

9. Planning Area 9: Golf Course and Club House**a. DESCRIPTIVE SUMMARY**

Planning Area 9, as shown on Figure 4B-8, provides for 122.6 acres of golf course and club house uses.

b. LAND USE AND DEVELOPMENT STANDARDS

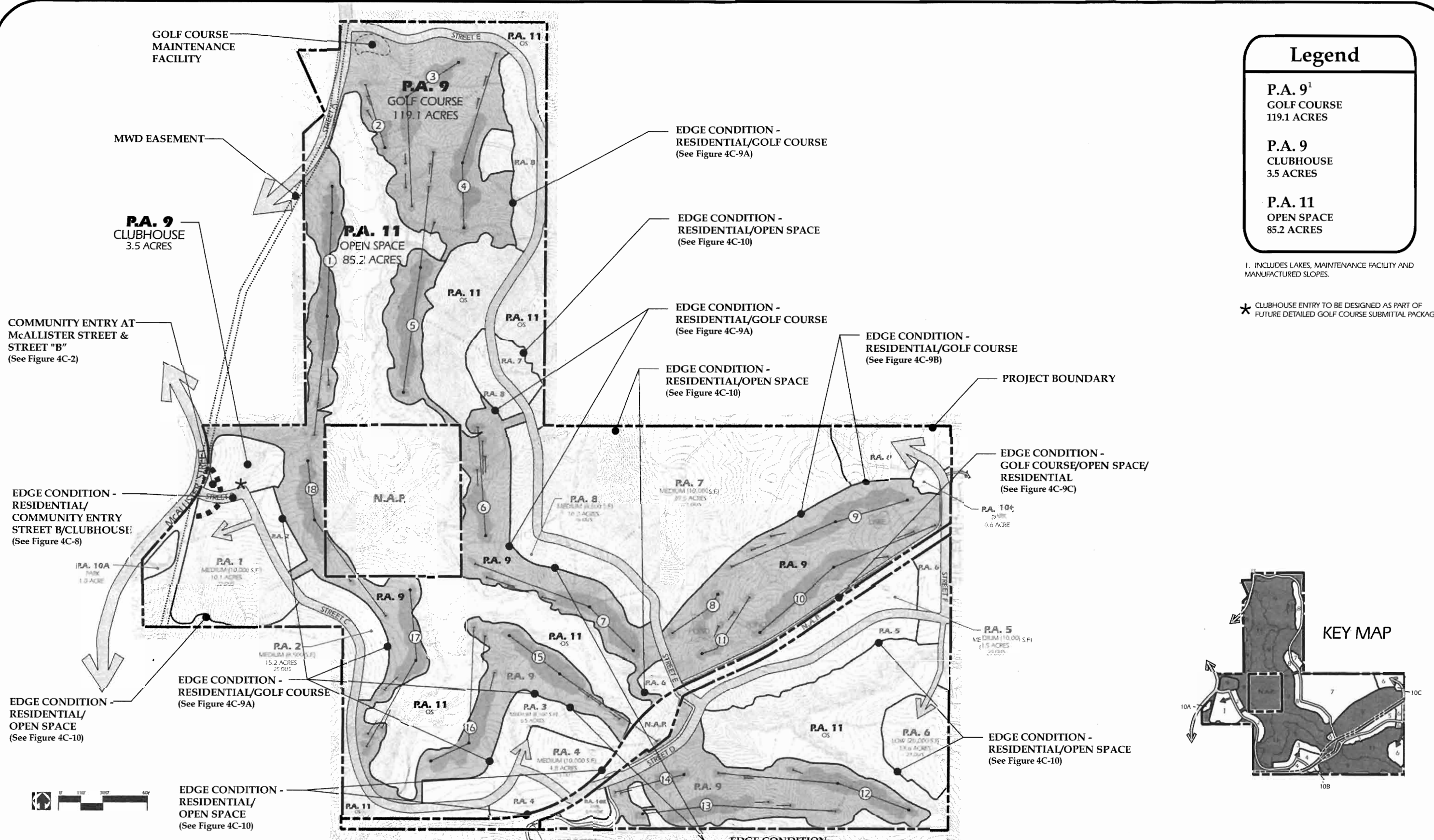
Please refer to Ordinance No. 348. XX. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 9 shall be provided from Street "B" via McAllister Street.
- 2) A community entry shall be provided at the intersection of McAllister Street and Street "B", as shown in Figure 4C-2, *Community and Neighborhood Entries*.
- 3) A club house entry shall be provided pursuant to County-approved detailed plans for the golf course club house.
- 4) An edge condition, as shown in Figure 4C-8, *Edge Condition - Residential/Collector Road/Club House*, shall be provided along that portion of Street "B" abutting the proposed club house.
- 4) An edge condition, as shown in Figure 4C-9A, *Edge Condition - 8,500 S.F. Residential/Golf Course*, shall be provided between the proposed residential uses within Planning Areas 2, 3, and 8 and the golf course within Planning Area 9.
- 5) An edge condition, as shown in Figure 4C-9B, *Edge Condition - Residential/Golf Course*, shall be provided between the residential uses within Planning Area 7 and the golf course within Planning Area 9.
- 6) An edge condition, as shown in Figure 4C-9C, *Edge Condition - Golf Course/Open Space/Residential*, shall be provided between the residential uses within Planning Area 5, the MWD-owned NAP parcel, and the golf course within Planning Area 9.
- 7) An edge condition, as shown in Figure 4C-13, *Cross Section - Golf Course/Open Space*, shall be provided where golf course areas (in Planning Area 9) and residential development (in Planning Areas 2, 3, and 8) straddle both sides of the natural open space areas in Planning Area 11.
- 8) A plot plan application will be required as part of the processing procedure for the golf course facility.
- 9) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.

10) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

- IV.A.2: Specific Land Use Plan
- IV.A.3: Circulation Plan
- IV.A.4: Drainage Plan
- IV.A.5: Water and Sewer Plans
- IV.A.6: Landscaping Plan
- IV.A.7: Open Space and Recreation Plan
- IV.A.8: Grading Plan
- IV.A.9: Public Facility Sites & Project Phasing Plan
- IV.A.10: Comprehensive Maintenance Plan



LAKE MATHEWS GOLF AND COUNTRY CLUB SPECIFIC PLAN/EIR

Figure No. 4B-8
Planning Areas 9 & 11