

9. Planning Area 9 - Golf Course (GC) Uses

a. Descriptive Summary

Planning Area 9, as illustrated in Figure IV-19, consists of ± 187.7 gross acres to be devoted to golf course uses. This will entail an 18 hole golf course, clubhouse, driving range and golf related service facilities.

b. Land Use and Development Standards

Please refer to the Specific Plan Zoning Ordinance, Section III.

c. Planning Standards

- (1) An 18 hole golf course is planned on 187.7 acres within the planning area. The golf course will be open to the public.
- (2) A clubhouse and golf related service facilities are planned in the planning area.
- (3) A Golf Course Entry, as illustrated in Figure IV-5, V-4 and V-4A, is planned off of Knabe Road west of Planning Area No. 10 adjacent to the ninth hole to provide access to the golf course and golf related facilities.
- (4) A driving range/detention basin is planned directly south of Planning Area No. 7.
- (5) Golf cart tunnel/bridge crossings will be provided at Knabe Road between the 12th hole and the 13th hole, between the 8th hole and the 9th hole, between the 1st and 2nd hole, between the 2nd and 3rd hole, and at the project entry into Planning Area No. 1 between the 13th and 14th hole as illustrated in Figure V-10.
- (6) A combination golf cart/equestrian path under Knabe Road at the Major Project entry will also be provided, as illustrated in Figure V-10 and V-10A.
- (7) A Theme Fence, as illustrated in Figure V-11 and V-11D, will be located along Knabe Road where views exist into the golf course.
- (8) A Perimeter Wall, as illustrated in Figure V-11 and V-11B, will be located where residential uses are adjacent to Knabe Road.
- (9) An Equestrian Trail and Fence, as illustrated Figure V-10A through V-10D, V-11 and V-11A, will be established north of the 3rd hole extending to Warm Springs Drive continuing south to Knabe Road. The trail and fence will then cross under Knabe Road and continue along the south side of Knabe and turn southerly adjacent to the 18th

SPECIFIC PLAN

fairway. The trail will then continue westerly to the debris basins and then extend northerly to the northern boundary of the subject site and then extend back to Knabe Road.

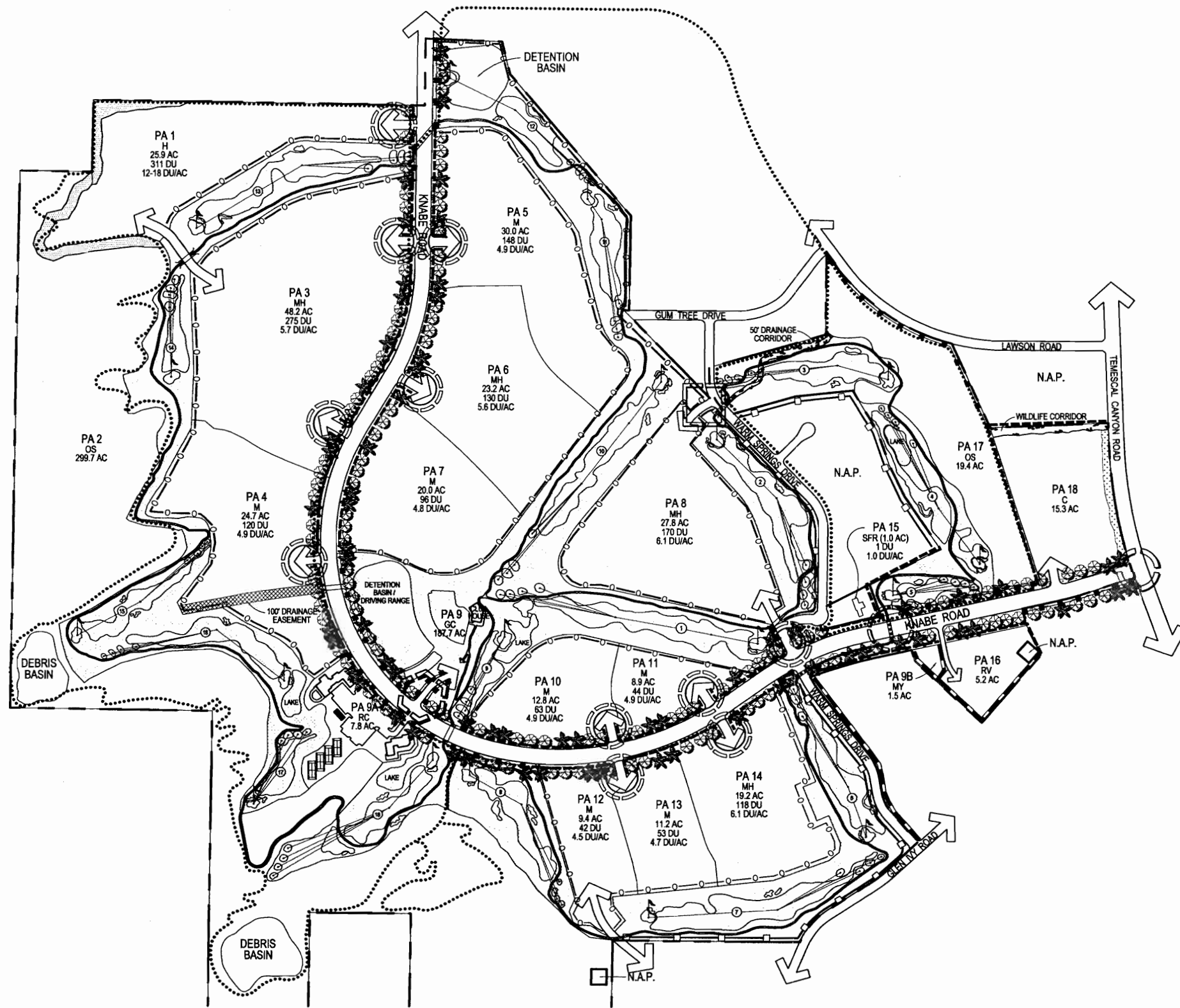
- (10) The golf course clubhouse facility will be constructed to be used in conjunction with the golf course. The clubhouse may include, but not limited to the following uses:
 - a) Restaurant and bar/lounge
 - b) Pro shop with incidental commercial activities
 - c) Locker room facilities
 - d) Observation deck
 - e) Conference/meeting rooms
 - f) Storage
 - g) And other related service oriented facilities

