

B. PROJECT SUMMARY

1. Project Location

The 2,172-acre Kohl Ranch Specific Plan is located in the Coachella Valley portion of Riverside County (Figure II-1). The site is just south of Desert Resorts Regional Airport, and is roughly east of Harrison Street, west of Highway 111 and north of Highway 195.¹ The project is bounded by Avenue 60 on the north, Polk Street on the east, Avenue 66 on the South and Tyler Street on the west (Figure II-2). The site is within the boundaries of the approximately 35,000-acre Coachella Valley Enterprise Zone and a portion of the site is within the Thermal Redevelopment Area (Figure II-3).

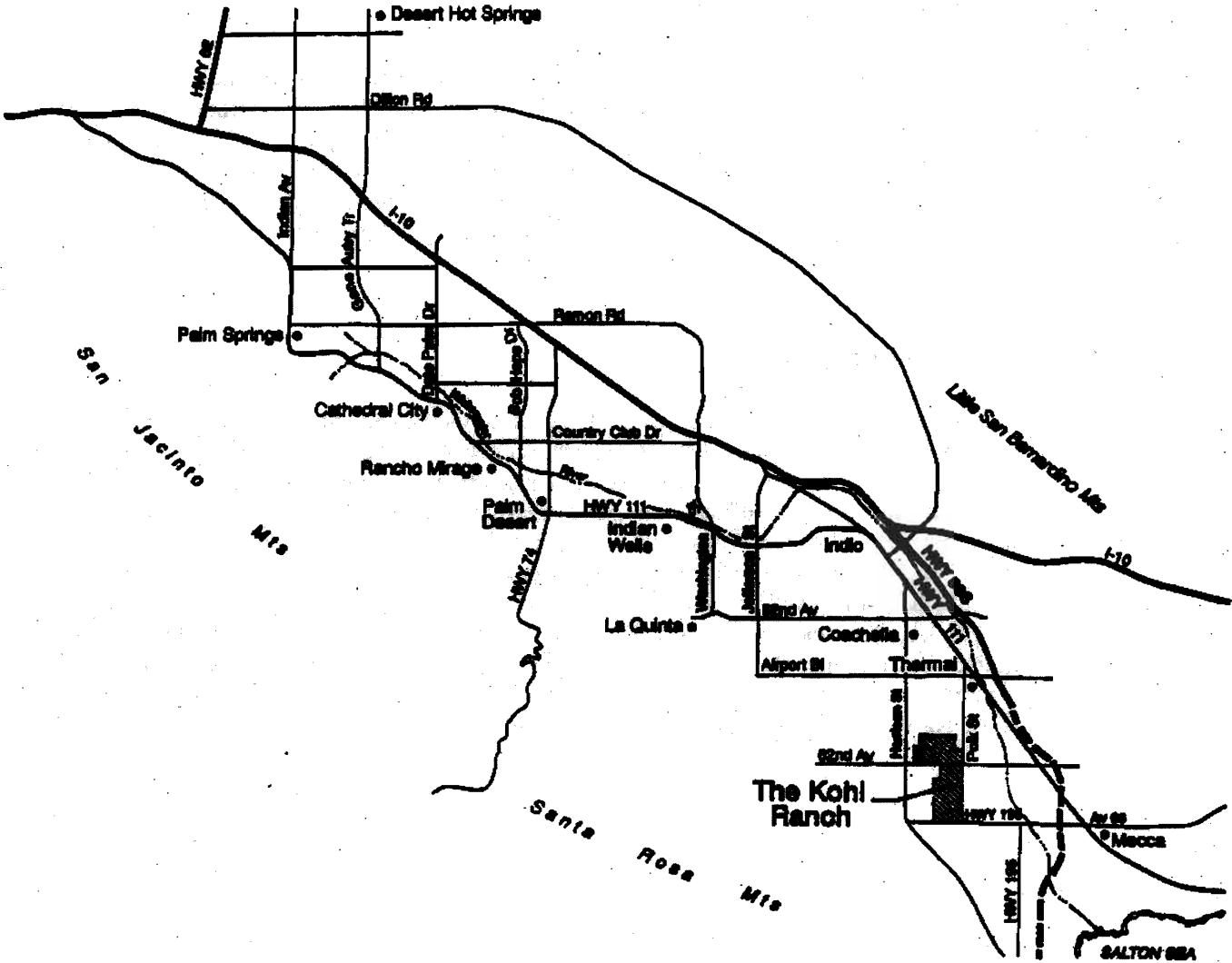
2. Site Description

The Kohl Ranch site is characterized by flat terrain, with a very gentle slope from northwest to southeast. Elevations range between approximately 125 and 164 feet below sea level. The majority of the site is currently in agricultural use, although a significant portion in the southern section is vacant, disturbed land with sparse, non-native vegetation (Figure II-4). Existing man-made features include the Avenue 64 Evacuation Channel which flows west to east through the project site, and structures associated with current and past farming activities, including the Kohl Ranch headquarters and an abandoned feed lot. Some limited residential uses occur along the project periphery and Avenue 61. Adjacent, off site land uses include vacant land, farms and related uses, a former sludge processing operation,² residences and the Desert Resorts Regional Airport. The Torres Martinez Indian Reservation abuts Section 9 on the west, south and east. These Native American lands are held in individual and tribal ownership.

¹ Please note that for clarification purposes, this Specific Plan refers to the "old" Highway 86 as Harrison Street, its local street name. The designation SR-86S refers to the new freeway constructed east of the Whitewater River.

² On November 28, 1994, a U.S. District Court judge issued a preliminary injunction preventing more sludge from being brought to the site. A late March hearing has been scheduled to make the injunction permanent. Two companies composting sewage sludge announced in December that they are closing their operations at the site.

