

1. Comprehensive Land Use Plan

a. Description of Land Use Plan

The Kohl Ranch Specific Plan consists of a balanced array of land uses including residential, business, commercial, industrial, open space and public facilities. Both living and working opportunities will be available within the thirteen project neighborhoods, with the specific mix of uses dependent upon the neighborhood location, relationship to adjacent uses such as Desert Resorts Regional Airport, and access to the regional transportation network. In general, the neighborhoods in the northern portion of the site have the highest concentration of employment uses, which can best maximize the advantages of proximity to the airport, and which are least likely to be affected by airport-related impacts such as noise. The land uses within these neighborhoods are designed to locate employment opportunities in close proximity to residential areas, thereby reducing the number of vehicle trips required, and to create centers of local activity that prosper from the mix of commercial, office and business uses. These northernmost neighborhoods have a natural outward orientation and response to the regional context, providing jobs and services to areas both on and off-site.

Predominantly residential-based neighborhoods are concentrated in the southern portion of the site. "E" Street on the proposed Specific Plan, is roughly coincident with the limits of the Desert Resorts Regional Airport Traffic Pattern Zone (TPZ) within which places of public assembly such as churches and schools are discouraged.

The residential portion of the land use plan includes 7,171 dwelling units distributed among three different density classifications on 1,103.33 acres and 405.16 acres of open space. The business, commercial and industrial land use categories will comprise 155.10, 91.09 and 172.86 acres, respectively. Commercial areas will serve the Kohl Ranch project as well as neighboring communities. Business and industrial uses will be oriented toward the Desert Resorts Regional Airport as well as larger regional markets, and are intended to provide employment opportunities to project area residents. The land uses proposed for the Kohl Ranch Specific Plan are summarized below and in Table IV-1 and are depicted in Figure IV-1, Land Use Plan.

1) Residential

Residential areas within the project will provide a total of 7,171 dwelling units, with an overall gross density of 4.42 dwelling units per gross residential acre.¹ The residential element of the plan comprises 1,103.33 acres or 50.8 percent of the total project site. Three residential land uses are proposed, Low Density Residential, Medium Density Residential and High Density Residential, establishing appropriate transitions to adjacent non-residential land uses, both on and off-site. It should be noted that residential planning areas can be developed to a lower density than that specified by the planning area land use designation,

¹ The overall gross density for residential areas was determined by dividing the total number of dwelling units by the acreage devoted to residential land uses, open space, public facilities and local residential streets. The gross density, if determined by dividing the total dwelling units by the residential acreage, is 6.50. This density is reduced to 3.30 if the entire site acreage is used.

without requiring an amendment to the Specific Plan. Additionally, the maximum density and the total number of dwelling units within the high density residential designation can be exceeded through the application of density bonuses for affordable housing, as permitted by the provisions of Section 65915 of the California Government Code. The majority of residential uses are proposed in the southern portion of the site, outside of the TPZ where public facilities can be provided. It is anticipated that the residential land uses south of Avenue 62 will consist of retirement and second home communities. Residential uses north of Avenue 62 are intended to house employees of the nearby commercial, business and industrial uses.

Each of the residential land use designations (i.e., Low Density Residential, Medium Density Residential and High Density Residential) can be developed with several zoning classifications, including classifications which permit clustering of residential density within planning areas, as described below:

Land Use Designation	Zoning Classifications/ Product Types
Low Density Residential	Detached Dwelling Units Cluster Detached Dwelling Units Cluster Attached Dwelling Units
Medium Density Residential	Detached Dwelling Units Cluster Detached Dwelling Units Cluster Attached Dwelling Units
High Density Residential	Cluster Attached Dwelling Units Affordable Housing

The zoning classifications each has a unique set of development standards designed to accommodate a variety of housing product types. These different zoning classifications are intended to provide flexibility to develop in areas that are affected by the open space requirements and noise impacts of the Desert Resorts Regional Airport safety zones and the limitations imposed by the utility easement beltway in the central portion of the site. By allowing for clustering of development within planning areas, it is possible to retain residential densities while providing adequate open space for drainageways, recreational and other lakes and golf courses, the power line easement, and the airport zones.

