

  
THOROUGHbred FARM  
BUSINESS PARK

**SPECIFIC PLAN**

Specific Plan No. 376

November 2012



## SPECIFIC PLAN

Specific Plan No. 376

November 2012



*Project Sponsor:*

Industrial Development International  
26632 Towne Centre Dr. Ste 320  
Foothill Ranch, CA 92610  
Contact: Alan Sharp, Vice President, IDI  
(949) 614-8200

*Lead Agency:*

City of Jurupa Valley  
Planning Department  
8304 Limonite Avenue, Suite M  
Jurupa Valley, CA 92509  
Contact: Charles Rangel, Senior Project Manager  
(951) 332-6464

*Prepared by:*



Albert A. WEBB Associates  
3788 McCray Street  
Riverside, CA 92506  
Contact: Eliza Laws  
(951) 686-1070



architecture   planning   interiors

18331 Bardeen Avenue, Suite 100  
Irvine, CA 92612  
Contact Person: Susan Littlefield  
(949) 863-1770

Hunter Landscape  
711 S. Fee Ana Street  
Placentia, CA 92870  
Contact Person: Tom Hayes  
(714) 639-2252

Table Of Contents

<b>I. Project Overview</b>	I-1
<b>A. Project Summary</b>	I-1
1. Project Location	I-1
2. Site Description	I-1
3. Project Description	I-1
4. Regional Setting	I-8
5. Project Objectives	I-8
6. Planning Approach	I-10
7. Format	I-10
<b>B. Specific Plan Purpose &amp; Relationship to the General Plan</b>	I-11
1. Document Format	I-11
2. Purpose	I-11
3. Relationship to the Riverside County General Plan	I-11
4. California Environmental Quality Act (CEQA) Reference	I-12
5. Severability Clause	I-12
<b>C. Administration</b>	I-13
1. Planning Area Development Procedures	I-13
a) Development at or Below the Identified Development Target	I-13
b) Development within Designated Floor Area Ratio (FAR) but Above Identified Development Target	I-13
c) Development At or Below the Identified Development Target but with Modified Planning Boundaries	I-13
d) Requirements for Request for a Letter of Substantial Conformance	I-14
e) Development At Above Designated Floor Area Ratio (FAR) or Exceeding Total Square Footage	I-14
2. Planning Area Development Standards	I-14
<b>II. Zoning</b>	II-1
<b>III. Development Plans And Standards</b>	III-1
<b>A. Thoroughbred Farm Development Concept</b>	III-1
<b>B. Land Use Plan</b>	III-3
1. Project Description	III-3
a) Light Industrial	III-3
b) Business Park	III-3
c) Commercial/Retail	III-3
d) Tourist/Commercial	III-3
e) Roads	III-3
2. Project-Wide Development Standards	III-11
<b>C. Circulation Plan</b>	III-15
1. Description	III-15
a) Vehicular Circulation	III-15
b) Non-Vehicular Circulation	III-19
2. Development Standards	III-24

<b>D. Conceptual Landscape Plan</b> . . . . .	III-25
1. Description . . . . .	III-25
2. Development Standards . . . . .	III-26
<b>E. Drainage Plans</b> . . . . .	III-29
1. Description . . . . .	III-29
2. Development Standards . . . . .	III-29
<b>F. Conceptual Water and Sewer Plans</b> . . . . .	III-31
1. Description . . . . .	III-31
a) Conceptual Water Plan . . . . .	III-31
b) Conceptual Sewer Plan . . . . .	III-31
2. Development Standards . . . . .	III-31
<b>G. Conceptual Grading</b> . . . . .	III-35
1. Description . . . . .	III-35
2. Development Standards . . . . .	III-35
<b>H. Phasing Plan</b> . . . . .	III-39
1. Description . . . . .	III-39
a) Water System Phasing . . . . .	III-39
b) Sewer System Phasing . . . . .	III-39
c) Storm Drain Phasing . . . . .	III-39
d) Street Improvements Phasing . . . . .	III-40
2. Development Standards . . . . .	III-40
<b>I. Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan</b> . . . . .	III-41
1. Financing . . . . .	III-41
a) Developer Impact Fees (Ordinance No. 659.7) . . . . .	III-41
b) Transportation-Related Fees . . . . .	III-41
c) Developer Financing . . . . .	III-41
d) Other Financing . . . . .	III-41
2. Construction, Ownership and Maintenance . . . . .	III-42
<b>IV. Development Standards</b> . . . . .	IV-1
<b>A. Planning Area 1 - Light Industrial</b> . . . . .	IV-2
1. Descriptive Summary . . . . .	IV-2
2. Land Use Development Standards . . . . .	IV-2
3. Planning Area Standards . . . . .	IV-2
<b>B. Planning Area 2 - Light Industrial</b> . . . . .	IV-4
1. Descriptive Summary . . . . .	IV-4
2. Land Use Development Standards . . . . .	IV-4
3. Planning Area Standards . . . . .	IV-4
<b>C. Planning Area 3 - Light Industrial</b> . . . . .	IV-6
1. Descriptive Summary . . . . .	IV-6
2. Land Use Development Standards . . . . .	IV-6
3. Planning Area Standards . . . . .	IV-6

BUSINESS PARK

<b>D. Planning Area 4 - Light Industrial</b> . . . . .	.IV-8
1. Descriptive Summary . . . . .	.IV-8
2. Land Use Development Standards . . . . .	.IV-8
3. Planning Area Standards . . . . .	.IV-8
<b>E. Planning Area 5 - Business Park</b> . . . . .	IV-10
1. Descriptive Summary . . . . .	IV-10
2. Land Use Development Standards . . . . .	IV-10
3. Planning Area Standards . . . . .	IV-10
<b>F. Planning Area 6 - Commercial/Retail</b> . . . . .	IV-12
1. Descriptive Summary . . . . .	IV-12
2. Land Use Development Standards . . . . .	IV-12
3. Planning Area Standards . . . . .	IV-12
<b>G. Planning Area 7 - Tourist/Commercial</b> . . . . .	IV-14
1. Descriptive Summary . . . . .	IV-14
2. Land Use Development Standards . . . . .	IV-14
3. Planning Area Standards . . . . .	IV-16
<b>H. Planning Area 8 - Tourist/Commercial</b> . . . . .	IV-16
1. Descriptive Summary . . . . .	IV-16
2. Land Use Development Standards . . . . .	IV-16
3. Planning Area Standards . . . . .	IV-16
<b>I. Planning Area 9 - Business Park.</b> . . . . .	IV-18
1. Descriptive Summary . . . . .	IV-18
2. Land Use Development Standards . . . . .	IV-18
3. Planning Area Standards . . . . .	IV-18
<b>J. Planning Area 10 - Business Park</b> . . . . .	IV-20
1. Descriptive Summary . . . . .	IV-20
2. Land Use Development Standards . . . . .	IV-20
3. Planning Area Standards . . . . .	IV-20
<b>K. Planning Area 11 - Light Industrial</b> . . . . .	IV-22
1. Descriptive Summary . . . . .	IV-22
2. Land Use Development Standards . . . . .	IV-22
3. Planning Area Standards . . . . .	IV-22
<b>L. Planning Area 12 - Light Industrial</b> . . . . .	IV-24
1. Descriptive Summary . . . . .	IV-24
2. Land Use Development Standards . . . . .	IV-24
3. Planning Area Standards . . . . .	IV-24
<b>M. Planning Area 13 - Business Park.</b> . . . . .	IV-26
1. Descriptive Summary . . . . .	IV-26
2. Land Use Development Standards . . . . .	IV-26
3. Planning Area Standards . . . . .	IV-26
<b>N. Planning Area 14 - Business Park.</b> . . . . .	IV-28
1. Descriptive Summary . . . . .	IV-28
2. Land Use Development Standards . . . . .	IV-28
3. Planning Area Standards . . . . .	IV-28

<b>V. Design Guidelines</b> . . . . .	V-1
<b>A. Architectural Design Guidelines</b> . . . . .	V-3
1. Architectural Theme . . . . .	V-3
2. Architectural Styles. . . . .	V-3
a) Spanish Revival Contemporary . . . . .	V-3
b) Italian Revival Contemporary . . . . .	V-4
c) Southwestern Revival Contemporary . . . . .	V-5
d) Tuscan Contemporary . . . . .	V-6
e) California Desert . . . . .	V-7
3. Architectural Elements . . . . .	V-8
4. Building Layout and Arrangement . . . . .	V-9
a) Light Industrial and Business Park . . . . .	V-9
b) Commercial Retail and Tourist Commercial . . . . .	V-9
c) Guidelines . . . . .	V-10
5. Building Elements . . . . .	V-11
a) Mass, Form and Scale . . . . .	V-12
b) Facades . . . . .	V-13
c) Roof . . . . .	V-14
d) Building Materials and Colors . . . . .	V-15
e) Signage . . . . .	V-17
<b>B. Landscape Design Guidelines</b> . . . . .	V-19
1. Entry Monumentation and Landscaping . . . . .	V-23
a) Major Entry Monumentation and Landscaping. . . . .	V-23
b) Minor Entry Monumentation and Landscaping . . . . .	V-29
2. Streetscape Landscaping. . . . .	V-35
a) Wineville Avenue Streetscape . . . . .	V-35
b) Bellegrave Avenue Streetscape . . . . .	V-35
c) Landon Drive Streetscape . . . . .	V-35
d) "A" Street and "D" Street Entry Streetscape . . . . .	V-43
e) "A" Street, "B" Street and "C" Street Typical Streetscape . . . . .	V-43
3. Additional Enhanced Landscaping . . . . .	V-49
a) Public Plaza Landscaping . . . . .	V-49
b) Parking Lot Landscaping . . . . .	V-53
c) Bioswale Landscaping Concept . . . . .	V-57
d) Other Landscaping Interfaces . . . . .	V-58
1. Planning Area Perimeter / Building . . . . .	V-58
2. Planning Area Perimeter / Parking Lot. . . . .	V-58
4. Multi-Purpose Trail/Class II Bike Path . . . . .	V-61
a) Multi-Purpose Trail/Class II Bike Path. . . . .	V-61
b) Meandering Sidewalk. . . . .	V-61
c) Concrete Sidewalk . . . . .	V-61

5. Community Walls and Fencing . . . . .	V-65
6. Hardscape and Landscape Elements . . . . .	V-69
a) Public Spaces and Pedestrian Circulation . . . . .	V-69
1. Courtyards, Plazas and Break Areas . . . . .	V-69
2. Pedestrian Links . . . . .	V-69
b) Furnishings . . . . .	V-69
c) Signage . . . . .	V-69
d) Lighting . . . . .	V-73
e) Trash Enclosures . . . . .	V-74
f) Screening . . . . .	V-75
g) Mechanical Equipment . . . . .	V-75
7. Plant Palette . . . . .	V-77
8. General Landscape Requirements . . . . .	V-85
a) Planting Guidelines . . . . .	V-85
b) Irrigation Guidelines . . . . .	V-87
<b>VI. Green Design Program . . . . .</b>	<b>.VI-1</b>
a) Design Considerations . . . . .	.VI-1
b) Green Design Development Standards . . . . .	.VI-2
<b>VII. Fiscal Impact Analysis Summary . . . . .</b>	<b>VII-1</b>
1. Background . . . . .	VII-1
2. Project Description . . . . .	VII-1
3. Scope and Methodology. . . . .	VII-1
4. Results of the Fiscal Impact Analysis . . . . .	VII-2
a. General Fund Fiscal Analysis. . . . .	VII-2
b. Riverside County Fire Protection Fiscal Analysis . . . . .	VII-2
c. Riverside County Free Library Fiscal Analysis . . . . .	VII-2
d. Riverside County Transportation Fund (Road Maintenance) Fiscal Analysis . . . . .	VII-2
e. Development Mitigation Fees . . . . .	VII-3
5. Overall Project Fiscal Impact . . . . .	VII-3
a. Ongoing Revenues and Expenditures . . . . .	VII-3
b. Riverside County Capital Facilities . . . . .	VII-3
c. Riverside County Mitigation Fees . . . . .	VII-3
d. New Development Values and Assessed Value Increases . . . . .	VII-4
e. Annual Taxable Sales . . . . .	VII-4
<b>Appendix A. Fiscal Impact Analysis</b>	

List of Figures

Figure I-1, Regional Map . . . . . I-3

Figure I-2, Vicinity Map . . . . . I-4

Figure I-3, Topographic Map . . . . . I-5

Figure I-4, Aerial Photograph . . . . . I-6

Figure I-5, Land Use Plan... . . . . I-7

Figure III-1, Land Use Plan . . . . . III-14

Figure III-2, Vehicular Circulation Plan . . . . . III-16

Figure III-3, Roadway Cross-Sections . . . . . III-17

Figure III-4, Regional Non-Vehicular Circulation Plan . . . . . III-21

Figure III-5, Non Vehicular Circulation Plan . . . . . III-23

Figure III-6, Conceptual Landscape Master Plan. . . . . III-27

Figure III-7, Conceptual Drainage Plan . . . . . III-30

Figure III-8, Conceptual Water Plan. . . . . III-32

Figure III-9, Conceptual Sewer Plan . . . . . III-33

Figure III-10, Conceptual Grading Plan . . . . . III-37

Figure IV-1, Planning Area 1 . . . . . IV-3

Figure IV-1, Planning Area 2 . . . . . IV-5

Figure IV-1, Planning Area 3 . . . . . IV-7

Figure IV-1, Planning Area 4 . . . . . IV-9

Figure IV-1, Planning Area 5 . . . . . IV-11

Figure IV-1, Planning Area 6 . . . . . IV-13

Figure IV-1, Planning Area 7 . . . . . IV-15

Figure IV-1, Planning Area 8 . . . . . IV-17

Figure IV-1, Planning Area 9 . . . . . IV-19

Figure IV-1, Planning Area 10 . . . . . IV-21

Figure IV-1, Planning Area 11 . . . . . IV-23

Figure IV-1, Planning Area 12 . . . . . IV-25

Figure IV-1, Planning Area 13 . . . . . IV-27

Figure IV-1, Planning Area 14 . . . . . IV-29

Figure V-1, Conceptual Landscape Master Plan . . . . . V-21

Figure V-2, Major Entry Monumentation . . . . . V-25

Figure V-3, Major Entry Landscape . . . . . V-27

Figure V-4, Minor Entry Monumentation . . . . . V-31

Figure V-5, Minor Entry Landscape . . . . . V-33

Figure V-6, Wineville Avenue Streetscape. . . . . V-37

Figure V-7, Bellgrave Avenue Streetscape . . . . . V-39

Figure V-8, Landon Drive Streetscape . . . . . V-41

Figure V-9, "A" Street and "D" Street Entry Streetscape . . . . . V-45



Figure V-10, “A” Street, “B” Street and “C” Street Typical Streetscape. . . . . V-47

Figure V-11, Conceptual Public Plaza Landscape . . . . . V-51

Figure V-12, Conceptual Parking Lot Landscape . . . . . V-55

Figure V-13, Conceptual Bioswale Landscape. . . . . V-57

Figure V-14, Edge Condition . . . . . V-59

Figure V-15, Multi-Purpose Trail . . . . . V-63

Figure V-16, Walls and Fencing. . . . . V-67

Figure V-17, Tenant Signage . . . . . V-71

List of Tables

Table I-1, Land Use Summary . . . . . I-2

Table III-1, Land Use Summary. . . . . III-4

Table III-2, Permitted Uses for Light Industrial Land Uses . . . . . III-4

Table III-3, Permitted Uses for Business Park Land Uses . . . . . III-6

Table III-4, Permitted Uses for Commercial/Retail . . . . . III-8

Table III-5, Permitted Uses for Commercial/Tourist Land Uses . . . . . III-10

Table III-6, Development Standards . . . . . III-13

Table III-7, Conceptual Project Phasing. . . . . III-39

Table III-8, Construction, Ownership and Maintenance Matrix. . . . . III-42

Table V-1, Plant Palette . . . . . V-78

Table VII-1, Fiscal Impact Analysis Detailed Summary . . . . . VII-4

## I. Project Overview

### A. Project Summary

#### 1. Project Location

The THOROUGHbred FARM SPECIFIC PLAN (SP376) is a 108.2-acre master planned business community located in the newly incorporated City of Jurupa Valley, within the northwestern portion of Riverside County. (See Figure I-1, Regional Map.) The project site is generally located southeast of the Interstate 15 (I-15) and State Route 60 (SR-60) interchange; more specifically, north of Bellegrave Avenue, south of Landon Drive, east of I-15 and west of Wineville Avenue. (See Figure I-2, Vicinity Map.) Wineville Avenue, Hamner Avenue, Etiwanda Avenue, Bellegrave Avenue, Cantu-Galleano Ranch Road and Limonite Avenue serve as local roadways providing access to the project site.

#### 2. Site Description

The THOROUGHbred FARM SPECIFIC PLAN project site consists of 108.2 acres of agricultural land. The project site is relatively flat with elevations at the site ranging from 700 to 720 feet above mean sea level (msl). (See Figure I-3, Topographic Map). As shown in Figure I-4, Aerial Photograph, the project site is characterized as a historic thoroughbred horse farm that has been almost entirely removed; much of the site has been grubbed, disced, or scraped. A single maintained residence is present in the central western portion of the site, and various abandoned infrastructural facilities are evident. While a large gravel pile is present near the center of the site, previously present offices, racetrack, training areas, ruderal pastureland, irrigated areas, and multiple farm-related structures (sheds, barns, corrals, etc.) have all been demolished. Debris piles and wood chips are scattered throughout the site. Standing vegetation is limited due to these past activities, and the site does not support any native vegetation communities. Remnant vegetation primarily consists of ruderal, invasive, non-native plant species.

#### 3. Project Description

The THOROUGHbred FARM SPECIFIC PLAN provides the City of Jurupa Valley, along with developers, community groups, and community service districts, with a comprehensive set of plans, regulations, conditions, and programs for guiding the systematic development of the project, and implements each applicable element of the Riverside County General Plan, as adopted by the City of Jurupa Valley upon incorporation on July 1, 2011. The proposed THOROUGHbred FARM SPECIFIC PLAN includes the land use plan, designation of planning areas, development standards, and design and landscaping guidelines associated with the development of the THOROUGHbred FARM SPECIFIC PLAN.

