



RENOVATION MASTERPLAN



B E R G I N
GOLF DESIGNS



BERGIN
GOLF DESIGNS

| SANTA ROSA GOLF & BEACH CLUB | | | | | | | | | | | | | | | | | | | | |
|------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----------|
| Hole | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | IN | TOTAL |
| Black | 508 | 199 | 430 | 372 | 408 | 386 | 467 | 185 | 374 | 2400 | 376 | 550 | 195 | 296 | 500 | 358 | 143 | 341 | 431 | 3290 6690 |
| Blue | 476 | 178 | 398 | 357 | 474 | 352 | 430 | 177 | 344 | 2173 | 344 | 510 | 180 | 367 | 480 | 329 | 128 | 323 | 411 | 3070 6251 |
| White | 455 | 162 | 367 | 347 | 425 | 341 | 383 | 155 | 316 | 2051 | 320 | 405 | 167 | 342 | 465 | 298 | 112 | 292 | 366 | 2857 5808 |
| Gold | 428 | 153 | 338 | 331 | 410 | 320 | 357 | 145 | 302 | 2768 | 290 | 465 | 137 | 328 | 413 | 280 | 100 | 280 | 333 | 2626 5394 |
| Silver | 390 | 128 | 305 | 305 | 394 | 296 | 315 | 136 | 264 | 2543 | 244 | 413 | 125 | 279 | 390 | 242 | 88 | 228 | 295 | 2324 4867 |
| Green | 352 | 101 | 273 | 280 | 355 | 268 | 280 | 96 | 226 | 2102 | 233 | 381 | 112 | 218 | 324 | 214 | 83 | 217 | 266 | 2048 4250 |
| Par | 5 | 3 | 4 | 4 | 5 | 4 | 4 | 3 | 4 | 36 | 4 | 5 | 3 | 4 | 5 | 4 | 3 | 4 | 4 | 36 72 |

SCORECARD

Existing

Santa Rosa Golf & Beach Club

SCORECARD

| Hole | Black | Blue | White | Gold | Silver | Par |
|--------------|-------------|-------------|-------------|-------------|-------------|-----------|
| 1 | 508 | 485 | 465 | 450 | 400 | 5 |
| 2 | 183 | 166 | 151 | 136 | 136 | 3 |
| 3 | 438 | 390 | 382 | 307 | 307 | 4 |
| 4 | 359 | 348 | 324 | 298 | 298 | 4 |
| 5 | 492 | 485 | 430 | 407 | 400 | 5 |
| 6 | 368 | 353 | 325 | 313 | 290 | 4 |
| 7 | 427 | 394 | 374 | 357 | 311 | 4 |
| 8 | 181 | 168 | 145 | 132 | 132 | 3 |
| 9 | 377 | 366 | 343 | 308 | 243 | 4 |
| Out | 3333 | 3155 | 2939 | 2708 | 2517 | 36 |
| 10 | 369 | 320 | 304 | 280 | 221 | 4 |
| 11 | 562 | 510 | 473 | 421 | 386 | 5 |
| 12 | 197 | 177 | 142 | 119 | 110 | 3 |
| 13 | 386 | 370 | 340 | 269 | 269 | 4 |
| 14 | 479 | 472 | 400 | 388 | 365 | 5 |
| 15 | 332 | 322 | 290 | 219 | 219 | 4 |
| 16 | 146 | 134 | 112 | 95 | 85 | 3 |
| 17 | 346 | 333 | 280 | 240 | 230 | 4 |
| 18 | 414 | 364 | 333 | 299 | 290 | 4 |
| In | 3231 | 3002 | 2674 | 2330 | 2175 | 36 |
| Total | 6564 | 6157 | 5613 | 5038 | 4692 | 72 |

Proposed

Santa Rosa Golf & Beach Club

SCORECARD

| Hole | Black | Blue | White | Gold | Silver | Green | Par |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|
| 1 | 508 | 476 | 455 | 420 | 390 | 353 | 5 |
| 2 | 190 | 170 | 162 | 153 | 138 | 101 | 3 |
| 3 | 430 | 390 | 367 | 330 | 305 | 273 | 4 |
| 4 | 372 | 357 | 347 | 331 | 305 | 260 | 4 |
| 5 | 488 | 474 | 425 | 410 | 394 | 355 | 5 |
| 6 | 386 | 353 | 341 | 320 | 296 | 268 | 4 |
| 7 | 467 | 430 | 383 | 357 | 315 | 280 | 4 |
| 8 | 185 | 177 | 155 | 145 | 136 | 86 | 3 |
| 9 | 374 | 346 | 316 | 302 | 264 | 226 | 4 |
| Out | 3400 | 3173 | 2951 | 2768 | 2543 | 2202 | 36 |
| 10 | 376 | 344 | 320 | 290 | 264 | 233 | 4 |
| 11 | 550 | 510 | 495 | 465 | 413 | 381 | 5 |
| 12 | 212 | 191 | 171 | 143 | 131 | 112 | 3 |
| 13 | 396 | 367 | 342 | 328 | 279 | 218 | 4 |
| 14 | 500 | 488 | 465 | 413 | 390 | 324 | 5 |
| 15 | 358 | 329 | 298 | 280 | 242 | 214 | 4 |
| 16 | 143 | 128 | 112 | 100 | 88 | 83 | 3 |
| 17 | 341 | 321 | 292 | 280 | 228 | 217 | 4 |
| 18 | 431 | 411 | 366 | 333 | 295 | 266 | 4 |
| In | 3307 | 3089 | 2861 | 2632 | 2330 | 2048 | 36 |
| Total | 6707 | 6262 | 5812 | 5400 | 4873 | 4250 | 72 |

1



PAR 5 Black 508 Blue 476 White 455 Gold 420 Silver 390 Green 353

At first glance, width, color and texture will be noticeably evident at the transformed Santa Rosa Golf & Beach Club. Selective tree removal will open up the left side off the tee, and a meandering sandy waste area will not only define the border between the opening hole and the seventh, but act as a target as it rises between holes. Traditional bunkers will mix in with the natural areas and the white sand base will be exposed. Eight newly shaped drainage areas will be positioned throughout both sides of the hole, and the fairway will tilt toward these collection areas.

The fairway will widen throughout most of the hole and the green will slide back and slightly left. The ground approach to the putting surface will increase as the front left bunker is repositioned. The vast chipping area on the right side will be shaped smoothly to contain golf balls missed on the wide side. The ditch left of this hole will be piped into a new pond. While not directly in play, aggressive shots will want to avoid the left side.