Under the Specific Plan, it is possible to develop one or more of the product types within an individual planning area or neighborhood, provided that the development is consistent with the project's Design Guidelines.

a) *Low Density Residential (1 - 5.9 du/acre)*

Low Density Residential units are proposed throughout the project site. A total of 1,569 dwelling units on 490.77 acres is planned. This is based on a target density of 3.2 du/acre. The purpose of this designation is to provide a lower density residential alternative in the plan. The intent is to: 1) locate lower density land uses at the project periphery adjacent to off-site lands currently in low intensity uses such as agriculture;

2) provide a transition between open space/recreational areas and medium density land uses; 3) provide for limited residential uses where permitted within the Extended Runway Centerline (ERC) airport safety zone; and 4) create a housing opportunity offering greater private open space amenity than is available in the higher density residential zones.

In addition to One Family Dwellings development, additional uses within the Low Density Residential land use designation include two family dwellings developed as cluster development; lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water; water wells and appurtenant facilities; day care centers; libraries; religious institutions; community centers; and schools. Additionally, light agricultural uses will be allowed when the gross area of a lot is twenty (20) acres or greater.

b) Medium Density Residential (6 - 11.9 du/acre)

Medium Density Residential land uses are proposed throughout the site. A total of 3,062 dwelling units on 433.59 acres is planned. This is based on a target density of 7.1 du/acre. The purpose of this designation is to provide a transition between high and low density residential areas. The intent is to: 1) create the potential for single-family, first home buyers; 2) offer a desirable housing product for retirees and second home buyers; 3) allow for the development of a mobile home community that would be compatible with existing land uses in that neighborhood and adjacent neighborhoods, and would be consistent with the design guidelines for the project; and 4) accommodate residents seeking more private open space amenities than are available in the High Density Residential areas.

In addition to Multiple Family Dwellings development, additional uses within the Medium Density Residential land use designation include two family dwellings developed as cluster development; lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water; water wells and appurtenant facilities; day care centers, libraries, religious institutions, community centers and schools. Additionally, light agricultural uses will be allowed when the gross area of a lot is twenty (20) acres or greater.

Table IV-1 LAND USE PLAN STATISTICAL SUMMARY				
Land Use	Acreage	Percent of Total	Percent of Developable Area ¹	Dwelling Units
RESIDENTIAL				
Low Density Residential (RL)	490.77	22.6	32.2	1,569
Medium Density Residential (RM)	433.59	20.0	28.5	3,062
High Density Residential (RH)	178.97	8.2	11.8	2,540
Total Residential	1,103.33	50.8	72.5	7,171
INDUSTRIAL				
Heavy Industrial (HI)	172.86	8.0	11.3	
Total Industrial	172.86	8.0	11.3	
BUSINESS				
Air Park/Mixed Use (AP/MU)	107.03	4.9	7.0	
Office (O)	48.07	2.2	3.2	
Total Business	155.10	7.1	10.2	
COMMERCIAL				
Total Commercial	91.09	4.2	6.0	
OTHER				
Open Space (OS)	405.16	18.7		
Public Facilities/Schools (PF)	84.33	3.9		
Right-of-Way (ROW) ²	160.52	7.4		
Total Other	650.01	29.9		
TOTAL	2,172.39	100%	100%	7,171
¹ Assumes total of 1,522.38 acres of developable land. This does not include land uses in "other" category. ² The ROW acreage includes local streets, which are not depicted on the Land Use Plan. See Figure IV-4, Circulation/Land Use in Section IV.A.2.				

Land Use Plan



THE KOHL RANCH

COACHELLA VALLEY, CALIFORNIA

Scale: 1" = 2000'
 Figure IV-1

c) High Density Residential (12 - 18 du/acre)

High Density Residential land uses are located in close proximity to community cores established for the project. A total of approximately 2,540 dwelling units on 178.97 acres is planned, assuming a target density of 14.2 du/acre. The purpose of this designation is to enhance the range of housing types provided within the project area. The intent is to: 1) achieve an affordable living environment for those working in the project vicinity; 2) provide a more compact housing product within close proximity to commercial services and employment opportunities; 3) allow for the development of a mobile home community that would be compatible with existing land uses in that neighborhood and adjacent neighborhoods, and would be consistent with the design guidelines for the project; 4) create pedestrian-oriented communities with common open space and recreation facilities; 5) orient residential areas around community focal points such as churches and community centers; and 6) provide a transition between the commercial, office and community service uses in the cores and the lower density residential uses. The maximum density and the total number of dwelling units within the high density residential designation can be exceeded through the application of density bonuses for affordable housing, as permitted by the provisions of Section 65915 of the California Government Code.