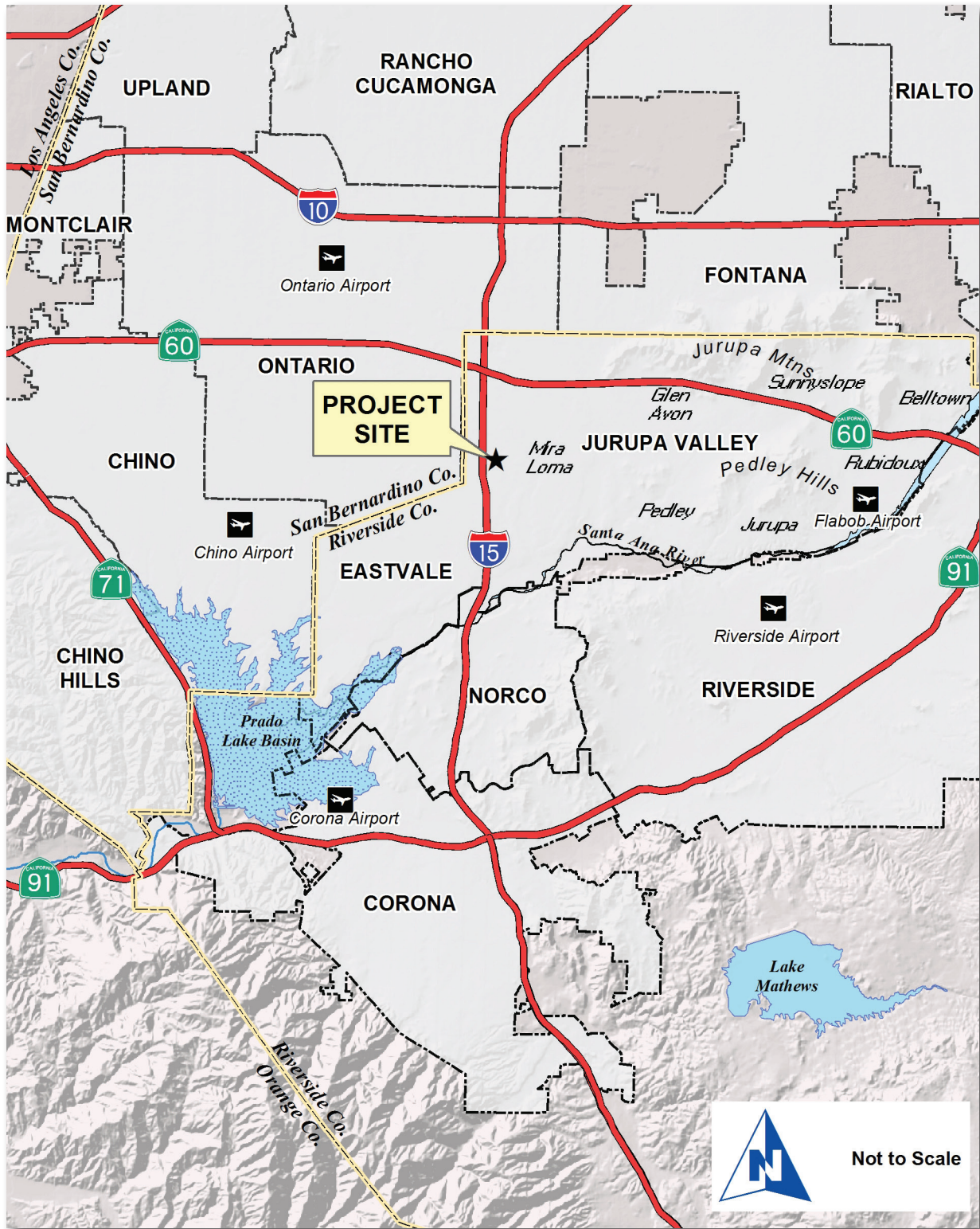
The THOROUGHbred FARM SPECIFIC PLAN includes 42.6 acres of light industrial uses, 36.5 acres of business park uses, 11.5 acres of commercial/retail uses, 7.6 acres of commercial/tourist uses and 10.0 acres of major circulation roads. (See Figure I-5, Land Use Plan.) A detailed summary of land uses is provided in Table I-1, Land Use Summary. Master Plans for Vehicular and Non-Vehicular Circulation, Conceptual Drainage, Water, Sewer, Grading and Phasing are addressed in detail in Section III of the Specific Plan.

## A. Project Summary

Table I-1. Land Use Summary

PLANNING AREA	ACREAGE
<b>Light Industrial</b>	
1	5.6
2	1.5
3	5.9
4	11.6
11	9.6
12	8.4
<b>Subtotal - Light Industrial</b>	<b>42.6</b>
<b>Business Park</b>	
5	8.6
9	6.1
10	6.2
13	7.5
14	8.1
<b>Subtotal - Business Park</b>	<b>36.5</b>
<b>Commercial/Retail</b>	
6	11.5
<b>Subtotal - Commercial/Retail</b>	<b>11.5</b>
<b>Tourist/Commercial</b>	
7	3.3
8	4.3
<b>Subtotal - Tourist/Commercial</b>	<b>7.6</b>
<b>Major Circulation</b>	
N/A	10.0
<b>Subtotal - Other</b>	<b>10.0</b>
<b>- PROJECT TOTALS</b>	<b>108.2</b>

Figure I-1. Regional Map



A. Project Summary

Figure I-2. Vicinity Map

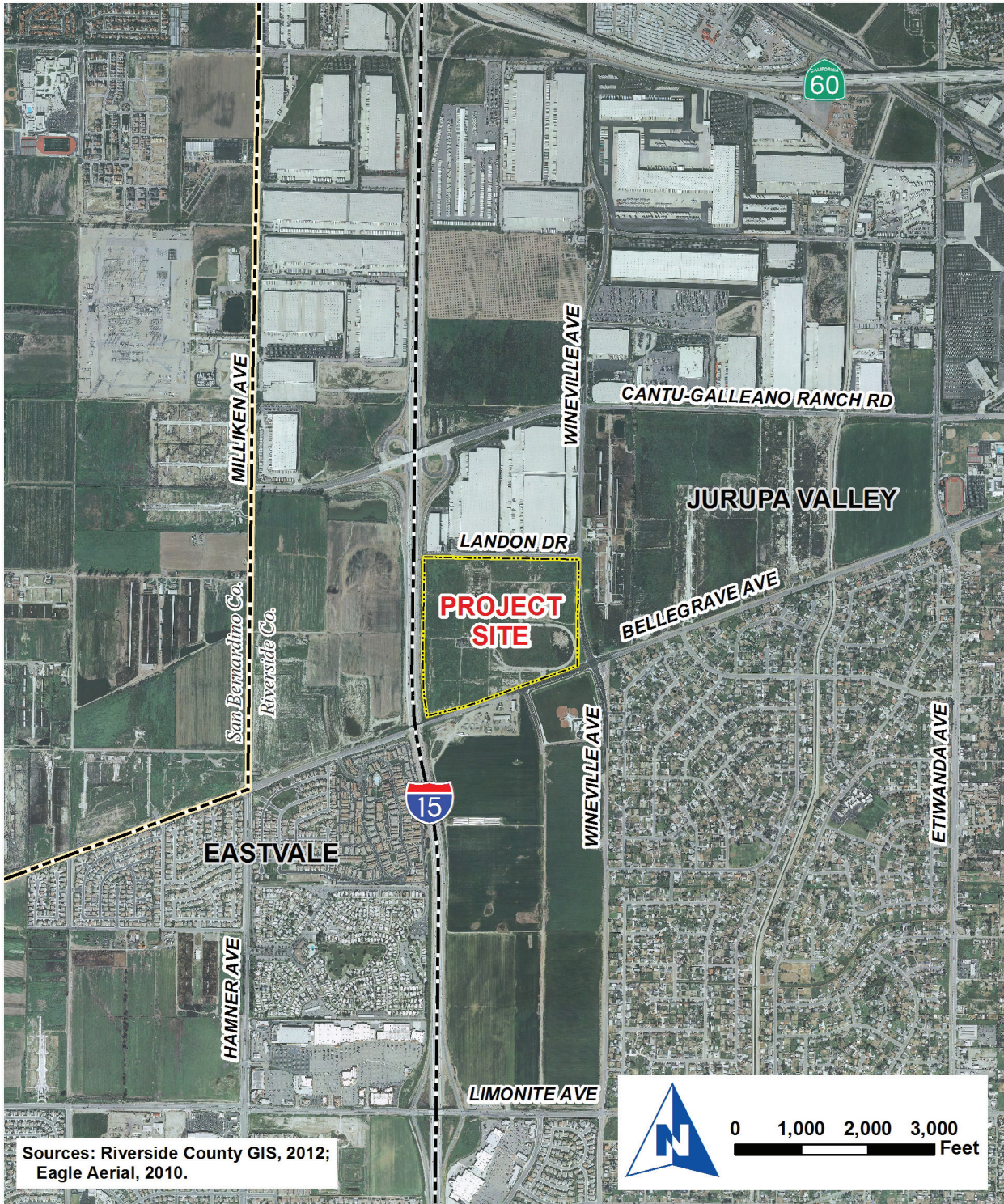


Figure I-3. Topographic Map

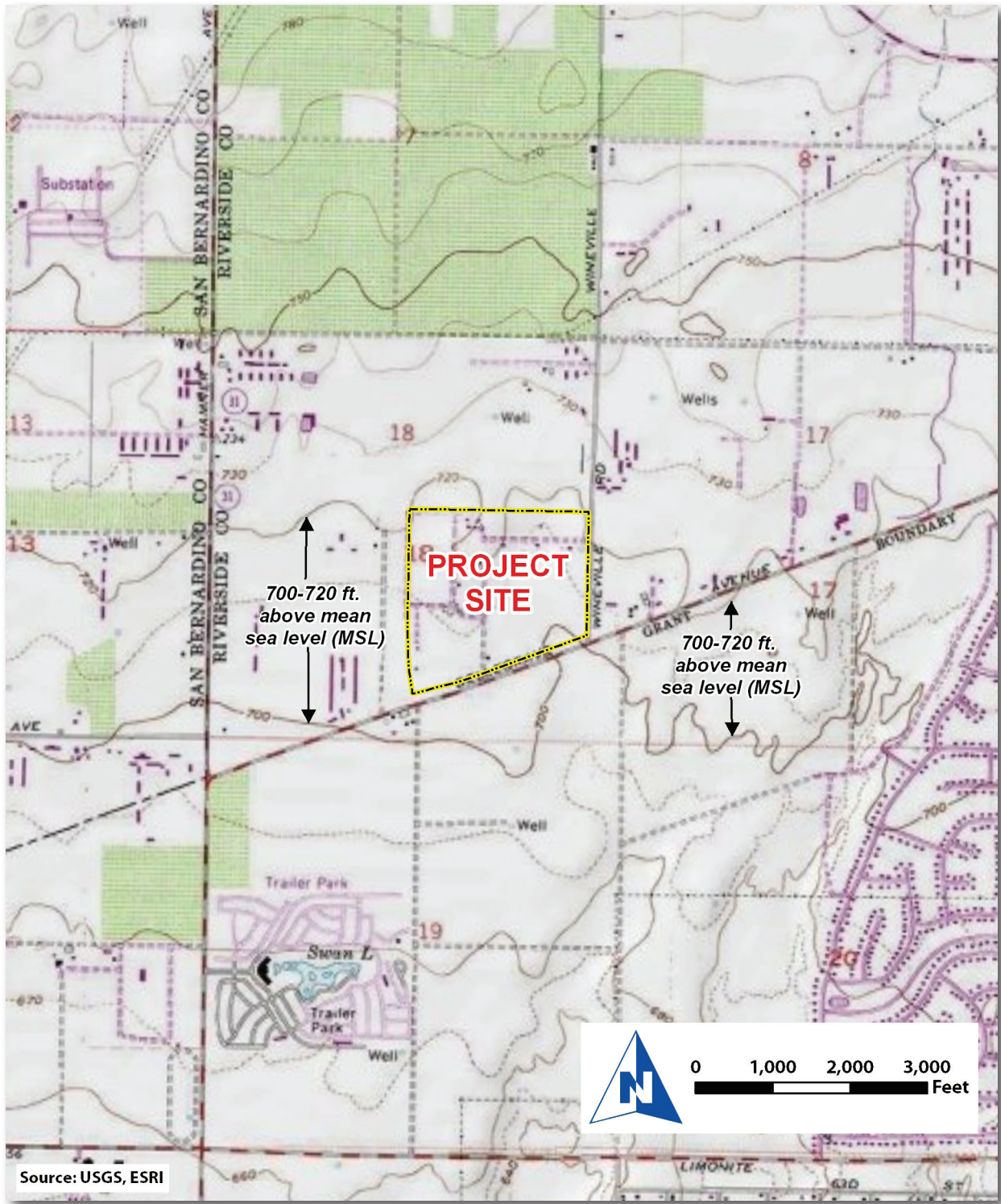
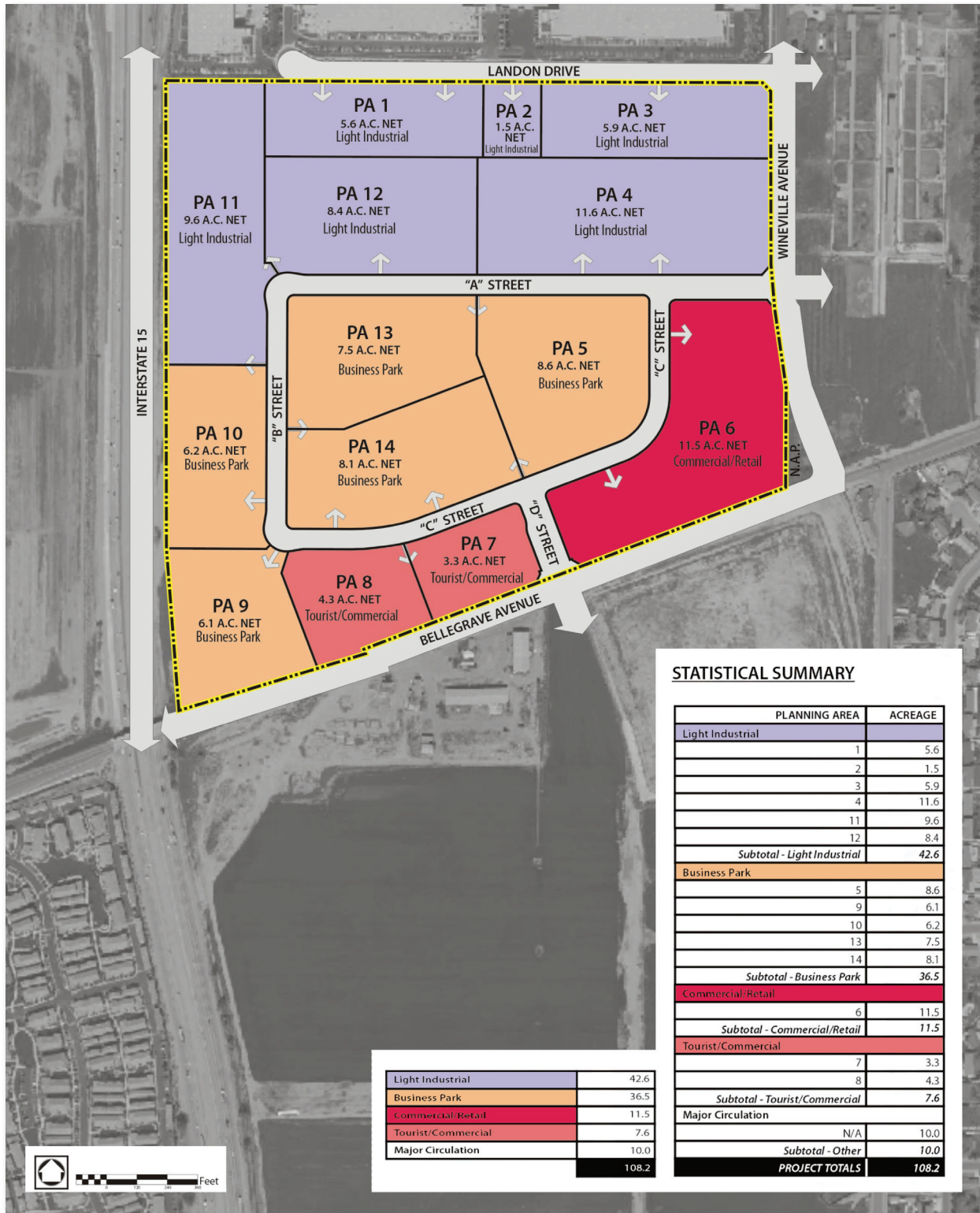


Figure I-4. Aerial Photograph



Figure I-5. Land Use Plan





## Section I. Project Overview

### A. Project Summary

#### 4. Regional Setting

The THOROUGHbred FARM SPECIFIC PLAN project is located within the community of Mira Loma, which is part of the City of Jurupa Valley in the northwestern portion of Riverside County. As shown in Figure I-1, Regional Map, the City of Jurupa Valley is situated along I-15 and SR-60, where it plays an important role to this part of the County. The General Plan's Jurupa Area Plan, which encompasses the Jurupa Valley, captures and capitalizes upon not only the special qualities of the land, but its strategic location as well.

Surrounding the City of Jurupa Valley are the cities of Ontario and Fontana within San Bernardino County to the north, the cities of Norco and Riverside to the south, and the City of Eastvale to the west.

The setting is especially situated to capture distant mountain views in almost every direction. The hills, mountains and watercourses that frame this City also serve to contain urban development in the more developable portions of the landscape. The City's internal system of hills and mountains provide a habitat for many native species, while the more distant mountains provide a scenic backdrop. The Santa Ana River, located along the southern edge of the City, serves to buffer development from that in the neighboring City of Riverside and provides habitat for numerous species of plants and animals.

The western portion of the City of Jurupa Valley is primarily flat, with gentle rolling foothills scattered throughout the Glen Avon and Mira Loma areas. As a backdrop for the communities of Sunnyslope and Belltown within the City, the Jurupa Mountains are situated just northerly of SR-60. The Pedley Hills in the eastern part of the City provide a picturesque setting for the community of Pedley as well as a pleasing backdrop for communities adjacent to the hills. Though not located within the City, Mount Rubidoux to the east serves as a prominent visual landmark for residents of the City's eastern communities.

The presence of several trails throughout the Mira Loma community reflects the importance of equestrian uses in the area. A significant amount of agricultural land in the northwestern Mira Loma area near the I-15/SR-60 interchange is designated for industrial, warehousing, and truck distribution uses to capitalize on direct access to the freeway system and to tap into the rapidly expanding pattern of goods movement throughout the entire region.

#### 5. Project Objectives

Planning efforts at all levels are guided by Smart Growth. The planning and development objectives for the THOROUGHbred FARM SPECIFIC PLAN project are grounded in Smart Growth Principles as endorsed by the Smart Growth Network. The Smart Growth Network is a network of private, public, and non-governmental partner organizations seeking to improve development practices. Partners within Smart Growth Network include the United States Environmental Protection Agency, the National Resources Defense Council, the American Planning Association, the Trust for Public Land, and the Environmental Law Institute, among many others.

