



Walker Basin

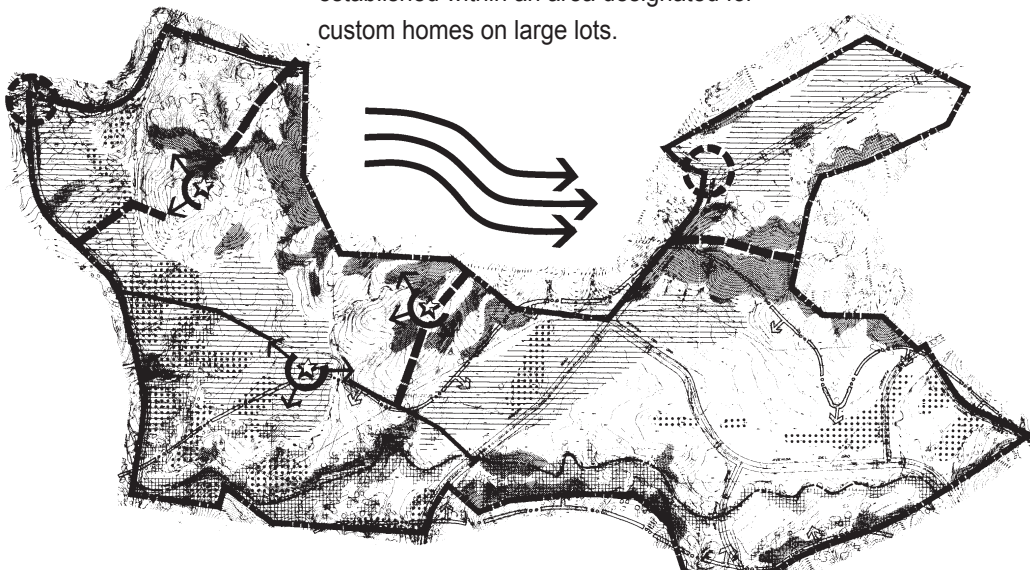
TEMECULA, CALIFORNIA

The 18-hole championship golf course was designed to maximize residential frontage and strategically use the natural features of Sycamore Creek in course play.

Walker Basin is a 573-acre plateau located just west of the City of Temecula and south of the Santa Rosa Plateau. Enclosed on all sides by a series of ridgelines planted in avocados, the property follows the course of Sycamore Creek as it winds its way towards the Santa Margarita River. The property is for the most part gently rolling native grasslands with the exception of the extensive oak woodland stands along both banks of Sycamore Creek. Portions of these woodland stands include the most northern natural habitat for Engleman Oaks; a sensitive species listed by the State. Walker Basin is visually shielded from surrounding areas allowing for a more intense urbanization of the site.



Plans for the site call for the development of 1,650 primary and secondary homes within a recreation oriented framework. The focus of the community is an 18-hole championship golf course designed to take advantage of the creek and associated mature vegetation. The course clubhouse was sited at a high point on the plateau to allow for the design of a community landmark. An Engleman Oak preserve was established within an area designated for custom homes on large lots.



SITE SUMMARY

- Opportunities:**
- Prominent Knolls
 - Major Ridge Lines
 - Major Intersections
 - Riparian Corridor Viewing Areas
 - Prevailant Winds
 - Favorable Septic Areas
- Constraints:**
- Southern Oak Woodland
 - Slopes Over 25%
 - Hard Ripability
 - Utility Easement
 - Sycamore Creek