

9. Maintenance Plan

a. Plan Description

The golf course plan includes an area for a maintenance facility north of the club house complex and driving range. The golf course as well as other area within the project area will be maintained by the golf course entity. This will include areas within road Right-of-Ways.

B. PLANNING AREA DEVELOPMENT STANDARDS

1. Planning Area 1 - Golf Course

a. Descriptive Summary

Planning Area 1 is the golf course which will contain 27 holes of golf on 325.4 acres. It includes the golf course, club house complex and maintenance facility (Exhibit 12). Exhibits 12a and 12b are renderings of holes 5 and 12 respectively.

b. Land Use and Development Standards

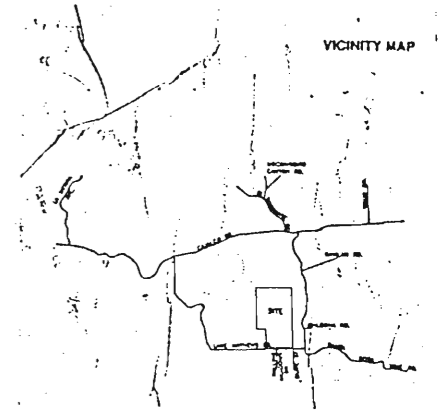
Please refer to Specific Plan Zone Ordinance.

c. Planning Standards

1. Primary access to the golf course is planned at the intersection of street "A" and Lake Mathews Drive.
2. Secondary access will be at the intersection of Idaleona Road and the property.
3. The golf course is designed to take advantage of natural topography and minimize grading.
4. Water features will serve as holding ponds for irrigation as well as flood control facilities. These ponds will provide wetlands habitat and be aesthetic for the course.

GAVILAN HILLS GOLF COURSE

PLOT PLAN



DESCRIPTION
PARCELS 1 THRU 12, HOLLAND, PARCEL MAP NO. 19888, PG. 12742 AS AND
LOTS 23 THRU 48, INCLUSIVE, GAVILAN VINEYARD COMPANY'S TRACT NO. 1, IN
TOWNSHIP 35 AND 36, T. 48, R. 23 S. 4 E.

APPLICANT
MR. SANDHILL CO.
1115 FINESTONE BLVD.
DUNSMITH, CA 95015
(916) 871-4242

OWNER
HAWLAND COMPANY
MR. ALBERT C. HAWLEY
381 E. JAMES STREET
LA HABRA, CA 91708
(714) 871-2128

UTILITIES
WATER - WESTERN MUNICIPAL WATER DISTRICT
SEWER - SOUTHERN CALIFORNIA WATER SUPPLY
GAS - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC - SOUTHERN CALIFORNIA Edison COMPANY
TELEPHONE - GENERAL TELEPHONE COMPANY

PROPOSED LAKE LINES
GOLF COURSE VICINITY
MANAGED LAKE LINES

ADJACENT PROPERTIES
NORTH - VACANT, RESIDENTIAL
SOUTH - RECREATIONAL
EAST - VACANT, RESIDENTIAL
WEST - VACANT, RESIDENTIAL