Why Smart Growth?

- The Smart Growth Network was formed in response to increasing community concerns about the need for new ways to grow that boost the economy, protect the environment and public health, and enhance community vitality.
- By addressing the entire gamut of community development and resource conservation issues, Smart Growth Principles are particularly appropriate in this era of sustainability and green building.
- Smart Growth connects community development with quality of life.

The following are 8 Smart Growth Principles which are being met by the project at varying degrees.

1. Create walkable neighborhoods
2. Encourage community and stakeholder collaboration
3. Foster distinctive, attractive communities with a strong sense of place
4. Make development decisions predictable, fair and cost effective
5. Mix land uses
6. Provide a variety of transportation choices
7. Strengthen and direct development towards existing communities
8. Take advantage of compact building design

The overall intent of the THOROUGHbred FARM SPECIFIC PLAN is to provide high quality commercial, business park and light industrial uses to serve existing and future residents of the City of Jurupa Valley. To achieve this intent, the following are the basic development objectives of the THOROUGHbred FARM SPECIFIC PLAN:

- Provide for the development of a master-planned project consisting of a mix of commercial, business park and light industrial uses.
- Promote the development of a variety of stable employment and business uses that provide a diversity of employment opportunities for those that live and work in the Jurupa communities.
- Improve the relationship and ratio between jobs and housing so that residents in the City of Jurupa Valley have an opportunity to live and work within the local community.
- Accommodate a concentrated mix of development that serves the local community, reduces reliance on the automobile and helps improve air quality.
- Encourage non-vehicular travel throughout the THOROUGHbred FARM SPECIFIC PLAN with pedestrian connections to sidewalks and walkways from one business area to another.
- Create a unified design theme that is applied throughout the master-planned development.
- Provide the opportunity for a mix of businesses within the local community that is easily accessible to the nearby I-15 freeway; thereby minimizing non-residential traffic through residential portions of the community.
- Implement certain goals and objectives of the Redevelopment Plan for the Jurupa Valley Amendment Area including:
  - Effectuate expansion of the area's commercial base and local employment opportunities.
  - Promote the improvements and centralization of industrial area and/or enhance and expand retail services in the project area.
  - Assist in the elimination of physical and economic blighting conditions in the project area.

## Section I. Project Overview

### A. Project Summary

#### 6. Planning Approach

In order to create the THOROUGHbred FARM Land Use Plan, a team of experienced professionals was assembled including environmental specialists, land planners, landscape architects, architects, civil engineers, transportation planners, utility consultants and real estate market analysts. The team created a comprehensive development plan for the community that is financially feasible, meets community goals and implements the General Plan's vision for the area. Several development constraints exist onsite. In an effort to determine the areas that are the most suitable for the varying land uses within the Light Industrial, Business Park, Commercial/Retail and Commercial/Tourist land use designations, the project team utilized a series of map overlays, each displaying unique opportunities and constraints. The following is a list of overlays used:

- Aerial Photography
- Adjacent Land Uses (existing and proposed)
- Topography (slopes, high points, low points, ridges and valleys)
- Biology (plants and animals)
- Hydrology (drainages, surface water, groundwater, floodplains, and wetlands)
- Geology (physiographic, surficial geology, and geomorphology)
- Soils (hydrologic, hydric, erodibility and suitability)
- Existing Circulation (roadways, freeways, and interchanges)
- The Chino Airport Runway Protection and Runway Safety Zones
- Parcel data for water, gas, electrical and aqueduct easements

#### 7. Format

The THOROUGHbred FARM SPECIFIC PLAN is divided into the following sections: Project Overview, Specific Plan Zoning (which includes the Specific Plan's Zoning Ordinance) and Specific Plan (which includes the Land Use Plan, Project-wide Development Plans and Standards, Planning Area Development Standards, Design Guidelines and Landscaping Guidelines). This plan has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementations of the agency's General Plan. California Government Code Sections 65450 through 65454 establishes the authority to adopt a Specific Plan, identifying the required contents of a Specific Plan, and mandate consistency with the General Plan. According to Section 65450, a Specific Plan shall include a text and a diagram or diagrams which specify all of the following details:

The distribution, location, and extent of the uses of land within the area covered by the plan.

- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, and other essential facilities proposed within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures where necessary to carry out the items listed above.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the General Plan. By functioning as a regulatory document, the THOROUGHbred FARM SPECIFIC PLAN provides a means of implementing and detailing the General Plan. In this regard, all future development plans or other similar entitlements shall be consistent with regulations set forth in this document and applicable City regulations.

## B. Specific Plan Purpose & Relationship to the General Plan

### 1. Purpose

The Specific Plan is a comprehensive document to guide future development of the Thoroughbred Farm Project. The document sets forth a comprehensive set of plans, development standards, design guidelines, and implementation programs designed to produce a project consistent with the goals, objectives, and policies of the General Plan and Jurupa Area Plan, as proposed for the amendments according to General Plan Amendment No. 901.

This Specific Plan contains standards, policies, guidelines, and is created with a zoning ordinance. Subsequent development plans and subdivision maps for the Thoroughbred Farm Project must be consistent with this Specific Plan; the Specific Plan's zoning ordinance, the Design Guidelines, and the General Plan. Any condition proposed within the Thoroughbred Farm Project not specifically addressed by the provisions contained within this Specific Plan, shall be subject to the regulations of the City's Zoning Ordinance.

Certain modifications to the Specific Plan are permitted and shall occur in accordance with Administrative Procedures set forth in Section I of the Specific Plan.

### 2. Relationship to the General Plan

On October 7, 2003, the County of Riverside approved the General Plan component of the Riverside County Integrated Project (RCIP). The General Plan was adopted by the City of Jurupa Valley upon incorporation on July 1, 2011. The General Plan includes the development of land use policies and land use maps to guide the future development of the City of Jurupa Valley. The THOROUGHbred FARM SPECIFIC PLAN site is located within the Jurupa Area Plan of the General Plan. The project site's existing land use designation is Community Development:Business Park. (CD:BP)(0.25-0.60 Floor Area Ratio).

Pursuant to the General Plan, the "Community Development:Business Park" land use designation allows for a wide variety of business park and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.60 FAR. The land uses permitted by the THOROUGHbred FARM SPECIFIC PLAN include uses consistent with the existing "Community Development:Business Park" land use designation. Commercial/retail and business park land uses within the Specific Plan are similar in scope and intensity as those permitted within the "Community Development:Business Park designation." General Plan Amendment No. 901 proposes to establish the boundaries of Specific Plan No. 376 in the General Plan and to modify the text and land use designations of the Jurupa Area Plan to include Specific Plan No. 376. Since the "Community Development:Business Park" designation supports the general type of development proposed by the THOROUGHbred FARM SPECIFIC PLAN and because the General Plan Amendment No. 901 amends the existing "Community Development:Business Park" land use designation to be a combination of "Light Industrial," "Business Park," "Commercial/Retail" and "Commercial/Tourist" land use designations that mirror the Specific Plan's Land Use Plan (Figure I-5, Land Use Plan), the proposed project is considered to be consistent with the project site's general plan land use designation.

## Section I. Project Overview

### B. Specific Plan Purpose & Relationship to the General Plan

#### 3. California Environmental Quality Act (CEQA) Reference

In accordance with Section 65456 of the California Government Code, the accompanying EIR was prepared under the City's authority and is intended to serve as the sole environmental document for the Specific Plan and may also be used as the basis for CEQA clearances for future entitlements.

#### 4. Severability Clause

If any term or provision of this Specific Plan, or the application of any provision of this Specific Plan to a particular situation, shall for any reason be found to be void, invalid, illegal, or unenforceable by a court of competent jurisdiction, such term or provision shall remain in force and effect to the extent allowed by such ruling and all other terms and provisions for this Specific Plan, or the application of this Specific Plan to other situations, shall remain in full force or effect.

### C. Administration

#### 1. Planning Area Development Procedures

Light Industrial, Business Park, Commercial Retail and Commercial/Tourist Planning Areas within the THOROUGHbred FARM SPECIFIC PLAN have a development potential consisting of a maximum of 1,745,754 square feet on approximately 108.2 acres.

Each Planning Area within the THOROUGHbred FARM SPECIFIC PLAN has an identified development target, which is within a specified Floor Area Ratio (FAR) range for the Planning Area. The FAR defines the upper and lower limits of development that can occur within each individual planning area without requiring an amendment to the Specific Plan, expressed in terms of the gross area of all floors within buildings divided by the lot area. The development target identifies the anticipated square footage that is constructed within each Planning Areas.

***a) Development At or Below the Identified Development Target***

An application for an implementing development project within a Planning Area is considered to be in conformance with the provisions of the THOROUGHbred FARM SPECIFIC PLAN whenever the total square footage of approved and pending development projects within the affected Planning Area is at or below the identified development target for that Planning Area. Under these circumstances, an implementing development proposal shall not require an amendment to the Specific Plan or a “determination of the project conformance with adopted specific plan” pursuant to Article II, Section 2.11 of Ordinance No. 348 and Section II, Zoning Ordinance herein.

***b) Development within Designated Floor Area Ratio (FAR) but Above Identified Development Target***

A Specific Plan shall not be required for the development of a Planning Area with a total square footage of buildings that exceeds the identified Development Target for that Planning Area, provided the proposed development does not cause the total square footage within the Planning Area to exceed the maximum allowed by that Planning Area’s Floor Area Ratio (FAR) multiplied by the Planning Area’s acreage. However, under those circumstances, if the total square footage on an individual development when combined with the square footage of the approved and pending development proposals within the Planning Area would cause the exceedance of the identified Development Target for that Planning Area, the implementing development application shall require a request for a substantial conformance review, pursuant to the requirements of Article II, Section 2.11 of Ordinance No. 348 and Section II, Zoning Ordinance herein, for the sole purpose of making an administrative determination that the proposed development would not result in the development of more than 1,745,754 square feet within the THOROUGHbred FARM SPECIFIC PLAN.

***c) Development at or below the Identified Development Target but with Modified Planning Area Boundaries***

A Specific Plan amendment shall not be required when an implementing development project proposes a total Planning Area acreage that exceeds the identified acreage for that Planning Area, or otherwise modifies the boundaries between Planning Areas with the same permitted land use, provided the implementing development project will not cause the total square footage of buildings within the affected Planning Areas to exceed the maximum allowed by those Planning Area’s FAR multiplied by the total acreage of those Planning Areas, as set forth in Table I-1, Land Use Summary. Under those circumstances, the implementing development application shall require a substantial conformance review, pursuant to the requirements of Article II, Section 2.11 of Ordinance No. 348 and Section II, Zoning Ordinance herein, for the sole purpose of the City making an administrative determination that the proposed development would not result in the development of more than 1,745,754 square feet within the THOROUGHbred FARM SPECIFIC PLAN.

## Section I. Project Overview

### C. Administration

#### *d) Requirements for Request for a Letter of Substantial Conformance*

In addition to the application requirements set forth in Article II, Section 2.11 of Ordinance No. 348, a request for a letter of substantial conformance pursuant to Article II, Section 2.11 of Ordinance No. 348 and Section II, Zoning Ordinance herein shall be accompanied by the following:

- A revised Conceptual Land Use Plan showing the acreage and buildings square footage proposed for development within the affected Planning Area(s) and showing revised Development Targets for all planning areas within the Specific Plan, that demonstrate that overall development will not exceed 1,745,754 square feet of buildings.
- A list of all pending or approved implementing development proposals within the THOROUGHbred FARM SPECIFIC PLAN. The list shall also identify all approved development projects, as well as which development projects are under construction and which have been completed.
- Written concurrence from all owners of property within those Planning Areas that will have its Development Target reduced by the approval of the implementing development project.

These procedures notwithstanding, the maximum allowable square footage of buildings within the THOROUGHbred FARM SPECIFIC PLAN cannot exceed a total of 1,745,754 square feet without the approval of an amendment to the Specific Plan. Provided the proposed implementing development project will not cause such an exceedance and the project proponent submits the above information, the proposed implementing development project shall be deemed to be in substantial conformance with the Specific Plan and the City shall issue the letter of substantial conformance.

#### *e) Development At Above Designated Floor Area Ratio (FAR) or Exceeding Total Square Footage*

Development of a Planning Area above the designated Floor Area Ratio (FAR) or where total square footage within the THOROUGHbred FARM SPECIFIC PLAN will exceed 1,745,754 square feet will require approval of an amendment to the Specific Plan. The application for amendment of the Specific Plan may be processed concurrently with applications for implementing development proposals, or as a “stand alone” application.

## *2. Planning Area Development Standards*

For purposes of the THOROUGHbred FARM SPECIFIC PLAN, development standards are to be interpreted as required development features of the project and development guidelines are to be interpreted as recommendations. Variations from guidelines in implementing projects are administratively approved by the Planning Department; and an amendment to the Specific Plan or a “determination of project conformance with adopted specific plan” pursuant to Article II, Section 2.11 of Ordinance No. 348 (“substantial conformance”) shall not be required. Variations from development standards in implementing projects require, as determined in accordance with Section II, Zoning Ordinance of this document and Article II, Sections 2.5 and 2.11 of Ordinance No. 348, either an amendment to the Specific Plan or a substantial conformance application.





1 Section 11.2.c shall include agricultural chemicals manufacturing (not including pesticides and  
2 fertilizers), building movers storage yard, cotton, wood and synthetic weaving and finishing mills,  
3 fabrication of manufactured housing and mobile home, gasoline service stations with the  
4 concurrent sale of beer and wine for off-premises consumption, manufacturing of metering  
5 instruments, equipment and systems, recycling of wood, metal and construction wastes (outdoor),  
6 vehicle storage and impoundment if outdoor storage proposed, warehousing and distribution,  
7 radar, and infrared and ultraviolet equipment and systems, ambulance services. In addition, the  
8 permitted uses identified shall include fire and police stations under a public use permit pursuant  
9 to the provisions of Section 18.29 of Ordinance No. 348.

10 (2) The development standards for Planning Areas 1, 2, 3, 4, 11 and 12 of Specific  
11 Plan No. 376 shall be the same as those standards identified in Article XI, Section 11.4 of  
12 Ordinance No. 348, except that the development standards set forth in Article XI, Section  
13 11.4.b.(2) and (3), d. and e.2) shall be deleted and replaced with the following:

14 A. Where the front, side and rear yard adjoins another lot, the minimum  
15 setback is 10 feet from the property line.

16 B. Where the front, side, or rear yard adjoins a street, the minimum setback  
17 shall be 10 feet from the property line.

18 C. A minimum five foot strip adjacent to street right-of-way lines shall be  
19 appropriately landscaped and maintained, except for designated pedestrian and vehicular  
20 access ways.

21 (3) Except as provided above, all other zoning requirements shall be the same as those  
22 requirements identified in Article XI of Ordinance No. 348.

23 b. Planning Areas 5, 9, 10, 13 and 14.

24 (1) The uses permitted in Planning Areas 5, 9, 10, 13 and 14 of Specific Plan No. 376  
25 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except  
26 that the uses permitted pursuant to Section 11.2.b.(1)a)3., b)1., c)6., e)4., h)1., 3., and 5., j)2., k)5.  
27 and 6., m)1., 3., 4. and 6., and 11.2.b. (2)b), c), j), l), m), p), r), s), w), y), and x), and 11.2.c (2),  
28 (4), (5), (6), (7), (9), (12), (14), (16), (18), and 11.2. d., e., and f. shall not be permitted. In

1 addition, the permitted uses identified under Section 11.2.b. shall also include administrative and  
2 professional uses, including but not limited to businesses, law, medical, dental, chiropractic,  
3 architectural, engineering, community planning, and real estate offices, in which no activity is  
4 carried on catering to retail sales and no stock of goods is maintained for sale, auditoriums and  
5 conference rooms, clinics, including but not limited to medical, dental and chiropractic,  
6 employment agencies, household goods and sales repair, including but not limited to, new and  
7 used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair  
8 thereof, prescription pharmacy when related and incidental to a professional office building, radio  
9 and television broadcasting studios and schools, businesses and professional, including art,  
10 barber, beauty, dance drama, music and swimming, pharmaceutical research and manufacture, the  
11 manufacturing of coils, tubes, semiconductors and similar components and engineering, survey,  
12 and drafting instruments, communications, navigation control, transmission and reception  
13 equipment, control transmission and reception equipment, control equipment and systems,  
14 guidance equipment and systems, control devices and gauges, data processing equipment and  
15 systems, electrical substations, manufacture, assembly, testing and repair of components, devices,  
16 equipment and systems of an electrical, electronic, or electro-mechanical nature, such as, but not  
17 limited to, phonographs and audio units, manufacture of scientific and mechanical instruments,  
18 medical, and dental instruments and photographic equipment, parcel delivery services and post  
19 offices, recycling collection facilities (indoor), drug stores, hospitals, mail order businesses, truck  
20 sales and service, and trucks and trailers; the rental of trucks not over 19,500 pounds gross  
21 vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of  
22 body; and the rental of trailers not exceeding six feet in width or 22 feet in length. In addition,  
23 the permitted uses identified under Section 11.2.c shall include manufacture of metering  
24 instruments, equipment and systems, radar, and infrared and ultraviolet equipment and systems,  
25 studios for professional work or in teaching of any form of fine arts, including but not limited to  
26 photography, music, drama, and dance, where no stock of goods is maintained for sale, travel  
27 trailers, recycling of wood, metal, and construction wastes (outdoor), vehicle storage and  
28 impoundment if outdoor storage proposed, mobilehomes and recreational vehicles sales and

1 service and heliports, when appurtenant to a hospital use. In addition, the permitted uses  
2 identified shall include fire and police stations under a public use permit pursuant to the  
3 provisions of Section 18.29 of Ordinance No. 348.

4 (2) The development standards for Planning Areas 5, 9, 10, 13 and 14 of Specific Plan  
5 No. 376 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance  
6 No. 348, except that the development standards set forth in Article XI, Section 11.4.b(2) and (3),  
7 d. and e.2) shall be deleted and replaced with the following:

8 A. Where the front, side and rear yard adjoins another lot, the minimum  
9 setback is 10 feet from the property line.

10 B. Where the front, side, or rear yard adjoins a street, the minimum setback  
11 shall be 10 feet from the property line.

12 C. A minimum five foot strip adjacent to street right-of-way lines shall be  
13 appropriately landscaped and maintained, except for designated pedestrian and vehicular  
14 access ways.

15 (3) Except as provided above, all other zoning requirements shall be the same as those  
16 requirements identified in Article XI of Ordinance No. 348.

17 c. Planning Area 6.