2



PAR 3 Black 190 Blue 170 White 162 Gold 153 Silver 138 Green 101

One of the recurring themes on this project will be adding width on the inside of the golf course. While the course acreage is limited, it can and will be so much more spacious. An entire row of pines will be removed on the left side allowing the greens complex to expand to the back and left. A new forward tee and a partially divided main tee will greatly improve yardage equity on this par three. The front edge of the large tee will be trimmed, lowered and pushed forward.

As the putting surface shifts back, the front right area of the green will be opened up with the removal of the existing bunker and an added chipping area. The left bunker will become the imposing hazard to avoid as it is cut in well below the surface of the green. Added drainage will help maintain a dry approach and a new back right bunker will frame the target. The putting surface will be almost 50% larger and will offer six varied hole locations.

3



PAR 4 Black 430 Blue 390 White 367 Gold 330 Silver 305 Green 273

As the greens complex widens and elevates on the left side, the putting surface will sit high on the horizon and will be easily visible all the way to the teeing ground. The dense row of pines and mounds on the left will be altered to present a mix of sandy waste and specimen pines, and the forward bunker on the left side, positioned to capture only the poorest of drives, will be eliminated. A new target bunker will be shaped at an appropriate position in the distance down the left side.

A fairway link will be made between this hole and the 6th, furthering the goal of width and connection on the course. Drainage will be added from the landing area through the greens complex. The cart path will extend down the sandy area on the right side, becoming more accessible and allowing traffic patterns and wear and tear to be managed. Three new tee pads will allow this lengthy par four to be presented from a slightly different angle and position.

4

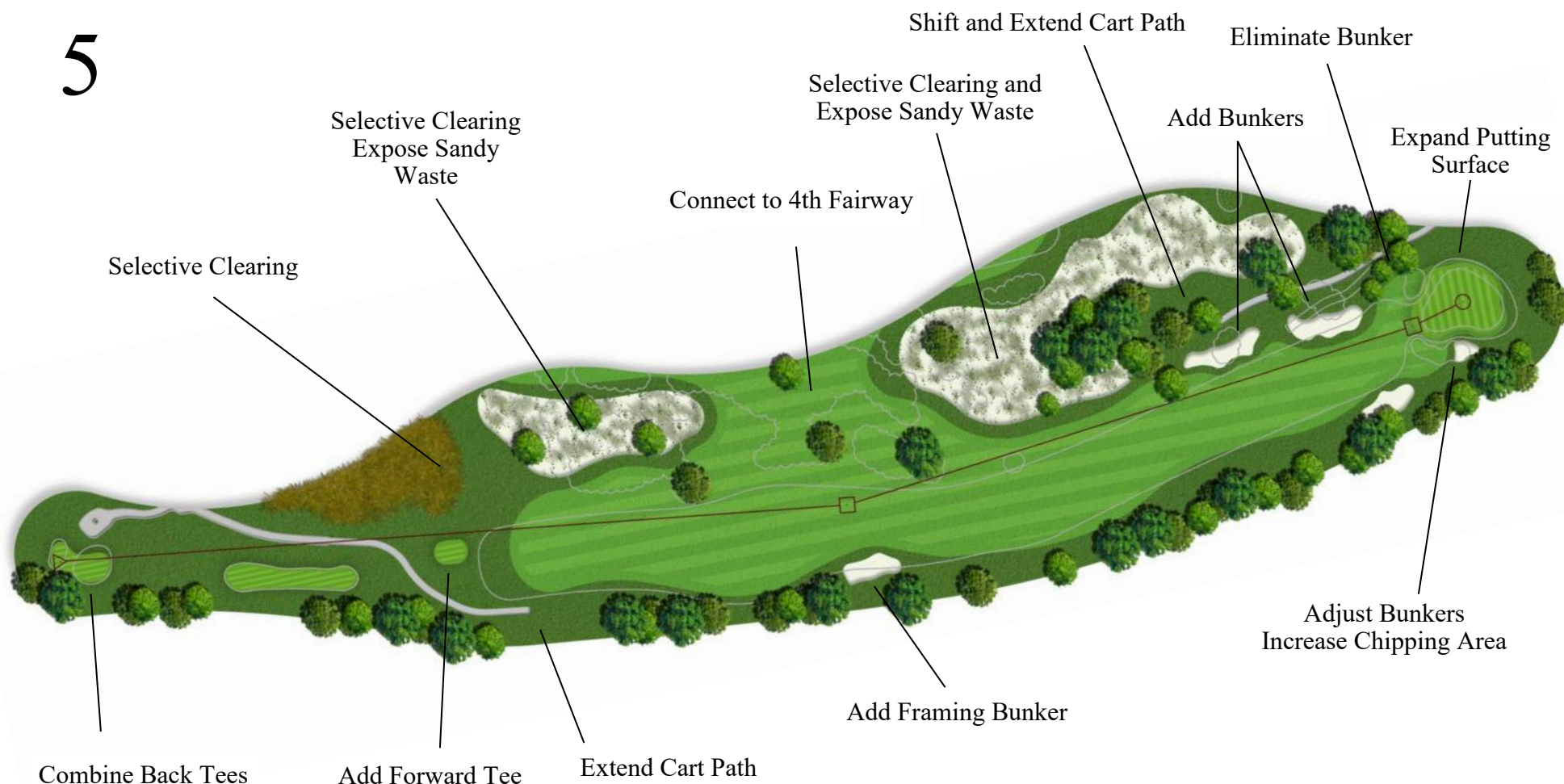


PAR 4 Black 372 Blue 357 White 347 Gold 331 Silver 305 Green 260

The 4th hole takes the golfer to the beach, both literally and figuratively! The next two holes present an incredible opportunity for width and the melding of golf and sandy dunes. The natural rise on the left side will become a major feature of this par four as the fairway doubles and wraps around a slender center bunker. The elevated left side offers a great view to the gulf and down onto the newly located greens complex from one of the highest spots on the course.

The greens complex moves alongside the detention area into the center of the course and the cart path shifts to the outside, wrapping around the back of the green following the property line on the right. The right fairway bunker is well positioned, but will have more support on the outside making it highly visible from the tees. The center bunker will blend with the newly shaped dunes, bridging the elevation differences between the high and low fairway. A new forward tee will be added, and the back tee will be extended and combined with the Blue tee.