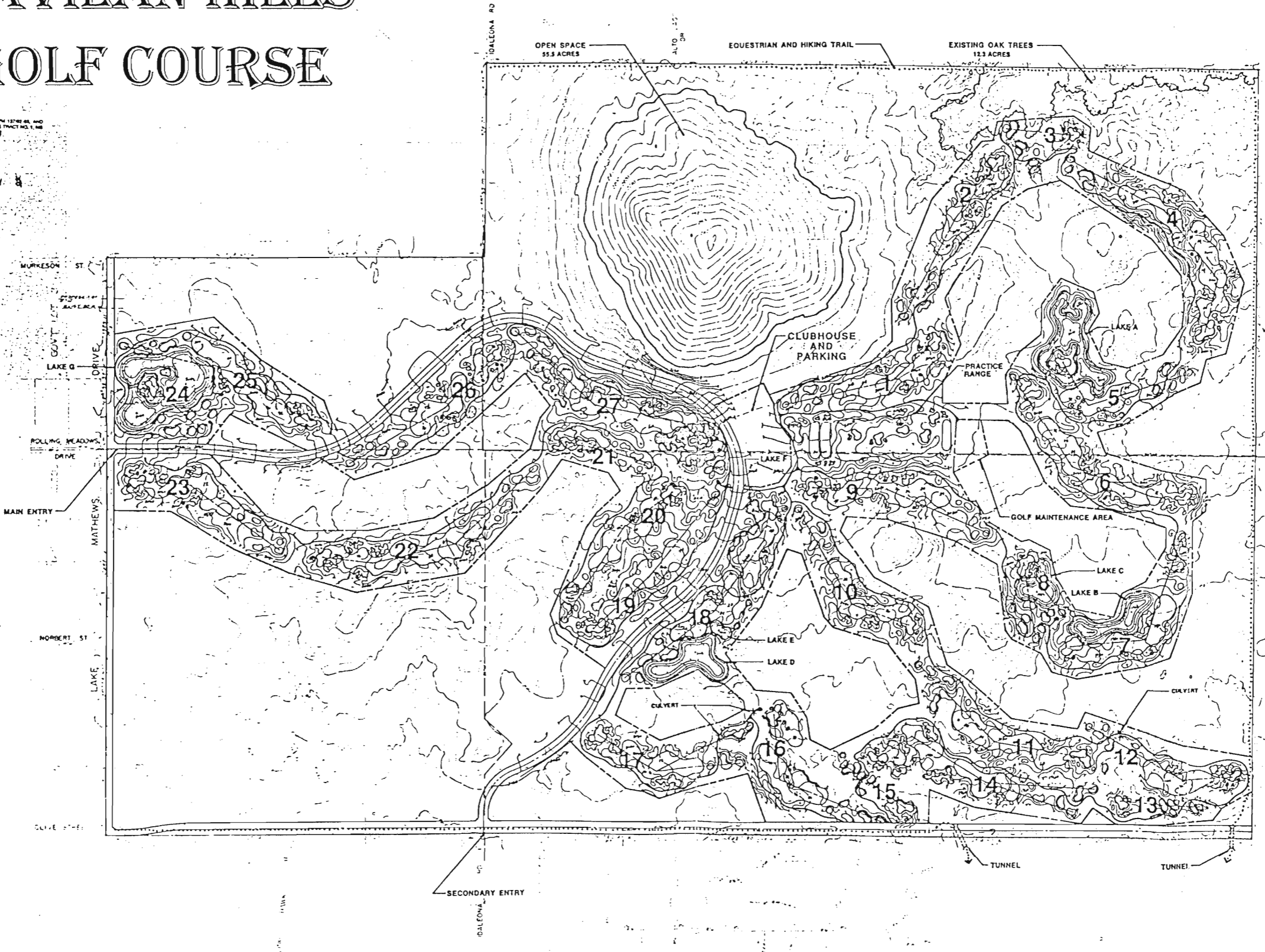
EXISTING & PROPOSED LINES
EXISTING - ALL
PROPOSED - ALL

ACRES
55.3 ACRES TOTAL
367.5 ACRES TO BE
367.5 ACRES TO BE
367.5 ACRES TO BE

CONTIGUOUS OWNERSHIP
NO CONTIGUOUS OWNERSHIP

BOUNDARIES
SCHOOL DISTRICT
PINE LAKE HIGH SCHOOL DISTRICT
1131 NORTH 21 STREET
PINE LAKE, CA 95759

ZONE RECORD
PLOT IN C, C-2, C-3, D-1, D-2, D-3



LAKE ELEVATION TABLE
(ELEVATIONS ARE IN FEET)

LAKE	TOP OF EXCAVATION	NORMAL WATER ELEVATION	BOTTOM OF EXCAVATION
A	2028	2027	2014
B	1979	1978	1968
C	1995	1994	1982
D	2018	2015	2002
E	2018	2018	2012
F	2051	2050	2044
G	2099	2088	2082