18 (1) The uses permitted in Planning Area 6 of Specific Plan No. 376 shall be the same  
19 as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses  
20 permitted pursuant to Section 9.1.a. (1), (6), (7), (17), (23), (54) and (68), and 9.1.b. (3), (11),  
21 (12), and (18), and 9.1.d. (3), (9), and (13) shall not be permitted. In addition, the permitted uses  
22 identified under Section 9.1.a. shall also include art galleries, automobile service stations, not  
23 including the concurrent sale of beer and wine for off-premises consumption, binding of books  
24 and other publications, clinics, including but not limited to medical, dental and chiropractic,  
25 hardware and home improvement center, libraries, motels, museums, office equipment sales and  
26 service, post offices, prescription pharmacy when related and incidental to a professional office  
27 building, recycling collection facilities (indoor), reading room and wedding chapels; and the  
28 permitted uses identified under Section 9.1.d. shall also include automobile repair garages, body

1 shops, spray painting shops, boat sales, rentals and services, dance halls, health and exercise  
2 centers, studios for professional work in or teaching of any form of fine arts, including but not  
3 limited to photography, music, drama, and dance, where no stock of goods is maintained for sale,  
4 trailer and boat storage, and travel trailers, mobilehomes and recreational vehicles sales and  
5 service. In addition, the permitted uses identified shall include fire and police stations under a  
6 public use permit pursuant to the provisions of Section 18.29 of Ordinance No. 348.

7 (2) The development standards for Planning Area 6 of Specific Plan No. 376 shall be  
8 the same as those standards identified in Article IXd, Section 9.4 of Ordinance No. 348.

9 (3) Except as provided above, all other zoning requirements shall be the same as those  
10 requirements identified in Article IXd of Ordinance No. 348.

11 c. Planning Areas 7 and 8.

12 (1) The uses permitted in Planning Areas 7 and 8 of Specific Plan No. 376 shall be the  
13 same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses  
14 permitted pursuant to Section 9.1.a. (1), (3), (5), (7), (9), (17), (18), (19), (22), (23), (27), (28),  
15 (29), (30), (32), (36), (40), (42), (43), (44), (48), (49), (50), (52), (53), (54), (56), (59), (60), (61),  
16 (64), (65), (66), (67), (68), (69), (72), (73), (74), (76), (77), (80), (81), (82), (84), (89), (92) and  
17 (94), and 9.1.b. (3), (5), (7), (8), (9), (10), (11), (12), (13), (15), (18), and (20), and 9.1.d. (3), (4),  
18 (5), (6), (7), (9), (10), (11), (12), (13) (16), and (18) shall not be permitted. In addition, the  
19 permitted uses identified under Section 9.1.a. shall also include art galleries, automobile sales and  
20 rental, automobile service stations, not including the concurrent sale of beer and wine for off-  
21 premises consumption, clinics, including but not limited to medical, dental and chiropractic,  
22 motels, museums, post offices, prescription pharmacy when related and incidental to a  
23 professional office building and wedding chapels; and the permitted uses identified under Section  
24 9.1.d. shall also include boat sales, dance halls, rentals and services, liquid petroleum service  
25 stations with or without the concurrent sale of beer and wine for off-premises consumption,  
26 provided the total capacity of all tanks shall not exceed 10,000 gallons, trailer and boat storage  
27 and travel trailers, mobilehomes and recreational vehicles sales and service. In addition, the  
28

1 permitted uses identified shall include fire and police stations under a public use permit pursuant  
2 to the provisions of Section 18.29 of Ordinance No. 348.

3 (2) The development standards for Planning Areas 7 and 8 of Specific Plan No. 376  
4 shall be the same as those standards identified in Article IXd, Section 9.4 of Ordinance No. 348.

5 (3) Except as provided above, all other zoning requirements shall be the same as those  
6 requirements identified in Article IXd of Ordinance No. 348.

7 Section 3. This ordinance shall take affect 30 days after its adoption.

8 CITY COUNCIL OF THE CITY  
9 OF JURUPA VALLEY, STATE OF CALIFORNIA

10  
11 By: \_\_\_\_\_  
12 Mayor, City Council

13 ATTEST:  
14 VICTORIA WASKO  
15 City Clerk  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

### III. Development Plans and Standards

#### A. Thoroughbred Farm Development Concept

The THOROUGHbred FARM SPECIFIC PLAN is a new Southern California business community with a mix of Light Industrial, Business Park, Commercial/Tourist and Commercial/Retail uses that appeal to a market of future business owners looking for the best in architectural and neighborhood design. Around the perimeter of this community, the historic heritage of the area is celebrated through the re-introduction of plantings along the adjacent streets of Wineville Avenue, Bellegrave Avenue and Landon Drive. A system of bikeways and sidewalks within enhanced parkways provide access between Planning Areas.

Located in the northern portion of the THOROUGHbred FARM SPECIFIC PLAN and adjacent to an existing industrial project site are 42.6 acres designated for light industrial uses. In the western portion of the SPECIFIC PLAN, adjacent to the Interstate 15 Freeway (I-15), are 35.6 acres designated for business park uses. In order to provide a variety of services to the surrounding community, 7.6 acres of commercial/tourist and 11.5 acres of commercial/retail uses are located at the south and eastern portions of the SPECIFIC PLAN. A total of 10.0 acres are designated for circulation roadways.

The following sections of the THOROUGHbred FARM SPECIFIC PLAN illustrate and describe the project-wide development plans and standards as they relate to land use, vehicular and non-vehicular circulation, conceptual landscaping, drainage systems, water and sewer systems, grading, phasing and comprehensive improvement financing, construction, ownership and maintenance for the entire Specific Plan area.

## B. Land-Use Plan

### 1. Project Description

The THOROUGHbred FARM SPECIFIC PLAN includes four distinct land uses within 14 Planning Areas, each reflecting elements of the California Renaissance architectural theme drawn from the area. The SPECIFIC PLAN is designed to provide a wide range of allowable land uses to respond to the market at the time development occurs. The proposed THOROUGHbred FARM SPECIFIC PLAN includes the land use plan, designation of planning areas, development standards, and design and landscaping guidelines associated with the development of the THOROUGHbred FARM SPECIFIC PLAN.

The THOROUGHbred FARM SPECIFIC PLAN includes 42.6 acres of light industrial uses, 36.5 acres of business park uses, 11.5 acres of commercial/retail uses, 7.6 acres of commercial/tourist uses and 10.0 acres of major circulation roads. (See Figure III-1, Land Use Plan.) A detailed summary of land uses is provided in Table III-1, Land Use Summary.

#### *a) Light Industrial*

Light Industrial land uses are proposed through the implementation of the Light Industrial designation. The purpose of this designation is to allow a wide variety of light industrial and related uses, including, but not limited to, assembly, repair and light manufacturing, and limited retail and service facilities, that provide employment opportunities for local residents. Each Planning Area's building intensity does not exceed a 0.60 Floor Area Ratio (FAR). Land uses allowable within the Light Industrial designation are set forth in Section II, Specific Plan Zoning and shown in Table III-2, Permitted Uses for Light Industrial Land Uses.

#### *b) Business Park*

Office, service commercial and light industrial uses are proposed through the implementation of the Business Park designation. The purpose of this designation is to allow a wide a variety of business park, light industrial, and related uses, as set forth in Section II, Specific Plan Zoning and shown in Table III-3, Permitted Uses for Business Park Land Use, including but not limited to research and development, technology centers, corporate headquarters and administrative and support offices in a campus-type setting. Building intensity for each Planning Area does not exceed a 0.60 FAR.

#### *c) Commercial/Retail*

Commercial/Retail land uses are proposed through the implementation of the Commercial/Retail designation. The purpose of this designation is to provide neighborhood and community commercial uses to serve businesses within the specific plan as well as surrounding residents. Uses include, but are not limited to, restaurants, shops, drug stores, markets, and other commercial uses that would serve the needs of businesses, public uses and surrounding residents. Each Planning Area's building intensity does not exceed a 0.35 FAR. Land uses allowable within the Commercial/Retail designation are set forth in Section II, Specific Plan Zoning and shown in Table III-4, Permitted Uses for Commercial/Retail Land Uses.

#### *d) Commercial/Tourist*

Through the implementation of the Tourist/Commercial designation, which is similar to the Commercial/Retail designation, provisions that include, but are not limited to, hotels, recreation and auto rentals are allowed, as set forth in Section II, Specific Plan Zoning and Shown in Table III-5, Permitted Uses for Commercial/Tourist Land Uses. Each Planning Area's building intensity does not exceed a 0.35 FAR.

#### *e) Roads*

The THOROUGHbred FARM SPECIFIC PLAN includes the construction of primary roadways in accordance with the General Plan Circulation Element. On-site traffic is conveyed by a hierarchical circulation system, which ranges in right-of-way widths from 78 feet to 140 feet, and is designed to comply with City Standards, with some modifications. The precise design and alignment of these roadways are delineated by implementing development projects and subject to review and approval by the City prior to construction.

**B. Land-Use Plan**

**Table III-1, Land Use Summary**

Planning Area	Acreage
<b>Light Industrial</b>	
1	5.6
2	1.5
3	5.9
4	11.6
11	9.6
12	8.4
Subtotal - Light Industrial	42.6
<b>Business Park</b>	
5	8.6
9	6.1
10	6.2
14	8.1
Subtotal - Business Park	SDP
<b>Commercial/Retail</b>	
6	11.5
Subtotal - Commercial/Retail	11.5
<b>Tourist/Commercial</b>	
7	3.3
8	4.3
Subtotal - Tourist/Commercial	7.6
<b>Major Circulation</b>	
N/A	10.0
Subtotal - Other	10.0
<b>PROJECT TOTALS</b>	<b>108.2</b>

**Table III-2, Permitted Uses for Light Industrial Land Uses**

Permitted Land Uses	Light Industrial Land Use
SDP = Requires Site Development Permit approval.	
CUP = Requires Conditional Use Permit approval.	
PUP = Public Use Permit approval.	
Agricultural chemicals manufacturing, not including pesticides and fertilizers.	CUP
Ambulance services.	CUP
Appliance manufacture, and repair.	SDP
Banks and financial institutions.	SDP
Binding of books and other publications.	SDP
Body and fender shops and spray painting.	SDP
Building movers storage yard.	CUP
Canning and preserving fruits and vegetables.	SDP
Churches, temples and other places of religious worship.	SDP
Coils, tubes, semiconductors and similar components.	SDP

Allowable Land Uses	Light Industrial Land Use
Cold storage facilities.	SDP
Cold storage plant.	SDP
Communication, navigation control, transmission and reception equipment, control transmission and reception equipment, control equipment and systems, guidance equipment and systems.	SDP
Communications and microwave installations.	SDP
Concrete, gypsum, plaster and mineral products manufacturing.	SDP
Containers, boxes and crates manufacturing.	SDP
Contractor storage yards.	SDP
Control devices and gauges.	SDP
Cotton ginning.	SDP
Cotton, wood, and synthetic weaving and finishing mills.	CUP
Cutlery, tableware, hand tools, and hardware.	SDP
Dairy products, not including dairies.	SDP
Disposal service operations, not including transfer stations.	CUP
Drugs and pharmaceuticals manufacturing.	SDP
Electrical and electronic apparatus and components.	SDP
Electrical substations.	SDP
Engines, turbines, and parts.	SDP
Equipment sales, rental and storage.	SDP
Fabrication of manufactured housing and mobilehome.	CUP
Fabrication of metal buildings.	SDP
Fabrication of wood buildings and structures.	SDP
Farm, garden construction, and industrial machinery.	SDP
Feed and grain sales.	SDP
Fencing, manufacture and assembly of.	SDP
Fertilizer production, organic or inorganic.	CUP
Fire and police stations.	PUP
Floor covering mills.	SDP
Furniture and fixtures including cabinets, partitions and similar items manufacturing.	SDP
Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.	SDP
Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.	SDP
Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.	CUP
Glass blowing, pressing and cutting, and other glassware products.	SDP
Grain and bakery products.	SDP
Handbags, luggage, footwear, and other personal leather goods manufacturing.	SDP



Allowable Land Uses	Light Industrial Land Use
Hardware and home improvement center.	SDP
Health and exercise centers.	SDP
Ice manufacturing	SDP
Jewelry manufacture and repair.	SDP
Knitting mills.	SDP
Laboratories, film, dental, medical, research or testing.	SDP
Lighting fixtures, wiring and supplies manufacturing.	SDP
Lumber yards.	SDP
Machine, welding, and blacksmith shops.	SDP
Manufacture and repair of engineering, scientific, and medical instrumentation including but not limited to: Measuring devices, watches, clocks, and related items.	SDP
Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature, such as, but not limited to, phonographs and audio units.	SDP
Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature, such as, but not limited to, television and radio equipment and systems.	SDP
Meat and poultry products, not including meat packing or slaughtering.	SDP
Meat packing plants, not including slaughtering or rendering of animals.	CUP
Medical, and dental instruments manufacturing.	SDP
Metal stamps and forged metal products manufacturing.	SDP
Metering instruments, equipment and systems manufacturing.	CUP
Mini warehouses.	SDP
Motorcycles, bicycles, and parts manufacture.	SDP
Musical and recording equipment.	SDP
Natural gas storage, above ground.	CUP
Nonalcoholic beverages manufacturing	SDP
Office and computing machine manufacture, repair, and sales.	SDP
Office equipment sales and service.	SDP
One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families.	SDP
Ordinance and firearms manufacturing, not including explosives.	SDP
Organic and inorganic compounds manufacturing, not including those of a hazardous nature.	SDP
Paints and varnishes manufacturing and incidental storage.	CUP
Paper and paperboard mills.	SDP

Allowable Land Uses	Light Industrial Land Use
Paper shredding.	SDP
Paper storage and recycling, not within a building.	CUP
Parcel delivery services.	SDP
Parking lots and parking structures.	SDP
Petroleum and bulk fuel storage, above ground, pursuant to Ordinance No. 546.	CUP
Pharmaceutical research and manufacture.	SDP
Plumbing and heating items manufacturing.	SDP
Pottery and similar items.	SDP
Poultry and egg processing.	CUP
Printers or publishers.	SDP
Public utility substations and storage buildings.	SDP
Radar, infrared and ultraviolet equipment and systems manufacturing.	CUP
Railroad equipment manufacturing.	SDP
Recycling collection facilities. (indoor)	SDP
Recycling of wood, metal, and construction wastes. (Outdoor)	CUP
Recycling processing facilities.	CUP
Refrigeration and heating equipment manufacturing.	SDP
Restaurants and other eating establishments.	SDP
Saw and planing mills.	SDP
Scientific and mechanical instruments manufacturing.	SDP
Sign, on-site advertising.	SDP
Soaps, cleaners, and toiletries manufacturing.	SDP
Stone cutting and related activities.	SDP
Sugar and confectionary products.	SDP
Tanning and finishing of leather.	SDP
Trailer and boat storage.	SDP
Trailer, recreational vehicle, and boat storage within an enclosed building.	SDP
Travel trailers and recreational vehicles manufacture.	SDP
Truck and trailer sales and rental.	SDP
Vehicle and motorcycle repair shops.	SDP
Vehicle storage and impoundment. (CUP if outdoor storage proposed)	SDP
Vehicles, aircraft, boats and parts manufacture.	SDP
Warehousing and distribution	CUP
Water and gas company service facilities.	SDP
Wearing apparel and accessory products.	SDP
Wrought iron fabrication.	SDP
Yarn and thread mills.	SDP

**Table III-3, Permitted Uses for Business Park Land Uses**

Permitted Land Uses	Business Park Land Use
SDP = Requires Site Development Permit approval.	
CUP = Requires Conditional Use Permit approval.	
PUP = Public Use Permit approval.	
Administrative and professional uses, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.	SDP
Agricultural chemicals manufacturing, not including pesticides and fertilizers.	CUP
Auditoriums and conference rooms.	SDP
Banks and financial institutions.	SDP
Binding of books and other publications.	SDP
Body and fender shops and spray painting.	SDP
Churches, temples and other places of religious worship.	SDP
Clinics, including but not limited to medical, dental and chiropractic.	SDP
Coils, tubes, semiconductors and similar components.	SDP
Cold storage facilities.	SDP
Communication, navigation control, transmission and reception equipment, control transmission and reception equipment, control equipment and systems, guidance equipment and systems.	SDP
Communications and microwave installations.	SDP
Concrete, gypsum, plaster and mineral products manufacturing.	SDP
Containers, boxes and crates manufacturing.	SDP
Contractor storage yards.	SDP
Control devices and gauges.	SDP
Cotton, wood, and synthetic weaving and finishing mills.	CUP
Cutlery, tableware, hand tools, and hardware.	SDP
Dairy products, not including dairies.	SDP
Data processing equipment and systems.	SDP
Disposal service operations, not including transfer stations.	CUP
Drug stores.	SDP
Drugs and pharmaceuticals manufacturing.	SDP
Electrical and electronic apparatus and components.	SDP
Electrical substations.	SDP
Employment agencies.	SDP
Engineering, survey, and drafting instruments.	SDP
Engines, turbines, and parts.	SDP
Equipment sales, rental and storage.	SDP
Fabrication of manufactured housing and mobilehome.	CUP
Fabrication of metal buildings.	SDP

Permitted Land Uses	Business Park Land Use
Fabrication of wood buildings and structures.	SDP
Farm, garden construction, and industrial machinery.	SDP
Feed and grain sales.	SDP
Fire and police stations.	PUP
Floor covering mills.	SDP
Furniture and fixtures including cabinets, partitions and similar items manufacturing.	SDP
Glass blowing, pressing and cutting, and other glassware products.	SDP
Grain and bakery products.	SDP
Handbags, luggage, footwear, and other personal leather goods manufacturing.	SDP
Hardware and home improvement center.	SDP
Health and exercise centers.	SDP
Hospitals.	SDP
Heliport, when appurtenant to a Hospital use.	CUP
Household goods sales and repair, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.	SDP
Ice manufacturing	SDP
Jewelry manufacture and repair.	SDP
Knitting mills.	SDP
Laboratories, film, dental, medical, research or testing.	SDP
Lighting fixtures, wiring and supplies manufacturing.	SDP
Lumber yards.	SDP
Machine, welding, and blacksmith shops.	SDP
Mail order businesses.	SDP
Manufacture and repair of engineering, scientific, and medical instrumentation including but not limited to: Measuring devices, watches, clocks, and related items.	SDP
Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature, such as, but not limited to, phonographs and audio units.	SDP
Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature, such as, but not limited to, television and radio equipment and systems.	SDP
Meat and poultry products, not including meat packing or slaughtering.	SDP
Meat packing plants, not including slaughtering or rendering of animals.	CUP
Medical, and dental instruments manufacturing.	SDP
Metal stamps and forged metal products manufacturing.	SDP
Metering instruments, equipment and systems manufacturing.	CUP

