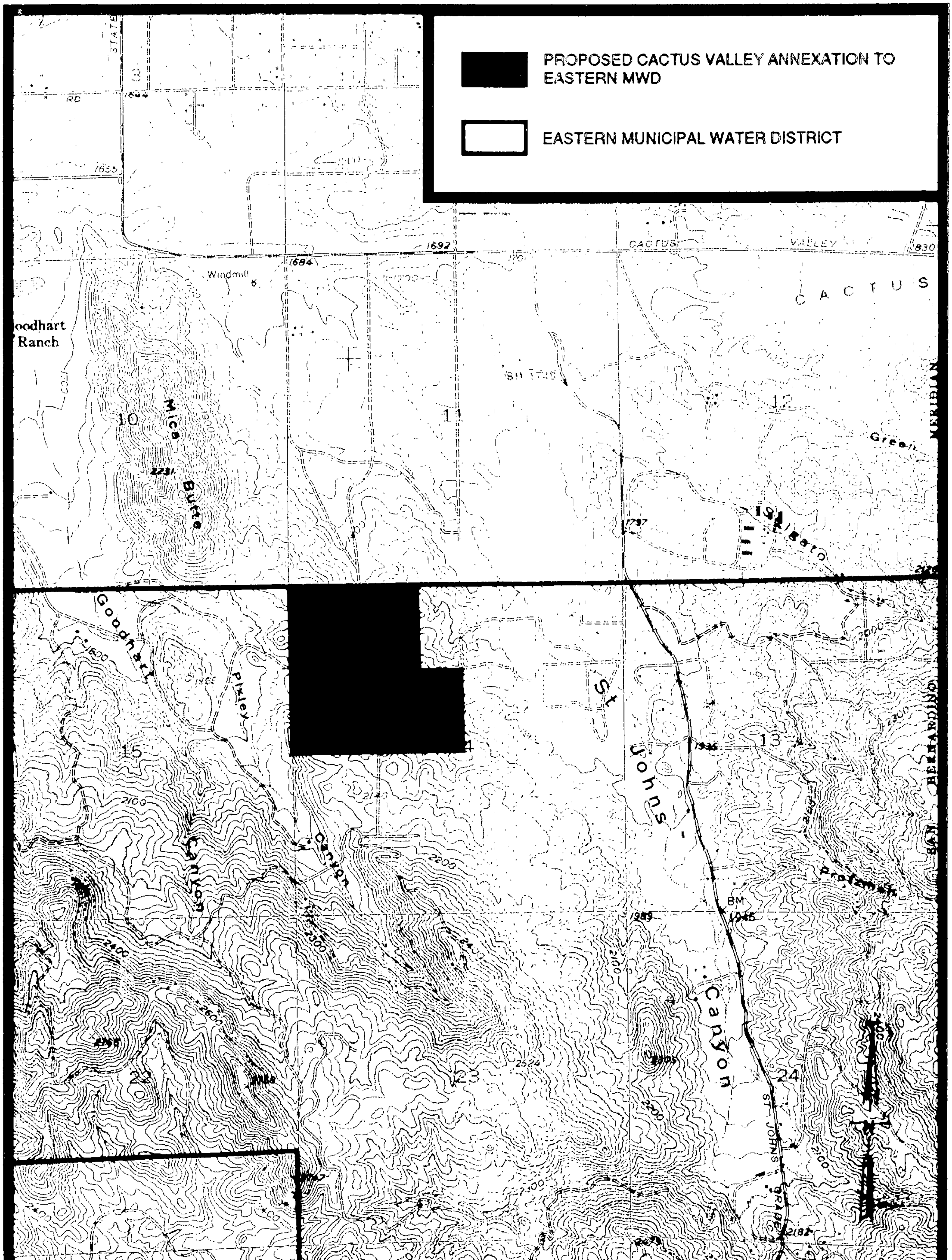
WATER PROBLEMS COMMITTEE FOR ACTION

It is recommended that your Board and any Committees acting upon this request (1) approve the Plan for Implementing Water Use Efficiency Guidelines for this proposed annexation; and (2) give informal approval for the concurrent annexation of Cactus Valley Area Annexation to Eastern and Metropolitan based on cash payment of the annexation charge of $121,759.68 if completed by June 30, 1993, on the condition that a cash payment of such amount be received before completion of the annexation, subject to such terms and conditions as may be fixed by your Board in granting formal consent to such annexation when a request therefor has been received.

for Carl Boronkay

GWW\betb14

Enclosure


PROPOSED CACTUS VALLEY ANNEXATION TO EASTERN MWD
EASTERN MUNICIPAL WATER DISTRICT
Goodhart Ranch
Mica Butte
Windmill
CACTUS VALLEY
CACTUS
Goodhart
Pixley
Canyon
St Johns Canyon
MERIDIAN
SAN BERNARDINO
Green
10
11
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15
22
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24
BM

ATTACHMENT A

AUGUST 22, 1992

PLAN FOR IMPLEMENTING WATER USE EFFICIENCY

GUIDELINES FOR EASTERN MUNICIPAL WATER DISTRICT'S

ANNEXATION OF THE CACTUS VALLEY AREA TO THE

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

General Description of Annexing Area

The area proposed for annexation is located in the Cactus Valley Area south of Hemet (a portion of the northwest quarter of Section 14, T6S, R1W, SBB&M). It consists of 142.74 acres of undeveloped land.

The developer is proposing the construction of two golf courses (water to be furnished by developers wells), 119 residential lots (89 lots within area to be annexed) and two club houses, one with bungalows (water to be furnished by Eastern). Construction is scheduled to start after County approval which is expected sometime after July of 1993, with an 8 to 10 year build out period.

Annual Water Uses

The projected annual demands in this area will be about 49.42 acre feet per year (AFY). This area will be served by local well production within the Hemet-San Jacinto Valley, Metropolitans Lake Skinner Filtration Plant or Mills Filtration Plant depending on demand by this District.

The demands on Metropolitan will be minimized by incorporating various conservation measures discussed below.

Peak Water Use

The projected peak day demand in the area is estimated to be about .14 cfs based on a peaking factor of 2.0 times average daily flow. The peak demand on Metropolitan will be minimized by the construction of local storage tanks on adjacent areas to serve this development. Eastern Municipal Water District (Eastern) will be collecting $270 per dwelling unit to construct these storage facilities.

Since local supplies are not available, the peak demands must be satisfied from Metropolitan's facilities. Based on information from Metropolitan's staff, these projected demands have been incorporated into Metropolitan's long-term construction program as outlined in their 1988 System Overview Study and in on-going demand and facilities planning studies for Riverside County.

Reclaimed Water

Eastern has an aggressive program to promote the use of reclaimed water supplies. At the present time, about 16,000 AFY of reclaimed water is sold for agricultural and golf course irrigation. Additional uses are planned as the reclaimed water

distribution system is expanded (50 miles of distribution system exists, with 16 miles currently under construction). Eastern also has established by Ordinance 68 (adopted October 4, 1989) a water reclamation program designed to expand the use of reclaimed water. One salient part of the ordinance requires, to the extent practical, the use of reclaimed water for greenbelt irrigation, agricultural irrigation, industrial processes, commercial uses, landscape or recreation impoundments, wildlife habitat, and groundwater recharge. Eastern has a full-time Development Coordinator to provide technical support in promoting the use of these supplies.

The nearest reclaimed water distribution system pipeline is more than 12 miles away. However, if the final development plan contains parks, schools and other landscape areas exceeding one acre, the developer to the extent practicable shall be required to install separate irrigation for a future connection to the reclaimed system when it becomes available.

Water Conservation

Eastern's water conservation program draws on support from serveral disciplines. A Water Conservation Coordinator, two specialists and clerical staff establish high visibility in the community in providing customer assistance. Among the ongoing programs and home evaluations, participation at local community festivals and educational landscaping seminars/workshops. Home conservation kits and literature, including periodic bill stuffers are also provided. Two full-time Education Specialists emphasize conservation and related water resource matters, while a Community Relations staff of three incorporate conservation messages in press releases, speeches and other customer messages. Eastern also has an active landscape demonstration program and provides financial support for the local Rescource Conversation District in making efficient evaluations available for commercial and agricultural customers.

With respect to the annexing area and the Best Management Practices (BMP's), Eastern is a signatory to the California Urban Water Conservation Council (CUWCC) which incorporates the 16 BMP's (copy attached).

To the extent it is practicable to do so, within the limits of its authority and jurisdiction, Eastern intends to apply the 16 BMP's throughout its service area in accord with and as a part of its continuing water conservation program.

Water Delivery Curtailment

Eastern has 13 wells within the Hemet-San Jacinto Service Area capable of pumping 16,000 gpm and producing 25,800 acre feet of water annually.

Compliance

Eastern accepts responsibility for compliance with these guidelines. Periodic inspection will be made of water use in this area to make sure Eastern complies with commitments and Metropolitan's requirements.

SIGNATURE PAGE

EASTERN MUNICIPAL WATER DISTRICT

hereby executes the Memorandum of Understanding Regarding Urban Water Conservation in California (the "MOU"), dated June 11, 1991 (with an initial term commencing September 1, 1991), and becomes a party thereto in accordance with its terms.

Dated: February 7, 1992

By: _____
A. J. Pack
Authorized Signatory

Title: Assistant General Manager of Administration

REQUEST FOR CUWCC MEMBERSHIP ROSTER INFORMATION

Representative(s) for: Eastern Municipal Water District

1. Representative in your organization who should receive all CUWCC mailings and maintain CUWCC binder and files:

Name: Ted Haring

Title: Conservation Coordinator

Address: 2045 S. San Jacinto St., P.O. Box 8300

San Jacinto, CA 92581-8300

Phone No.: (714)925-7676 X221 FAX No.: (714)929-0257

Did you or anyone else in your organization receive a CUWCC three-ring binder at the initial meeting on December 11, 1991?

Yes ____ No X

2. Other representative(s) from your organization:

Name(s): A. J. Pack

Title(s): Assistant General Manager of Administration

Address(es): 2045 S. San Jacinto St., P.O. Box 8300

San Jacinto, CA 92581-8300

Phone No(s).: (714)925-7676 X234 FAX No(s).: (714)929-0257

Should these representatives receive (check):

All mailings [ ] ; or

only Council-wide and policy-level mailings [X]

REQUEST FOR NOTICE OF INTEREST IN CUWCC SUBCOMMITTEE ASSIGNMENTS

NAME: Ted Haring

TITLE: Conservation Coordinator

ORGANIZATION: Eastern Municipal Water District

ADDRESS: 2045 S. San Jacinto St., P.O. BOX 8300

San Jacinto, CA 92581-8300

PHONE NO: (714)925-7676 X221 FAX NO: (714)929-0257

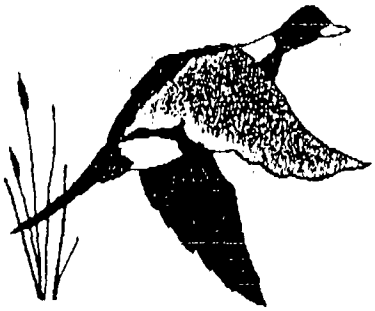
Subcommittee(s) I would like to be appointed to:

BMP Modification Subcommittee

Mail or FAX this form to:

California Urban Water Conservation Council
c/o California Urban Water Agencies
660 J Street, Suite 485
Sacramento, CA 95814
Phone: (916) 552-2929; FAX: (916) 552-2931

ccg.400



Inland Planning Services

28480 Highway 74 • Romoland, California 92585
Telephone (714) 928-2080 • Fax (714) 928-2083

September 22, 1992

Mr. Herman Schlange
Eastern Municipal Water District
P.O. Box 8300
Hemet, CA 92383-1300

Re: Cactus Valley Area Annexation (Inland Planning Services - Yen Ping Group)

Dear Mr. Schlange:

We hereby submit the following information as requested by you and Metropolitan Water District staff. Please contact us if there are any questions.