- (11) A parking lot for the golf course, clubhouse and driving range will be provided northwest of the Golf Entry. Parking shall comply with all County standards.

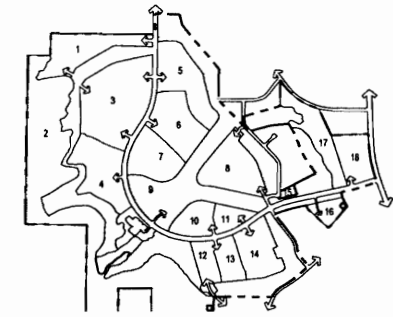
- (12) It is anticipated that all projected related debris basins, detention basins and major backbone drainage/flood control facilities leading to the Temescal Canyon Wash will be maintained through a Community Service District (CSD). The CSD shall be formed prior to completion of the facilities to assure funding of the maintenance costs. Local drainage devices, including inlets/catch basins and storm drains to be constructed in road rights-of-way and drainage easements shall be maintained by the Homeowners' Association.

- (13) Please refer to Section IV.A for the following Development Plans and Standards that apply site-wide:
 - IV.A.1 - Comprehensive Land Use Plan
 - IV.A.2 - Circulation Plan
 - IV.A.3 - Drainage Plan
 - IV.A.4 - Landscaping Plan
 - IV.A.5 - Water and Sewer Plans
 - IV.A.6 - Public Facility and Special Phasing Requirements
 - IV.A.7 - Grading Plan
 - IV.A.8 - Comprehensive Maintenance Plan

- (14) Please refer to Section V for Specific Design Guidelines and related design criteria.



KEY MAP

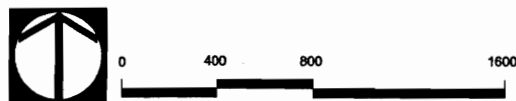


LEGEND

- Community Entry (See Figure IV-5, V-1 & V-1A)
- Major Project Entry (See Figure IV-5, V-2 & V-2A)
- Neighborhood Gated Entry (See Figure IV-5, V-3 & V-3A)
- Neighborhood Secondary Entry (See Figure IV-5 & V-3B)
- Golf Course Entry (See Figure IV-5, V-4 & V-4A)
- Knabe with Golf Course Interface (See Figure V-5 & 5A)
- Landscape Berm (See Figure IV-5)
- Fuel Modification Zone (See Figure V-12 & 12A)
- Equestrian Trail / Fence (See Figure V-10, V-11 & V-11A)
- Perimeter Wall (See Figure V-11 & V-11B)
- View Fence (See Figure V-11 & V-11C)
- Theme Fence (See Figure V-11 & V-11D)
- Concrete Block Wall (See Figure V-11E)
- Wrought Iron Fence (See Figure V-11F)
- Proposed Tunnel / Bridge
- Potential Access Point

INFORMATION

GOLF COURSE (GC)
* 187.7 ACRES



MOUNTAIN Springs SHEA COMMUNITIES FOR ACTIVE ADULTS