Permitted Land Uses	Business Park Land Use
Mini warehouses.	SDP
Motorcycles, bicycles, and parts manufacture.	SDP
Musical and recording equipment.	SDP
Natural gas storage, above ground.	CUP
Nonalcoholic beverages manufacturing	SDP
Office and computing machine manufacture, repair, and sales.	SDP
Office equipment sales and service.	SDP
Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering, community planning, real estate.	SDP
One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families.	SDP
Optical goods, medical instruments, supplies, and equipment and photography equipment.	SDP
Ordnance and firearms manufacturing, not including explosives.	SDP
Organic and inorganic compounds manufacturing, not including those of a hazardous nature.	SDP
Paints and varnishes manufacturing and incidental storage.	CUP
Paper and paperboard mills.	SDP
Paper shredding.	SDP
Paper storage and recycling, not within a building.	CUP
Parcel delivery services.	SDP
Parking lots and parking structures.	SDP
Pharmaceutical research and manufacture.	SDP
Photographic equipment manufacturing.	SDP
Post offices.	SDP
Pottery and similar items.	SDP
Poultry and egg processing.	CUP
Prescription pharmacy when related and incidental to a professional office building.	SDP
Printers or publishers.	SDP
Public utility substations and storage buildings.	SDP
Radar, infrared and ultraviolet equipment and systems manufacturing.	CUP
Radio and television broadcasting studios.	SDP
Railroad equipment manufacturing.	SDP
Recycling collection facilities. (indoor)	SDP
Recycling of wood, metal, and construction wastes. (Outdoor)	CUP
Recycling processing facilities.	CUP
Refrigeration and heating equipment manufacturing.	SDP

Permitted Land Uses	Business Park Land Use
Restaurants and other eating establishments.	SDP
Saw and planing mills.	SDP
Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.	SDP
Scientific and mechanical instruments manufacturing.	SDP
Sign, on-site advertising.	SDP
Soaps, cleaners, and toiletries manufacturing.	SDP
Stone cutting and related activities.	SDP
Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.	CUP
Sugar and confectionary products.	SDP
Tanning and finishing of leather.	SDP
Trailer and boat storage.	SDP
Trailer, recreational vehicle, and boat storage within an enclosed building.	SDP
Travel trailers and recreational vehicles manufacture.	SDP
Travel trailers, mobilehomes and recreational vehicles sales and service.	CUP
Truck and trailer sales and rental.	SDP
Truck sales and service.	SDP
Trucks and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length.	SDP
Vehicle and motorcycle repair shops.	SDP
Vehicle storage and impoundment. (CUP if outdoor storage proposed)	SDP
Vehicles, aircraft, boats and parts manufacture.	SDP
Warehousing and distribution	CUP
Wearing apparel and accessory products.	SDP
Wrought iron fabrication.	SDP
Yarn and thread mills.	SDP

**Table III-4, Permitted Uses for Commercial/Retail Land Uses**

Permitted Land Uses	Commercial Retail Land Use
SDP = Requires Site Development Permit approval.	
CUP = Requires Conditional Use Permit approval.	
PUP = Public Use Permit approval.	
Animal hospitals.	CUP
Antique shops.	SDP
Appliance stores, household.	SDP
Art galleries	SDP
Art supply shops and studios.	SDP
Auction houses.	SDP
Automobile parts and supply stores.	SDP
Automobile repair garages, body shops, spray painting shops.	CUP
Automobile sales and rental agencies.	CUP
Automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption.	SDP
Bakery goods distributors.	SDP
Bakery shops, including baking only when incidental to retail sales on the premises.	SDP
Banks and financial institutions.	SDP
Barber and beauty shops.	SDP
Bars and cocktail lounges.	SDP
Bicycle sales and rentals.	SDP
Billiard and pool halls.	SDP
Binding of books and other publications.	SDP
Blueprint and duplicating services.	SDP
Boat sales, rentals and services.	CUP
Body and fender shops and spray painting.	CUP
Book stores and binders.	SDP
Building materials sales yard.	CUP
Car washes.	SDP
Catering services.	SDP
Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.	SDP
Churches, temples and other places of religious worship.	SDP
Cleaning and dyeing shops.	SDP
Clinics, including but not limited to medical, dental and chiropractic.	SDP
Clothing stores.	SDP
Confectionery or candy stores.	SDP
Convenience stores, including the sale of motor vehicle fuel.	CUP
Convenience stores, not including the sale of motor vehicle fuel.	SDP

Permitted Land Uses	Commercial Retail Land Use
Costume design studios.	SDP
Dance halls.	CUP
Day care centers.	SDP
Delicatessens.	SDP
Department stores.	SDP
Drive-in theaters.	CUP
Drug stores.	SDP
Dry goods stores.	SDP
Electrical substations.	SDP
Employment agencies.	SDP
Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment.	SDP
Escort bureaus.	SDP
Feed and grain sales.	SDP
Fire and police stations.	PUP
Fishing and casting pools.	SDP
Florist shops.	SDP
Food markets and frozen food lockers.	SDP
Fortune telling, spiritualism, or similar activity.	SDP
Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.	SDP
Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.	CUP
Gift shops.	SDP
Golf cart sales and service.	SDP
Hardware and home improvement center.	SDP
Hardware stores, including not more than 1000 square feet of outside storage lumber.	SDP
Health and exercise centers.	CUP
Hobby shops.	SDP
Hotels, resort hotels and motels.	SDP
Household goods sales and repair, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.	SDP
Ice cream shops.	SDP
Ice sales, not including ice plants.	SDP
Interior decorating shops.	SDP
Jewelry stores with incidental repairs.	SDP
Labor temples.	SDP
Laboratories, film, dental, medical, research or testing.	SDP
Laundries and laundromats.	SDP
Leather goods stores.	SDP
Libraries	SDP

Permitted Land Uses	Commercial Retail Land Use
Liquid petroleum service stations with the concurrent sale of beer and wine for off-premises consumption, provided the total capacity of all tanks shall not exceed 10,000 gallons.	CUP
Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.	SDP
Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this ordinance.	CUP
Locksmith shops.	SDP
Lumber yards, including only incidental mill work.	CUP
Mail order businesses.	SDP
Manufacturer's agent.	SDP
Market, food, wholesale or jobber.	SDP
Massage parlors, turkish baths, health centers and similar personal service establishments.	SDP
Meat markets, not including slaughtering.	SDP
Mimeographing and addressograph services.	SDP
Motels.	SDP
Museums	SDP
Music stores.	SDP
News stores.	SDP
Notions or novelty stores.	SDP
Nurseries and garden supply stores.	SDP
Office equipment sales and service.	SDP
Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering, community planning, real estate.	SDP
One on-site operator's residence, which may be located in a commercial building.	SDP
Paint and wall paper stores, not including paint contractors.	SDP
Parking lots and parking structures.	SDP
Pawn shops.	SDP
Pet shops and pet supply shops.	SDP
Photography shops and studios and photo engraving.	SDP
Plumbing shops, not including plumbing contractors.	SDP
Post offices.	SDP
Poultry markets, not including slaughtering or live sales.	SDP
Prescription pharmacy when related and incidental to a professional office building.	SDP
Printers or publishers.	SDP
Produce markets.	SDP
Reading room	SDP
Recording studios.	SDP
Recycling collection facilities. (indoor)	SDP
Refreshment stands.	SDP

Permitted Land Uses	Commercial Retail Land Use
Restaurants and other eating establishments.	SDP
Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.	CUP
Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.	SDP
Shoe stores and repair shops.	SDP
Shoeshine stands.	SDP
Sign, on-site advertising.	SDP
Sporting goods stores.	SDP
Sports and recreational facilities, not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.	SDP
Stained glass assembly.	SDP
Stationer stores.	SDP
Stations, bus, railroad and taxi.	SDP
Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.	CUP
Swap meets.	CUP
Tailor shops.	SDP
Taxidermist.	SDP
Telephone exchanges.	SDP
Theaters, not including drive-ins.	SDP
Tire recapping.	CUP
Tire sales and service, not including recapping.	SDP
Tobacco shops.	SDP
Tourist information centers.	SDP
Toy shops.	SDP
Trailer and boat storage.	CUP
Travel agencies.	SDP
Travel trailers, mobilehomes and recreational vehicles sales and service.	CUP
Truck sales and service.	SDP
Trucks and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length.	SDP
Typewriter sales and rental and incidental repairs.	SDP
Underground bulk fuel storage.	CUP
Watch repair shops.	SDP
Wedding chapels.	SDP
Wholesale businesses with samples on the premises but not including storage.	SDP

**Table III-5, Permitted Uses for Commercial/Tourist Land Uses**

Permitted Land Uses	Commercial Tourist Land Use
SDP = Requires Site Development Permit approval.	
CUP = Requires Conditional Use Permit approval.	
PUP = Public Use Permit approval.	
Antique shops.	SDP
Art galleries	SDP
Art supply shops and studios.	SDP
Auditoriums and conference rooms.	SDP
Automobile parts and supply stores.	SDP
Automobile sales and rental, truck sales, new and used.	SDP
Automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption.	SDP
Bakery shops, including baking only when incidental to retail sales on the premises.	SDP
Banks and financial institutions.	SDP
Barber and beauty shops.	SDP
Bars and cocktail lounges.	SDP
Bicycle sales and rentals.	SDP
Billiard and pool halls.	SDP
Blueprint and duplicating services.	SDP
Boat sales, rentals and services.	CUP
Book stores and binders.	SDP
Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.	SDP
Churches, temples and other places of religious worship.	SDP
Cleaning and dyeing shops.	SDP
Clinics, including but not limited to medical, dental and chiropractic.	SDP
Clothing stores.	SDP
Confectionery or candy stores.	SDP
Convenience stores, including the sale of motor vehicle fuel.	CUP
Convenience stores, not including the sale of motor vehicle fuel.	SDP
Dance halls.	CUP
Day care centers.	SDP
Delicatessens.	SDP
Department stores.	SDP
Drive-in theaters.	CUP
Drug stores.	SDP
Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment.	SDP
Fire and police stations.	PUP

Permitted Land Uses	Commercial Tourist Land Use
Florist shops.	SDP
Fortune telling, spiritualism, or similar activity.	SDP
Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.	SDP
Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.	CUP
Gift shops.	SDP
Hobby shops.	SDP
Hotels, resort hotels and motels.	SDP
Ice cream shops.	SDP
Ice sales, not including ice plants.	SDP
Jewelry stores with incidental repairs.	SDP
Leather goods stores.	SDP
Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.	CUP
Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this ordinance.	CUP
Locksmith shops.	SDP
Massage parlors, turkish baths, health centers and similar personal service establishments.	SDP
Motels.	SDP
Museums	SDP
Music stores.	SDP
Notions or novelty stores.	SDP
Office equipment sales and service.	SDP
Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering, community planning, real estate.	SDP
Parking lots and parking structures.	SDP
Pet shops and pet supply shops.	SDP
Photography shops and studios and photo engraving.	SDP
Post offices.	SDP
Prescription pharmacy when related and incidental to a professional office building.	SDP
Refreshment stands.	SDP
Restaurants and other eating establishments.	SDP
Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.	CUP
Sign, on-site advertising.	SDP
Stationer stores.	SDP
Stations, bus, railroad and taxi.	SDP
Theaters, not including drive-ins.	SDP
Tobacco shops.	SDP
Tourist information centers.	SDP

Permitted Land Uses	Commercial Tourist Land Use
Toy shops.	SDP
Trailer and boat storage.	CUP
Travel agencies.	SDP
Travel trailers, mobilehomes and recreational vehicles sales and service.	CUP
Trucks and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length.	SDP
Watch repair shops.	SDP
Wedding chapels.	SDP
Wholesale businesses with samples on the premises but not including storage.	SDP

## 2. Project-Wide Development Standards

In order to assure the orderly development of the land uses proposed within the THOROUGHbred FARM SPECIFIC PLAN, land use planning and design standards have been adopted for each Planning Area. These Planning Area-specific standards discussed in Section IV, Planning Area Development Standards, assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

In addition to the planning area-specific standards, project-wide development standards have also been prepared to complement those applicable to each individual Planning Area. The project-wide standards are set forth below and in Table III-6, Development Standards:

1. The THOROUGHbred FARM SPECIFIC PLAN shall be developed in general conformance with the Land Use Plan (Figure III-1, Land Use Plan). General permitted uses include Light Industrial, Business Park, Commercial/Retail, Commercial/Tourist and other uses for the individual Planning Areas as delineated in Table III-6, Development Standards.
2. Planning Areas may be developed with total square footages that are above or below the planning areas' identified development target and with acreages that are above or below the planning areas' identified size through compliance with the procedures set forth in Section I.B (Specific Plan Administration) provided the maximum building square footage within the THOROUGHbred FARM SPECIFIC PLAN does not exceed 1,745,754 square feet without an amendment of the Specific Plan.
3. Uses and development standards are in accordance with Ordinance No. 348 (Land Use Ordinance) as amended by the THOROUGHbred FARM SPECIFIC PLAN Zoning Ordinance and are further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, site development permit, and conditional use permits.
4. Standards and guidelines relating to signs, landscaping, parking, and other related design elements shall conform to Ordinance No. 348 (Land Use Ordinance) unless addressed by the guidelines and standards within the THOROUGHbred FARM SPECIFIC PLAN.
5. All project lighting shall be in conformance with applicable City standards.
6. Development of the property shall be in accordance with the mandatory requirements of all City ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially to Specific Plan No. 376 (THOROUGHbred FARM SPECIFIC PLAN) as filed in the office of the City Planning Department, unless otherwise amended.

7. The evaluation of environmental impacts for the THOROUGHbred FARM SPECIFIC PLAN is contained in Environmental Impact Report No. 512 prepared for Specific Plan No. 376. Pursuant to Section 15183 of the State CEQA Guidelines, implementing development projects which are consistent with the development density established by the THOROUGHbred FARM SPECIFIC PLAN (SP 376) shall not require additional environmental review, except as where necessary to examine whether there are project-specific significant effects which are peculiar to the project.
8. Except for the Specific Plan Development Standards/Design Guidelines and other requirements in Sections III, IV and V adopted concurrently with this Specific Plan, no portions of the Specific Plan which purport or propose to change, waive, or modify any ordinance or other legal requirement for development shall be considered to be part of the adopted Specific Plan.
9. Lots created pursuant to this Specific Plan and subsequent tentative maps shall be in conformance with the development standards of the zoning applied to the Specific Plan, and all other applicable county standards and the Subdivision Map Act.
10. For the security and safety of future users of the facilities constructed within the Specific Plan, the developer shall consider the following design concepts within each individual development proposal:
  - a. Circulation for pedestrians, vehicles, and police patrols (commercial uses only).
  - b. Lighting of streets, walkways and bikeways.
  - c. Visibility of doors and windows from the street and between buildings, where practical.
  - d. Fencing of appropriate heights and materials.
11. The following crime prevention measures shall also be considered during the individual site and building layout design, in addition to those above, for the security and safety of future occupants of light industrial, business park and commercial space:
  - a. Addresses which light automatically at night.
  - b. Installation of burglar alarms in all commercial buildings.
  - c. Special lighting requirements on any buildings that are grouped in a way that individual addresses are difficult to read.
12. A land division filed for the purposes of phasing or financing shall not be considered an implementing development application, provided that, if the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded prior to the issuance of occupancy permits.
13. Each planning area shall comply with applicable City recycling requirements.
14. On-site commercial areas shall contain enclosures for collection of recyclable materials.
15. Construction and occupancy of the Specific Plan including roads and infrastructure may be done progressively in stages, provided vehicular access, public facilities and infrastructure are constructed to adequately service each phase of development or as needed for public health and safety in each stage of development and further provided that each phase of development conforms substantially with the intent and purpose of Section III.H., Phasing Plan.
16. Construction of required infrastructure such as sewer and water lines, storm drains and roads may be financed through the establishment of a financing district (e.g., assessment district, Community Facilities District).
17. The City may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development proposal for all or any portion of the Specific Plan has not been submitted within twenty (20) years of the City Council's adoption of the Specific Plan.

