

## **C. COMMUNITY ELEMENTS**

### **1. Project Monumentation**

#### **a. Project Entries**

The major project entry will be at the intersection of Lake Mathews Drive and "A" Street. The entry treatment will set the stage for the entire project and will identify the golf course by name.

The main entry is bordered on both east and west by the 23rd and 24th golf holes, respectively.

The monumentation will be relatively low in terms of signage and landscaping in order to avoid obstructing views to the course. Landscaping of the entry is intended to blend in with the golf course.

Turf grass will introduce the monumentation with small flowering accent trees and ground cover will be utilized with a natural rock entry monument. The fencing plan is for a white rail fence which will be compatible with the identification monument and a major element in the street scape plan (Exhibit 16).

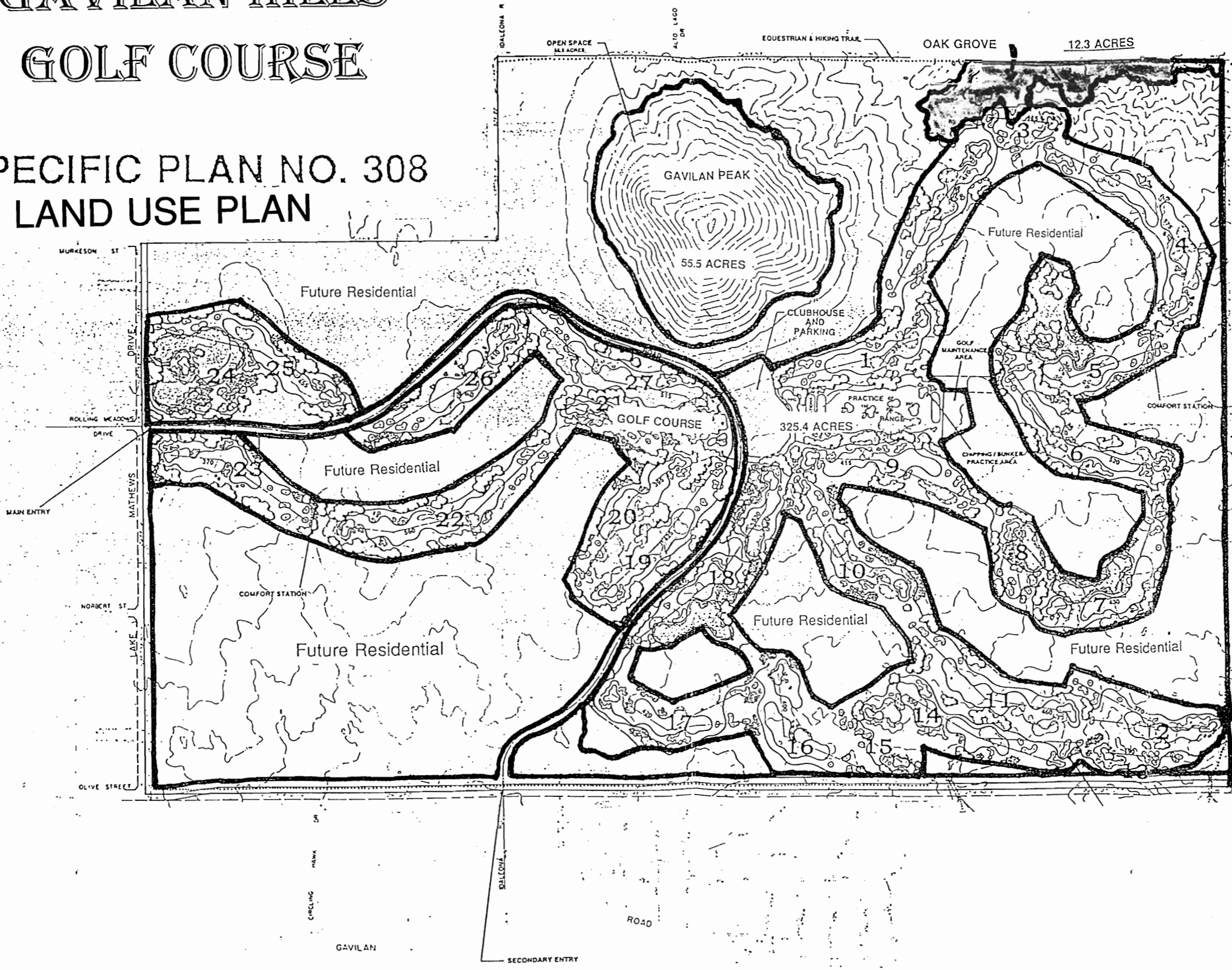
The secondary access will have a similar entry statement with landscaping which also blends into the golf course and streetscape.