5

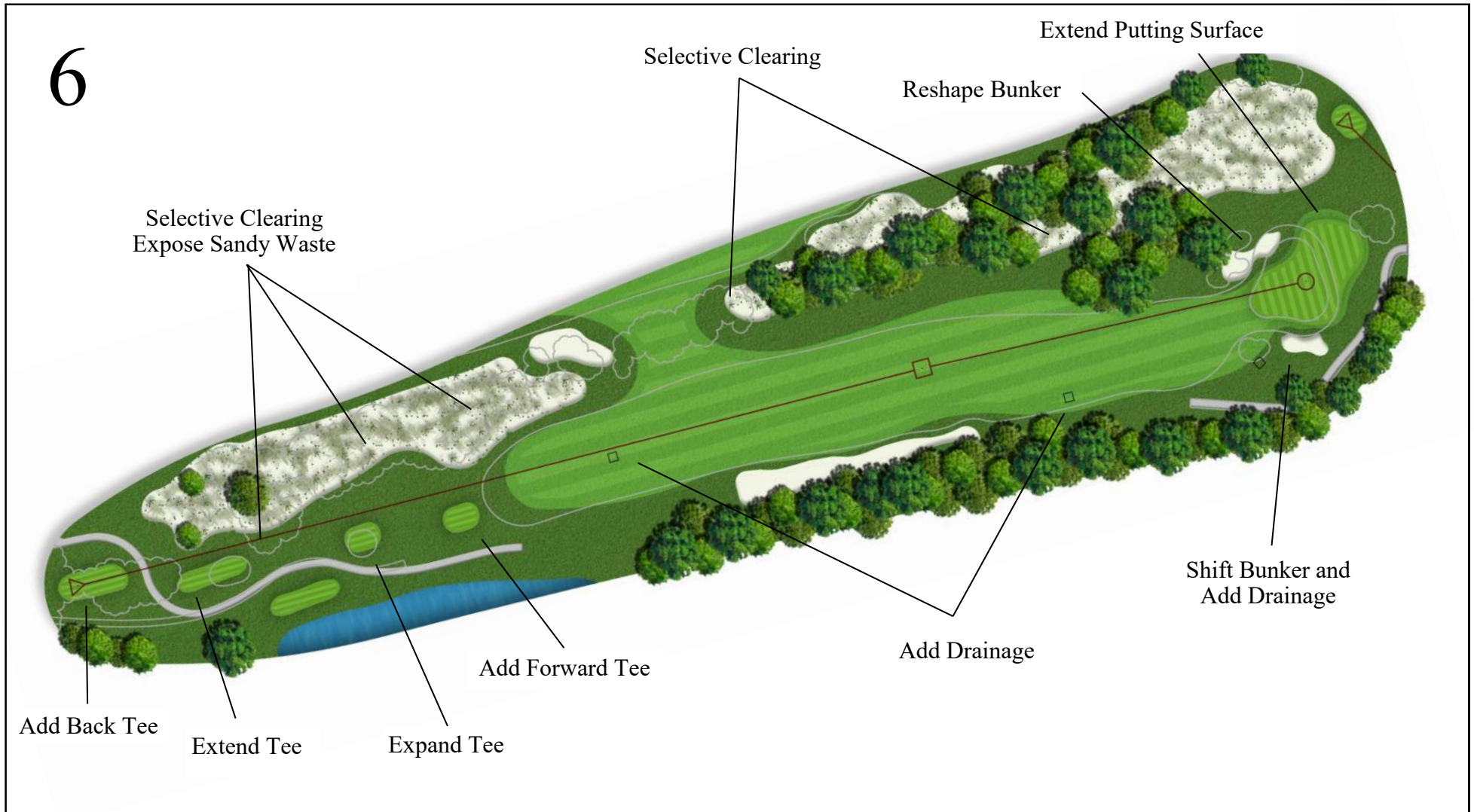


PAR 5 Black 488 Blue 474 White 425 Gold 410 Silver 394 Green 355

Opening up the left side on this short par five will greatly increase options from the tee. With out of bounds and a framing bunker running down the property line, the newly opened up fairway area becomes the logical choice, especially for the longest drivers. By leaving a few significant pines and adding sandy waste in combination with new bunkering, an attacking approach from the left side will need to be confidently struck, and must carry a partially blind no man's land when taking a direct approach to the flag.

The putting surface will be enlarged by 2,000 square feet offering a wide range of interesting hole locations and putting challenges. The front approach and surrounding greenside area actually has more grass from which to play and features variety of chipping areas and elevations. A large bunker added short and right of the green will assist in keeping balls in play, and the cart path will slide well to the left. A new forward tee will be added and the cart path at the tees will be extended down the property line.

6



PAR 4 Black 386 Blue 353 White 341 Gold 320 Silver 296 Green 268

All new tees and selective tree removal greet the golfer on this medium-length par four. Historical imagery shows a former bunker on the left. It will not be replaced, but as the less important trees are culled, a sandy waste area will take its place. The new back tee adds a couple of clubs to the typical approach while straightening the shape on this slender two-shotter.

The towering pines short of the greens complex remain the key challenging feature. Play safely to the left and the second shot must be worked around the trees. Take a more risky line off the tee to open up the angle on the approach, and any hole location becomes accessible. The back of the proposed green will extend another 10 – 15 yards and the right bunker slides back, opening up the front approach and widening the available fairway.