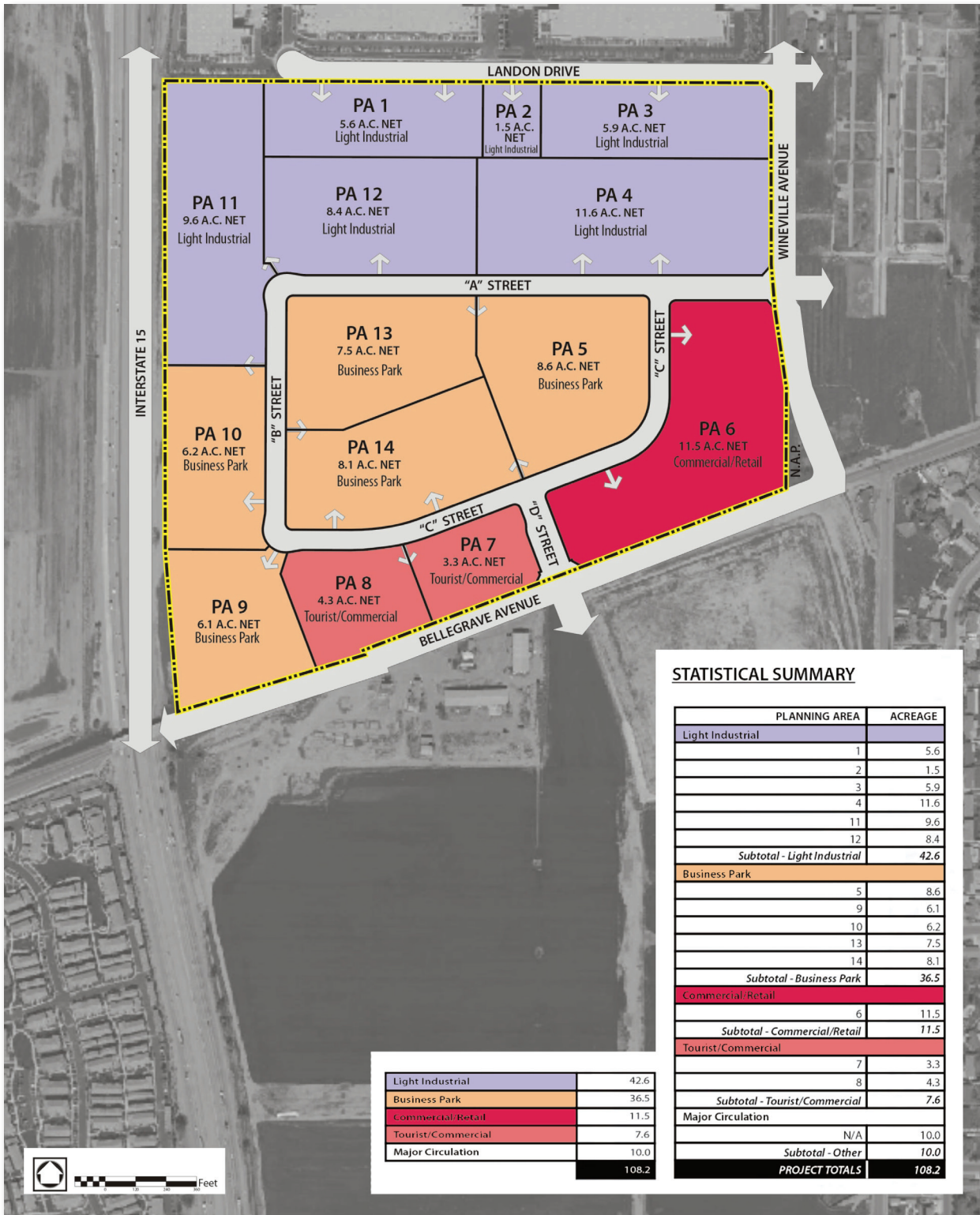


**Table III-6, Development Standards**

DEVELOPMENT STANDARDS		LIGHT INDUSTRIAL	BUSINESS PARK	COMMERCIAL/ RETAIL & COMMERCIAL/TOURIST
<b>1. Minimum Lot Size</b>				
a.	Minimum Lot Size	10,000 s.f.	10,000 s.f.	No Minimum
<b>2. Minimum Average Lot Width</b>				
a.	Minimum Average Lot Size	75 feet	75 feet	No Minimum
<b>3. Setbacks for Buildings / Parking Areas</b>				
a.	A minimum building setback shall be required for each street frontage. The building setbacks listed below are the average building setback. All setbacks are measured from the edge of the right-of-way. The setback strip adjacent to the street shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways.			
	<b>Streets</b>	<b>Bldg.</b>	<b>Parking</b>	<b>Bldg.</b>
	i. Bellegrave Avenue frontages	N/A	N/A	25 ft
	ii. Wineville Avenue frontages	25 ft	10 ft	N/A
	iii. Interior Streets frontages	25 ft	10 ft	25 ft
b.	A minimum of 10 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking or driveways. Perimeter, tubular steel or other fencing may be required. [See also: 5.a, below.]			
c.	Where the side or rear property adjoins another planning area, the minimum building setback from the property line shall be 10 feet.			
<b>4. Height Requirements</b>				
a.	Structures height at the yard setback line.	40 feet	40 feet	50 feet
	Any portion of a building which exceeds the setback line height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet.			
b.	Building height limitations.	50 feet	50 feet	50 feet
	A greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') in height, or 105 feet for other structures, is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.			
<b>5. Walls and Fencing</b>				
a.	Height:	3.5 to 6 feet	3.5 to 6 feet	3.5 to 6 feet
	A perimeter or tubular steel fence, or combination landscaped earthen berm and perimeter fencing of the minimum height specified herein, may be constructed at the property line.			
<b>6. Landscaping</b>				
a.	Minimum project site to be landscaped and irrigated:	10%	10%	10%
b.	Minimum setback: A minimum 10-foot landscape strip adjacent to street right-of-way lines, as permitted under 3.a. and 3.b. above, shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.			
<b>7. Parking</b>				
a.	Parking areas shall be provided as required by Section 18.12 of this ordinance.			
<b>8. Trash Collection Areas</b>				
a.	Trash collection areas shall be screened by landscaping and architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. They shall be located in such a manner to minimize noise or odor nuisance. Block walls or other fencing may be required.			
<b>9. Parking, Loading and Service Areas</b>				
a.	Parking, loading and service areas shall be screened by structures and/or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.			
<b>10. Utilities</b>				
a.	All new utilities shall be installed underground, except for electrical lines rated at 33kv or greater, which may be installed above ground.			
<b>11. Mechanical Equipment</b>				
a.	All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building.			
<b>12. Lighting</b>				
a.	All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.			
<b>13. Outside Storage</b>				
a.	Outside storage areas shall be screened with structures and/or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the development application, and shall be set back at least 10 feet from the street line.			

**B. Land-Use Plan**

**Figure III-1, Land Use Plan**



## C. Circulation Plan

### 1. Description

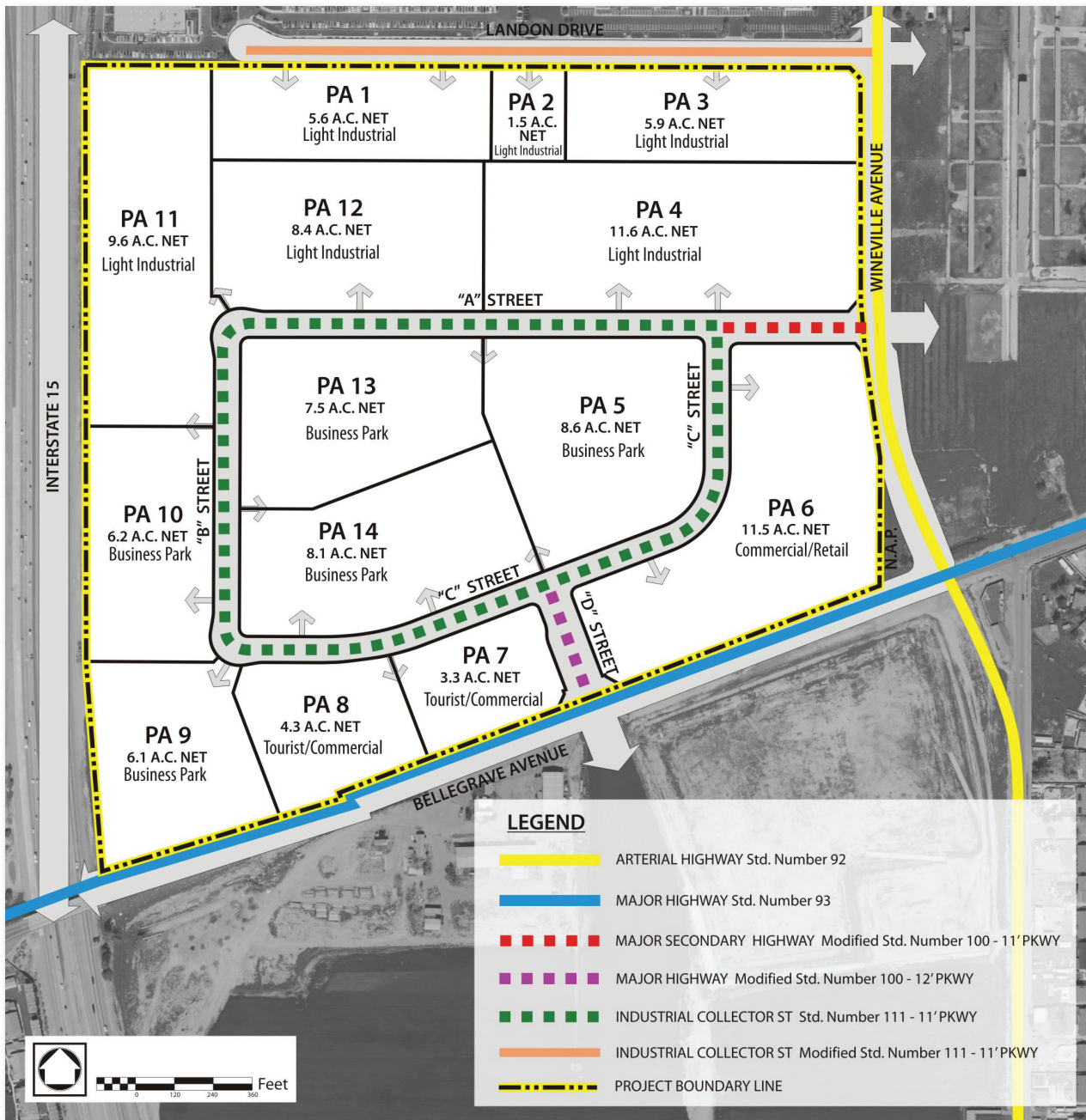
#### a) Vehicular Circulation

The primary objective of the Circulation Plan is to meet the vehicular travel needs of the THOROUGHbred FARM SPECIFIC PLAN by providing direct and convenient access to individual planning areas through a safe and efficient network of roadways. The roads that provide direct access to the THOROUGHbred FARM SPECIFIC PLAN site are identified within the Circulation Plan. (See Figure III-2, Vehicular Circulation Plan.) Primary north-south access to the site is provided via Wineville Avenue along the project's eastern boundary, and primary east-west access is provided via Bellegrave Avenue along the project's southern boundary.

- **Wineville Avenue – Arterial Highway:** Wineville Avenue is classified as an Arterial Highway by the General Plan Circulation Element and serves as one of the primary access roads for the THOROUGHbred FARM SPECIFIC PLAN. Wineville Avenue connects to Cantu-Galleano Ranch Road and Galena Street to the north and Bellegrave Avenue to the south. The Wineville Avenue ultimate cross-section consists of 86-feet of pavement within a 128-foot right-of-way with an 18-foot wide raised and planted median separating two traffic lanes in each direction. A 5'-0" parkway-separated meandering sidewalk is provided within a 21'-0" landscaped parkway on the west side of the road. At its intersection with Bellegrave Avenue, Wineville Avenue widens to a 99-foot paved section within a 141-foot right-of-way, in order to accommodate additional turn lanes.
- **Bellegrave Avenue – Major Highway:** Bellegrave Avenue is classified as a Major Highway by the General Plan Circulation Element and serves as one of the primary access roads for the THOROUGHbred FARM SPECIFIC PLAN. Bellegrave Avenue connects to Etiwanda Avenue to the east and Hamner Avenue to the west. The Bellegrave Avenue cross-section consists of 76-feet of pavement within a 118-foot right-of-way with a 12'-0" wide painted median separating two traffic lanes in each direction. A 5'-0" parkway-separated meandering sidewalk is provided within a 21'-0" landscaped parkway on both sides of the road. Outside the right-of-way, the THOROUGHbred FARM SPECIFIC PLAN provides an additional 20'-0" landscaping easement with a 10'-0" bikeway on the north side of the road. A wider right-of-way and paved section is provided where Bellegrave Avenue intersects with Wineville Avenue as well as "D" Street.
- **"A" Street Entrance – Modified Arterial Highway:** The "A" Street Entrance is classified as a Modified Arterial Highway and serves as the eastern major entrance into the Specific Plan. The "A" Street entrance cross-section consists of 74-feet of pavement within a 96-foot right-of-way with a 12-foot wide raised and planted median separating one through lane of incoming traffic and three turning lanes of outgoing traffic. A 6-foot curb-adjacent sidewalk is provided within an 11-foot landscaped parkway within the ROW on both sides of the entrance.
- **"D" Street – Modified Arterial Highway:** "D" Street is classified as a Modified Arterial Highway and serves as the southern major entrance into the Specific Plan. The "D" Street cross-section consists of 93-feet of pavement within a 117-foot right-of-way with a 13-foot wide raised and planted median separating two turning lanes of incoming traffic and one through-lane and three turning lanes of outgoing traffic. A 6-foot wide curb-adjacent sidewalk is provided within a 12-foot landscaped parkway within the right-of-way on both sides of the road.
- **Landon Drive – Modified Industrial Collector:** Landon Drive is classified as a Modified Industrial Collector Street and serves the northern portion of the Specific Plan. The cross-section consists of 56-feet of pavement within an 84-foot right-of-way with a 12-foot painted median with two lanes in each direction. The THOROUGHbred FARM SPECIFIC PLAN also provides a 6-foot curb-adjacent sidewalk within an 11-foot landscaped parkway within the right-of-way on the south side of the road. Landon Drive also includes a 6'-0" curb-adjacent sidewalk on the north side of the road within a 17-foot right-of-way.

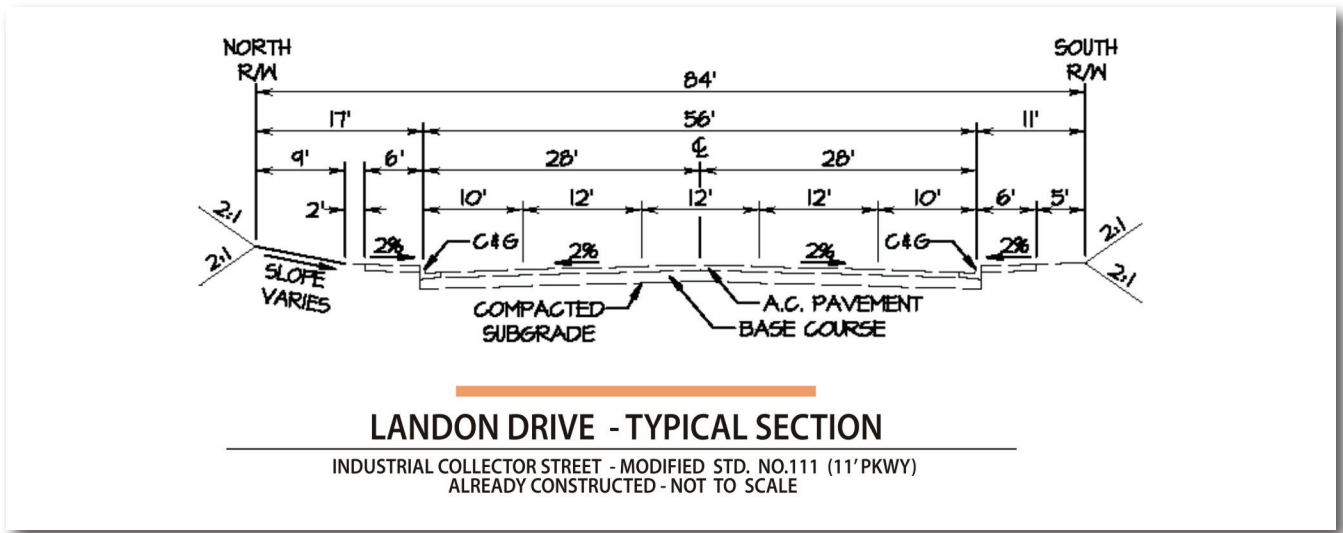
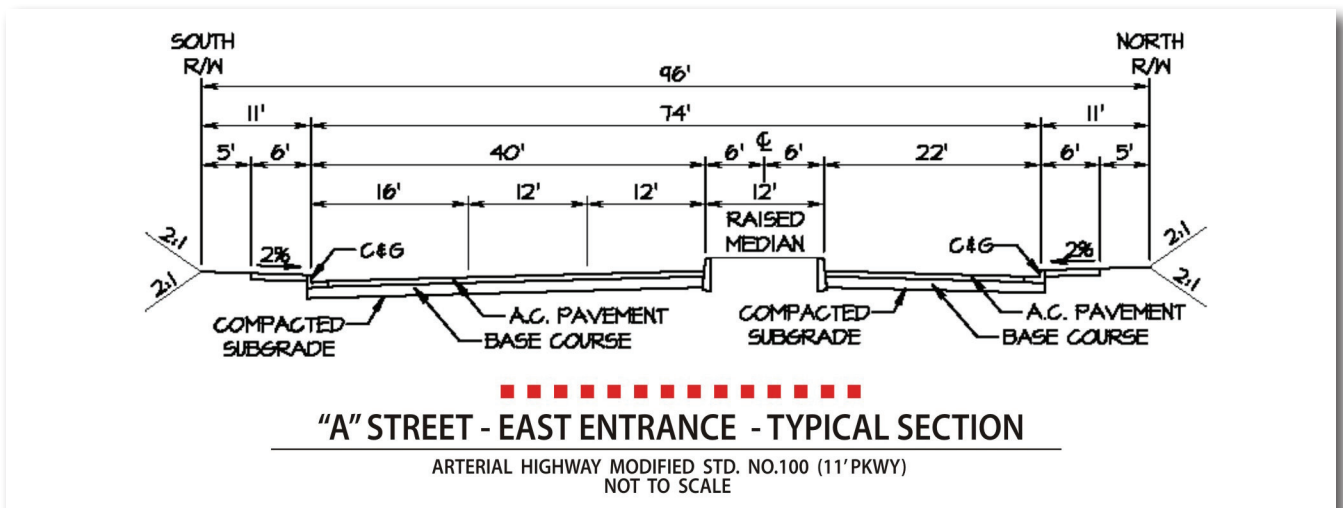
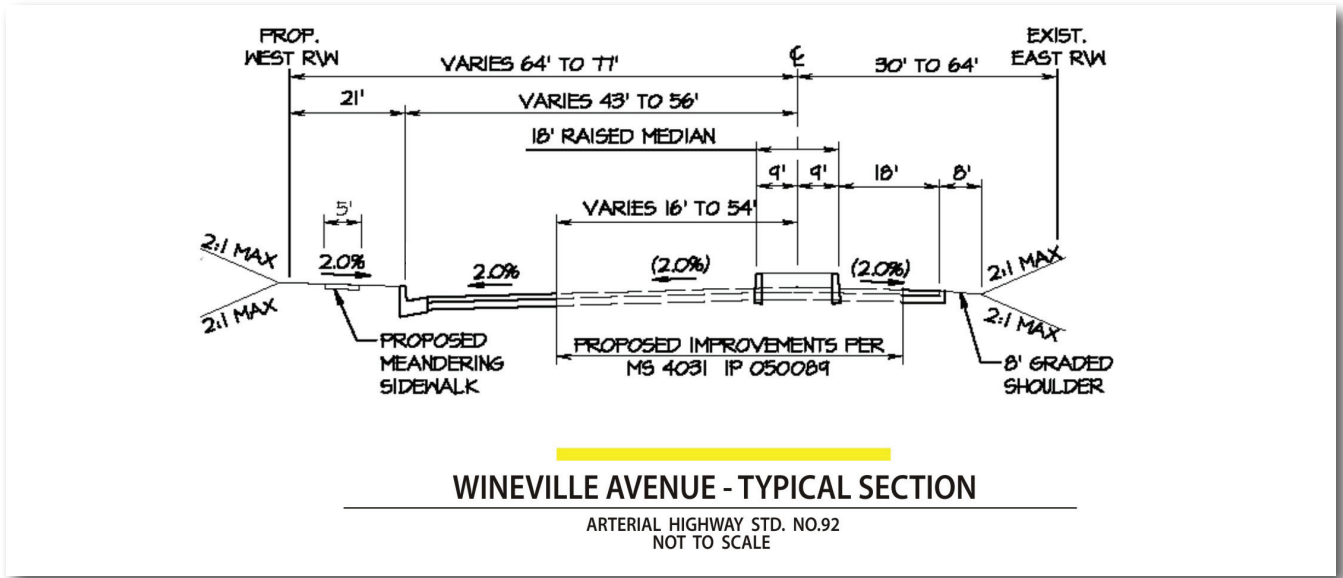
**C. Circulation Plan**