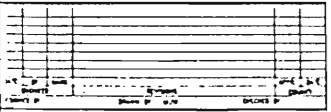
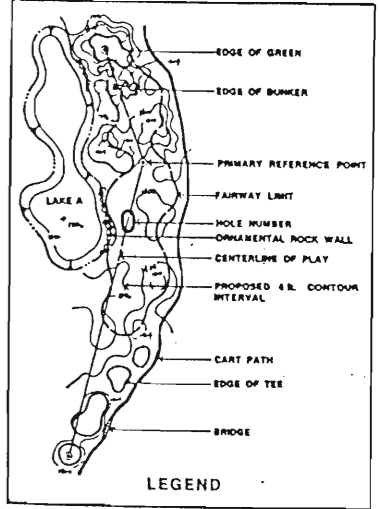


EXHIBIT 12

Job Title:
GAVILAN HILLS GOLF COURSE

Prepared for:
INLAND PLANNING SERVICES
2550 East Florida Ave Suite 11
Pomona, CA 92566
TEL (909) 862-8303 FAX (909) 862-8228

Prepared by:
Ralph GOLFPLAN
1990 N. BUTTERN AVE., SUITE 100
SANTA ANA, CALIFORNIA 92705
TEL: 1 714 941-1988
FAX: 1 714 941-1988

Sheet Title:
ROUGH GRADING PLAN

Date: **JUNE 25, 1997** Revision:
Graphic Scale: **1"=200'** Sheet:
1 100 200 300 400 500 600

GAVILAN HILLS GOLF COURSE

PLOT PLAN

DESCRIPTION
PARCELS 1 THRU 13, INCLUSIVE, PARCEL MAP NO. 1888, PM 12782-06, AND
LOTS 33 THRU 48, INCLUSIVE, GAVILAN VINEYARD COMPANY'S TRACT NO. 1, 18
1986, IN SECTIONS 33 AND 34, T. 18N., R. 12E., S. 18E., 1/4.

APPLICANT
MR. SANDRINE COE
MR. INC.
P.O. BOX 100
DANFORTH, CA 94519
PH: 925-458-1111

OWNER
WILSON COMPANY
300 E. JAMES STREET
LA HABRA, CA 91708
PH: 949-871-4100

UTILITIES
WATER - WESTERN MUNICIPAL WATER DISTRICT
SEWER - METCALE TANK AND LEACH FIELD
GAS - PROPANE
ELECTRIC - SOUTHERN CALIFORNIA Edison COMPANY
TELEPHONE - OREGONIAN TELEPHONE COMPANY

PROPOSED LAKE USE
GOLF COURSE VICINITY

ADJACENT LAKE USE
NORTH - VACANT, RESIDENTIAL
SOUTH - RESIDENTIAL
EAST - RESIDENTIAL
WEST - VACANT, RESIDENTIAL

ZONING & REGULATIONS
EXISTING - A-1, A
PROPOSED - R-1

ACRES
58 ACRES SHOWN
MARGINAL PARCELS, ETC.