7

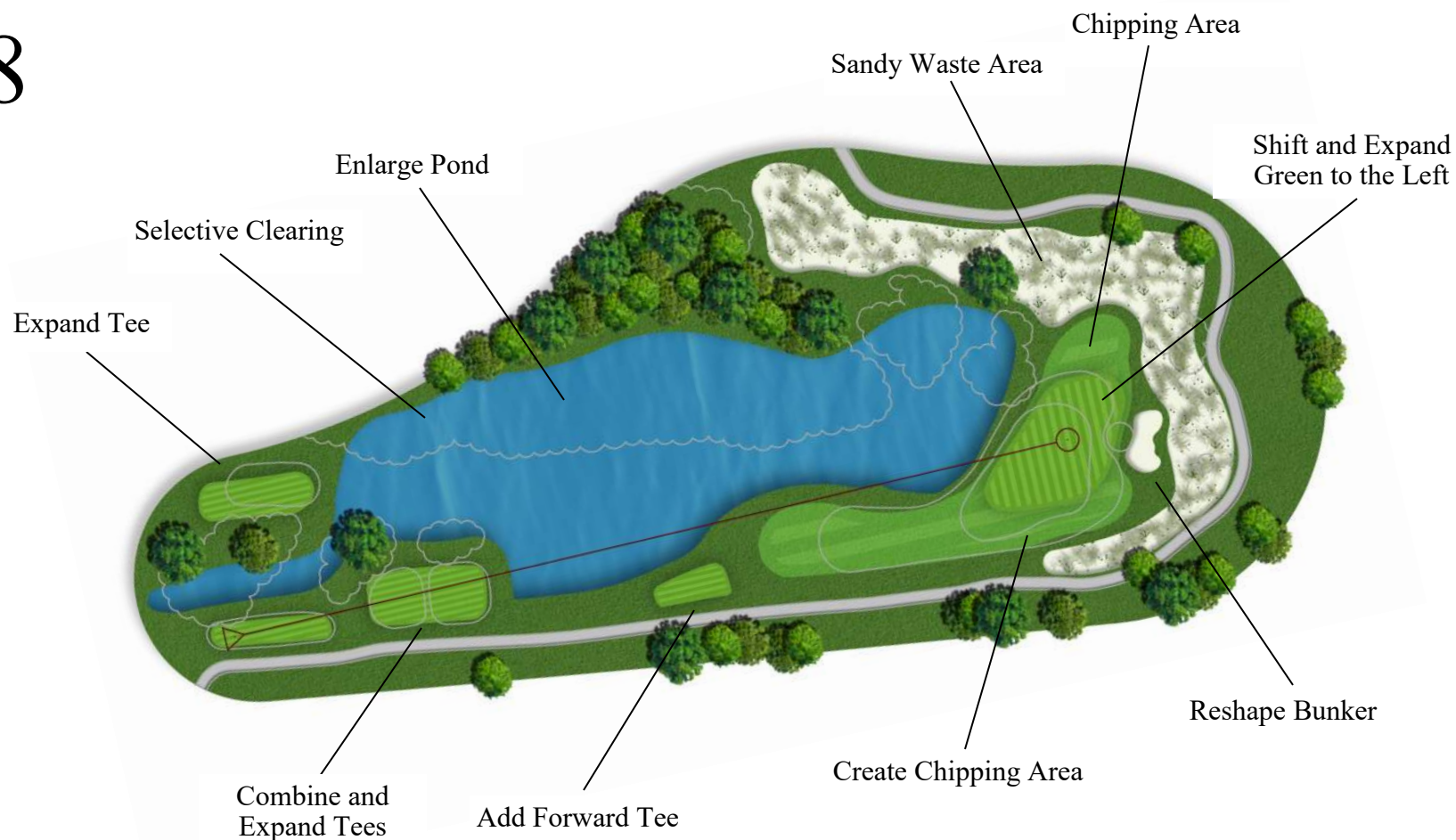


PAR 4 Black 467 Blue 430 White 383 Gold 357 Silver 315 Green 280

Every golf course needs a long, demanding par four as part of the day's test. By adding a new back tee, the 7th becomes that arduous hole. To complement such length, firm conditions are a must as every yard is vital to the success of the golfer. Excavated material from the expanded ponds on the 1st, 8th and 9th holes will be utilized to raise and tilt this fairway, and significant drainage will be added to rapidly move water away from play.

By underbrushing the overgrowth on the right, the hazard line is exposed and the playing area feels broader. A continuous cart path will make this hole passable even under the most adverse weather conditions. A formal bunker, shaped into the sandy waste ridge line on the left will gather the overly cautious drive. The putting surface will slide into the open space on the left side, broadening the area around the greens complex to better contain errant shots. Two new forward tees and firmer playing conditions will help offset some of the distance requirements demanded on this difficult par four.

8



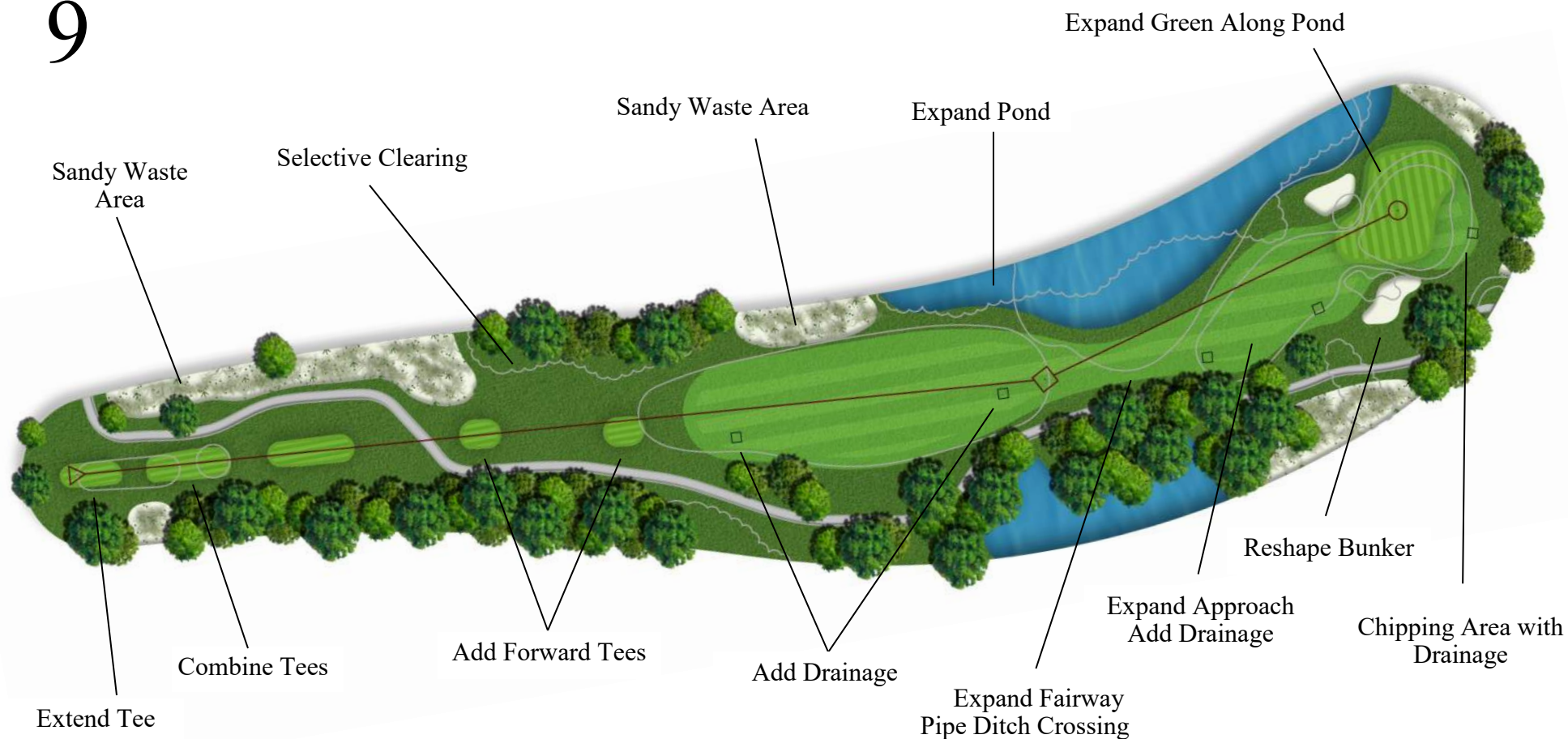
PAR 3 Black 185 Blue 177 White 155 Gold 145 Silver 136 Green 86

There is so much land to be gained on this terrific par three. On all par threes, tee space is at a premium. While there is plenty of space to expand the tee on the left side, the trees along the pond make the angle from that side less than desirable, and force more balls toward the homes on the right side. To help alleviate shots played off property to the right, the centerline of the green will shift left as the pond is excavated.

