

3.3 Planning Area Development Standards

3.3.1 Planning Areas 1 through 14

Planning Areas 1 through 14, depicted the range of development activities set forth in the preferred alternative (Country Club Scenario). All have been deleted by being incorporated into Planning Areas 15 (Andreas Cove parcel), 16 (Bow parcel) , 17 (Park parcel) or 18 (County parcel).

3.3.2 Planning Area 15

Acreage: 52.27 acres
Proposed Use: Single family residential with common facilities (streets, drainage, open space)
Density: 40 residential lots maximum - 0.76 d.u./acre
Standards: -Development Standards of the SP zone shall apply where standards are not delineated in this document or in the Specific Plan Zoning Text (attached).
 -See Section 3.2.3 for landscape standards.
 -Each lot design shall renaturalize those areas not in use for the dwelling, garage, recreation facilities, patios, entries and the like. Reuse of large rocks and boulders is encouraged.
 -Split level homes are encouraged to maintain the natural slope of the site

3.3.3 Planning Area 16

Acreage: 38.57 acres
Proposed Use: Single family residential, streets, drainage, open space
Density: 40 lots - 1.04 d.u./acre
Standards: Development Standards of the R-1 Zone shall apply (See Section 3.2.11.3).
 -See Section 3.2.3 for landscape standards.

3.3.4 Planning Area 17

Acreage: 356 acres +/-
Proposed Use: Indian Canyon Park (Combined with existing Tribal holdings)
Density: Restricted to Park related activities
Standards: - To be established by Agua Caliente Tribal Council pursuant to deed restrictions established for the transfer of property to the United States in trust for the Band.