**Figure III-2, Vehicular Circulation Plan**

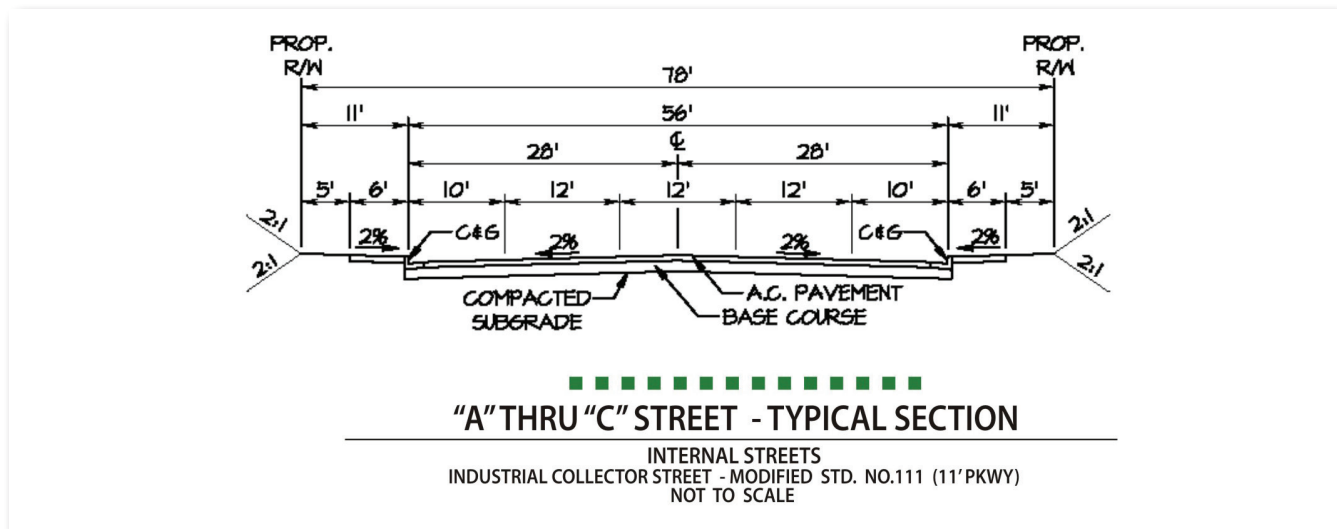
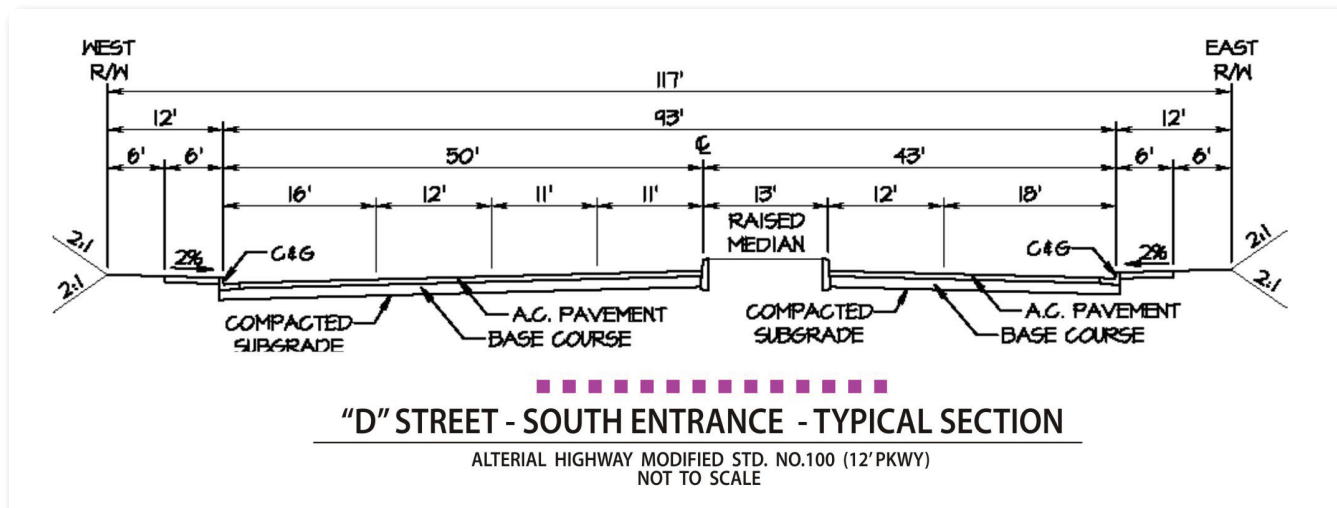
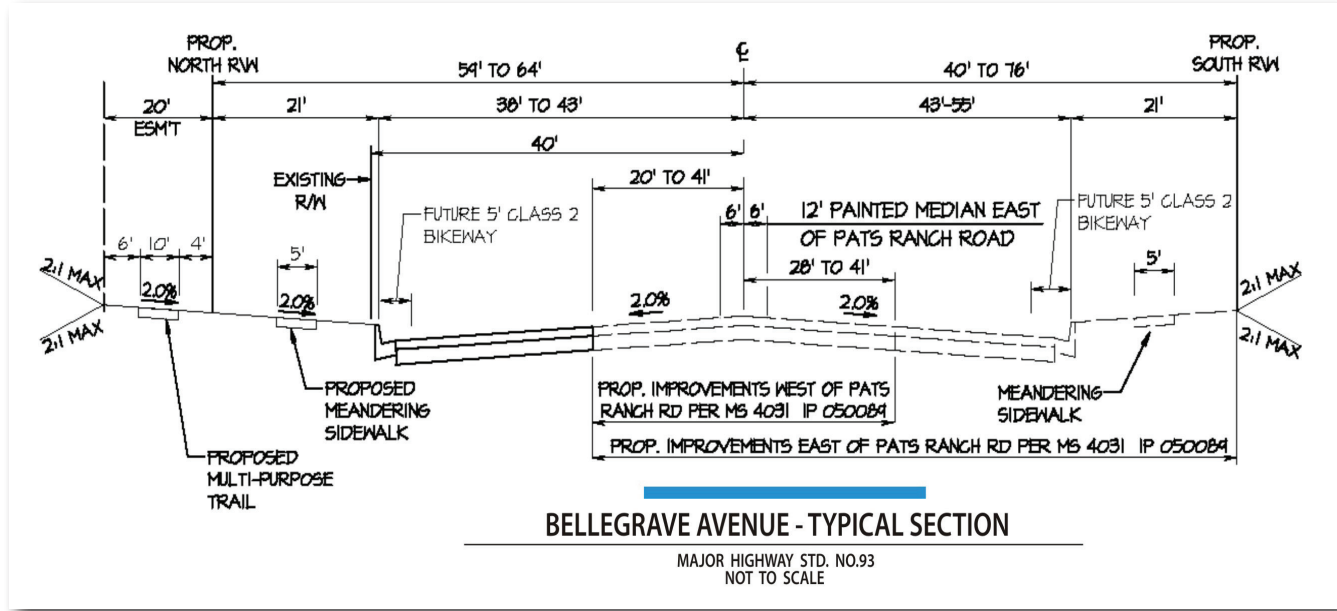


■ **“A” Street, “B” Street and “C” Street – Industrial Collector:** “A” Street, “B” Street and “C” Street are classified as Industrial Collector Streets by the General Plan Circulation Element and comprise a loop road system that serves the internal portions of the Specific Plan. The cross-section consists of 56-feet of pavement within a 76-foot right-of-way with a 12-foot painted median with one through-lane in each direction and a center left turn lane to accommodate turning movements into each planning area. A 6-foot curb-adjacent sidewalk is provided within an 11-foot landscaped parkway within the right-of-way on both sides of the roads. Although the precise locations of these streets are established in conjunction with future implementing development proposals; connector locations are shown in Figure III-3, Roadway Cross-Sections Plan. These internal public roads shall connect to the area wide circulation system at linkage points along Wineville Avenue and Bellegrave Avenue. Roadway cross-sections for these roads are illustrated in Figure III-3, Roadway Cross-Sections.

Figure III-3, Roadway Cross-Sections



**C. Circulation Plan**



**b) Non-Vehicular Circulation**

The General Plan's Jurupa Area Plan includes a comprehensive trail system with a bikeway and regional community trail network along Bellegrave Avenue and Wineville Avenue. Figure III-4, Regional Non-Vehicular Circulation Plan, depicts connectivity of the THOROUGHbred FARM SPECIFIC PLAN to this regional trail system. As shown on Figure III-5, Non-Vehicular Circulation Plan, the THOROUGHbred FARM SPECIFIC PLAN provides the following bikeway, trails and sidewalks to connect into this system:

- Multi-Purpose Trail / Class II Bike Path: The Bellegrave Avenue Typical Cross Section as shown in Figure III-3, Roadway Cross-Sections, illustrates that a 20-foot wide multi-purpose trail easement shall be provided outside of the right-of-way on the northern side of Bellegrave Avenue. A 10-foot wide decomposed granite trail shall be provided within this easement. Buildings along Bellegrave Avenue shall be setback a distance of 29-feet from the northern right-of-way. Additionally, a Class II Bike Path is proposed along Bellegrave Avenue within the right-of-way.
- Meandering Sidewalks: A 5-foot parkway-separated concrete sidewalk is provided within landscaped parkway area within the right-of-way on the west side of Wineville Avenue and north side of Bellegrave Avenue to allow for safe and easy pedestrian travel between the different planning areas and to serve as primary sidewalk connections. The concrete sidewalks are maintained by the City of Jurupa Valley.
- Curb-Adjacent Sidewalks: A 6-foot curb-adjacent concrete sidewalk is provided within landscaped parkway area within the right-of-way on both sides of Street "A", Street "B", Street "C" and Street "D" to allow for safe and easy pedestrian travel between the different planning areas and to serve as primary sidewalk connections. The concrete sidewalks are maintained by the City of Jurupa Valley.

Section IV, Development Plans and Standards, and Section V, Design Guidelines of the Specific Plan provide more detailed descriptions and information pertaining to the trails and bike path systems.

Figure III-4, Regional Non-Vehicular Circulation Plan

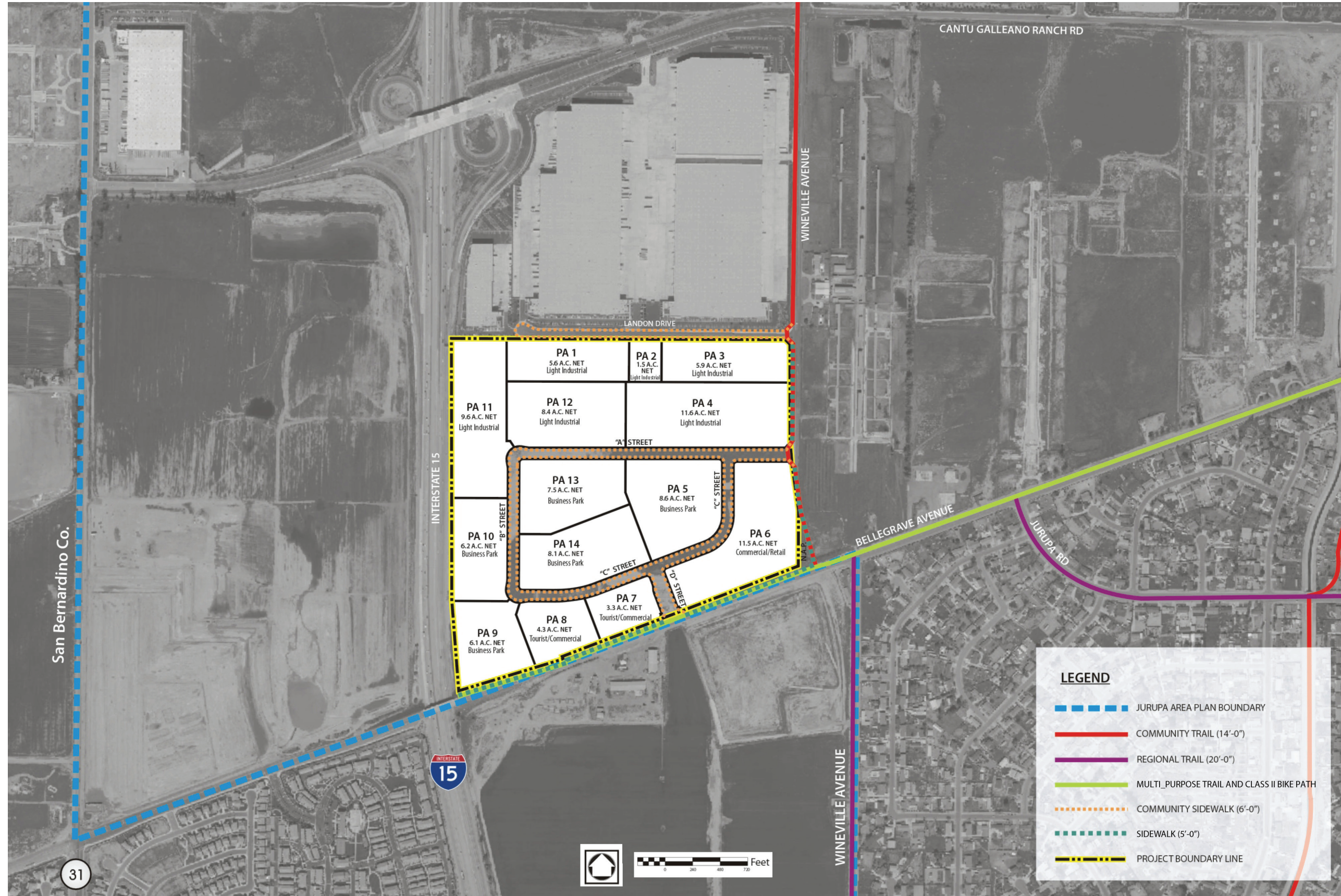
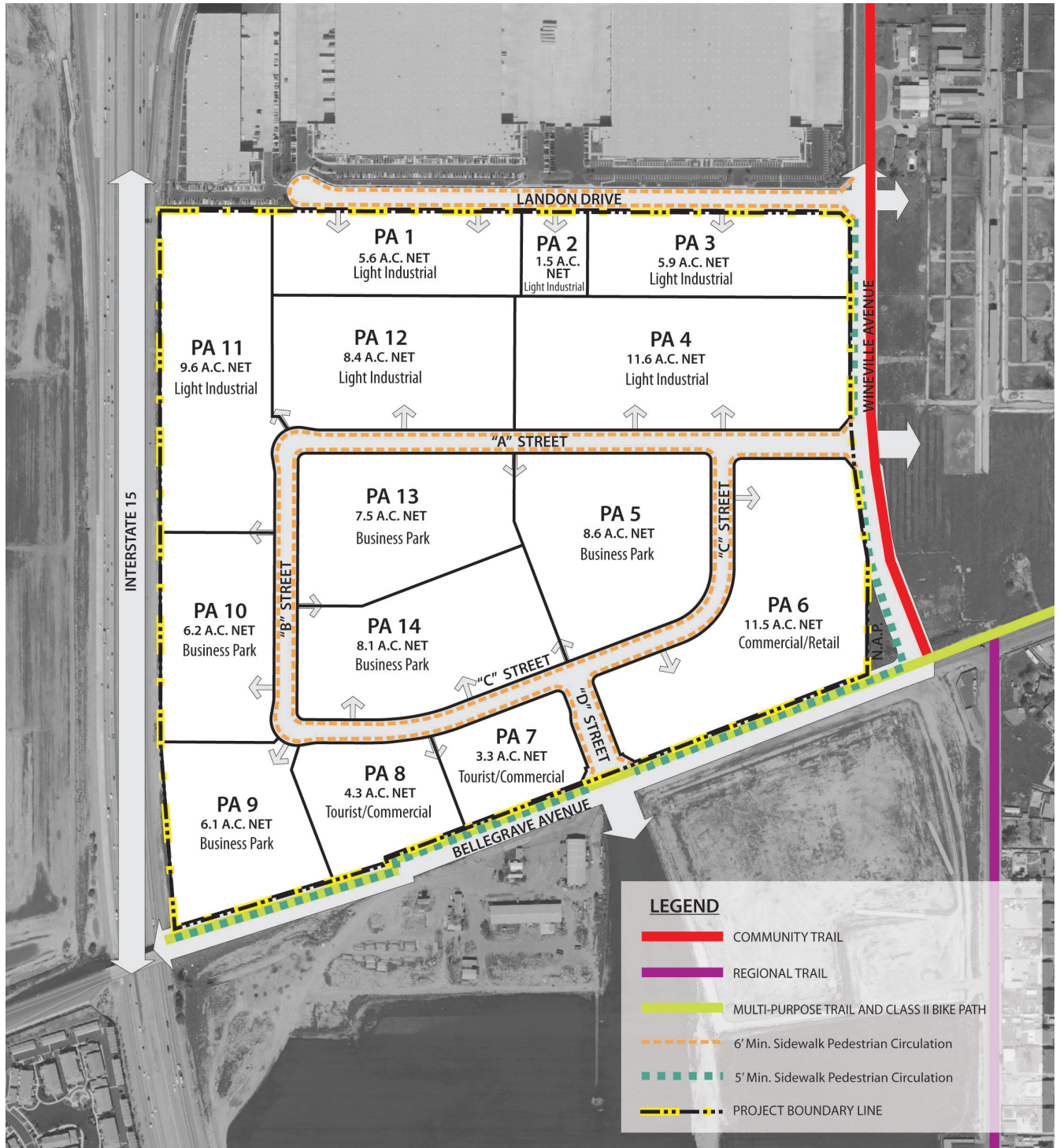




Figure III-5, Non-Vehicular Circulation Plan



### C. Circulation Plan

## 2. Development Standards

1. The engineering level alignment of those segments of roadways, adjacent to or within the Specific Plan boundary (as conceptually shown on Figure III-2, Vehicular Circulation Plan) shall be determined at the implementing development stage.
2. On-site roads, including internal Specific Plan public streets, shall be designed and constructed per the standard cross-sections shown in Figure III-3, Roadway Cross-Sections, or as otherwise approved by the Engineering Department.
3. All typical sections shall be per Ordinance No. 461, or as approved by the Engineering Department.
4. All intersection spacing and/or access openings shall be per Standard No. 114, Ordinance No. 461, or as otherwise approved by the Engineering Department.
5. Major roadway improvements may be financed through an assessment district; community facilities district bond sales, Road & Bridge Benefit District Fees (RBBF), and/or Transportation Uniform Mitigation Fees (TUMF), or similar financing mechanism.
6. Any application for any subdivision within the Specific Plan boundary (including a Schedule I Parcel Map) shall cause the design of the specific plan master planned infrastructure within the final map boundaries; with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter section. Specific Plan Schedule I Parcel Maps shall design the street system shown thereon.
7. No driveways or access points as shown on Figure III-1, Land Use Plan, are approved. All access points shall conform to the Engineering Department standard access spacing, depending upon the streets' classification.
8. Mid-block crosswalks are not allowed on public streets.
9. Each implementing development project shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in any subsequent traffic studies for each individual project, if required.
10. All roadways intersecting four-lane facilities or greater shall be a minimum of 78 feet of right-of-way and constructed in accordance with Standard 111, Ordinance No. 461, from the four-lane facility to the nearest intersection.
11. This Specific Plan proposes no drainage facilities to be maintained, with the exception of facilities within road rights-of-way, by the Engineering Department. Therefore, all facilities, other than facilities to be constructed in the road right-of-way, shall either be private or Flood Control and Water Conservation District facilities.
12. Commercial Planning Areas must be located along Secondary or greater highways, at or near intersections with Secondary or greater Highways.
13. Any landscaping within public road rights-of-way shall require approval by the Engineering and Planning Departments and assurance of continuing maintenance through the establishment of a landscape maintenance district, similar mechanism, or Conditions, Covenants and Restrictions (CC&R's), as approved by the Engineering Department.
14. No textured pavement accents are allowed within City maintained right-of-way unless approved by the Engineering Department.
15. No entry monuments or identification signs shall be permitted in the public right-of-way.
16. Landscape requirements shall be in accordance with the Roadway Streetscapes as depicted in Section V, Design Guidelines.
17. All bike trails developed as a part of this Specific Plan shall be approved by the Engineering Department.