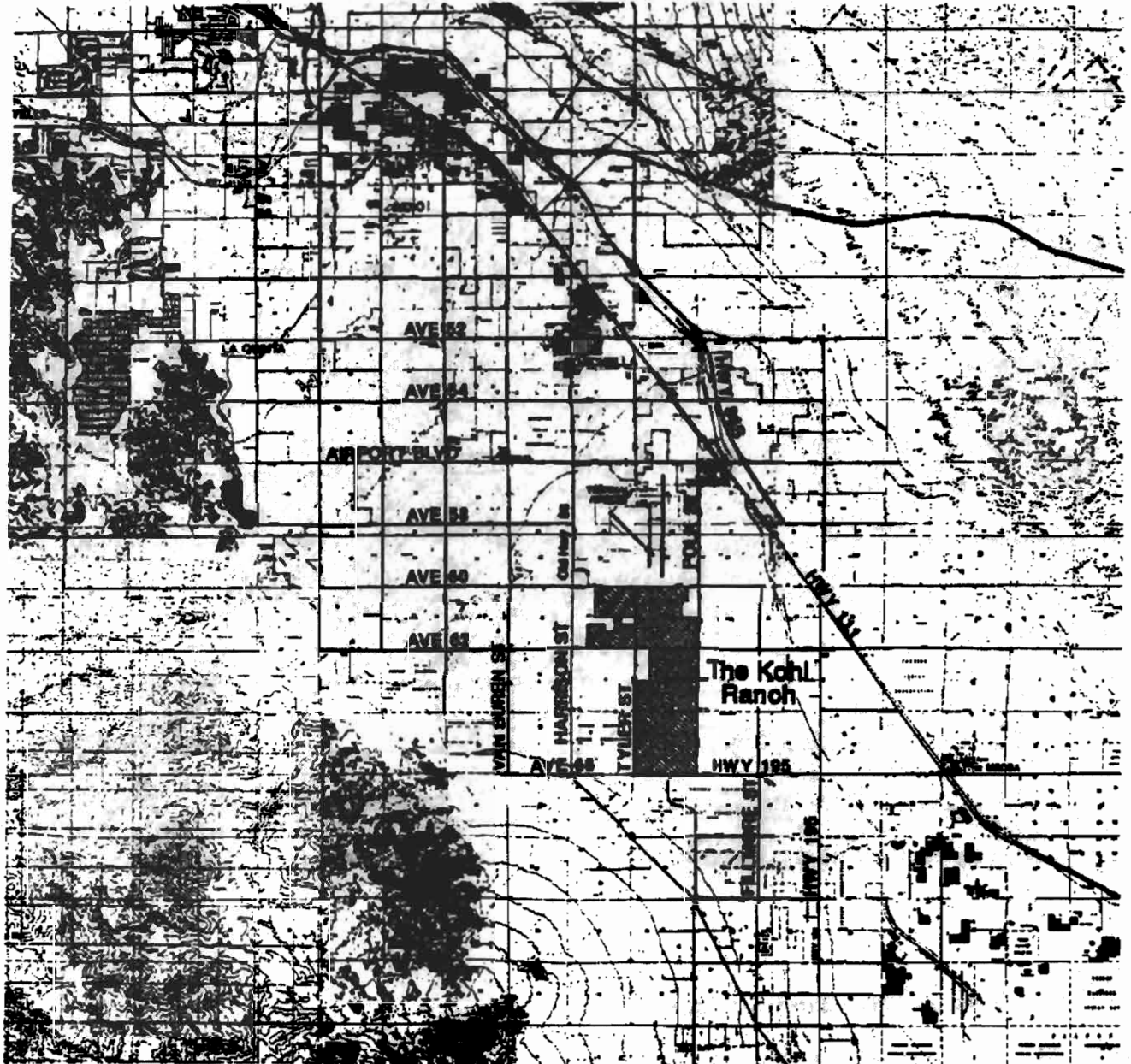
Regional Location



THE KOHL RANCH
COACHELLA VALLEY, CALIFORNIA

Not to Scale
Figure II-1

Project Vicinity

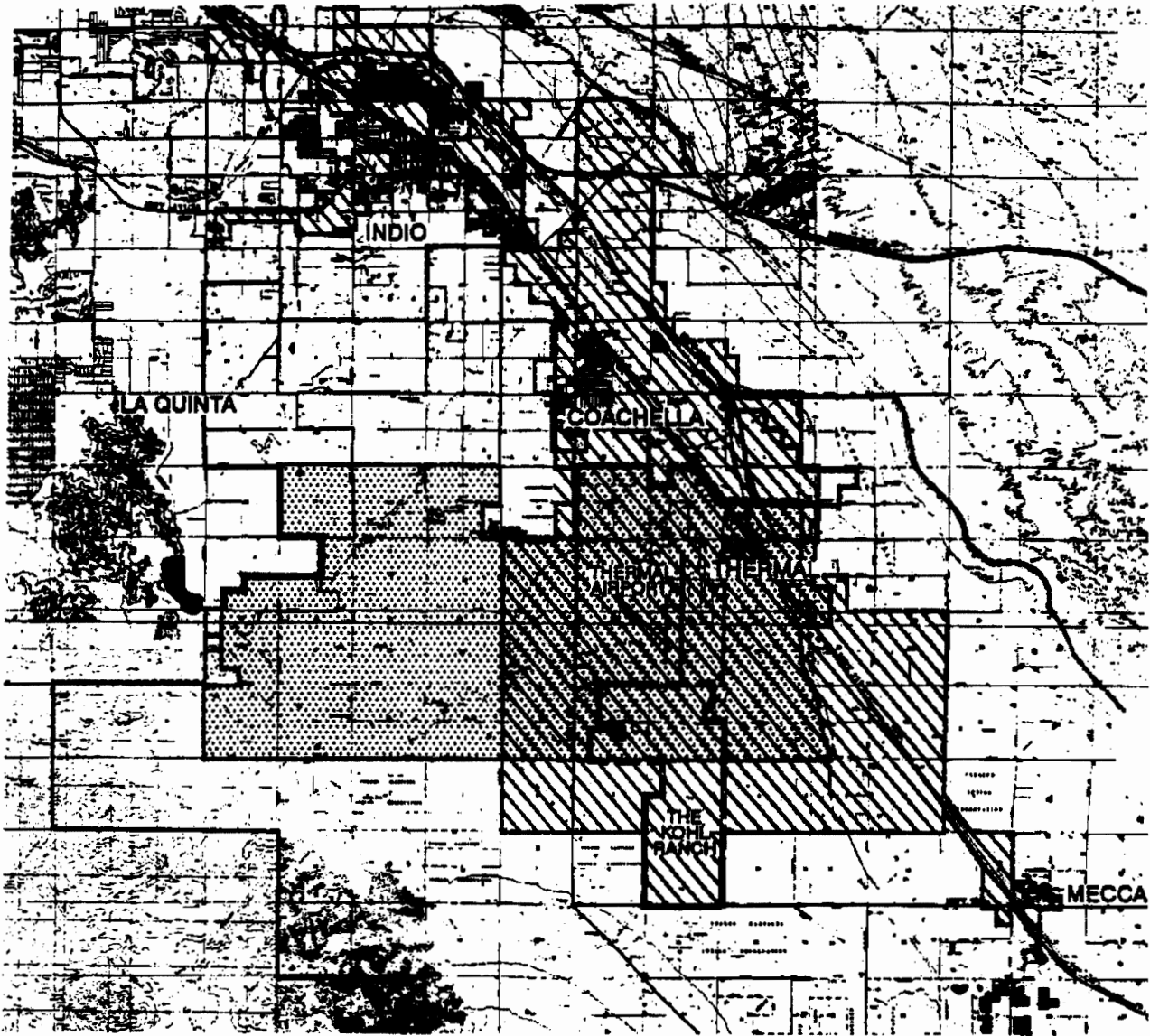





THE KOHL RANCH

COACHELLA VALLEY, CALIFORNIA

N	Not to Scale
	Figure II-2

Policy Area Boundaries



-  Coachella Valley Enterprise Zone
-  Thermal Community Redevelopment Plan Area
-  Eastern Coachella Valley Community Plan Policy Area