In the expanded area between the path and the green, a more manageable chipping area emerges. The back bunker will be larger and blend into the sandy dunes shaped behind the green. On the left side, a fairway cut area will blend seamlessly with the sandy waste area exposed between this complex and the tees on the following hole.

A new forward tee will help make a bold shot played across the corner of the pond a little less daunting.

9

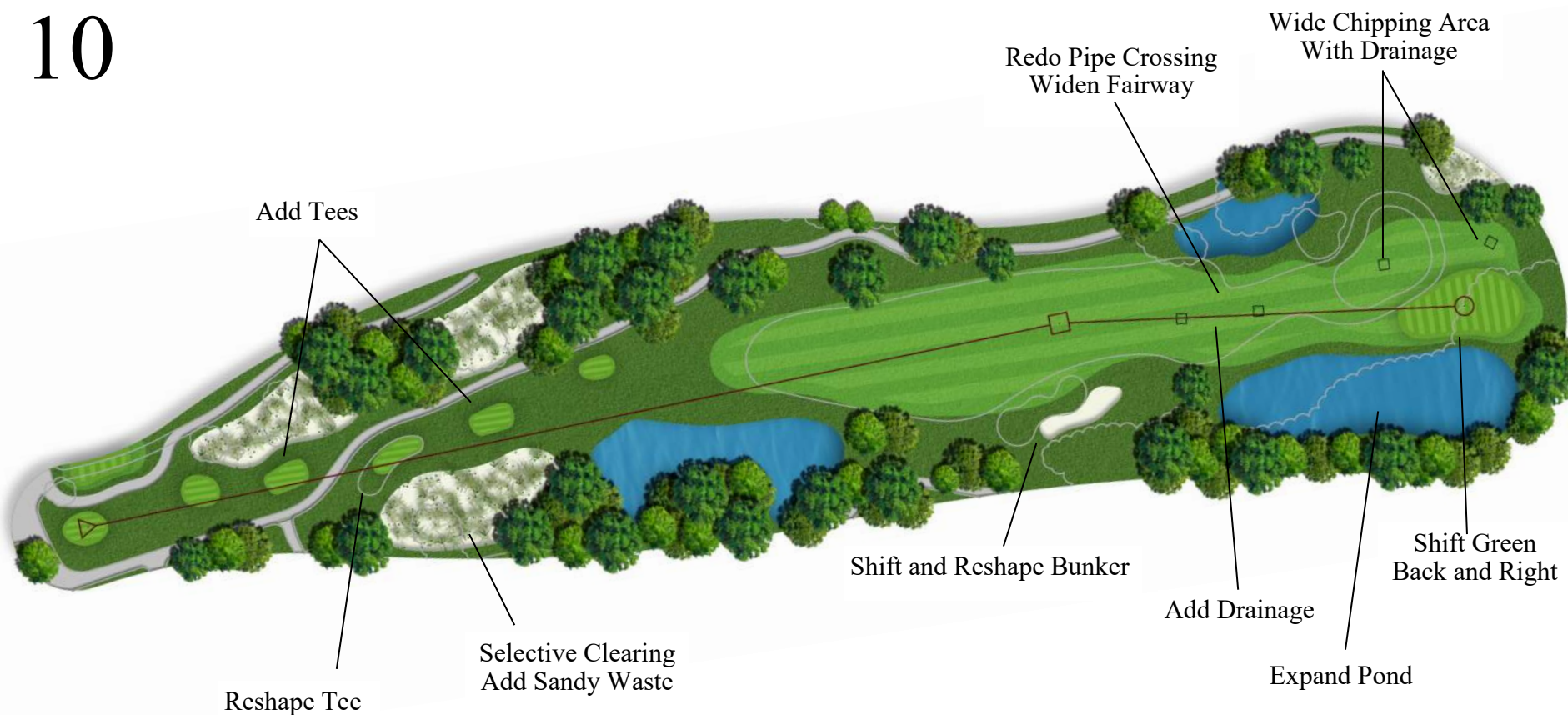


Par 4 Black 374 Blue 346 White 316 Gold 302 Silver 264 Green 226

The best golfers play the game in the air, while the vast majority utilize the ground as an important means to successfully navigate the course. In its current state, the closing hole on the front nine is a moderate challenge for the more accomplished golfer, but is unusually harsh for the shorter hitter who must plot their movements out on the turf. By reshaping the pond, expanding it on three sides, and filling on the right, the fairway becomes continuous from tee to green, and the 9th becomes an exciting hole for all golfers.

The putting surface will be shaped to fit better with the water, especially along the back left section. While two bunkers will remain, the opening between the bunkers will broaden to better accept the run up approach. The area around the green will be opened up to improve sunlight and air circulation, and the backdrop of the green will become a sandy ridge line. All new teeing grounds and extensive drainage round out the comprehensive improvements to this hole.

10



PAR 4 Black 376 Blue 344 White 316 Gold 302 Silver 264 Green 233

From the high ground around the clubhouse, the newly positioned green will be visible as it sits along the edge of an expanded pond. Contrary to the previous hole, or perhaps a dusty mirror image, the pond along the green is now on the right. The putting surface will be long and thin, demanding accuracy and nerve. There will be a wide bailout on the left side for the cautious.

The fairway will widen as the view is exposed. Ground access along the fairway will be considered as the small water hazard on the left is reduced. The fairway bunker slides back and right, continuing the goal of widening the landing zone. Four new drainage areas will be shaped between the landing area and the green to ensure dry, firm playing conditions. Two new tees will be added to create equitable yardage distribution.



PAR 5 Black 550 Blue 510 White 495 Gold 465 Silver 413 Green 381

The longest par five on the course takes the golfer on quite the journey. Moving along the western border of the property, the land rises and falls gently as the fairway twists its way from tee to green. The soft ascent of the landing area offers a great vantage point to contemplate the upcoming decision. The pond that bisects the middle of the fairway will be reconfigured to allow the fairway to wrap around its new shape. It will be extended on both ends and the direct path to the green will require a carry. For those seeking an alternative route, there is a fine path around the hazard. The putting surface will move to the edge of the pond and a wide fairway area will wrap around a nuisance bunker on the left side.