I. Proposed Uses In the Area to be Annexed

The 142.74 acre area to be annexed will be used for golf course and residential uses. The golf course portion will encompass approximately 70 acres and about 40% of the total private golf facility. The balance of the course will lie within existing EMWD service area. No domestic water supply will be used for golf course irrigation. The remaining 72.74± acres will be used for 89 residential lots. These lots will be offered individually as custom lots having an anticipated build-out over an 8 - 10 year period.

II. Proposed Method of Irrigation

A landscaping design manual has been prepared for the project and is enclosed for your review. The manual offers detailed standards for plantings within distinct zones. Plant species have been chosen for their character, low water use, low maintenance, and adaptability to soils and climate of the area.

Thank you for your attention to this matter.

Yours very truly,

Ron Sullivan

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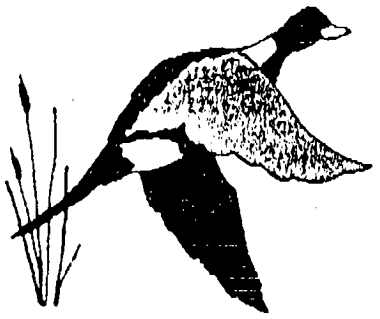

Inland Planning Services

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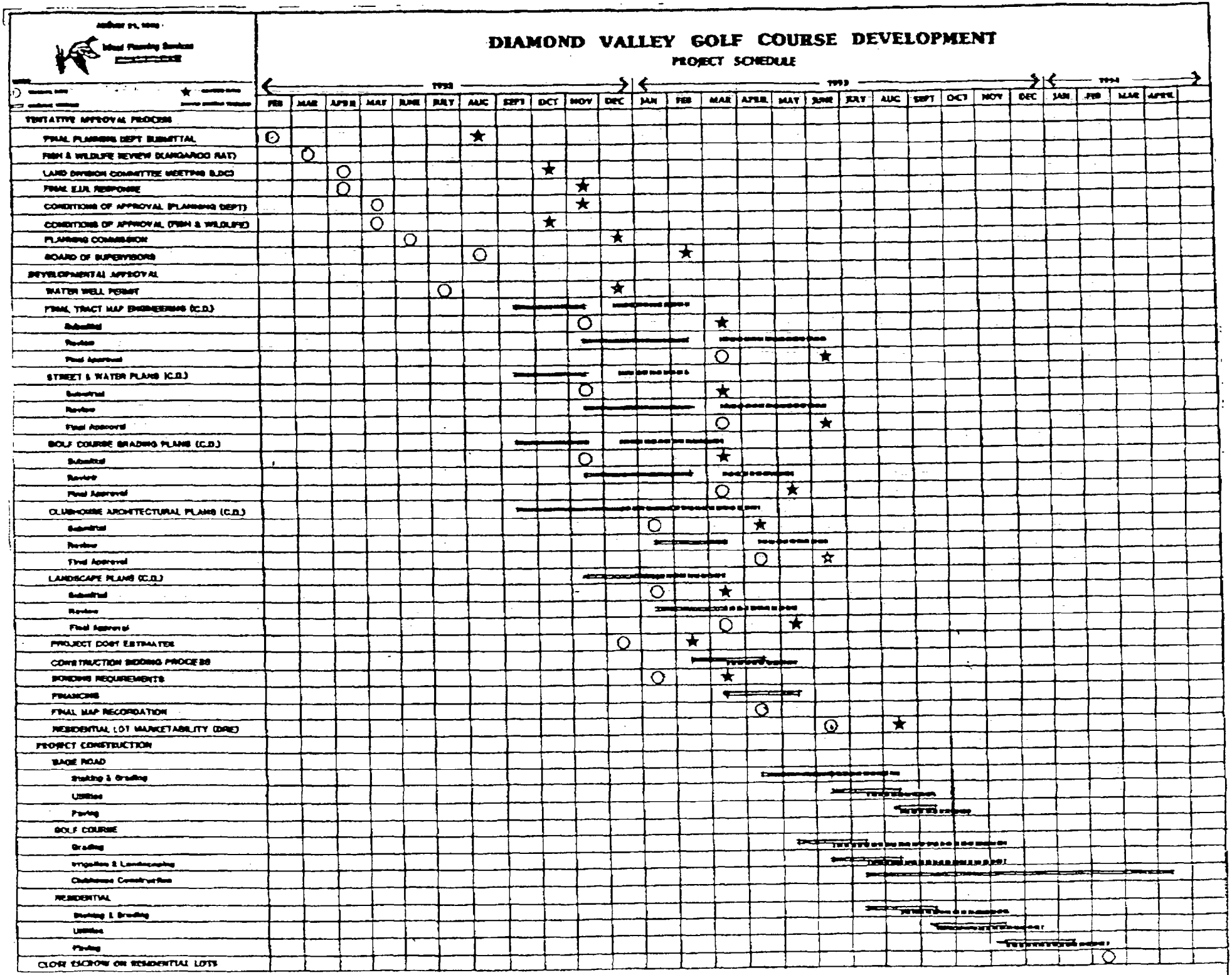
SCHEDULE OF BUILD-OUT

Per the attached schedule, the residential lot development is scheduled to begin in 1994 and have a ten year build-out. The ten year build-out is also referenced in our E.I.R. for the overall project. Full water hook-up for the 119 residential units and 24 bungalow units is anticipated for the year 2004.

For the total 143 unit development, 89 units are proposed for the annexation area and 54 units will be built in the current service area.

DIAMOND VALLEY GOLF COURSE DEVELOPMENT

PROJECT SCHEDULE



II. Landscape Guidelines

A. Landscape Concept

1. The landscape concept was a continuation of the approach of letting the site guide the development image. Five distinct zones of existing landscape character are identified in this concept. Each zone then has a landscape treatment that complements its existing character and incorporates important elements of that character in the proposed landscape themes.

   In each zone, landscape plant species have been chosen for their consistency with the landscape character of each zone, in combination with cultural characteristics of low water use, low maintenance and general compatibility with the soil and climate conditions of the site. Planting of riparian species, associated with higher water needs, is restricted to drainage corridors in the lowland and Transitional Valleys, where they will receive natural drainage and should be able to thrive with little supplemental water once established.

   The zones and proposed landscape treatments are as follows:

   a) Rolling Terrain: This area is characterized by rolling grasslands, sandy drainage washes, minimal numbers of trees, open views. The use for this zone is primarily golf course and Sage Road. The landscape treatment is to enhance the grasslands with wildflowers and low growing ground covers, utilize minimal clusters of trees in the golf course development and road landscape, and incorporate the use of low rolling berms for screening and entrance statements.

      The Sage Road collector passes through this zone. The road will be slightly depressed into the grade to lessen the negative visual impact to the views across this open rolling terrain, and to buffer vehicular noise.

   b) Interior Lowland Valley: This zone is characterized by the main drainage course for the site, and by its location between the open rolling terrain to the north and the hilly rocky slopes and higher valleys to the south. The drainage course is the predominant landscape feature for this zone and will be densely planted with species of trees associated with riparian conditions.

   c) Transitional Valley: This zone is a connection corridor between the upland, hilly part of the site and the lower terrain. Since it is surrounded on 3 sides by higher terrain, a significant drainage way traverses this zone and connects downstream to the drainage

In the lowland valley. This corridor is to be planted with riparian species, but differing from the lowland valley by separate groupings and masses, rather than a dense corridor. Boulders and chaparral become more prevalent in this zone than the lowlands, and are incorporated into the landscape theme where possible.

d) Highland: The highland zone is generally where the residential lots are to be located. The terrain is rugged, with boulders, dense chaparral and moderate to steep slopes. Views from the highland areas are near and far, with near views into the valley-oriented private golf course, and far views to the horizon mountain ranges. The landscape theme in this zone is to leave the open views, landscape with minimal trees and utilize shrub masses compatible in character to the native vegetation. Native chaparral shrubs are to remain wherever possible, with fuel modification zones where required.

e) Upland Gorge: This zone is the only area on the site with stands of native oak trees. The views in the gorge are closed in by hillsides and vegetation. The landscape theme in this area is to use canopy trees of an upland character, in keeping with the existing feeling of enclosure.

2. Plant Palette - Golf Course / Open Space Lot

a) Trees: 3 Basic Categories and Uses for Tree Planting

Riparian tree plantings occur in the interior lowland valley and transitional valley in dense plantings to articulate and emphasize the drainage corridors in those zones.

Canopy tree plantings occur in clusters throughout the site. They accent the rolling terrain of the lower portion of the site, help to provide screening of views into maintenance areas, serve as street trees in the residential areas, complement the existing canopy trees in the Upland Gorge.

Accent trees are used at the entrances to the development from Sage Road and in the clubhouse and bungalow planting schemes. They may occur at other select locations in the project for specific accent character.

b) Shrubs: Where the hillsides are not disturbed by grading, the native shrubs shall be retained. Revegetation of slopes that are adjacent to natural areas will be of similar character to the native vegetation.

Except for ornamental plantings at project entries, clubhouses and bungalows, very few shrub plantings are incorporated into the planting concept.

c) Ground Covers: The predominant ground cover of the golf course is turf, though to retain the amenity of the site's existing character and to conserve water, turf will be restricted to the in play areas of the course. In areas that are out of play and not disturbed by grading, the existing grasses will be overseeded with wildflowers to add variety and color. Out of play areas to be graded will be revegetated with low growing ground covers and wildflowers to emulate the existing low cover and openness. Low growing ground covers and shrubs are also used at entry statements, clubhouse and bungalow plantings.

d) Water is used in coordination with lakes located in the riparian zones in the private golf course to define spaces and emphasize the general paths of the natural water courses. In the public course, the lakes are used mainly to define areas of play and add strategy to several of the holes. Some of the water bodies on both the private and public courses will function as storage lakes for irrigation supply.

e) Stone is prevalent on the higher portions of the site in the form of boulders and outcroppings. For accents in other areas, the shape and arrangement of boulders may be emulated. Stone is an important recurring building element in the entry monuments, gatehouses and pilasters in the landscape concept, as well as in the architectural theme of the clubhouses.