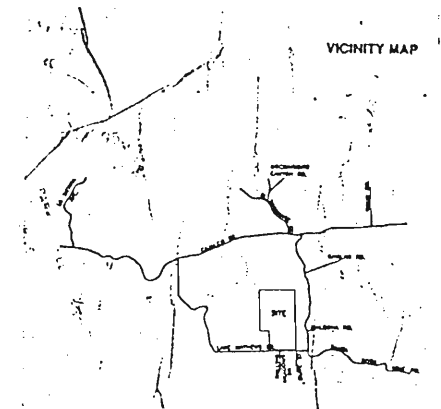
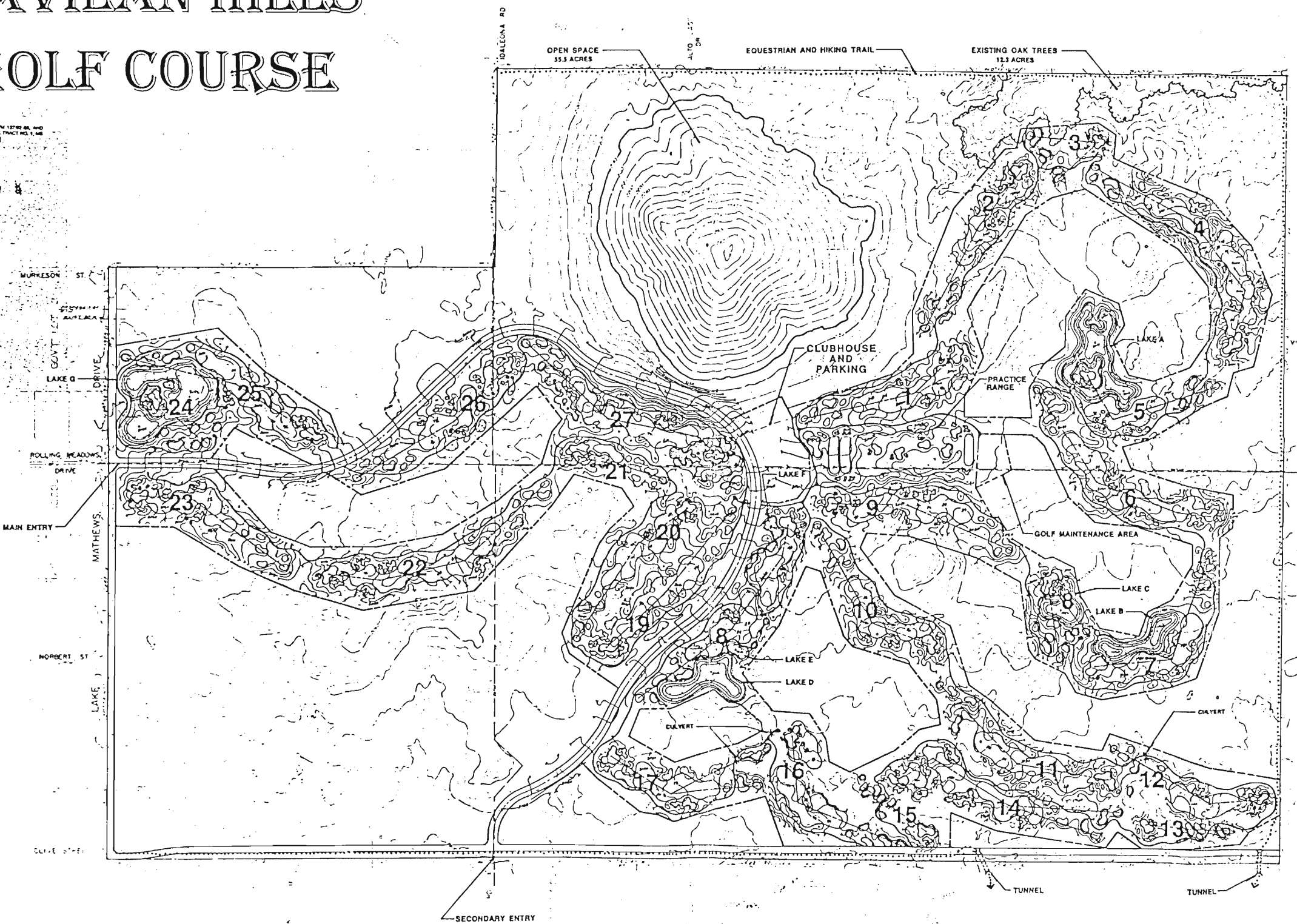
SET BACKS TO R
257'-0" TO R
257'-0" TO R
257'-0" TO R

CONTIGUOUS OWNERSHIP
NO CONTIGUOUS OWNERSHIP

ADJ. PARCELS
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SCHOOL DISTRICT
PERRINE UNION HIGH SCHOOL DISTRICT
1151 NORTH 7th STREET
PERRINE, CA 95759

ISSUANCE BOOK
PAGE 30, C1, C2, C3, D1, D2, D3



LAKE ELEVATION TABLE
(ELEVATIONS ARE IN FEET)

LAKE	TOP OF EXCAVATION	NORMAL WATER ELEVATION	BOTTOM OF EXCAVATION
A	2026	2027	2014
B	1978	1978	1966
C	1995	1994	1982
D	2018	2015	2002
E	2019	2018	2012
F	2051	2050	2044
G	2099	2098	2082