In addition to Multiple Family Dwellings development, additional uses within the High Density Residential land use designation include two family dwellings developed as cluster development; lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water; and water wells and appurtenant facilities. Additionally, light agricultural uses will be allowed when the gross area of a lot is twenty (20) acres or greater.

2) Industrial

One industrial land use category is proposed, with an additional two industrial land use categories proposed through implementation of the Industrial Overlay Designation, offering a range of employment opportunities that respond to market conditions and the skills base of the local labor force. A total of 172.86 acres of heavy industrial uses are concentrated in the northern portion of the site, within the Thermal Redevelopment Area and in close proximity to Desert Resorts Regional Airport and Polk Street, a designated arterial highway providing access to the airport and points east.

a) Light Industrial

Light Industrial land uses are proposed through the implementation of the Industrial Overlay Designation. The purpose of this designation is to provide for light manufacturing uses that provide employment opportunities for area residents. The intent is to: 1) concentrate light industrial uses where maximum benefit can be derived from proximity to Desert Resorts Regional Airport, Polk Street and Highway 86 to the east; 2) locate parking areas for light industrial uses within the Desert Resorts Regional Airport Inner Safety Zone (ISZ) where structures and residential uses are prohibited; 3)

create districts that encourage a mix of office, light assembly and retail commercial; 4) limit uses to those activities performed indoors and outdoor activities screened from public view; and 5) exclude residential uses from these areas to avoid conflicts within planning areas.

In addition to Manufacturing-Service Commercial development, additional uses within the Light Industrial land use designation include water wells and appurtenant facilities; detention and appurtenant facilities; hospitals; and research and development facilities for biomedical, chemical, electronic, mechanical and other scientific purposes. Additionally, light agricultural uses will be allowed when the gross area of a lot is twenty (20) acres or greater.

b) Heavy Industrial

Heavy Industrial land uses totaling 172.86 acres are located in the northern portion of the project site. The purpose of this designation is to allow for more intense, industrial/manufacturing uses. The intent is to: 1) encourage land uses which provide relatively greater levels of employment than is typically associated with industrial uses such as warehousing and distribution; 2) allow for uses that require outdoor storage; and 3) maximize use of the regional transportation system, including air, rail and the road network.

In addition to Manufacturing-Heavy development, additional uses within the Heavy Industrial land use designation include water wells and appurtenant facilities; aerial services including advertising, photography and tours; aerospace/aeronautical museums; aircraft taxiways; catering services/flight kitchens; conference facilities; golf courses and appurtenant facilities; convenience stores; dry cleaners; flight schools; hospitals; hotels and motels; intermodal cargo transfer terminals; research and development facilities for biomedical, chemical, electronic, mechanical and other scientific purposes; paper recycling facilities; parcel delivery services; and rental car agencies including the storage of rental cars; cogeneration plants; structures and facilities necessary and incidental to the development, generation and transmission of electric power and gas such as power plants, booster or conversion plants, transmission lines, pipelines and the like; and incarceration and detention facilities. Additionally, light agricultural uses will be allowed when the gross area of a lot is twenty (20) acres or greater.

c) Warehouse/Distribution

The Warehouse/Distribution land use designation is also proposed for the northern portion of the site, near proposed heavy and light industrial land uses, thorough implementation of the Industrial Overlay Designation. The purpose of this designation is to attract larger, regional warehouse/distribution facilities that can take advantage of excellent access to the area's transportation system and regional markets. The intent is to: 1) site warehouse/distribution land uses to link with local/regional transportation network (including Highway 86 to the east), Desert Resorts Regional Airport and potential rail service; 2) expand the regional market for businesses with potential to

benefit from increased trade with Mexico resulting from NAFTA; 3) recognize the continued importance of agriculture in the regional economy by allowing for agriculture-related warehouse, cold storage, packing and distribution facilities; and 4) ensure compatibility with other business uses.