CONCEPT DIAGRAM

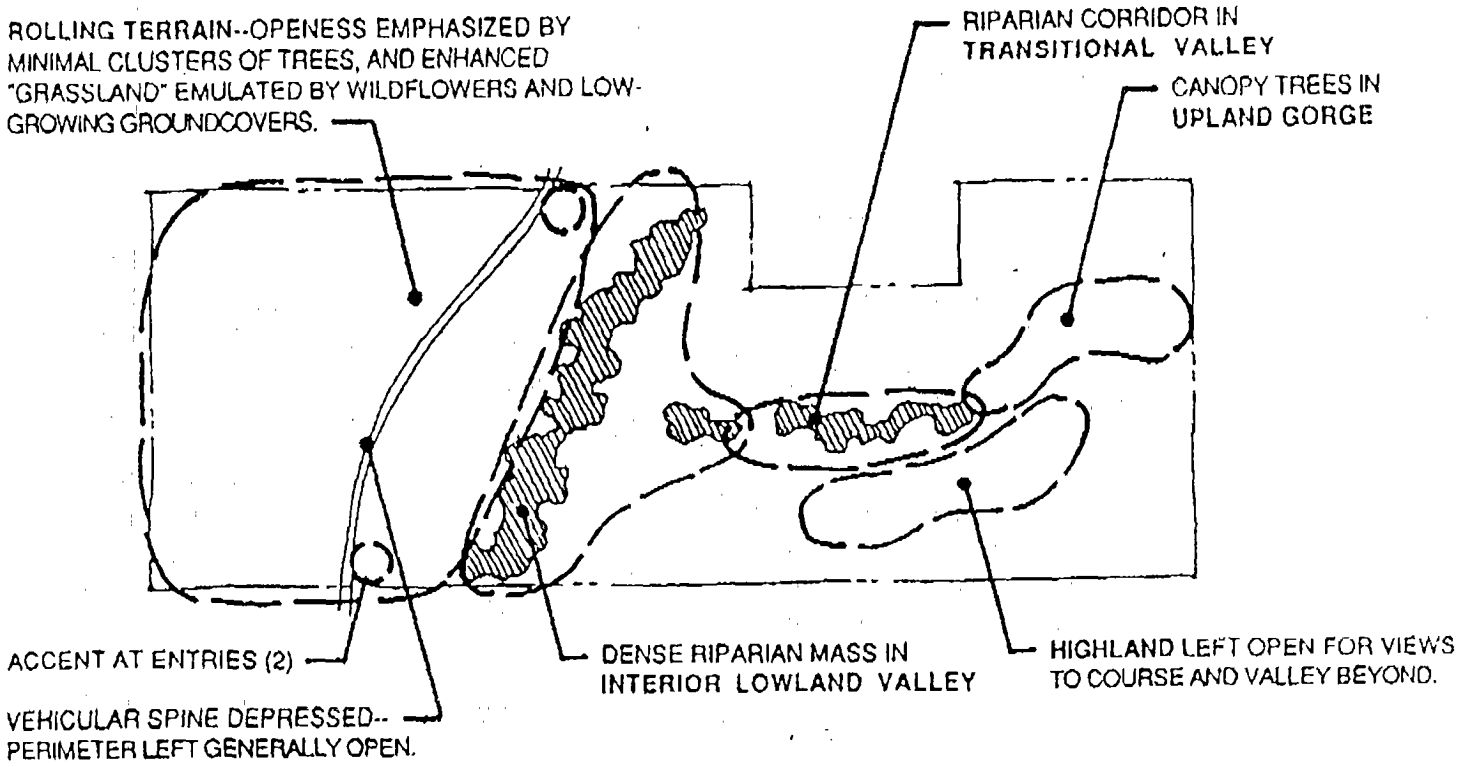


Exhibit 2

HALSEY DESIGN GROUP

Landscape Concept Diagram

Diamond Valley Golf Club

E. Entry Statements

1. Main Entry: The main entry provides access to the private golf course facilities and the loop road that leads through the residential development. The road begins at Sage Road, near the eastern edge of the site.

   The primary project identification is at this entry, with a long, low stone wall weaving through berms covered with seasonal color. The wall is constructed of the same stone that is seen elsewhere on the site at the clubhouse and gatehouses, and includes the project name on the face of the wall.

   After driving past the berms at the main entry, the road passes through the low flat plain area along the edge of the golf course, with clear views of several holes from the entry drive. This portion of the entry drive is landscaped with low ground cover and hydroseed, to keep the views wide open.

   At the edge of the low plain a gated entry with a turn-around and gatehouse is located just before the drive heads uphill into the hilly, boulder and chaparral area.

   A bridge-like structure over the drainage channel serves as the entrance to the gatehouse area. Stone edge structures with a wooden railing, in combination with either a bridge or box culvert, emphasize the creek crossing. After crossing the bridge the space opens up into a circular paved area with the gatehouse located in the center.

   The gatehouse is constructed of stone and stucco, in the same "Early California" style of the clubhouse, with facilities for a gatehouse attendant if the development chooses to have one. Otherwise the gates would be operated by a resident's code or telephone call to the clubhouse or resident.

   The gatehouse area provides a large paved area to allow cars or delivery trucks to turn around if no one is home at their destination.

   The landscape treatment changes around the gatehouse to a more intense use of plant materials. Oaks are used as a canopy tree, to help the landscape scheme blend into the native vegetation of chaparral. The shrubs, as well, are either native shrubs or of a character that blends well with the native plants. Heavy stone pilasters at the gates and boulders placed around the turn-around repeat the theme of architectural and native stone.

2. Residential Entry: Located at the opposite end of the residential road from the main entry, the residential entry incorporates many of the same features of the main entry but with a much lower-key identification at Sage Road.

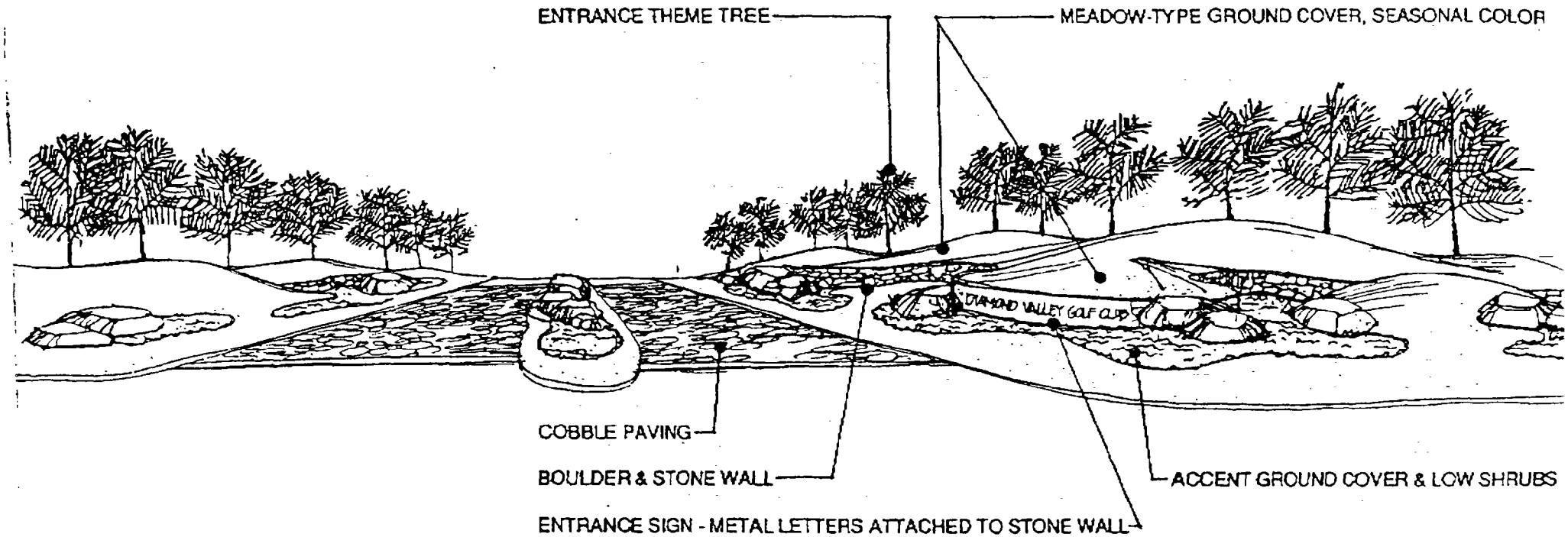
   The landscape scheme at the entrance to the entry drive at Sage Road incorporates accent trees and berms with seasonal color but has only a small monument for project identification, with the notation "Private Entrance". This entry is to be used by residents and guests, and needs to be much lower profile to keep visiting golfers and bungalow guests from confusing this with the entrance to the golf course.

   The gatehouse area for this entrance is similar to the main entrance in its components. It is located at a drainage crossing, with a similar bridge or box culvert structure. The gatehouse and gates are of the same stone and character as the main entrance. The planting will be more of a riparian character, since the gated area is located more in a lowland drainage area.

   Views to the golf course are left open, with the planting consisting of canopy trees and low ground covers.

   The gatehouse is of similar style as the main entry, but smaller scale.

3. Public Golf Course Entry: Located at the midpoint of the project, on the north side of Sage Road, is the entry to the public golf course. The entry penetrates the berming and plant screening of the parking lot, articulated with accent trees and annual color. Signage flanks the entry, with the course name in the face of stone walls stylistically similar to the entry to the private course.