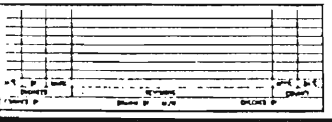
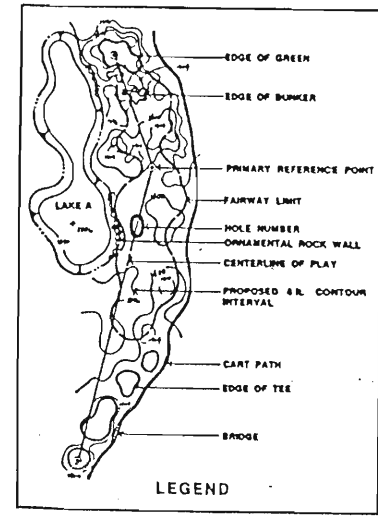


EXHIBIT 12

Job Title:
GAVILAN HILLS GOLF COURSE

Prepared For:
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Prepared by:
Rough Grading Plan

Sheet Title:
ROUGH GRADING PLAN

Date:
JUNE 25, 1997

Graphic Scale:
1"=200'

Scale:
0 100 200 300 400 500



GAVILAN HILLS GOLF COURSE

VIEW TO GREENSITE #5
PAR 4 280 - 360 yds

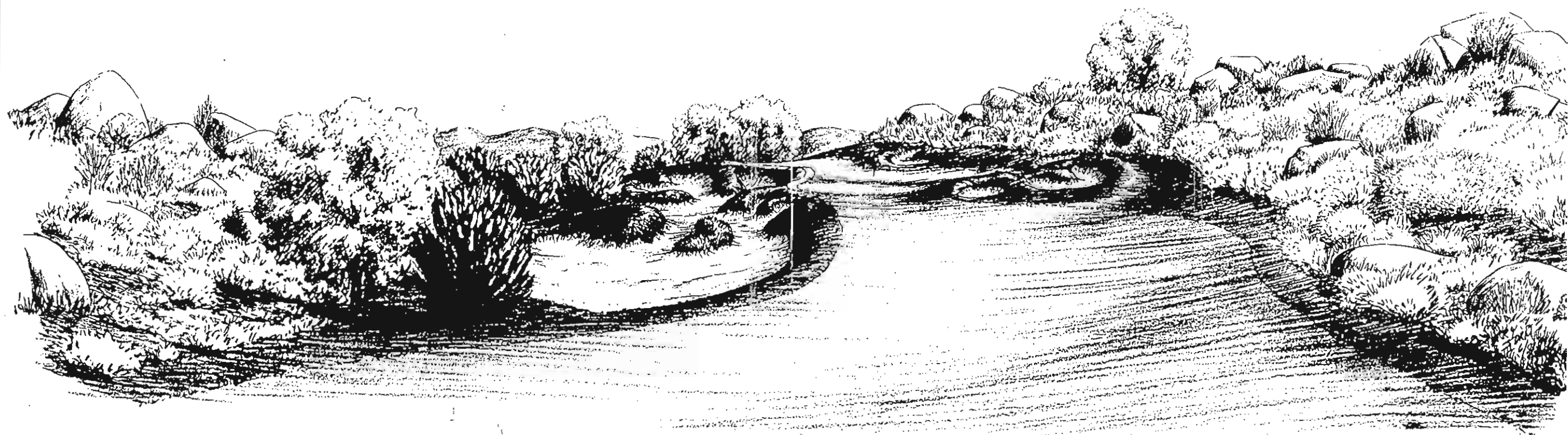
EXHIBIT 12 A

PREPARED FOR:
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170 WILKERSON, SUITE C
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PREPARED BY:

Ross
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GOLF COURSE ARCHITECTS

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TEL: 1 707 536 7100
FAX: 1 707 536 1800