In addition to Manufacturing-Service Commercial development, additional uses within the Warehouse/Distribution land use designation include water wells and appurtenant facilities; flight schools; plumbing supply yards; recreational vehicle sales; and rental car agencies including storage of rental cars; and solid waste transfer stations operated totally within enclosed buildings with no outside storage. Additionally, light agricultural uses will be allowed when the gross area of a lot is twenty (20) acres or greater.

3) Business

a) Airpark/Mixed Use

The Airpark/Mixed Use designation is located in the northernmost portion of the project site, just south of the Desert Resorts Regional Airport. Approximately 107.03 acres are devoted to this land use. The purpose of this designation is to accommodate a wide range of land uses including office, service, commercial, airport-related, incubator business and very light industrial. The intent is to: 1) complement expansion plans for the Desert Resorts Regional Airport by providing needed services and commercial uses located near the Tyler Street airport entrance; 2) create a supportive environment for start-up businesses; 3) devise standards that encourage combinations of uses such as office/sales/storage/assembly; and 4) provide support services for business and industrial uses in the project area.

In addition to General Commercial development, additional uses within the Airport/Mixed Use land use designation include aviation equipment assembly; communication equipment and microwave sales and installation; computer and office equipment sales, service, repair and assembly; conference facilities; country clubs, manufacture of dairy products, not including dairies; emergency and urgent care medical facilities; libraries; manufacture of grain and bakery products; health and exercise centers; hospitals; ice houses; jewelry manufacture and repair; manufacture of wearing apparel and accessories; manufacture and repair of measuring devices, watches, clocks and related items; manufacture and repair of optical goods, medical instruments, supplies and equipment, engineering, survey and drafting instruments and photography equipment; manufacture of handbags, luggage, footwear, and other personal leather goods; manufacture of cutlery, tableware, hand tools and hardware; manufacture of plumbing and heating items; vehicle storage and impoundment; manufacture of office and computing machines; manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature; manufacture of non-alcoholic beverages; manufacture of confectionery products; manufacture and repair of refrigeration and heating equipment; printing of periodicals, books, forms, cards and similar items; public parks and public playgrounds; golf courses; religious institutions; facilities for research and development of precision

components and products; and water wells and appurtenant facilities; aerial service businesses including advertising, photography and tours; aerospace/aeronautical museums; aircraft equipment sales, service and repair; contractor storage yards; flight schools; intermodal cargo transfer facilities; manufacture of furniture and fixtures, including cabinets, partitions and similar small items; manufacture of bicycles; parcel delivery services; warehousing and distribution; community centers; schools; meat and poultry processing not including slaughtering or rendering of animals; paper shredding facilities; research and manufacture of drugs and pharmaceuticals; manufacture of soaps, cleaners and toiletries; wrought iron fabrication; machine, welding and blacksmith shops; breweries, distilleries and wineries; paper storage and recycling within a building; recycling processing facilities; paper and paperboard mills; manufacture of containers and boxes; and above ground natural gas storage. Additionally, light agricultural uses will be allowed when the gross area of a lot is twenty (20) acres or greater.

b) Office

The Office land use category is proposed in several locations in the northern half of the project site on 48.07 acres, adjacent to commercial, light industrial uses and High Density Residential land uses. The purpose of this designation is to accommodate a range of professional, business and service-oriented uses. The intent is to: 1) provide a land use transition between higher intensity industrial and commercial uses and residential uses; 2) contribute to a diversity of employment opportunities for residents of the project neighborhoods; and 3) encourage professional services to support businesses in the project area.

In addition to Commercial-Office development, additional uses within the Office land use designation include public parks and public playgrounds; golf courses; country clubs; interior decorating shops; contract construction services; dry cleaners; photography shops and studios; blueprint and duplicating services; bookstores and binders; mail order businesses; printers and publishers; radio/television broadcasting studios; recording studios; restaurants and other eating establishments; water wells and appurtenant facilities; religious institutions; parcel delivery services; data processing equipment sales and service; medical equipment sales, rental and service; office equipment and supplies sales and service; gasoline service stations when built in conjunction with administrative and professional offices; hospitals; community centers; and schools. Additionally, light agricultural uses will be allowed when the gross area of a lot is twenty (20) acres or greater.