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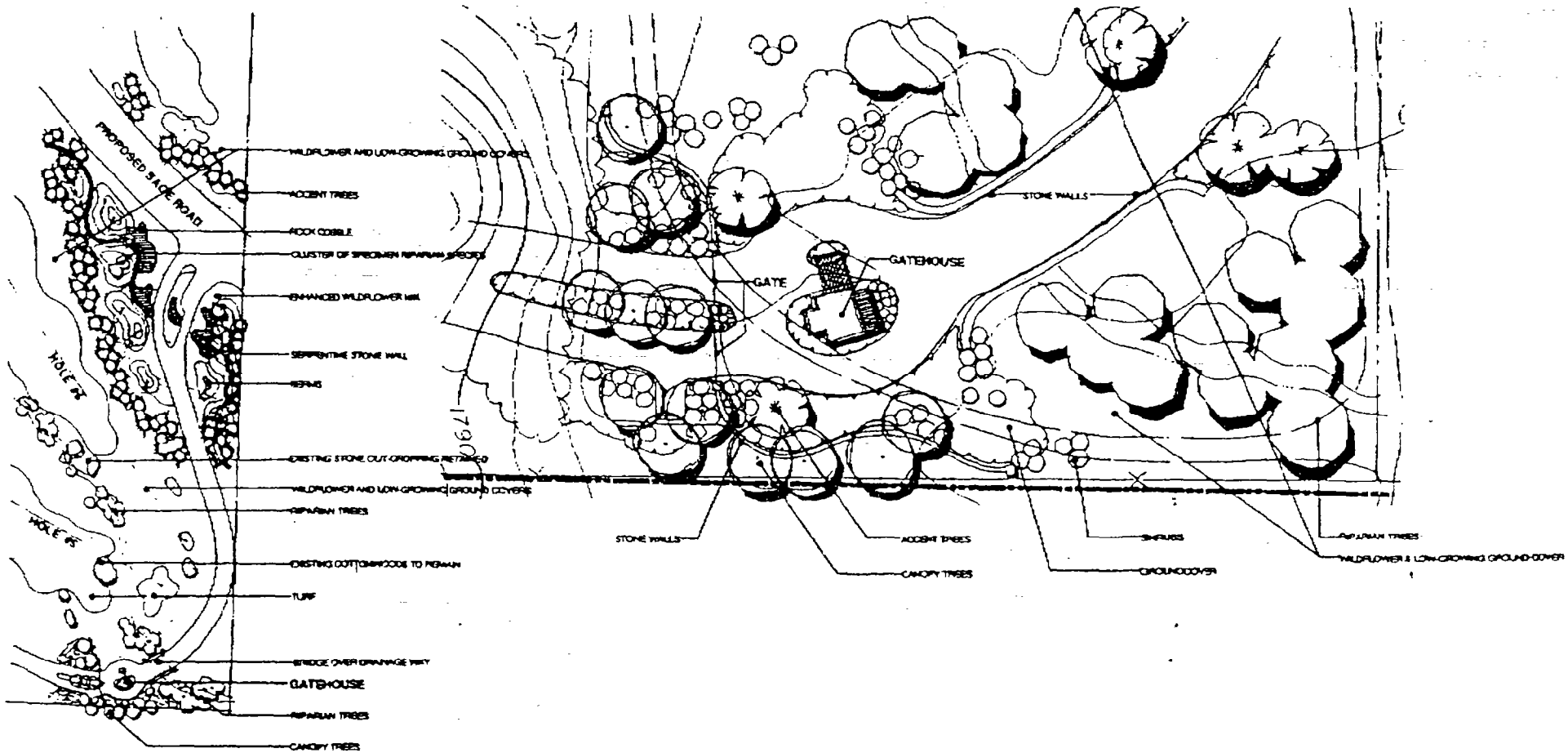
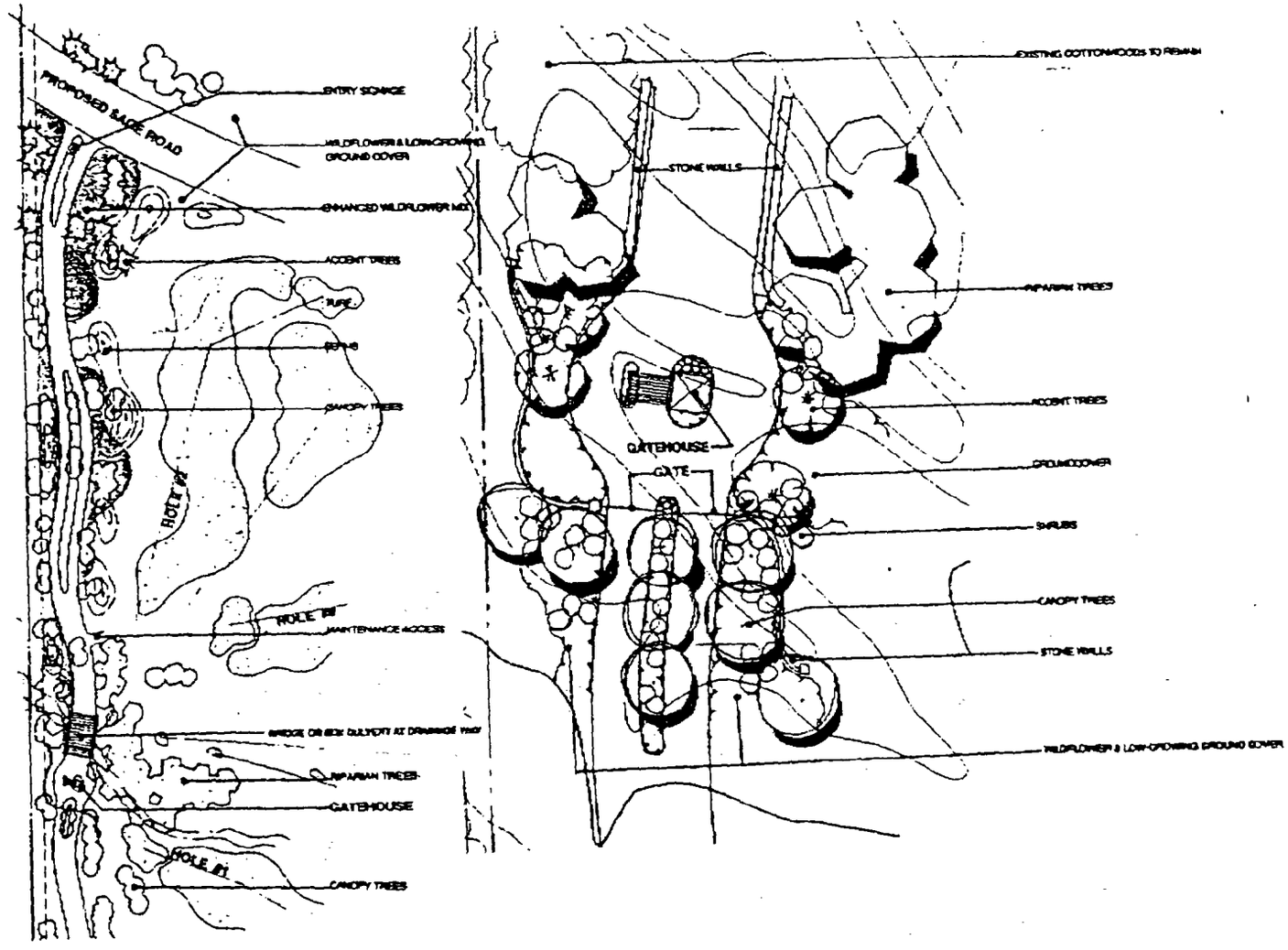
Main Entry - Eleva



Exhib

HALSEY DESIGN GROUP

Main Entry Road and Gatehouse Area - Pla


PROPOSED SAGE ROAD
ENTRY SIGNAGE
WILDFLOWER & LOW-GROWING GROUND COVER
ENHANCED WILDFLOWER MIX
ACCENT TREES
SHRUBS
CANOPY TREES
HOLE #8
HOLE #9
MAINTENANCE ACCESS
BRIDGE OR BOX CULVERT AT DRAINAGE WAY
RIPARIAN TREES
GATEHOUSE
HOLE #1
CANOPY TREES
EXISTING COTTONWOODS TO REMAIN
STONE WALLS
RIPARIAN TREES
ACCENT TREES
GATEHOUSE
GATE
GROUNDCOVER
SHRUBS
CANOPY TREES
STONE WALLS
WILDFLOWER & LOW-GROWING GROUND COVER

F. Housing Pads

The housing pads will be sited individually by each lot owner. Special construction methods such as post and beam, or special foundation in combination with limited grading and retaining walls, will be employed to accommodate minimum grading to site structures. A list of fire resistant plants and drought tolerant plant species will be provided to the homeowners for their reference in designing the planting schemes for their property, and fuel management requirements.

G. Project Perimeter Landscape Treatment

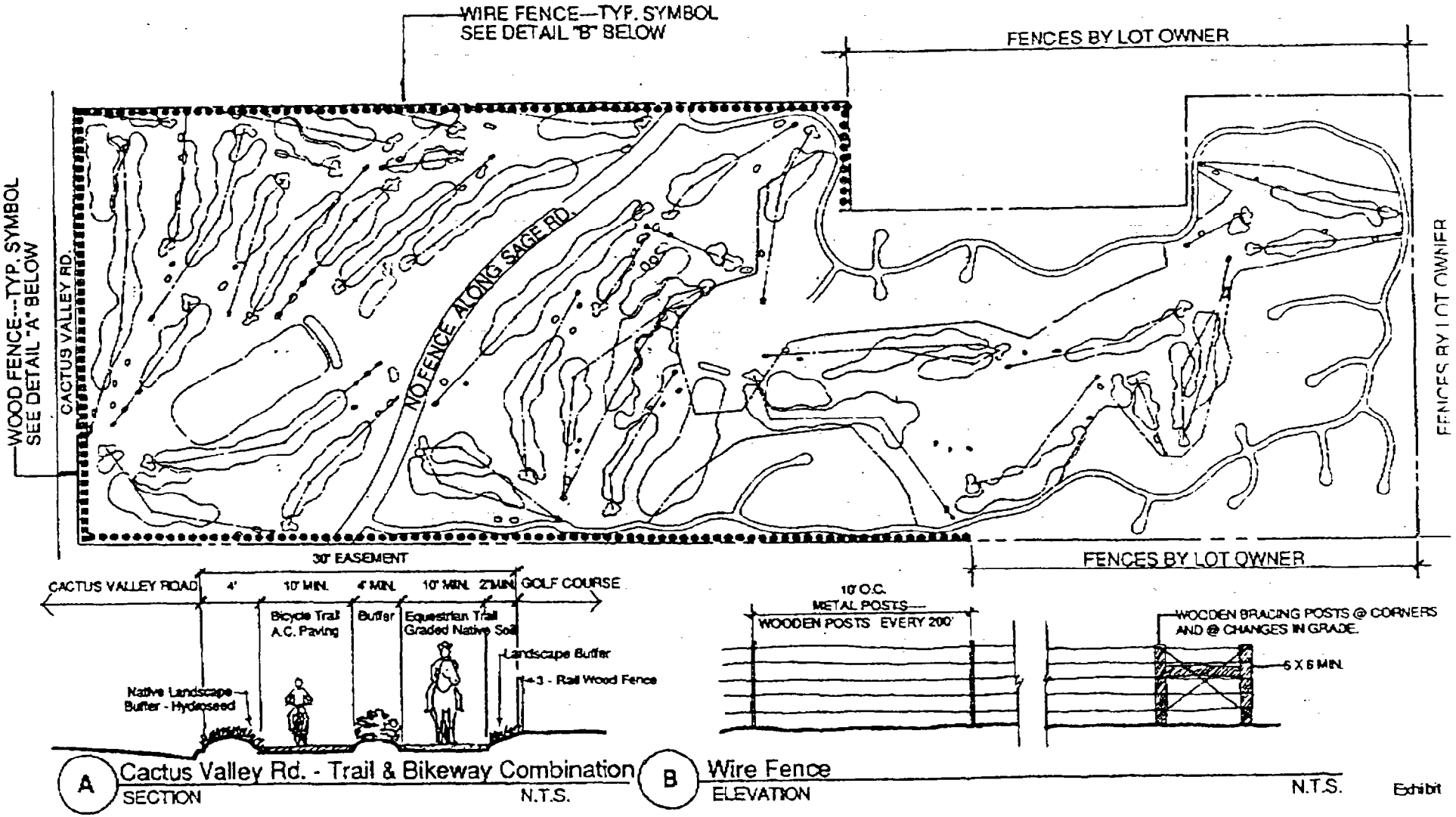
Along the project perimeter, there are several categories of use, requiring varying levels of security and boundary definition. They are the following:

1. Residential Lots: Residential lot boundaries will be secured by the individual home owners, if they wish to have a property line fence. Fencing, other than privacy fencing near a house or pool, shall be open and of materials or finishes that blend into the natural surrounding such as wood or stone, or metal fences with black or dark brown finish.

2. Equestrian-bike Trail: Along the property boundary that is paralleled by the equestrian-bike trail, the 3-rail wood fencing will serve as the perimeter fence.

3. Golf Course: Where the public and private golf courses abut the project perimeter, the property boundary will be secured by a 5 strand wire fence.

4. The public and private golf course boundaries along Sage Road are separated from the roadway by separation in grade. In this case, no perimeter fencing is required, with the grade separation and large open space buffer areas providing sufficient separation from Sage Road.