The bunkering throughout the hole will stand out. The fairway bunkers in the driving zone push out slightly and will be shaped with strong outside support to frame the landing area. As the fairway curves around the pond on the second shot, a pair of bunkers will be added as targets and to contain the errant miss to the right. As mentioned above, the greenside bunker will be pulled slightly away from the surface, less directly in play, but more of a problem for the long hitters going for the green in two.

12

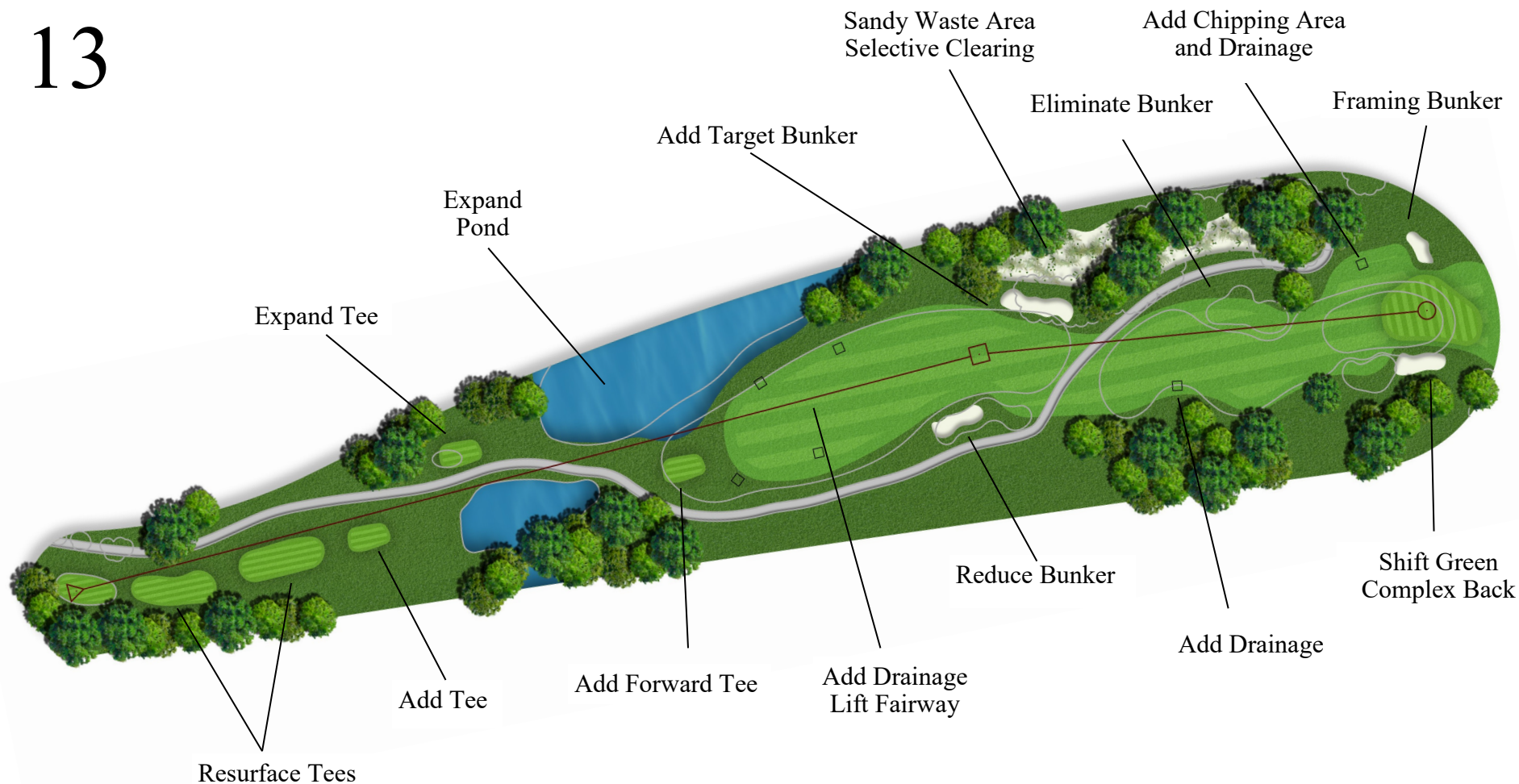


PAR 3 Black 212 Blue 191 White 171 Gold 143 Silver 131 Green 112

Playing a long shot to a small green across three bunkers is a very tough ask for most golfers. The longest par three on the course will actually lengthen by 15 yards; however, the putting surface will expand and the bunker positioning will be adjusted. The green will increase by 50%, offering more diverse hole locations and extending the runway, giving lower trajectory balls a chance to finish on the surface.

The trio of front bunkers will be combined and shaped as one deeper bunker, but its position will cover only the left half of the approach, opening up view and access to more of the green. The right side bunker will be shaped to contain balls and angled to frame the chipping area on the right side. The flat shelf below the right collar will broaden to assist in keeping balls in play.

13



PAR 4 Black 396 Blue 367 White 342 Gold 328 Silver 279 Green 218

Returning to a theme started on the front nine, the left side will open up and sandy dunes will be exposed and enhanced. The 13th occupies some of the lowest and highest ground found on the course. The low area along the ponds will be lifted and drained. Three new or reshaped forward tees will enable golfers to drive past the low area to the elevated landing area. The right fairway bunker will be reduced and an offsetting target bunker will be shaped into the sandy dunes on the left side, providing a perfect target from the tee.

Climbing from the landing area to the clubhouse, the second shot enjoys a rare uphill approach. The bunker short of the pine on the left will be removed, eliminating what some would consider a double hazard. The entire green complex will be pushed back another 15 yards, making better use of the available land and connecting the green with the clubhouse area. A vast amount of fairway cut chipping area will coordinate with two green-side bunkers making recovery for par from around the green a diverse experience.



Par 5 Black 508 Blue 476 White 455 Gold 420 Silver 390 Green 353

Cutting off the corner on a dogleg par five is always a possibility; however, it should not be without risk. A new back tee starts the process of protecting the integrity and safety of this hole. Pushing the bunkers out farther will have an impact as well. Pond expansion on both sides of the beginning of the fairway will provide needed material for lifting the low areas and protecting the 18th tee from bombers trying to take an overly aggressive route.

