9B. Planning Area 9B - Maintenance Yard (MY)

a. Descriptive Summary

Planning Area 9B, as illustrated in Figure IV-21, consists of ± 1.5 gross acres to be devoted to the Maintenance Yard.

b. Land Use and Development Standards

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

c. Planning Standards

(1) An Access Road, as illustrated in Figure IV-3, will be located off of Knabe Road into the planning area. This road will also provide access to the RV Park (Planning Area No. 16).

(2) A typical roadway landscape treatment, as illustrated in Figure V-5 and V-5A, will be located adjacent to Knabe Road.

(3) A Block Wall, as illustrated in Figure V-11 and V-11E, will be located around the perimeter of the planning area to screen the facility from view.

(4) The maintenance yard will be constructed in conjunction with the golf course. The maintenance yard may include, but not limited to the following uses:

   a) Storage and maintenance for golf carts and golf course related equipment and materials.
   b) Washing and cleaning station for golf carts and golf course equipment.
   c) Office space for maintenance personnel.
   d) Parking for maintenance personnel.
   e) And other related service oriented facilities.

(5) 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

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