Exhibit

Perimeter Fence and Landscap

HALSEY DESIGN GROUP

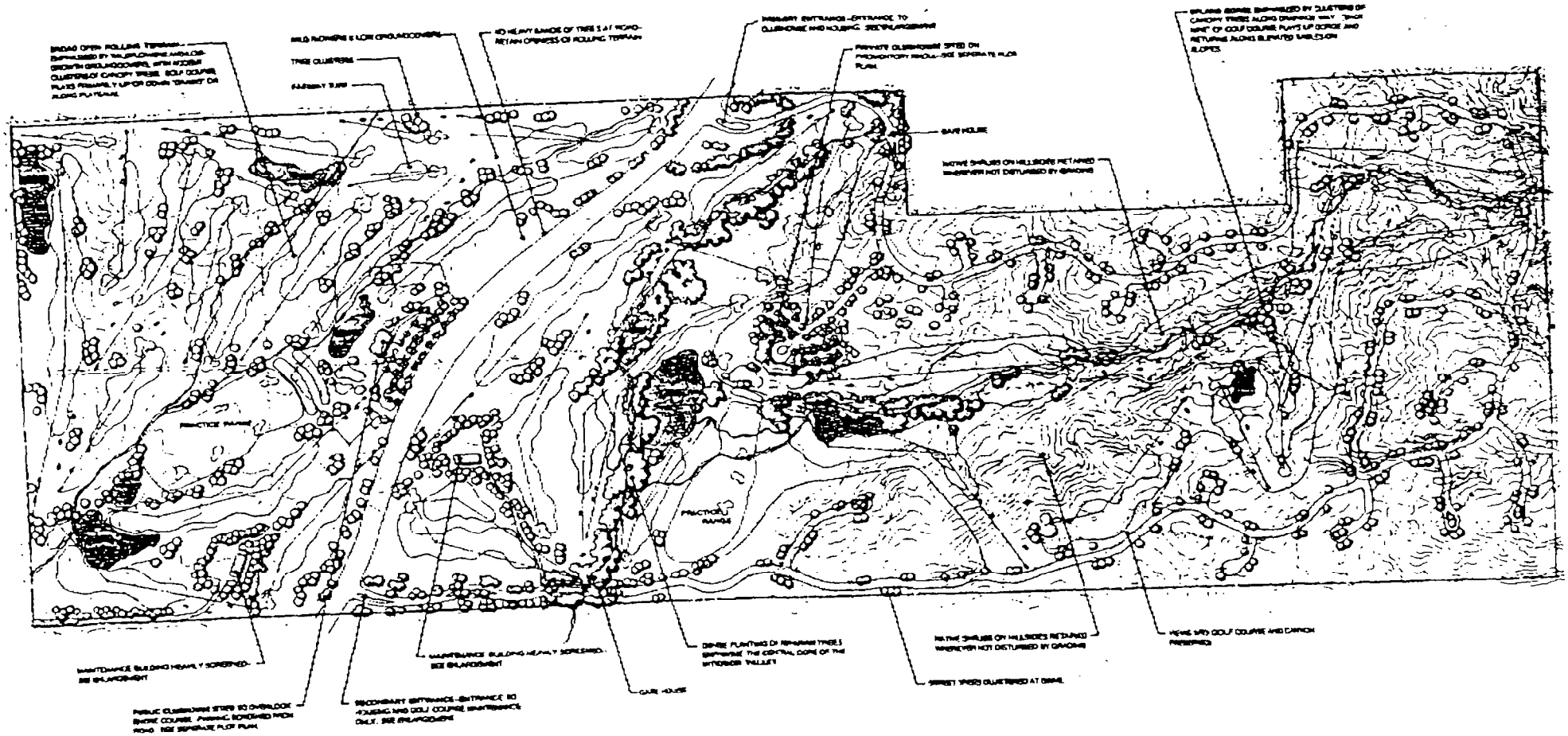
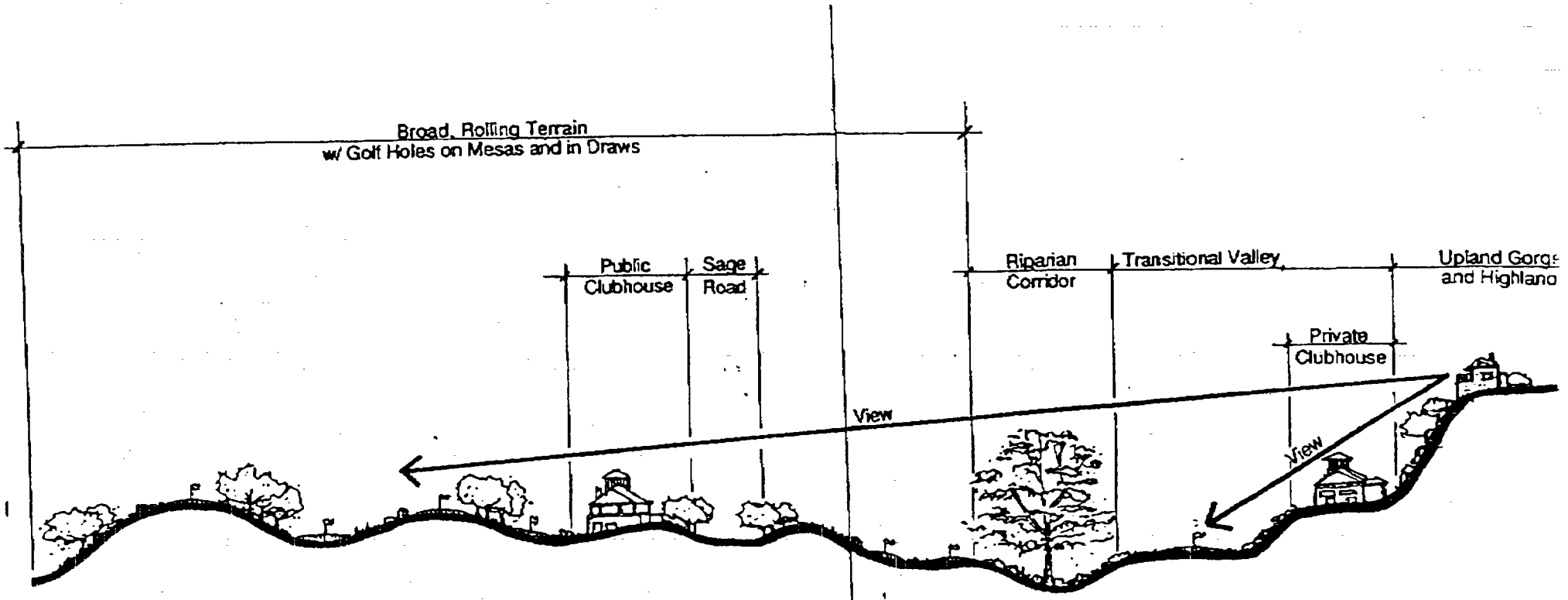


Exhibit 3

Concept Plan



Exhibit

Landscape Zone–Secti

HALSEY DESIGN GROUP

Diamond Valley Golf Club

PLANT PALETTE: Trees

For Open Rolling Terrain: Broad spreading canopy trees to emulate broad landform shapes. Used in golf courses, tucked into hillsides, and along Sage Road, and background trees at project entrances, clubhouses, and bungalows.

Fraxinus velutina	Arizona Ash
Parksonia aculeata	Palo Verde
Prosopis velutina	Arizona Mesquite
Quercus spp.	Oak
Rhus lancea	African Sumac
Schinus molle	California Pepper
Tipuana tipu	Tipu Tree
Ulmus parvifolia 'Drake'	Evergreen Elm

For Riparian Corridor and Transitional Valley: Trees associated with Riparian conditions, planted in a dense corridor in the Riparian Corridor, and planted in separate groves or masses through the transitional valley.

Platanus racemosa	California Sycamore
Populus fremontii	Fremont Cottonwood

Accent trees: To be used at the entrances to the development from Sage Road, at clubhouses and bungalows, and select additional locations where accent is desired.

Gleditsia triacanthos inermis	Thornless Honeylocust
Olea europaea	Olive
Pinus spp.	Pine

For Upland Gorge: Canopy trees to frame views and provide unifying element along residential streetscapes.

Fraxinus velutina	Arizona Ash
Gleditsia triacanthos inermis	Thornless Honeylocust
Quercus spp.	Oak
Tipuana tipu	Tipu Tree
Ulmus parvifolia 'Drake'	Evergreen Elm

Exhibit 5

HALSEY DESIGN GROUP

Plant Palette - Trees

PLANT PALETTE: Shrubs and ground cover

Shrubs:

Cistus spp.	Rockrose
Grevillea noellii	Noel's Grevillea
Lagerstroemia indica 'Dwarf'	Crape Myrtle
Leucophyllum frutescens	Texas Ranger
Nerium oleander	Oleander
Pittosporum spp.	Pittosporum
Xylosma congestum	Shiny Xylosma

Ground Cover:

Agapanthus africanus	Lily of the Nile
Cistus villosus 'Prostraus'	White Rockrose
Cotoneaster spp.	Cotoneaster
Cytisis racemosus	Easter Broom
Drosanthemum spp.	Ice Plant
Lavandula dentata	Lavender
Myoporum parvifolium	Myoporum
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
Santolina chamaecyparissus	Grey Lavender Cotton
Santolina virens	Green Lavender Cotton

Turf:

Drought tolerant turf-type tall fescue varieties, or Bermuda varieties. Special blends at greens and tees.

Hydroseed:

Native annuals, perennials and shrubs to provide variety and color in transition zones between more structured landscape areas.

Exhibit 6

3. Fuel Management Zones:

The purpose of the establishment of fuel management zones is to reduce the danger of fire hazard to residential structures by creating two zones of low-volume and low-flammability plantings, and one zone of selective thinning and plant removal.

The location of the fuel management zones will be determined by the location of the structures, which will be individually determined for each lot.

Zone 1 - Domestic Planting - 30' Width

All homes shall have a 30' zone from all structures that will have all native vegetation cleared to a maximum of 2" height, with removal or herbicide killing of stumps.

Planting should not include high flammability plants, and should be kept low, with trees and large shrub masses placed carefully, so not to pose a threat of spreading fire to a structure if it occurs in this zone.

Zone 2 - Irrigated, Fire Resistant Planting - 45' Width

Clear all native vegetation except isolated specimens, which should not be of highly flammable species, and account for not more than 10-15% of the total vegetation for the zone. The plantings for this zone should be a combination of deep rooted, low growing evergreen shrubs of low fuel volume and ground covers with a high degree of fire retardant. Irrigation systems are to be permanent, with supplemental water sufficient to keep the plants from becoming drought-stressed in the dry seasons.