THE KOHL RANCH

COACHELLA VALLEY, CALIFORNIA

Not to Scale
Figure II-3

Aerial Photograph



THE KOHL RANCH
COACHELLA VALLEY, CALIFORNIA

3. Project Overview

The Kohl Ranch Specific Plan consists of a balanced array of land uses including residential, business, commercial, industrial, open space/recreation and public facilities. Both living and working opportunities will be available within the project. The residential portion includes 7,171 dwelling units distributed among three different density classifications on 1,103.33 acres, with a gross residential density of 4.09 dwelling units per acre³. Although 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. Approximately 405 acres of open space provide for passive and active recreation, including trails and parks. The plan also allows for the development of two golf courses, which are identified as secondary allowable land uses.

Table II-1 LAND USE DIAGRAM STATISTICAL SUMMARY				
Land Use	Acreage	Percent of Total	Percent of Developable Area¹	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)	160.52	7.4		
Total Other	650.01	29.9		
TOTAL	2172.39	100%	100%	7,171
1. Assumes total of 1,522.38 acres of developable land. This does not include land uses in "other" category.				

³ 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 number of dwelling units by the residential acreage, is 6.50. This density is reduced to 3.30 if the total site acreage is used.

[This page intentionally blank.]

Land Use Plan

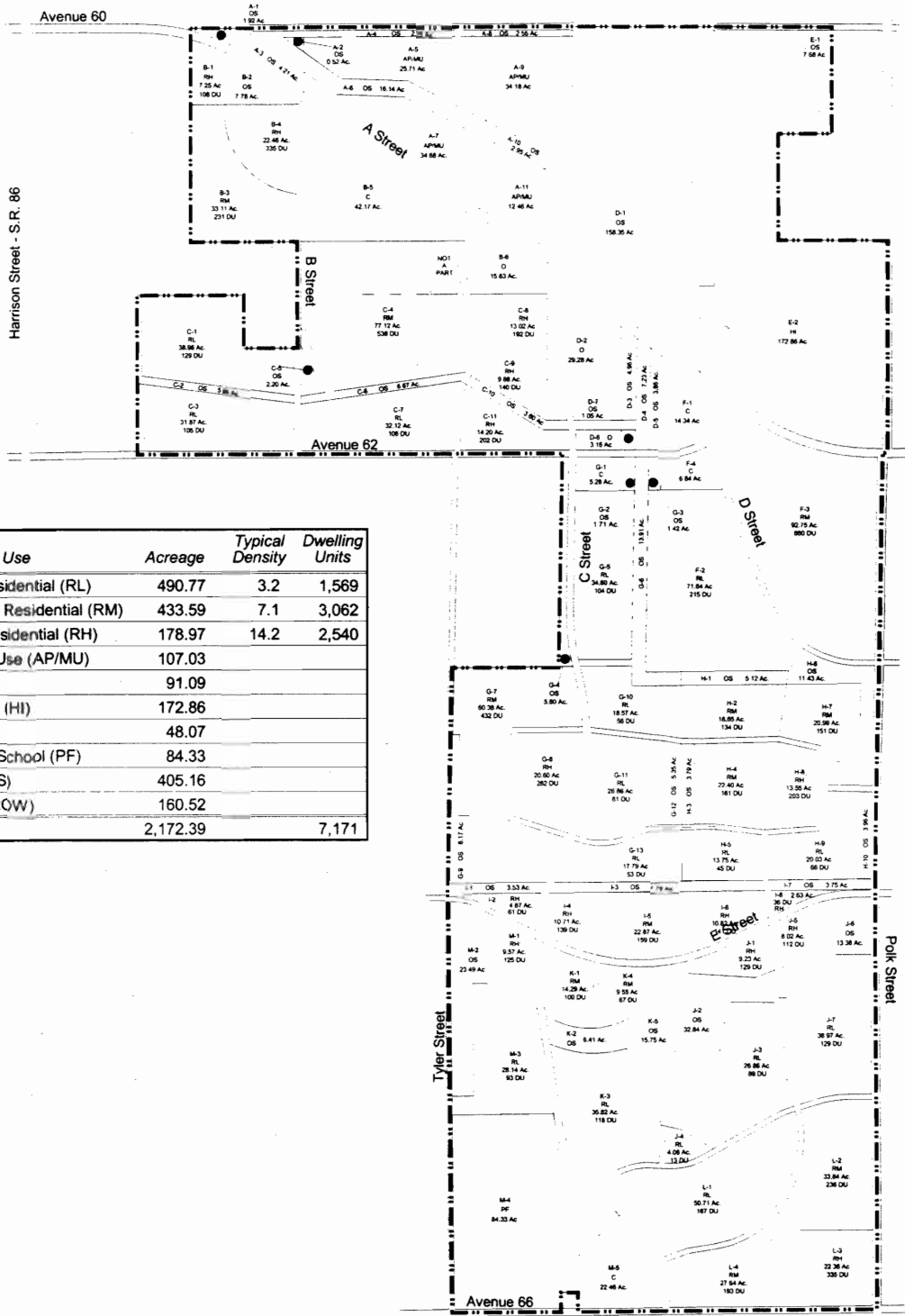


THE KOHL RANCH

COACHELLA VALLEY, CALIFORNIA

Scale: 1" = 2000'
Figure II-5

Land Use Plan



Land Use	Acreeage	Typical Density	Dwelling Units
Low Density Residential (RL)	490.77	3.2	1,569
Medium Density Residential (RM)	433.59	7.1	3,062
High Density Residential (RH)	178.97	14.2	2,540
Air Park / Multi-Use (AP/MU)	107.03		
Commercial (C)	91.09		
Heavy Industrial (HI)	172.86		
Office (O)	48.07		
Public Facility / School (PF)	84.33		
Open Space (OS)	405.16		
Right-of-Way (ROW)	160.52		
TOTAL	2,172.39		7,171

THE KOHL RANCH

COACHELLA VALLEY, CALIFORNIA

Scale: 1" = 2000'
 Figure II-5a

blank page

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 described in Figure II-5, and are briefly summarized in Table II-1. A more detailed project description is included in Section IV.A. of the Specific Plan.

4. Industrial Overlay Designation

