

3.3.5 Planning Area 18

Planning Area 18 consists of the remaining property held by Riverside County lying westerly of Planning Area 15. Its planned usage is primarily to provide access to Planning Area 15 (Andreas Cove), Planning Area 16 (Bow parcel) and Planning Area 17 (Indian Canyons Park). The portion not designated for access purposes was acquired to be added to the park. No zoning or development standards are proposed.

3.4 Implementation

3.4.1. Approach

Submitted concurrently with the processing of Amendment No. 1 to SP 211 is a development proposal for Planning Area 15. The terms of that application are detailed in Section 3.4.2. Applications for Planning Area 16 may be submitted in compliance with the provisions of this Specific Plan and rules and regulations in place at the time of the submission.

3.4.2 Andreas Cove (Planning Area 15) Specifics

3.4.2.1 Purpose and Intent

Planning Area (PA) 15 is located on approximately 52 acres located at the northerly end of the site and includes all or part of Planning Areas 3, 4, 11 and 14 (see Figures 3 and 9). Within the framework of the layout of SP 211 for what is now PA 15 there was the potential for 58 single family homes, three golf holes, and the gatehouses for the Country Club development and the Indian Canyons. The approved overall density for the residential areas is 3.2 units per acre. The density now proposed is 0.76 units per acre. The revised development has been designed for approximately 40 single family estate lots ranging from 16,000 s.f. to 46,000 s.f. . All but four of the lots will have their access off a gated, internal private street . Golf facilities have been eliminated as a proposed use.

The extensive efforts resulting in the approved Specific Plan 211, including the Environmental Impact Report 221, are left intact. Due to the reduced scope of development and the reality of the Indian Canyon Park acting as its own mitigation, the measures required can also be reduced in many instances.

3.4.2.2 Background and History of Property

The subject property, some 52 acres located southerly of the City of Palm Springs, is