Zone 3 - Fuel Modification by Selective Clearing

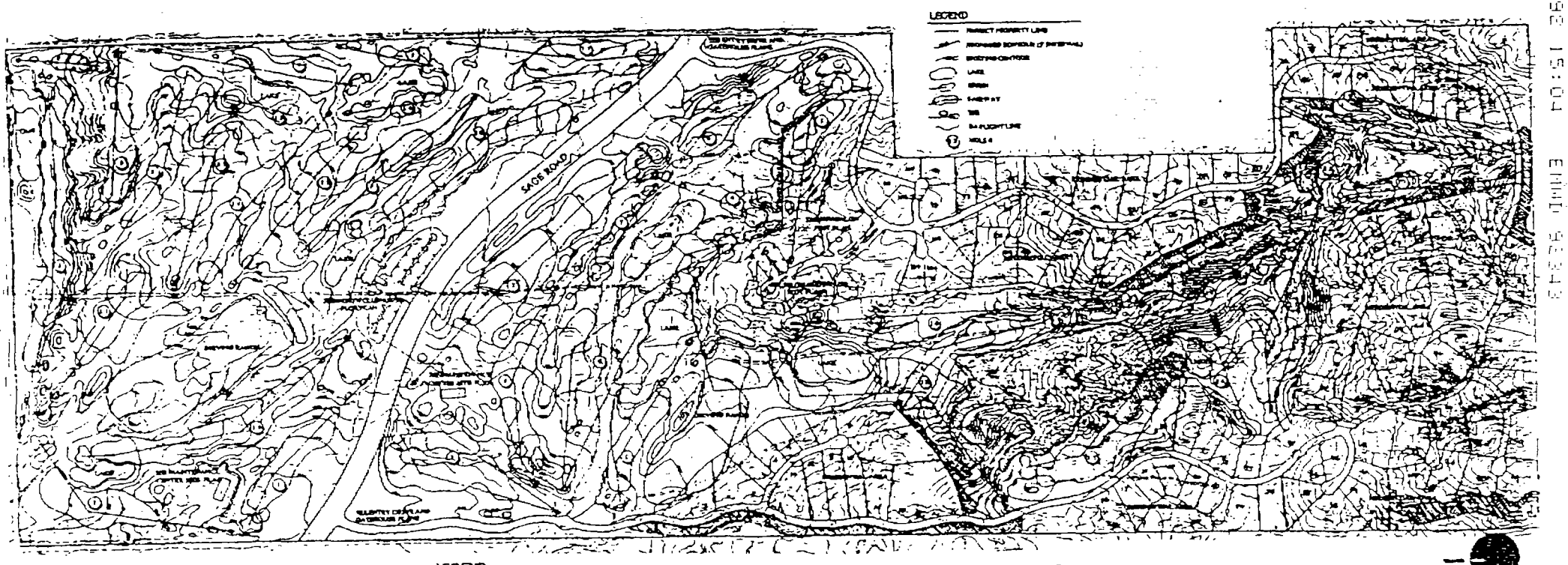
This zone consists of a maintenance zone, requiring a regular program to be followed to keep the fuel volume at a reduced level, for a width of 50' in low risk areas, and a width of 100' in moderate to high risk areas.

The lower risk areas are defined by the adjacency of small, confined stands of native vegetation that are at the same elevation or higher than the structures.

Higher risk is created when there are larger stands, many acres, of native vegetation which occurs downslope from the structures. With these conditions, there is much more fuel to feed the flames, and the fires spread faster in an uphill direction.

The highly flammable plant species in this zone should be cut to a height of 18" or less in height. The remaining plants should be selectively thinned to reduce the volume of fuel while generally maintaining the natural appearance of the plant community.

All trimmings are to be removed from the Zone 3 area.



DIAMOND VALLEY
Fuel Modification Zones - Site Plan

Exhibit

Fuel Management Zones - Pla

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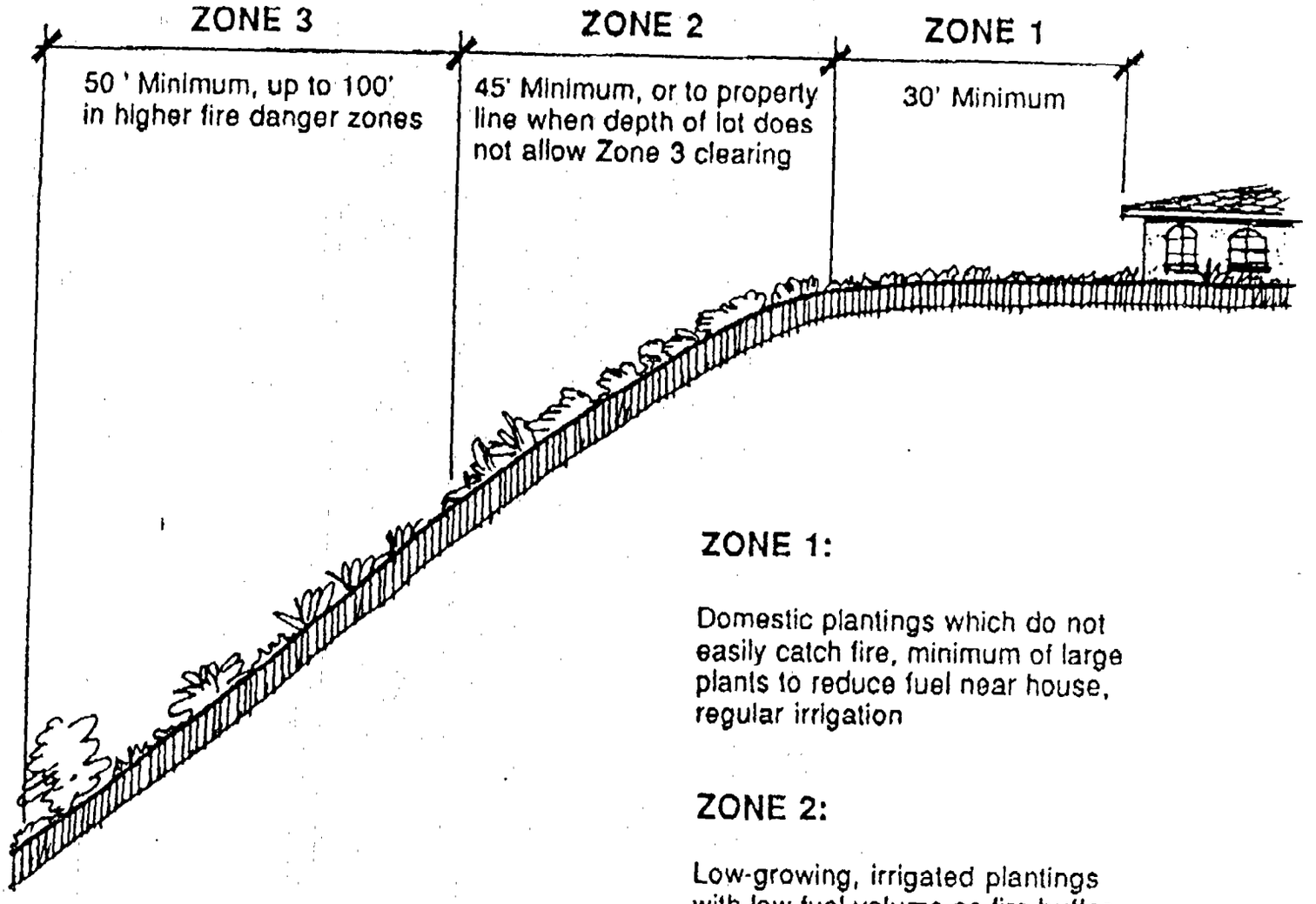

ZONE 1:

Domestic plantings which do not easily catch fire, minimum of large plants to reduce fuel near house, regular irrigation

ZONE 2:

Low-growing, irrigated plantings with low fuel volume as fire buffer zone

ZONE 3:

Selective clearing of native vegetation to reduce fuel volume and slow the spread of fire

Exhibit 8

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Fuel Management Zones

4. Riparian Vegetation:

The site contains two major drainage systems that are defined as "Wetlands" and "Waters of the U.S."

These areas are to be minimally impacted by the development, with mitigation and enhancement measures to be taken. A complete report and mitigation plan has been submitted to the U.S. Army Corps of Engineers and California Fish and Game to address these sensitive areas.

B. Golf Courses:

1. Public - The proposed public golf course is a championship length, 18-hole course in the northern portion of the site, with a pro shop, full practice facilities, clubhouse with dining and banquet facilities and full cart service and storage, and a separate building and yard located out in the golf course area for maintenance of the course.

The terrain of the public course is primarily gently rolling terrain, with the landscape treatment being very simple using small clusters of trees to help define fairways, and enhancing the existing grasslands in natural, undisturbed out-of-play areas.

The turf areas of the golf course will be restricted to fairways and a small turf rough area. The buffer zones between playable areas of the golf holes will be planted with native grasses and wildflowers. In some of the out-of-play areas the native grasses will be left undisturbed, and overseeded with wildflower species native to the area.

The golf holes are generally separated by contouring of the grades, emulating the natural rolling character,so that dense plantings of trees are not necessary for safety or visual separation, which allows for the views across the rolling terrain to remain basically open as they exist now.

Five lakes will be built, adding aesthetics and challenge to the course, with at least one to be used for irrigation water storage.

2. Private - The proposed private golf course is a championship length 18-hole course with a variety of landscape character throughout.

The facilities for the course include a pro shop, clubhouse with locker rooms, dining and banquet facilities, lounge, full cart service and storage, and full practice facilities of a driving range, practice putting clock, and a chipping green. Associated with the clubhouse are the

Bungalows, small detached resort residential units including a recreation area containing a pool, putting and pitching greens, and a hitting cage.

The private course winds its way through rolling terrain, along wetlands, up through the narrowing valleys and through boulder-packed chaparral. As in the public course, the turf areas will be limited to fairways and narrow roughs. The out-of-play areas and buffers between holes will either be native undisturbed vegetation or a combination of revegetation with native plants and landscaped areas compatible with the landscape zones as outlined in the concept statement. Two lakes are located in the flat central plain of the private course area, providing visual interest in the views from the clubhouse, and storage for irrigation water, as well as one lake in the transitional valley and one in the highland region.

Access to the private course is through a gated entry which also serves the residents of the development. A secondary entry provides separate access to the residential lots as well as the maintenance facility for the private course.

An on-site maintenance facility, located separately from the clubhouse and visually screened from golf and residents' view by berms and shrubs, provides maintenance for the golf course.

C. Clubhouses and Associated Facilities:

1. Public - The landscape theme for the public clubhouse lot incorporates many of the same plant species utilized on the golf course to achieve the following goals:

   a) Soften building edges while enhancing views from the clubhouse.

   b) Provide ornamental transition zone between the building and surrounding golf holes.

   c) Limit the visual impact of the parking lot from the golf course and Sage Road.

   Perhaps the most critical goal of the landscape scheme is to blend the clubhouse into the surrounding landscape. Excellent views to the golf course from the building itself occur from the pro shop, dining room/balcony, and the lounge area. Low growing shrubs and ground covers will be used extensively so as to keep open important views,

while large species of trees can provide the framing and accent to enhance these views and create "landscape windows" for viewing the course.

The transition zone between the building and surrounding golf holes is a "hub" of activity used by golfers to warm-up and prepare to play the course. This zone consists of the following elements:

1) Cart parking / drop off
2) Chipping green
3) (2) putting greens
4) Driving range
5) Outdoor snack bar seating
6) Deck seating overlooking lake
7) Pedestrian / cart circulation

Planting in this area will be utilized to separate up various uses and to provide a smooth transition between the building and the course itself. In addition, the planting will strengthen circulation patterns and soften large paved areas such as cart staging.

The parking lot must be rather large to accommodate approximately 185 cars, and a service entry. Extensive amounts of plant material will be used to break up paved areas of the parking lot. Large shade trees will shade at least 50% of the spaces. Along the main collector road masses of large shrubs will screen the parking lot from view. Again, many of the same plant species used on the golf course will be used here to provide a sense of continuity. Dense planting will occur on both sides of the service road to screen it from either direction.

2. Private: The private clubhouse is sited on a prominent knoll, above the site's main drainage way; therefore the building can be seen from numerous parts of the site, including the public course. Because of its prominence, the planting concept will bring added attention to the building, framing and accenting it while blending it in amongst the boulders and native vegetation.

   Many of the same concepts for the public clubhouse also apply to the private clubhouse, framing good views, screening the parking lot (and in this case the Bungalows), reinforcing circulation and use areas, and providing a smooth transition between the clubhouse and the surrounding golf course.