#### **b. Signage**

Signage is intended to identify the course at the two entrances and where necessary provide directional signs as needed. The entry monument will be a 3' natural stone wall with the project name attached thereon.

# GAVILAN HILLS GOLF COURSE

## SPECIFIC PLAN NO. 308 LAND USE PLAN



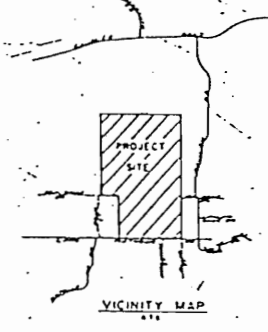
### SPECIFIC PLAN DESIGNATIONS

#### LAND USE SUMMARY

1.	GOLF COURSE	325.4 ACRES
2.	FUTURE DEVELOPMENT	486.8 ACRES
3.	GAVILAN-PEAK	55.5 ACRES
4.	OAK GROVE	12.3 ACRES
TOTAL		880.0 ACRES

#### LAND USE SUMMARY

Holes 1-9 & Practice Range	114.5 ac.
Holes 10-18	97.4 ac.
Holes 19-27	107.0 ac.
Clubhouse & Parking	5.1 ac.
Maintenance Area	1.4 ac.
<b>Total</b>	<b>325.4 ac.</b>
Entry Road	8600 lf



TENTATIVE PARCEL MAP NO. 28502

### GAVILAN HILLS GOLF COURSE MASTER PLAN

PREPARED FOR:  
INLAND PLANNING SERVICES  
3550 East Florida Ave. Suite H  
Fremont, CA 92544  
TEL (909) 652-8303 FAX (909) 652-8226

PREPARED BY:  
**Ralph**  
**GOLFPLAN**  
DAVID W. PAUL & ASSOCIATES, INC.

DATE: JUNE 16, 1997

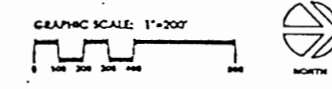


EXHIBIT 15

Project Monumentation



EXHIBIT 16

## **2. Land Use Transitions**

### **a. Adjacent Residential Interface**

The golf course and golf course landscaping will be viewable from nearly all adjacent properties, however the course has been laid out to preclude any disruptions such as errant golf shots to affect any existing residences.

### **b. Regional Trail/Open Space Areas**

The regional trail system will be developed as far from the actual golf course as possible for safety purposes. The closest area is on the east boundary where the ultimate 88 foot right-of-way for Gavilan Road is planned. The trail in that location will be on the east side of right-of-way and blended in with the golf course with landscaping (see Exhibit 10).

## **3. Streetscapes**

The streetscapes will be a continuation of the entry monumentation and landscape themes. The dominant feature will be a low rail fence which will be white with turf from the curb face, formal groupings of trees, scrubs and flowers will accent the fence and flow directly into the golf course landscaping.

No sidewalks are proposed at this time in that foot traffic will occur for the most part on the golf course.

Wherever possible views of the golf course will be incorporated and enhanced through landscape treatment.

## **4. Community Open Space**

### **a. Natural Open Space**

The Oak Grove and Gavilan Peak will be dedicated as natural open space areas with very limited access proposed. Natural areas with the golf course such as rock out croppings will be incorporated into the course.

### **b. Trail System**

The trail system will be developed and landscaped to blend in with the golf course. Trail alignment/easements shall be offered for dedication to the appropriate agency.