GAVILAN HILLS GOLF COURSE

VIEW TO GREENSITE #12
PAR 4 300 - 370 yds

EXHIBIT 12 B

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170 WILKERSON, SUITE C
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PREPARED BY:
Randolph
GOLFPLAN
GOLF COURSE ARCHITECTURE
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TEL: 1 707 526 7396
FAX: 1 707 526 1823

2. Planning Area 2 - Future Residential

a. Descriptive Summary

A total of 486.8 acres of the project site is being reserved for future residential development. An amendment to the Specific Plan shall be required to set standards for residential uses and densities, any amendment to the Specific Plan regarding residential uses shall be presented to a widely-noticed public hearing. This planning area also contains pedestrian/equestrian trails which are located on the east, north and west boundaries. Until such time as an application for a specific plan amendment to identify and define appropriate residential uses is submitted and approved, interim land uses within Planning Area 2 shall be consistent with those uses permitted under the County's Residential Agricultural zoning and the Lake Mathews Community Plan's Rural -2 acre minimum lot size designation.

b. Land Use and Development Standards

Please refer to Specific Plan Zone Ordinance.

c. Planning Standards

1. Future residential areas shall be maintained in a natural state where possible, or farmed.
2. These areas shall be planted to prevent erosion and provide cover or be farmed as is currently occurring.
3. The pedestrian/equestrian trails shall be developed in accordance with County Standards.

3. Planning Area 3 - Gavilan Peak

a. Descriptive Summary

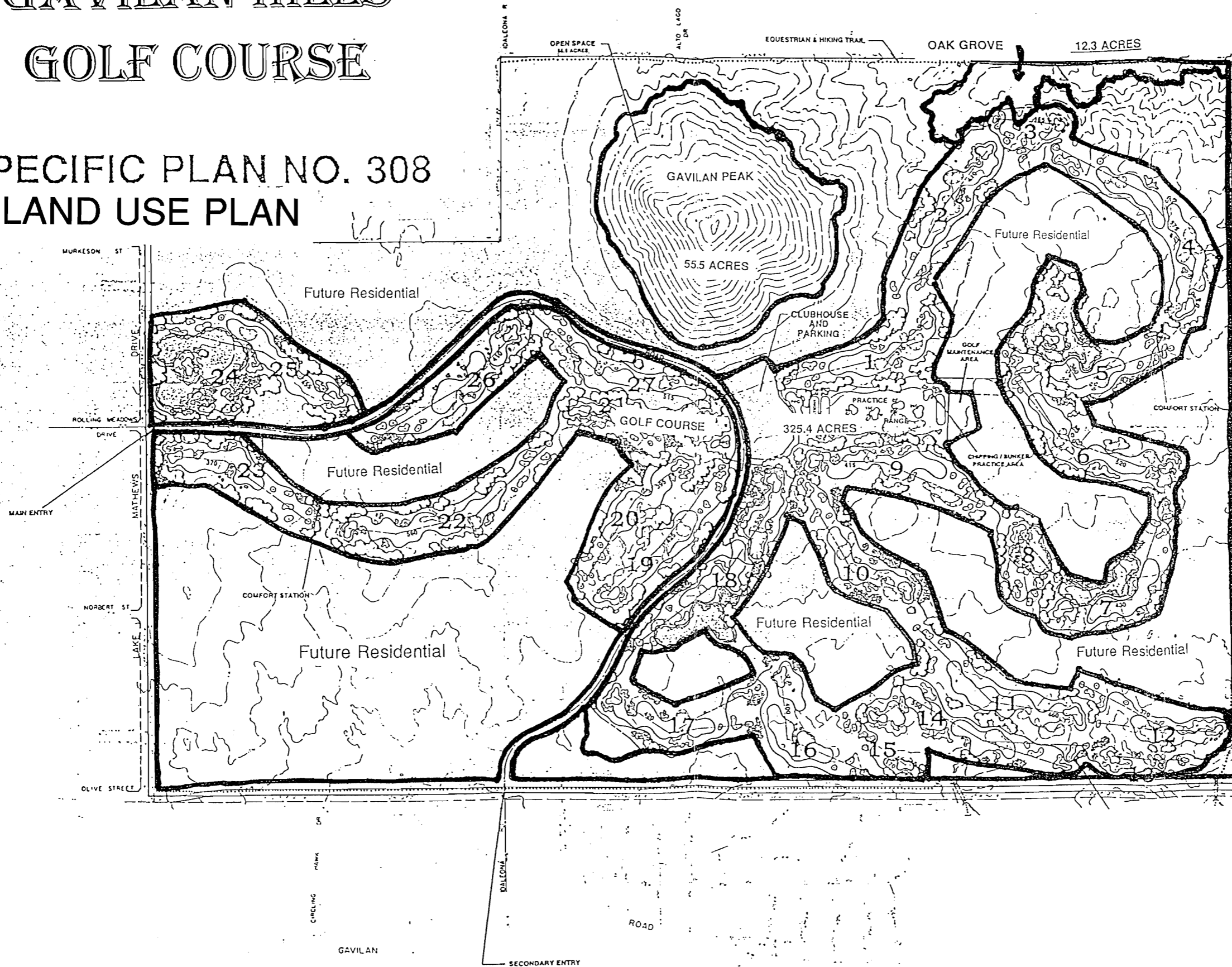
Gavilan Peak is the predominant geographical feature of the entire property. It is a peak which covers over 55 acres and rises over 340 feet above the surrounding area. The peak is entirely in its natural state. It is covered with coastal sage scrub with a number of junipers and oaks especially on the east and north sides (Exhibit 14).