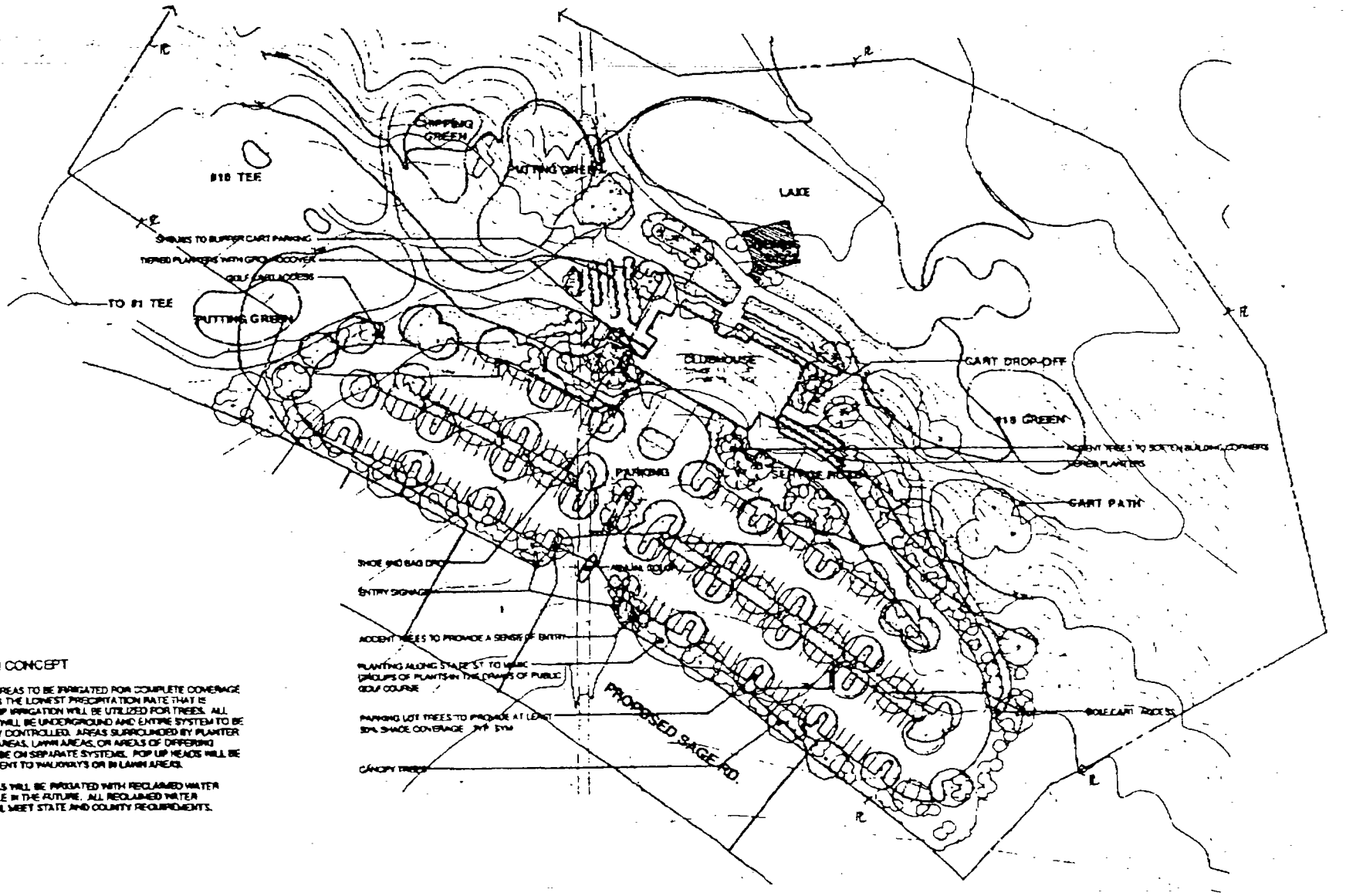
3. Bungalows/Entry Drive: Two lots containing bungalows are located on either side of the entry drive to the clubhouse. Annual color and accent trees will mark the commencement of the drive. A strong allee of street trees provide a sense of entry into the private clubhouse /

bungalow portion of the site. A heavy screening of shrubs located in colorful ground covers provides privacy to the bungalows as well as an aesthetic element along the entry drive.

The smaller drives entering the bungalow sites are mainly for golf cart access but can be used as a service road or fire access. These entries will not be accented as heavily as the main entry drive.
On the perimeter of the bungalow lots, there are a variety of project elements - golf course, home lots, private road, and clubhouse parking. Dense screen planting along all but the golf course perimeters provides for privacy and screens unwanted views. Views towards the golf course are kept clear by keeping plantings low along sight lines.

The eastern bungalow lot contains a turf area which could be used for large gatherings such as barbecues. The western lot holds a putting green, chipping green, hitting cages and a gazebo for storage of golf supplies. This entire area will be turf. Additional small areas of turf are scattered throughout both bungalow lots to provide areas for outdoor passive activity. These turf areas are small and limited in number to reduce irrigation water requirements. Between the bungalows will be shrubs carefully located to provide privacy for the users, while softening building edges. A variety of drought resistant ground covers are spread throughout the lots for variation in color and texture.

The bungalow planting concept provides for an enclosed feeling of privacy on three sides, with spectacular open vistas to the golf course.



IRRIGATION CONCEPT

ALL PLANTING AREAS TO BE IRRIGATED FOR COMPLETE COVERAGE WHILE UTILIZING THE LOWEST PRECIPITATION RATE THAT IS PRACTICAL. DRIP IRRIGATION WILL BE UTILIZED FOR TREES. ALL SYSTEM PIPING WILL BE UNDERGROUND AND ENTIRE SYSTEM TO BE AUTOMATICALLY CONTROLLED. AREAS SURROUNDED BY PLANTER WALLS, SLOPE AREAS, LAWN AREAS, OR AREAS OF DIFFERING ASPECT SHALL BE ON SEPARATE SYSTEMS. POP UP HEADS WILL BE UTILIZED ADJACENT TO WALKWAYS OR IN LAWN AREAS.

PLANTING AREAS WILL BE IRRIGATED WITH RECLAIMED WATER WHEN AVAILABLE IN THE FUTURE. ALL RECLAIMED WATER IRRIGATION WILL MEET STATE AND COUNTY REQUIREMENTS.

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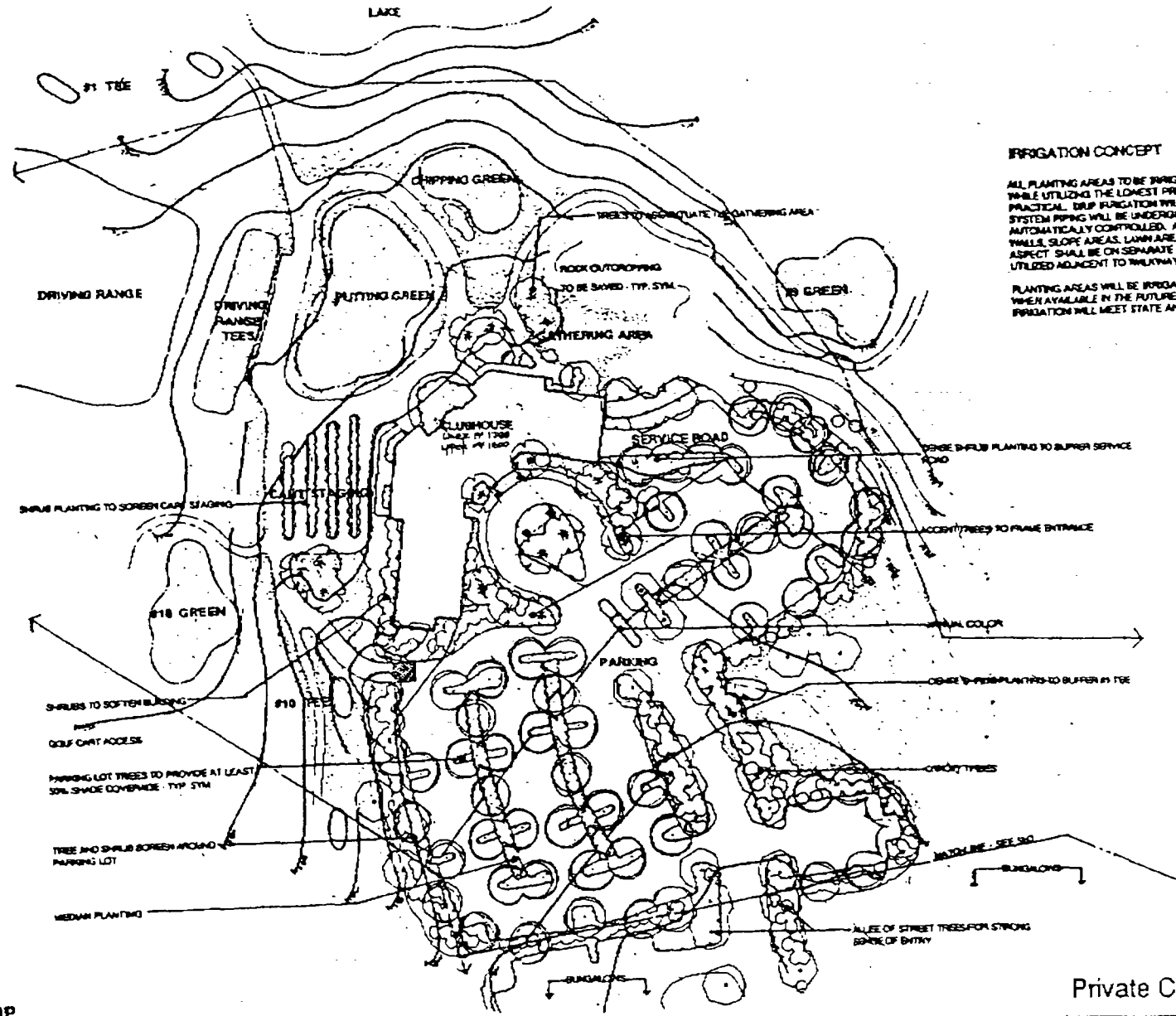
Public Clubhouse Landscap