The Kohl Ranch Specific Plan identifies nearly 100 planning areas on the site grouped within 13 larger areas referred to as neighborhoods. Neighborhoods define logical development areas based on land use and the relationship to planned roadways and infrastructure. Each planning area within these neighborhoods has a primary land use designation. The primary land use designations for all planning areas are depicted in Figure II-5 and are referred to as Land Use Concept 1. Following approval of the Specific Plan, the Kohl Ranch may be developed in accordance with Concept 1 without any further zoning approval.

The Kohl Ranch Specific Plan incorporates provisions for the establishment of an Industrial Overlay Designation (IOD) throughout the project site, based on the thirteen project neighborhoods. These provisions allow all or only a portion of the Kohl Ranch site to be developed for industrial use. The IOD can be applied to areas that are designated as residential by the proposed project, as well as areas that are designated for non-residential uses such as commercial and light industrial.

The purpose of the IOD is to afford flexibility to respond to evolving market conditions, and to facilitate development that is compatible with the Coachella Valley Enterprise Zone, Thermal Redevelopment Area and the Desert Resorts Regional Airport. The IOD is intended to accommodate industrial users requiring large land parcels. It cannot be activated for individual planning areas, but instead must be applied concurrently to all planning areas within a neighborhood. If the IOD is not applied to a given neighborhood, then that neighborhood would develop with the primary land use designations represented by Concept 1.

Based on the requirements for use of the IOD described in the Specific Plan, there are five possible formats for buildout of the site, in addition to the underlying or base land use designations, referred to as Concept 1. Land Use Concepts 2 through 6 represent alternative ways that the site can be developed, through implementation of the IOD. The land use concepts differ in the amount of acreage and the geographic areas devoted to industrial use (See Figure II-6). The concepts range from 172.86 acres of potential industrial development with Concept 1, based upon the primary land uses identified in the Specific Plan, to approximately 1,392 acres with Concept 6.

The IOD concept works with the overall community structure, roadways, and open space system of the proposed project to buffer off-site uses and on-site residential uses from potential adjacent industrial uses and to ensure land use compatibility. The IOD is comprehensively described in Section IV.A.9 of the Specific Plan.