

Sacramento projects to cost \$425M

Four major plans would surround courses with housing

SACRAMENTO, Calif. — Local developers hope to capitalize on the shortage of golf courses in the Sacramento area by wrapping large housing subdivisions around new courses.

Four projects planned would cost \$425 million. The two biggest — Chamonix and Golden Oaks —

would be among the first master-planned communities built around golf courses in Sacramento or south Placer counties since Rancho Murieta in 1973.

Riolo Greens, owned by local rancher Don Riolo, is zoned for 140 homes, and Los Angeles-based Dahlawi Corp. and Wallace Chin own 180 acres zoned for 180 homes.

Fifteen golf courses have been proposed in recent years in and around Sacramento, several as part of sub-division proposals. Most

have foundered because of environmental constraints or financing problems.

Most projects require money from Asian financiers.

Then there are formidable environmental regulations.

Developers often must invest \$250,000 or more before learning whether a proposal has passed environmental and municipal scrutiny.

Reflecting area interest, a course recently opened at Cherry Island Regional Park in Elverta has been swamped by players.

Senate committee backs bill to lease cemetery land

SALT LAKE CITY, Utah — Finally realizing that a bill to allow lease of unused portions of Mount Olivet Cemetery land for the next 70 years was not a grave issue, a U. S. Senate committee has endorsed the measure.

The bill alters purchase agreements with the federal government, which had prohibited the land from being used for anything but a graveyard.

Two senators questioned the

bill's purpose, possibly fearing takeover of sacred turf, but quickly gave up the ghost when committee member Jake Garn, R-Utah, pointed out that there would be no burying of people there.

Bill sponsors are Utahans Orrin Hatch, Wayne Owens and Garn. They say Salt Lake City lacks golf courses, and that installation of sprinkler systems for the golf course will lower costs of developing the cemetery there later.

Mich. developer faces heavy fines

HAMBURG, Mich. — Defying state environmental protection laws by building an 18-hole golf course without obtaining a single land-use permit may be costly to developer Donald Moon.

He's charged with five counts of violating state laws protecting wetlands, lakes and streams. If convicted on two of these counts, he faces fines of up to \$10,000 a day.

The other three counts carry \$2,500 fines and could require restoration of the wetlands. This could shrink the golf course.

The golf course is the centerpiece of Whispering Pines, a 385-acre development of 340 homes priced from \$200,000 that Moon is building.

The Department of Natural Resources charged that Moon since 1988 ignored six orders requiring that he obtain permits for course construction.

Law suits don't deter golfers

EAST NAPLES, Fla. — While course management contests turf rights, the 18-hole Lely Flamingo Island golf course has reopened to brisk business.

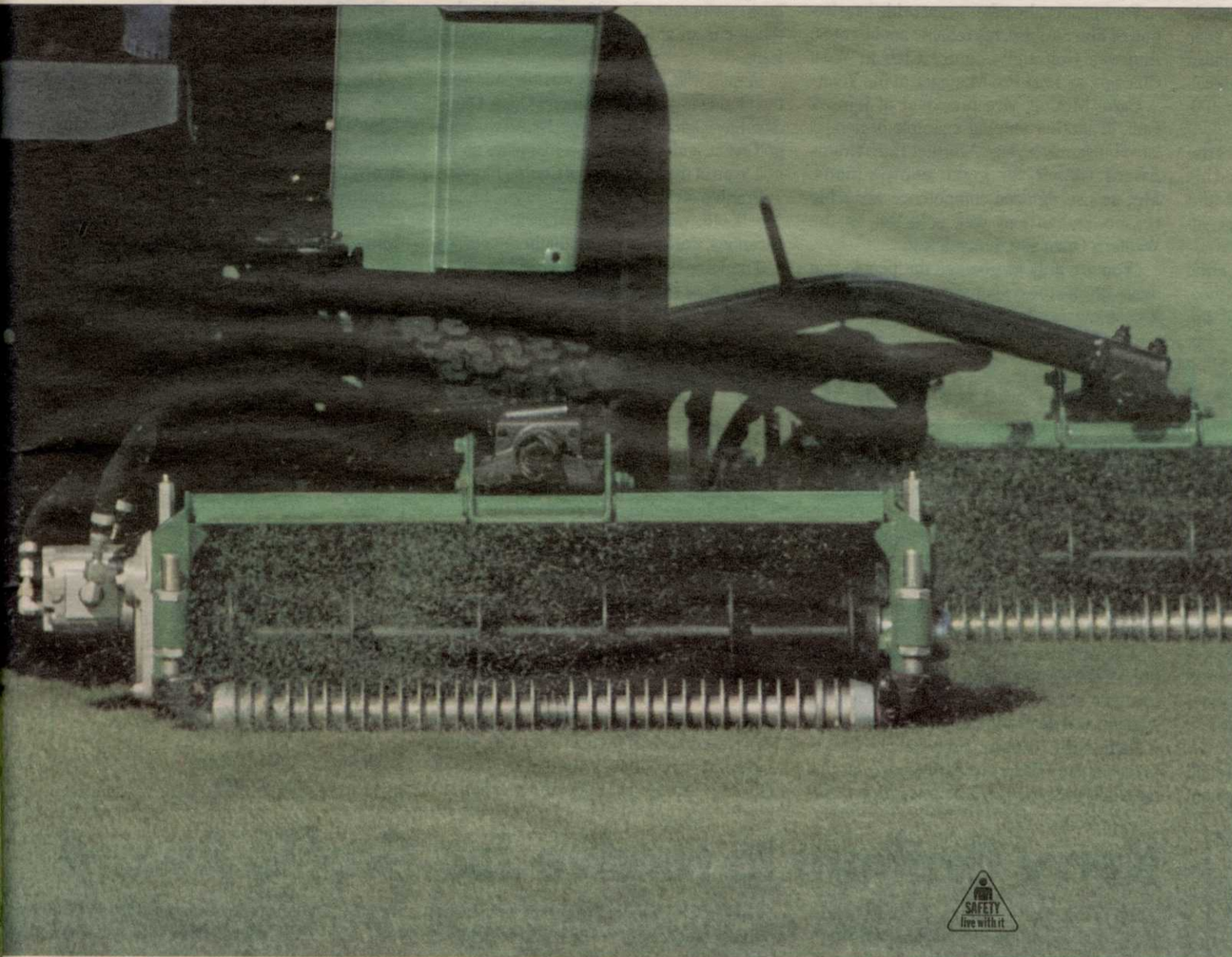
John Agnelli, president of Lely Development, and Don Breckenridge, designated developer for a hotel, sports and conference at the heart of the Lely resort community, have been at odds.

Lely was the first of three courses developed by Lely, a Swiss corporation, on a 3,000-acre tract that also includes residential lots.

Lely sued Breckenridge, claiming he owed \$57,250 for August rent and \$54,978 for a security deposit payment.

Breckenridge countered that Lely was late in completing the first of three golf courses, causing his firm to lose money.

Westin Hotel Co., a chain of luxury hotels that manages the existing course and plans to build a hotel at the site, also is suing Breckenridge. Lely seeks to evict Breckenridge's firm from the golf course, but Westin wants to foreclose on the Breckenridge/Naples lease with Lely. This would give Westin control of the golf operations.



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