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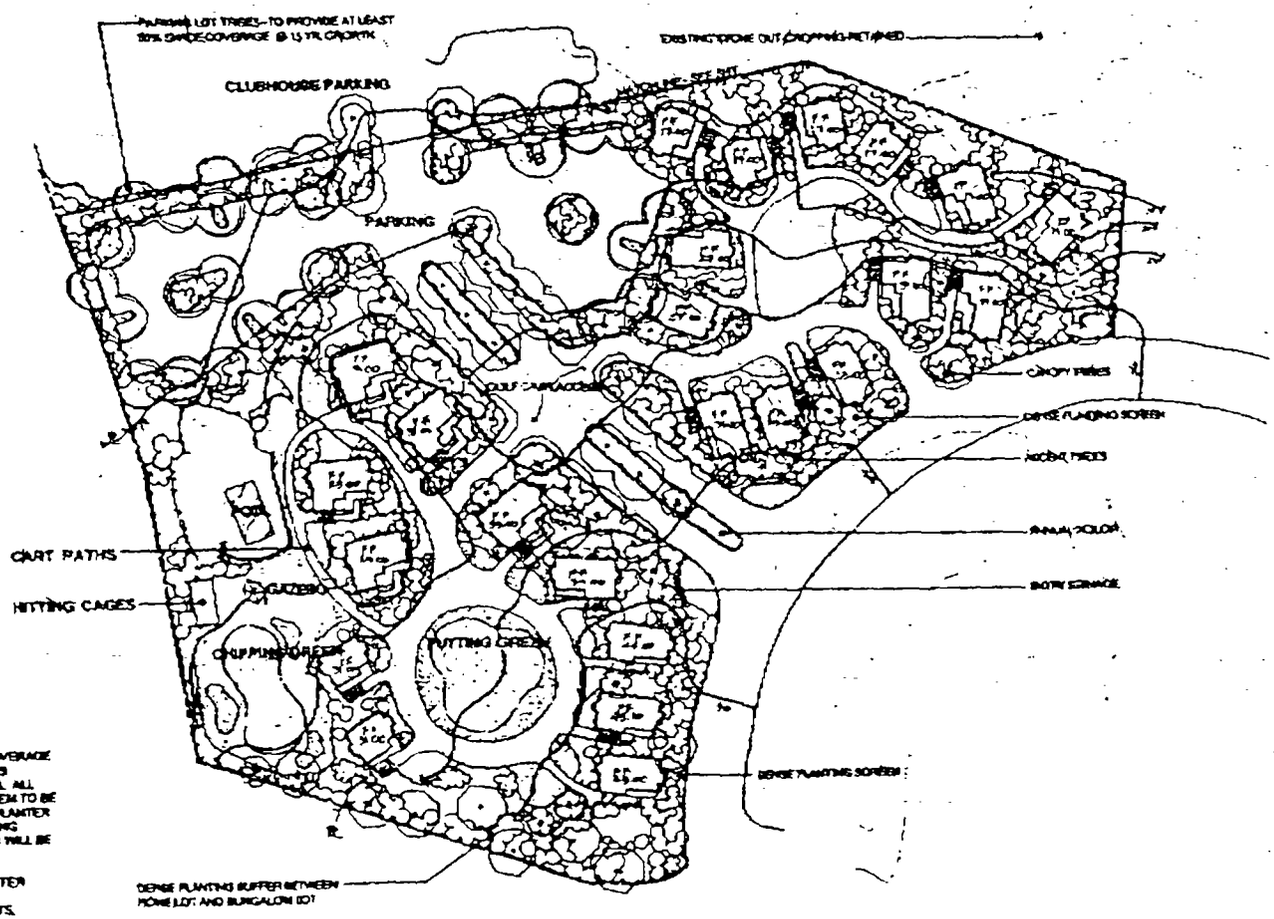
Private Clubhouse Landsca



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Bungalow Landsca

D. Circulation

1. Sage Road: With its location in the open, rolling terrain of the lower portion of the site, the Sage Road landscape treatment will be visible from almost all of the site. To minimize the visual impact of a main collector road passing through an open area with few trees or large screening masses, Sage Road will be slightly depressed into the grade. The planting theme for the roadway will blend into the surrounding golf courses, emphasizing groundcovers and hydroseed with few clumps of trees and low shrubs.

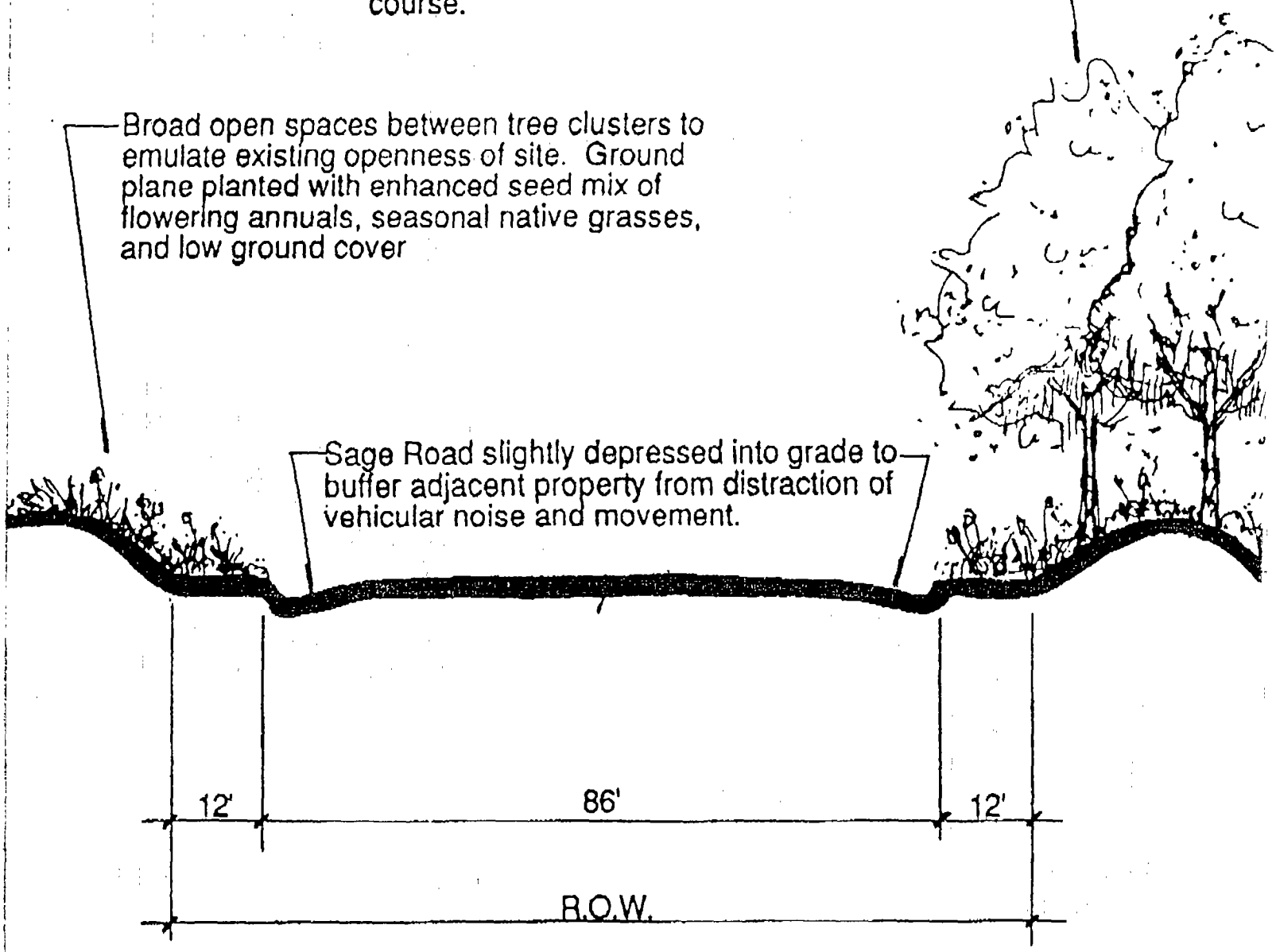
   The lowered profile of the road will allow views across the rolling terrain without the visual interruption of an on-grade, highly landscaped roadway.

   Two entries that lead to the private golf course and residential lots, and the driveway to the public golf course, are accessed by Sage Road.

2. Residential Streets: The private residential streets will have the areas disturbed by street construction revegetated in native plant material to blend with the surrounding vegetation. At least one tree per lot will be planted along the residential streets to help provide a unifying plant theme after owners individually design the planting schemes for their yards.

   House lot street numbers will be painted on the curbs in a color and style that complement the "Early California" architectural theme, as will the style of the street name signs.

3. Equestrian Trail: A combination equestrian-bike trail parallels the northern border of the site property line. The easement for the trails is 30 feet wide, incorporating separate trails for equestrians and bikes, with landscape buffers separating the trails from the street and from each other. The bicycle trail surface will be asphalt, 10' wide. The equestrian trail surface will be 10' wide smoothly graded native soil, with rocks removed. A three-rail fence will be constructed on the golf course side of the trail.



Section

Exhibit 12

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Sage Road--Section

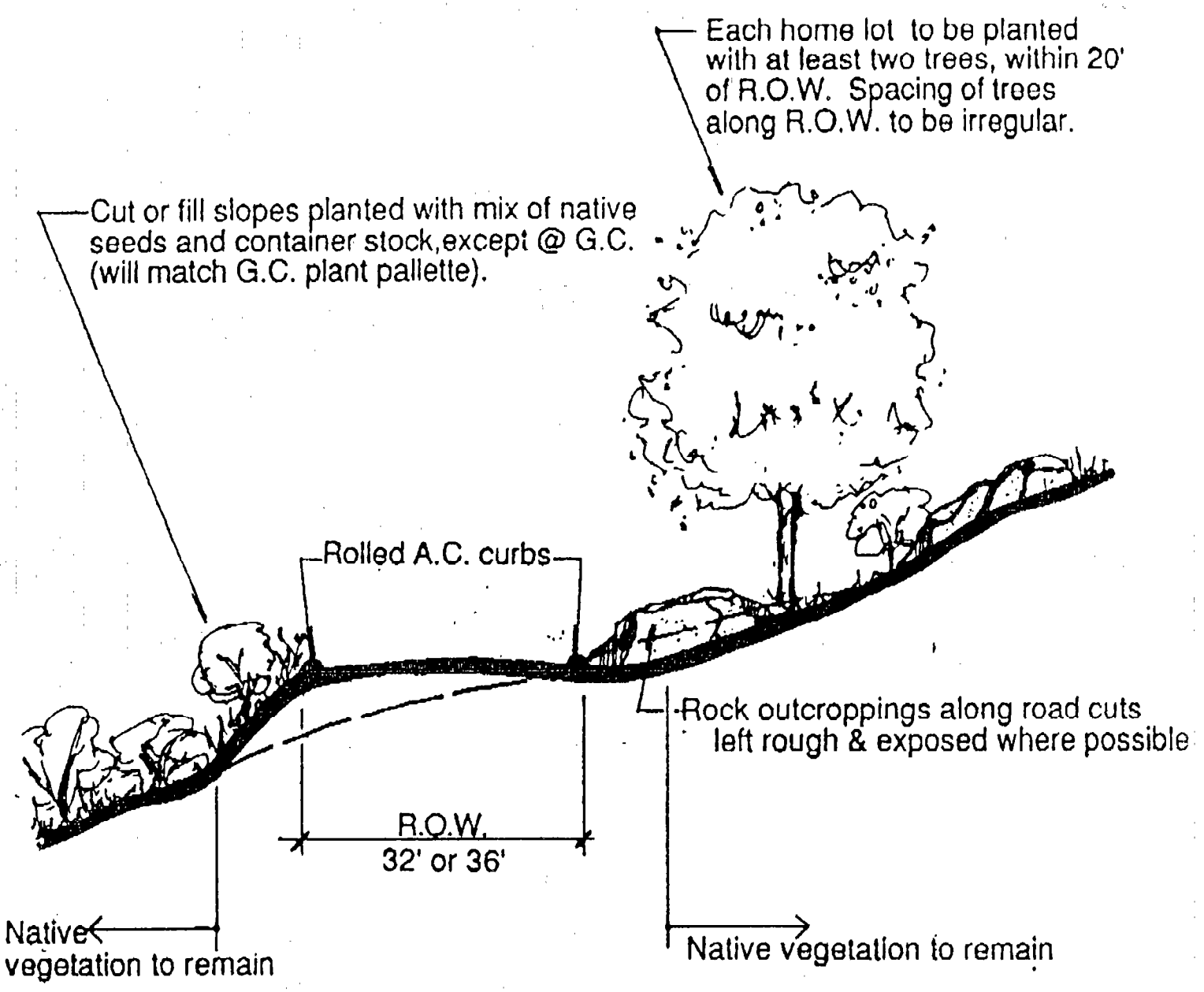

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Exhibit 13

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Residential Street--Section