

## 9A. Planning Area 9A - Recreation Center (RC)

### a. Descriptive Summary

Planning Area 9A, as illustrated in Figure IV-20, consists of  $\pm$  7.8 gross acres to be devoted to the Recreation Center/Sales Office, Restaurant/Banquet and related service facilities.

### b. Land Use and Development Standards

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

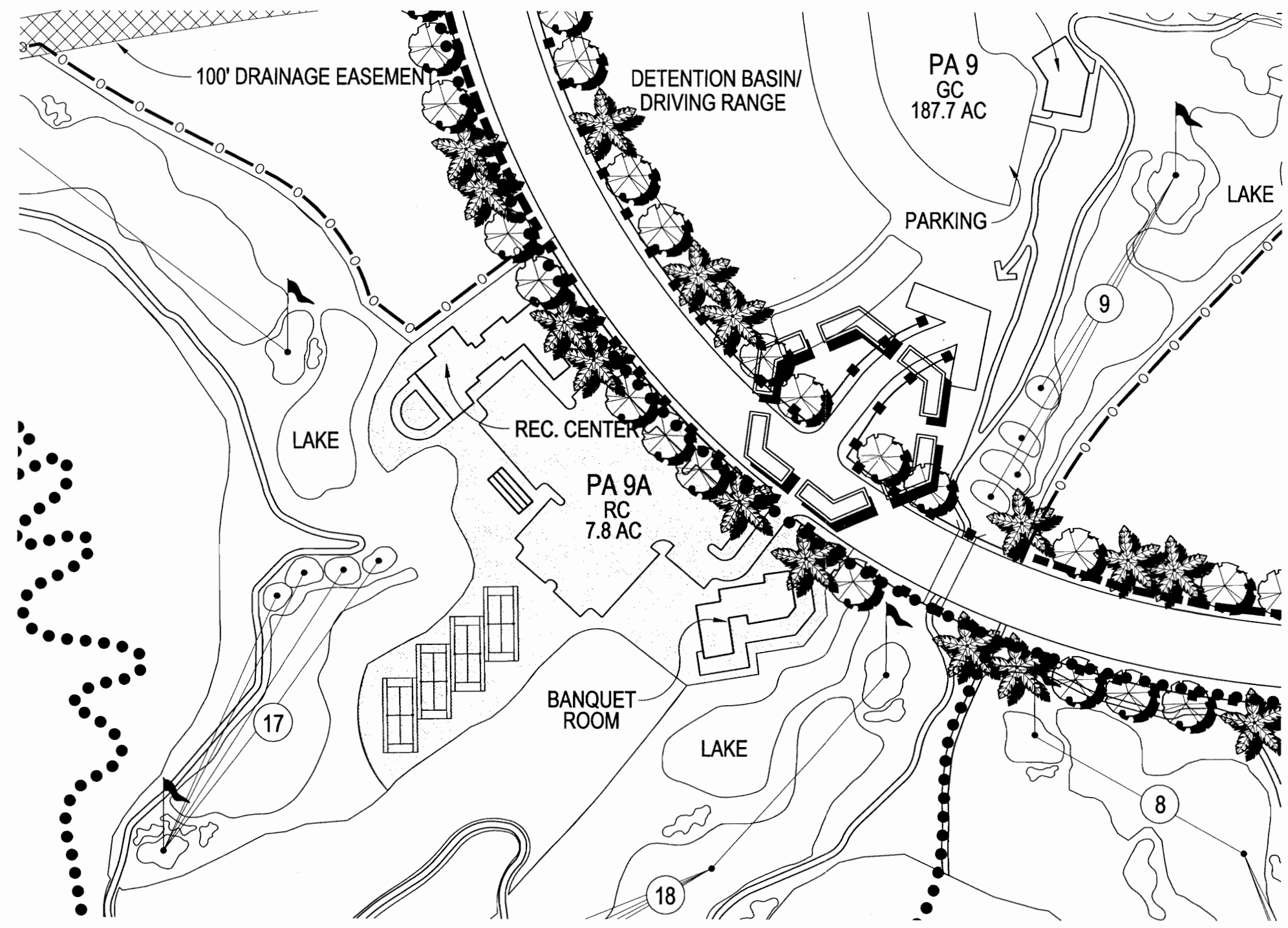
### c. Planning Standards

- (1) Access similar to that of the Golf Course Entry, as illustrated in Figure IV-5, V-4, will be located off of Knabe Road into the Planning Area.
- (2) A typical roadway landscape treatment, as illustrated in Figure V-5 and V-5A, will be located adjacent to Knabe Road.
- (3) A Theme Wall, as illustrated in Figure V-11 and V-11D, is planned along the north side of the planning area adjacent to Knabe Road.
- (4) The recreation center is planned to be constructed between Knabe Road and the 16<sup>th</sup> hole. The recreation center will be owned and maintained by the master home owners association and will be for the project residents and their guests. The recreation center may include, but not limited to the following uses:
  - a) Gymnasium including indoor/outdoor courts
  - b) Swimming/spa/sauna facilities
  - c) Locker room facilities
  - d) Conference/meeting rooms
  - e) Dining and/or snack bar facilities
  - f) Storage
  - g) parking
  - h) And other related service oriented facilities
- (5) The restaurant/banquet facility is planned southeast of the recreation center overlooking the 18<sup>th</sup> green. The restaurant/banquet facility will be primarily used by the Mountain Springs residents. However, this facility may be open to the public. The restaurant/banquet facility may include, but not limited to the following uses:
  - a) meeting/conference rooms
  - b) lounge/bar that is operated in conjunction with the restaurant
  - c) Indoor/outdoor seating
  - d) parking
  - e) storage
  - f) and other related service oriented facilities

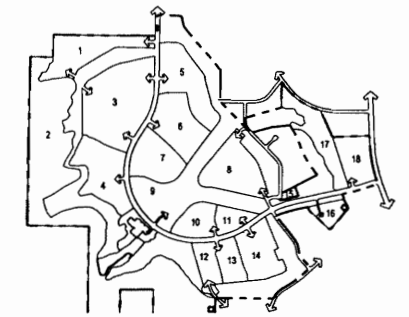
## SPECIFIC PLAN

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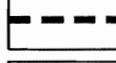
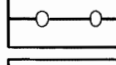
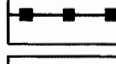
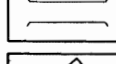
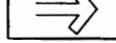
- (6) Please refer to Section IV.A for the following Development Plans and Standards that apply site-wide:
- IV.A.1 - Comprehensive Land Use Plan
  - IV.A.2 - Circulation Plan
  - IV.A.3 - Drainage Plan
  - IV.A.4 - Landscaping Plan
  - IV.A.5 - Water and Sewer Plans
  - IV.A.6 - Public Facility and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



KEY MAP



LEGEND

-  Neighborhood Gated Entry  
(See Figure IV-5, V-3 & V-3A)
-  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)
-  Proposed Tunnel / Bridge
-  Potential Access Point

INFORMATION

RECREATIONAL CENTER (RC)  
\* 7.8 ACRES