Better tee distribution, including a new forward tee, will make this scoring opportunity more fun for all. The presence of the bunkering throughout the hole will be raised as support is added to frame each feature. The green complex edges out to the left side and elevates as the ground drops, making the putting surface really come out of the ground. A swale cuts across in front of the complex to better handle water and to add depth and dimension to the approach.

15



PAR 4 Black 358 Blue 329 White 298 Gold 280 Silver 242 Green 214

The previous section of holes favored and rewarded the power game, but now the course enters a delightful group of holes where precision is key. Placement off the tee is a must as being too long or too short can be a problem. Two new tees will be added to challenge the longer hitter and aid the forward tee player.

The peninsula that juts into the pond off the back right corner of the green complex will be removed, presenting a clean pond bank down the entire right side of the approach. The accompanying tree removal will open up the southern sun exposure and greatly help turf growth in this area. The newly shaped putting surface will be long and thin, hugging the edge of the pond bank. It will be contoured to move balls and water in several directions, making each new hole location an adventure. An ample chipping area will be shaped on the left side and the greenside bunker will be removed. No bunkering on this hole will be necessary as all goals and obstacles will be clearly evident.

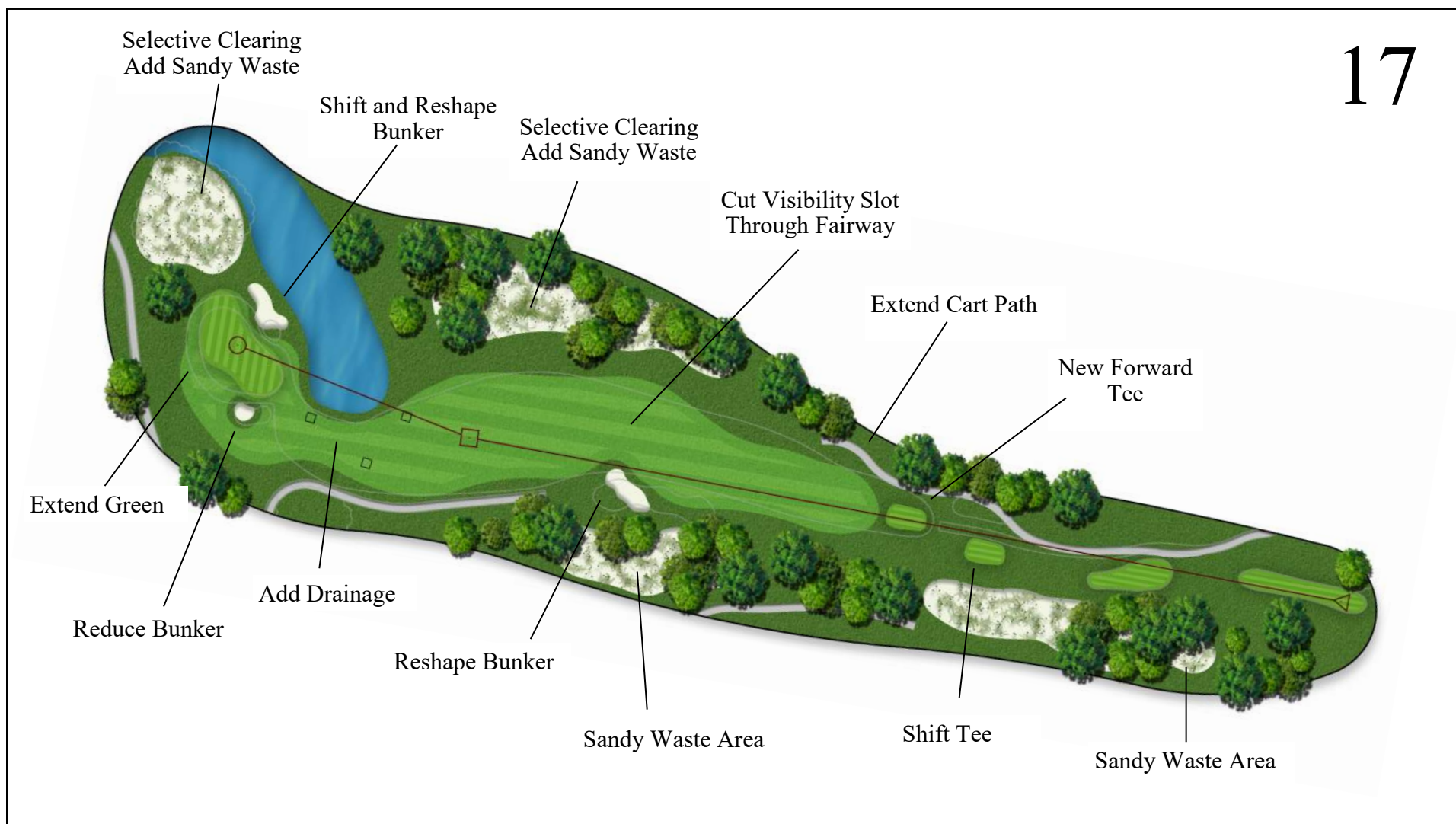
16



PAR 3 Black 143 Blue 128 White 112 Gold 100 Silver 88 Green 83

In high contrast to the lengthy 12th, the 16th is all about control, execution, nerve and fun. Every player has a chance to be successful on this diminutive par three. Every player also has the chance for disaster as the putting surface moves to the water's edge. While the green's square footage will be more than ample, the surface will play and appear smaller, especially when a breeze is blowing. It will take courage and skill to attack certain flagstick positions.

Significant tee expansion will enable the markers to move around, changing angles and providing quality turf. By sliding the green to the right, the playable area around the complex increases. Two small bunkers dot the large fairway area and, once again, there is plenty of space to play away from trouble. Sandy waste areas frame the left side, adding color and texture to this amazing canvas.



PAR 4 Black 341 Blue 321 White 292 Gold 280 Silver 228 Green 217

Driving through the saddle over the rise in this fairway, there is a touch of mystery to the 17th. The bunker will turn slightly to the right, acting as a cross bunker while indicating the perfect line off the tee. The fairway will jog slightly around the bunker widening on the right side, and a speed slot will be cut in close to the bunker for visibility over the rise. Sandy waste areas will line each side of the fairway reducing scrub and adding a separation ridge between adjacent holes. The cart path will shift to the right and extend beyond a new forward tee.

The shape of the green will narrow in some places and extend in others to require more precision on this short approach. The front bunker will expand as the green extends to the right, while the left bunker will be reduced to make space for a broad chipping area. The low area short of the green will be lifted and well drained.



