

to the west. Sixth, the plan does not incorporate a hotel.

3.0 Specific Plan

3.1 Comprehensive Land Use Plan (Amended)

The implementation of the Park Alternative has left two parcels for development; the remainder Andreas Cove parcel (52.27 acres) and the Bow parcel (38.57 acres). In the original development scenario, each of these parcels was similarly entitled with single family lots, open spaces and a portion of the golf course. The intent of Amendment No. 1 to SP 211 is to formulate a program for development of the Andreas Cove parcel. It eliminates the extraneous uses and vestigial language of the umbrella document as it relates to that parcel while leaving intact the entitlements approved for the Bow property. Figure 8 depicts the proposed development for Andreas Cove and Figures 9 and 10 depict the land use as approved in SP 211 for Andreas Cove and the Bow parcel.

3.1.2 Residential Uses

The residential units to be located in Planning Area 15 will be single family homes of the following type:

1. Planned Community Lots - up to 40 Lots

These lots are only located in Planning Area 15 (Andreas Cove parcel).

The provisions of SP 211 relative to Planning Area 16 allowed approximately 40 golf course lots of up to 10,000 square feet. These continue that designation as follows:

2. Golf Course Lots - 40 Lots

These lots are located only in Planning Area 16 (the Bow parcel). Lot sizes range from 8,000 to 10,000 square feet.

3.1.3 Park Uses

Planning Area 17 includes the remainder of SP 211. Planning Area 17 is restricted to park usage pursuant to the deed transferring ownership from the State of California to the United States in trust for the Agua Caliente Band of Cahuilla Indians.

Planning Area 18 includes the land acquired for access to the park and other lands involved with SP 211.