b. Land Use and Development Standards

Please refer to Specific Plan Zone Ordinance.

GAVILAN HILLS GOLF COURSE

SPECIFIC PLAN NO. 308 LAND USE PLAN



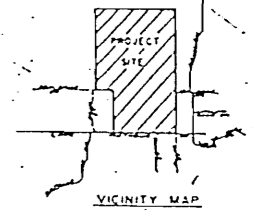
SPECIFIC PLAN DESIGNATIONS

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.
Total	325.4 ac.
Entry Road	8600 LF



COUNTY OF SACRAMENTO
TENTATIVE PARCEL MAP
NO. 26502

GAVILAN HILLS GOLF COURSE MASTER PLAN

PREPARED FOR:
INLAND PLANNING SERVICES
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TEL (909) 652-8303 FAX (909) 652-8226

PREPARED BY:
RIP
GOLFPLAN
ARCHITECTS & ENGINEERS
10000 N. GARDEN ST. SUITE 100
DANVILLE, CA 94526

DATE: JUNE 16, 1987

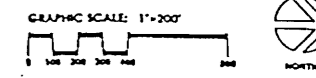
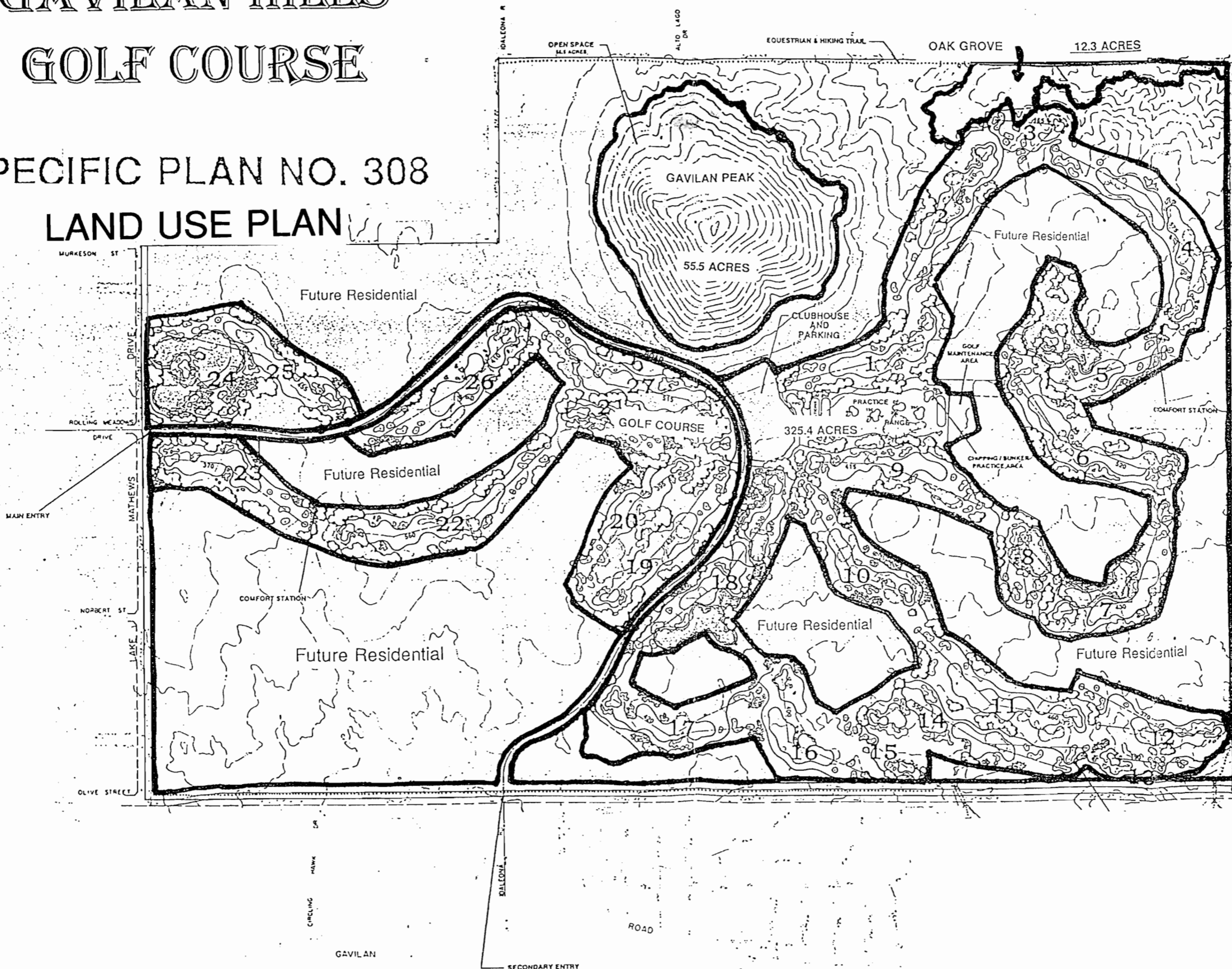


EXHIBIT 13

GAVILAN HILLS GOLF COURSE

SPECIFIC PLAN NO. 308 LAND USE PLAN



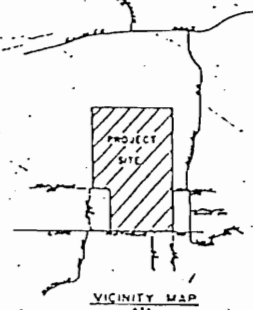
SPECIFIC PLAN DESIGNATIONS

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.
Total	325.4 ac.
Entry Road	8600 lf



VICINITY MAP
COUNTY OF SAN JOAQUIN
TENTATIVE PARCEL MAP
NO. 26502

GAVILAN HILLS GOLF COURSE MASTER PLAN

PREPARED FOR:
INLAND PLANNING SERVICES
3550 East Florida Ave Suite H
Merced, CA 95344
TEL (909) 652-4303 FAX (909) 652-8226

PREPARED BY:



DATE: JUNE 16, 1997

GRAPHIC SCALE: 1"=200'



c. Planning Standards

1. Gavilan Peak shall remain in its natural state.
2. Access shall be limited.

4. Planning Area 4 - Oak Grove

a. Descriptive Summary

The Oak Grove is located in the northwest portion of the project area adjacent to Gavilan Peak. It is 12.3 acres in size and lies between Planning Area 1 and the project's and west property line (Exhibit 15).

b. Land Use and Development Standards

Please refer to Specific Plan Zone Ordinance.

c. Planning Standards

1. The Oak Grove shall be left in its natural state.
2. Minimal maintenance shall be done in the interface between the golf course and the grove.
3. The pedestrian/equestrian trail shall run adjacent to the grove on the property line.