4) Commercial

A commercial land use designation, comprising a total of 91.09 acres, is proposed for the project. The purpose of this designation is to provide a range of commercial uses in support of broader employment and residential uses within the Plan. The intent is to: 1) provide limited neighborhood commercial uses to serve residential communities; 2) incorporate commercial uses into village centers, within walking distance of residential neighborhoods and employment uses; 3) locate highway-oriented commercial uses at the project periphery, with easy access to and visibility from the arterial highway system; 4) accommodate "big box" commercial uses on larger sites, to serve regional markets; and 5) provide appropriate circulation, parking and loading areas to handle traffic generated by commercial land uses.

In addition to General Commercial development, additional uses within the Commercial land use designation include public parks and public playgrounds; golf courses; country clubs; animal hospitals with all kennels entirely indoors; health clubs; computer sales and repair stores; parcel delivery services; libraries; religious institutions; community centers; schools; and water wells and appurtenant facilities; and electric vehicle charging stations. Additionally, light agricultural uses will be allowed when the gross area of a lot is twenty (20) acres or greater.

5) Public Facilities/Schools

This land use designation totals 84.33 acres and consists of property owned by the Coachella Valley Unified School District as a site for multiple schools. This land use designation is located in the southwestern portion of the site, which is unconstrained by the Desert Resorts Regional Airport Traffic Pattern Zone (TPZ) where places of public assembly are discouraged.

The purpose of this designation is to recognize the existing Coachella Valley Unified School District ownership of the site and its planned use for public schools.

In addition to One-Family Dwelling development, additional uses within the Public Facilities/Schools land use designation include government offices, courthouses, police stations, fire stations, libraries, museums, public schools, water wells and appurtenant facilities; day care centers; religious institutions; community centers; private schools and communication facilities. Additionally, light agricultural uses will be allowed when the gross area of a lot is twenty (20) acres or greater.

6) Open Space

The purpose of this designation is to provide open space and recreational amenities to serve populations in the project neighborhoods. A total of 405.16 acres of open space is provided. The intent is to: 1) allow for a variety of passive and active recreational experiences for neighborhood residents, ranging in scale from community parks to more intimate neighborhood parks; 2) incorporate walking and bicycle trails and linkages between residential neighborhoods and commercial/employment centers; 3) comply with land use

restrictions for Desert Resorts Regional Airport safety zones which require the maintenance of open space clear of obstructions; 4) accommodate stormwater runoff originating both on and off-site which must be controlled and conveyed through the property; and 5) provide a variety of landscape settings ranging from highly landscaped to native communities for visual interest as well as buffering between adjoining land uses.

The Specific Plan allows two golf courses as secondary land uses in the northern and southern portions of the site. Golf courses, if developed, would be sited around the designated drainage corridors. The Specific Plan also allows golf clubhouses and their associated shopping and dining facilities. The purpose of the golf courses and clubhouse complexes would be to provide additional recreational amenities and to create a community focal point. Additionally, lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water will be permitted as a secondary use in the southern portion of the site. The intent is to: 1) diversify the recreational opportunities available to area residents and visitors; 2) create an attractive village core around the clubhouses that is enhanced through landscaping and design treatments; and 3) develop a central meeting place that offers golf-related uses such as dining, shops or driving range.

In addition to Open Area Combining Zone-Residential Development development, additional uses within the Open Space land use designation include public parks and community centers. Additionally, light agricultural uses will be allowed when the gross area of a lot is twenty (20) acres or greater.