PAR 4 Black 431 Blue 411 White 366 Gold 333 Silver 295 Green 266

Ebbing and flowing between challenges and opportunities is the mark of a terrific golf course. Following several great chances to better one's score, the closing hole presents a stern test, one that will reward the strong finish. Adjusting the position of the back and forward tees creates better yardage distribution and makes the corner attainable. The cart path will move left out of view and extend down the edge of the fairway. The bunkers will be lifted for definition as they act as targets and provide containment.

The two big oak trees stand tall as they bookend the approach to the green. The small trees short of the oak on the right will be removed to set the oak on its own. The lone bunker on the left transitions a large amount of slope and will be reshaped as two stacked bunkers with flatter bottoms. The putting surface wraps behind the bunkers on the left and ties into the chipping green on the right. For special events, it can serve as a terrific putting course.

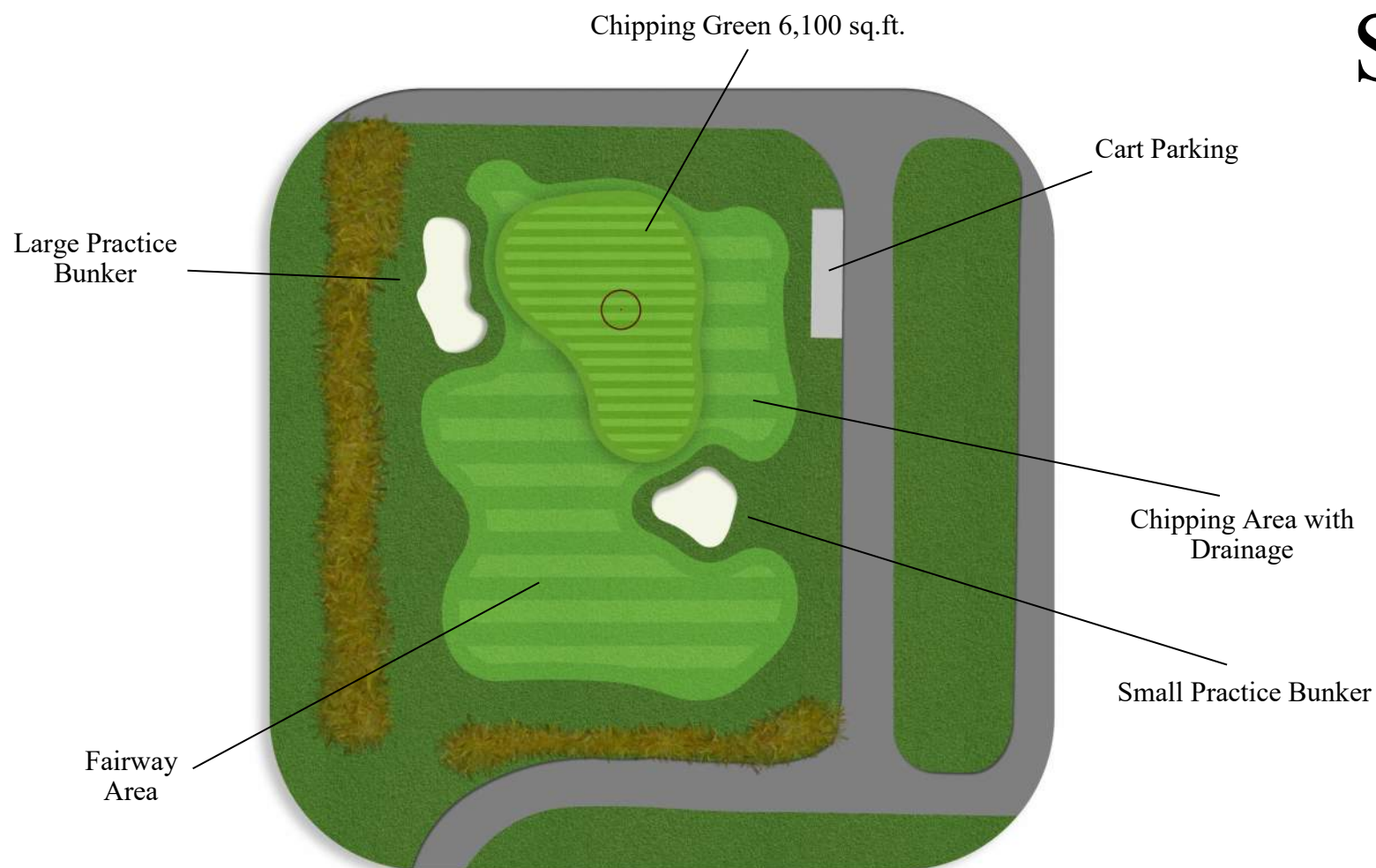


RANGE / SHORT COURSE

Practice Facilities have never been more valuable to clubs. Members are looking to not only improve their game, but to have a valuable golf experience when their time at the club is limited. As a group, the proposed practice facilities will take things to an entirely new level. In order to provide better quality turf from which to practice, the existing tee will be significantly enlarged and a new tee at the far end will be added. The range is not long enough to use both at the same time, but the far end option will greatly reduce stress on the main tee.

The landing area will be highlighted by six well-defined target greens shaped to simulate real greens. These greens will also serve as an integrated Six-hole Short Course. With yardages ranging from 45 – 85 yards to small but interesting greens, the Short Course will be a welcome opportunity for fun. Appealing targets that mimic actual golf course scenarios will enable golfers to focus better during their practice times and will result in more useful sessions.

SG



SHORT GAME AREA

While the range is a terrific place to work on one's game, the short game facility will provide a fantastic opportunity to work on "situational practice" for all shots within 50 yards of the hole. Almost any situation found around the greens on the renovated course can be duplicated and practiced at our proposed short game area. Two practice bunkers and ample chipping areas surround a USGA specified practice green.

The basics of ball contact and control will be developed, and the ability to manage around and on the greens will be tested. This is the perfect spot to introduce new golfers to the game and yet allow seasoned veterans the chance to fine tune their skills and improve their scores. The practice facilities combined with sound instruction will greatly enhance Santa Rosa Golf & Beach Club.

PG



PUTTING GREEN

To stand on the back porch and look out over the beautiful Santa Rosa Golf & Beach Club course is the goal for the back of the clubhouse. Additionally, ease of flow and movement will be improved with better visibility. Several trees will be removed in order to see down the tenth hole, view the 9th green and its adjacent pond, and expose the newly positioned 13th green.

The practice putting green currently serves as both a putting and chipping green and is jammed against the edge of a tree line, surrounded by less than ideal turf. By adding a fully dedicated Short Game Area in a new location, this green becomes mainly a putting green. The idea to combine it with the 18th green makes both greens effectively larger and creates the opportunity for a fun putting course during special events.