

Summary of the Proposed Second Amendment to the ODP

EXHIBIT 1: SUMMARY OF PROPOSED SECOND AMENDMENT TO THE REDLANDS MESA ODP (refer to Redlands Mesa ODP Exhibit 1, a map of the proposed and current parcels):

- The amendment increases the number of units to 574 from 526 as per the first amendment. The original plan included 517 units.
- Three parcels of approximately 20 acres of the total 198 acres in Redlands Mesa would be eligible to be developed for short-term rentals.
- The majority of the remaining development areas would now be designated as multi-family and single-family eligible properties.
- The amendment requests an increase to the maximum developed units per acre (DU/AC) from 8 to 12 units on 3 parcels (18, 20, and 21). These are areas near High Desert Road, The Peaks and the Golf Pro Shop.
- A summary of the amendment request to change the type of housing by parcel (as shown on the ODP Plan Exhibit) is summarized below:
 - Parcel 4: 40 units of multi-family/single-family at the end of High Desert Road
 - Parcels 13(A): 60 units of multi-family/single-family in area between Yellow Cat Court/Bella Court/Ventana Court
 - Parcel 15(B): 12 units of multi-family/single-family in area opposite of Redlands Mesa Drive near 'Edge of the World' on West Ridges Blvd
 - Parcel 18: 9 units of multi-family and short term rentals up to 12 DU on 0.93 acre lot near Clubhouse between High Desert Road and Red Ridges Court
 - Parcel 20: 70 units of short term rental, multi-family and single-family up to 12 DU at end of High Desert Road
 - Parcel 21: 60 units of short term rental, multi-family, and single-family up to 12 DU at area between the practice area and Peaks townhomes.