7) Roads

Major road rights-of-way totaling 160.52 acres within the project site will be implemented in conjunction with the project.

b. Industrial Overlay Designation

In addition to the industrial land use designations described above, the Industrial Overlay Designation (IOD) is included for neighborhoods or groups of neighborhoods within the project site (refer to Figure IV-13 for the neighborhood boundaries). The purpose of this designation is to permit development of the entire site, or a large portion of the site, for heavy industrial uses. The intent is to: 1) allow a major manufacturing use in all planning areas, provided certain conditions are met; 2) facilitate a preliminary level of entitlement for a large manufacturer; 3) ensure that a significant industrial use developing only a portion of the site would not create conflicts with adjacent land uses; and 4) prevent the bisecting or partial use of any of the project neighborhoods. A detailed description of the IOD is provided below in Section IV.A.9.

c. Project-Wide Development Standards

To ensure a logical, orderly and sensitive development of land uses proposed for the Kohl Ranch, special development criteria, standards and mitigation measures have been created for each Planning Area. These area-specific standards, discussed in detail in Section IV.B., Neighborhood and Planning Area Land Use and Development Standards, provide for appropriate transitions to neighboring land uses.

In addition to these specific techniques, project-wide development standards also have been developed as part of the Comprehensive Land Use Plan and are designed to complement the individual conditions within each Planning Area. These general standards are:

- 1) The total Specific Plan shall be developed with a maximum of 7,171 residential dwelling units on 1,103.33 acres, and 91.09 acres of commercial uses, as illustrated on the Specific Land Use Plan. However, the maximum density and the total number of dwelling units within the high density residential designation can be exceeded through the application of density bonuses for affordable housing, as permitted by the provisions of Section 65915 of the California Government Code. General uses permitted will include residential, industrial, commercial, business, open space/golf course, recreational and other lakes, country club and public facilities.
- 2) Uses and development standards shall be in accordance with the County of Riverside Zoning Ordinance No. 348 and shall be defined by Specific Plan objectives, future detailed plot plans and potential conditional use permits as appropriate.
- 3) Standards relating to signage, landscaping, parking and other related design elements shall conform to the County of Riverside Zoning Ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards will exceed the zoning ordinance requirements (see individual Planning Areas, Section IV).
- 4) All project lighting shall be in accordance with County of Riverside standards.
- 5) The development of property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance No. 348 and No. 460 and state laws; and shall conform substantially with the adopted Specific Plan as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- 6) All development on the site will be consistent with this Specific Plan No. 303 and subsequent amendments, as on file with the Riverside County Planning Department, and with all applicable laws of the State of California.
- 7) Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of the Specific Plan approval have been satisfied for the phase of development in question.

- 8) An environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the Specific Plan. The environmental assessments shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in Environmental Impact Report No. 396 prepared for Specific Plan No. 303.
- 9) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan herein applied to the property.
- 10) Agriculture shall continue to be an allowable use in any planning area, in accordance with the Specific Plan Zoning Ordinance (see Section III).
- 11) Utility service to this Specific Plan shall be provided by individual authorized service providers or through the creation of a Public Utilities District (PUD).
- 12) No request that the County of Riverside considers a change in zoning classifications for the purpose of implementing an Industrial Overlay District shall be considered without the express written consent of every owner of real property within the boundaries of the Industrial Overlay District, or person(s) authorized by said owner(s) to provide such consent. The right to request consideration of a zone change does not imply that the change will be approved by the County of Riverside.

2. Circulation Plan

a. Circulation Plan Description

The Kohl Ranch Specific Plan circulation system is designed to provide direct and convenient access to all portions of the project site, and to provide efficient connections to major transportation corridors in the project vicinity such as the new SR-86S Freeway (east of the Whitewater River).² In addition, the proposed circulation system has been coordinated with other planning efforts in the area, such as the planned development at Desert Resorts Regional Airport. Based on a thorough traffic impact analysis (Appendix J), with recommended improvements, the study area intersections at buildout will operate at acceptable levels of service consistent with Riverside County policies. Precise access locations and the phasing of roadway improvements shall be determined at the plot plan or tentative tract map level, subject to approval by the Riverside County Transportation Department.

The project traffic analysis estimates that 110,000 trip-ends per day will be generated by the project at buildout (Appendix J).

² For clarification, please note that the designation SR-86S refers to the new freeway constructed east of the Whitewater River. The "old" Highway 86 is located west of the project site and is referred to in this Specific Plan as Harrison Street, its local street name.