## D. Conceptual Landscape Plan

### 1. Description

As illustrated in Figure III-6, Conceptual Landscape, Monumentation, Plaza, Streetscape and Edge Condition Master Plan, the THOROUGHbred FARM SPECIFIC PLAN utilizes landscaping as a unifying element throughout the project area. Designs for enhanced landscape entries, streetscapes, building perimeter landscaping, courtyards, and plazas are set forth in Section V, Landscape Design Guidelines. There are common elements within the landscaping which support a unified theme throughout the project. Site elements, such as paving, monumentation, trellises, lighting, signs and furnishings as well as street trees are chosen to unify and connect the various Planning Areas and to work harmoniously with the architectural style.

An overall landscape Plant Palette with a list of proposed trees, shrubs, vines and ground covers is provided in Section V, Landscape Design Guidelines, and is utilized for this project. This list is not intended to be all inclusive, but is provided to give an idea as to the plant material that could be used within the different landscaped areas of the project.

Individual implementing development projects within the THOROUGHbred FARM SPECIFIC PLAN include landscaping and parking pursuant to the requirements set forth in this document and Section 18.12 (Off-Street Vehicle Parking) and Section 19.300 (Water-Efficient Landscape Requirements) of Ordinance No. 348 and Ordinance No. 859 (Water Efficient Landscape Requirements Ordinance). The following development standards provide additional guidance for landscaping within the Specific Plan.

D. Conceptual Landscape Plan

2. Development Standards

1. All detailed landscaping plans for development within planning areas and/or roadways shall be prepared by a qualified and licensed landscape architect for review by City staff and applicable decision-making agencies.
2. Improvement plans for development that includes landscaped areas shall be submitted to the City for approval. The improvement plans shall include, but not be limited to the following:
  - a. Final Grading Plans.
  - b. Irrigation Plans prepared by a licensed certified landscape architect or licensed irrigation consultant.
  - c. Landscape Plans prepared by a licensed certified landscape architect.
  - d. Fence Treatment Plans.
3. The landscaping design for the project site shall include trees, shrubs and groundcover and shall substantially comply with Section V, Landscape Design Guidelines.
4. The applicant and/or master development shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of other parties.
5. All landscaped plans shall reflect water conservation methods which may include: landscape design with low water consuming plants, grouping plants with similar irrigation requirements to reduce over-irrigation; use of mulch extensively since mulch is applied on top of soil improves the water holding capacity of the soil by reducing evaporation and soil compaction; and efficient irrigation system design that minimizes runoff and evaporation and maximizes the amount of water that reach the plant roots. Drip irrigation, rain sensors, and automatic irrigation systems represent methods of increasing irrigation efficiency.
6. The project applicant and/or developer shall comply with the planting, irrigation and implementation requirements set forth by Ordinance No. 859 (Establishing Water-Efficient Landscape Requirements).

Figure III-6, Conceptual Landscape, Monumentation, Plaza, Streetscape and Edge Condition Master Plan



## E. Drainage Plan

### 1. Description

The THOROUGHbred FARM SPECIFIC PLAN project site is located in the Chino Basin, which is part of the larger Santa Ana River watershed. The Santa Ana River watershed is under the jurisdiction of the Santa Ana Regional Water Quality Control Board (SARWQCB). The Santa Ana River is the major feature within the Santa Ana Watershed that conveys water from the San Bernardino Mountains to the Pacific Ocean via San Bernardino, Riverside and Orange Counties. Geographically, the Santa Ana River (SAR) has been divided into six reaches, all of which vary in width, disturbance, and reliability of water source.

In general, existing surface runoff from the project site flows in a southerly direction. There are no defined drainage courses within the project site. Currently, approximately 110 cubic feet per second (cfs) of water leaves the site during a 100-year storm event. The THOROUGHbred FARM SPECIFIC PLAN lies within the boundaries of Riverside County Flood Control and Water Conservation District's Day Creek Area Drainage Plan (DCADP). The Area Drainage Plan provides the financing and construction of regional facilities to collect and convey storm waters within the Santa Ana River watershed. Future conditions allow for drainage runoff to flow into Line-C and Line-E as shown in the DCACP and into the Bellegrave Detention Basin. The basin is located directly south and across Bellegrave Avenue from the project site. From the basin, flows enter into DCACP Line-J and terminate at the Santa Ana River.

As shown in Figure III-7, Conceptual Drainage Plan, the proposed Conceptual Drainage Plan is preliminary and subject to change pursuant to area-wide development and updated hydrological evaluation. The Conceptual Drainage Plan utilizes the project's streets, underground storm drains, and culverts to collect most of the on-site and off-site storm water and convey it into DCADP Line-C and Line-E and then into the Bellegrave Detention Basin. These facilities shall be required to accommodate developed 100-year storm drainage flows as they exit the site.

The Conceptual Drainage Plan also illustrates a drainage system contingent upon a conceptual street alignment within the THOROUGHbred FARM SPECIFIC PLAN. Precise facility alignments shall change to reflect the street alignments established during project development. Additional facilities may be needed to address the drainage within each planning area, which may consist of a combination of street flows, underground storm drains, as well as man-made earthen swales.

Implementing development projects within the THOROUGHbred FARM SPECIFIC PLAN shall be designed to collect all on-site run-off and treat it to meet water quality standards prior to taking any of the run-off water into an underground pipe.

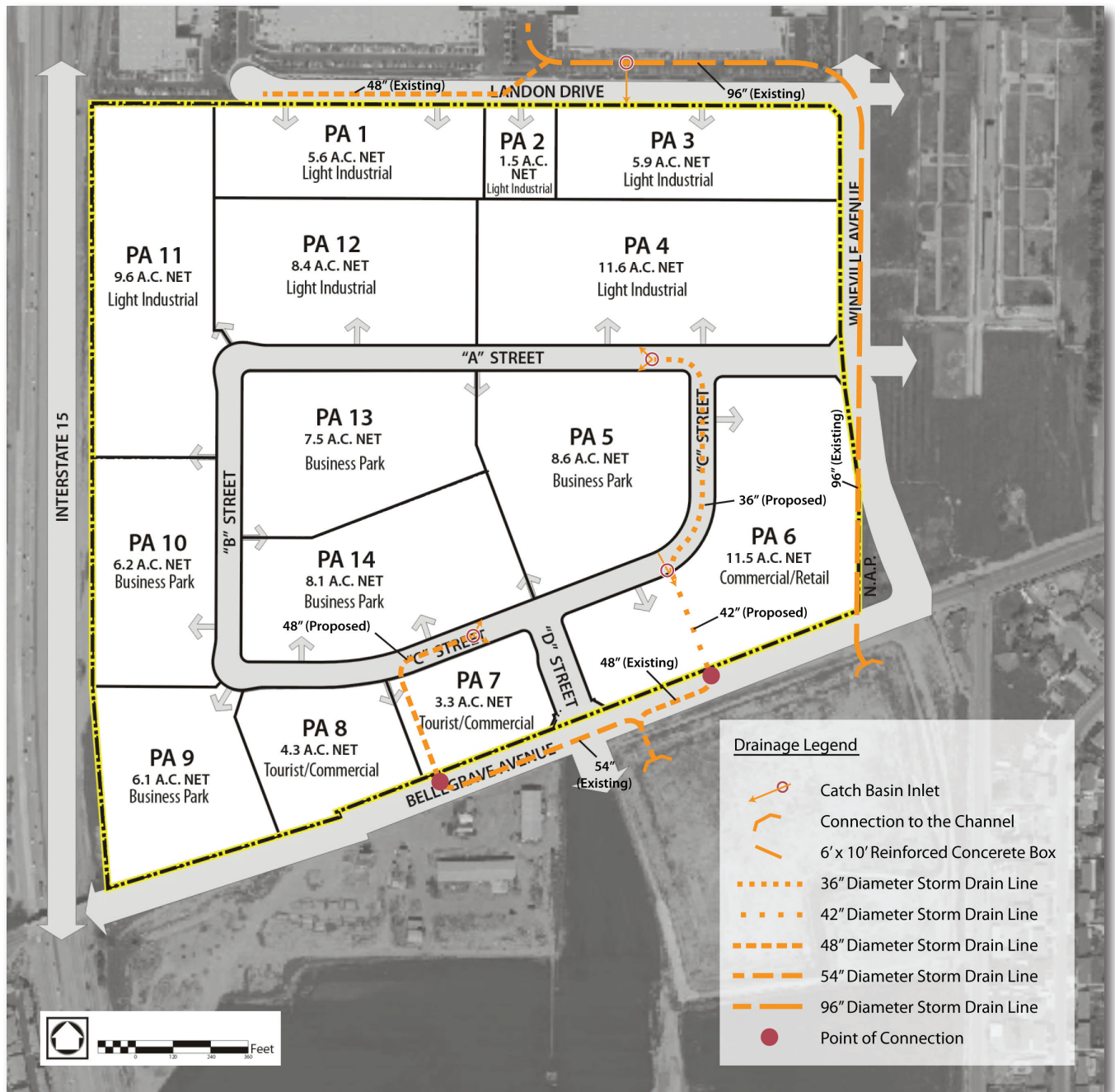
### 2. Development Standards

1. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements.
2. Storm drain facilities shall ensure the acceptance and disposal of storm runoff without damage to streets or adjacent properties.
3. All drainage and storm drain facilities shall be maintained by one of the following: the Riverside County Flood Control and Water Conservation District, City Engineering Department, a community service financing mechanism such as a County Service Area (CSA) or a Community Services District (CSD), or a property owners' association.

**E. Drainage Plan**

4. All projects proposing construction activities including clearing, grading, or excavation that results in the disturbance of at least one acre total land area, or activity which is part of a larger common plan of development of one acre or greater, shall comply with the appropriate National Pollutant Discharge Elimination System (NPDES) construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the City to implement the NPDES program. Mitigation measures may include, but not be limited to, on-site retention; covered storage of all outside storage facilities; vegetated swales; catch basin filters with filter fabric; monitoring programs, etc.
5. All projects within the Specific Plan shall prepare a Water Quality Management Plan (WQMP) to meet Riverside County Flood Control and Water Conservation District requirements.

**Figure III-7, Conceptual Drainage Plan**



## F. Conceptual Water and Sewer Plans

### 1. Description

The THOROUGHbred FARM SPECIFIC PLAN is served by the Jurupa Community Services District (JCSD), which was formed by Riverside County voters in July 1954 as a general purpose community services district of the State of California. JCSD presently provides water and sewer services to the cities of Jurupa Valley and Eastvale.

#### *a) Conceptual Water Plan*

As shown on Figure III-8, Conceptual Water Plan, plans have been approved for the construction of an 18-inch diameter water main in Bellegrave Avenue, which is adjacent to the south side of the project site, and a 16-inch diameter water main located in Wineville Avenue, adjacent to the east side of the project site. Both of these lines are scheduled to be installed prior to the development of the project. The THOROUGHbred FARM SPECIFIC PLAN will ultimately be served by 12-inch diameter lines that will be constructed within street rights-of-ways that connect to the above-described water lines on a phased basis to serve individual phases of the Specific Plan as they develop. Pursuant to JCSD, the estimated water demand for the THOROUGHbred FARM SPECIFIC PLAN will ultimately be between 31,233 and 144,645 gallons per day (35 to 163 acre feet per year).

#### *b) Conceptual Sewer Plan*

JCSD has the authority to provide sewer service to customers within its service area. These facilities are utilized by the proposed project for the provision of sewer service throughout the project. Some additional sewer lines will be constructed within and adjacent to the boundaries of the proposed project on a phased basis if required to serve individual phases of development in order to extend sewer service from the existing lines to individual land uses within the THOROUGHbred FARM SPECIFIC PLAN. (See Figure III-9, Conceptual Sewer Plan.) The sewer flow generated by the Specific Plan will be treated and disposed of through the Western Riverside County Regional Wastewater Authority (WRCRWA) Regional Wastewater Reclamation Plant, located south of Pine Road and west of Archibald Avenue.

As a rule of thumb, it can be expected that the THOROUGHbred FARM SPECIFIC PLAN will generate wastewater equivalent to approximately 75 percent of the water usage. Using this relative rate, the proposed project's approximate wastewater generation will be 108,485 gallons per day.

### 2. Development Standards

1. All water and sewer lines shall be placed underground and inspected, per JCSD standards.
2. All water and sewer lines shall be designed per JCSD requirements.
3. The location of facilities shall conform to JCSD and City Standards.
4. Existing water and sewer lines may be relocated, as needed, to facilitate project development, as approved by JCSD.
5. Water and wastewater facilities shall be installed in accordance with the requirements and specifications of JCSD.
6. The project developer shall submit information that provides estimates of the project's irrigation water demand and landscape/irrigation conceptual plans to the City Planning Department and JCSD for review.
7. Water conservation measures shall be incorporated into the project development to include water saving devices and systems, and the use of reclaimed water for irrigation, where accessible, through existing adjacent facilities.
8. Any design of off-site facilities shall be coordinated with the affected property owners and JCSD.
9. The design of all water facilities shall provide fire protection to the satisfaction of the Riverside County Fire Department.



F. Conceptual Water and Sewer Plans

Figure III-8, Conceptual Water Plan

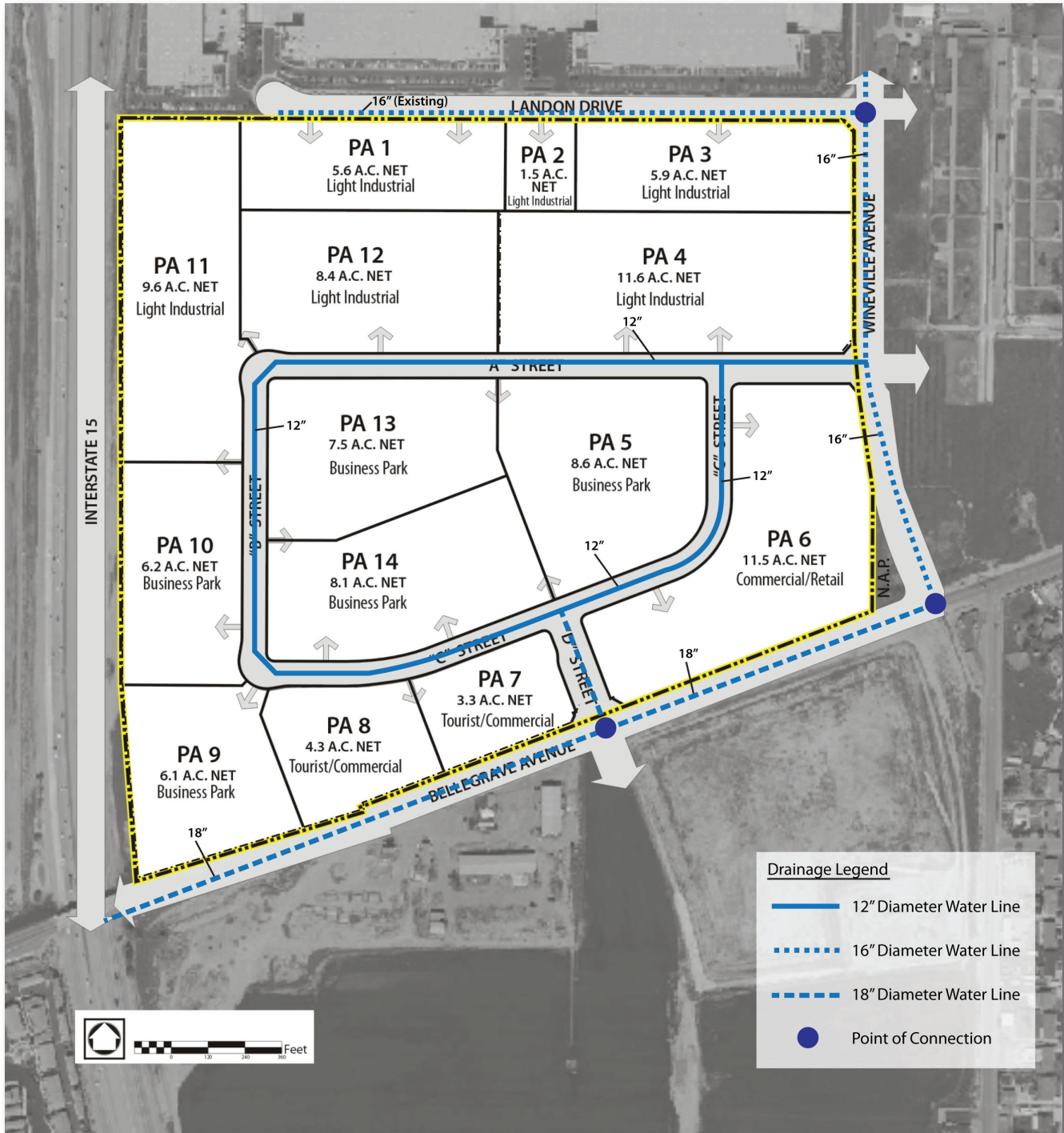
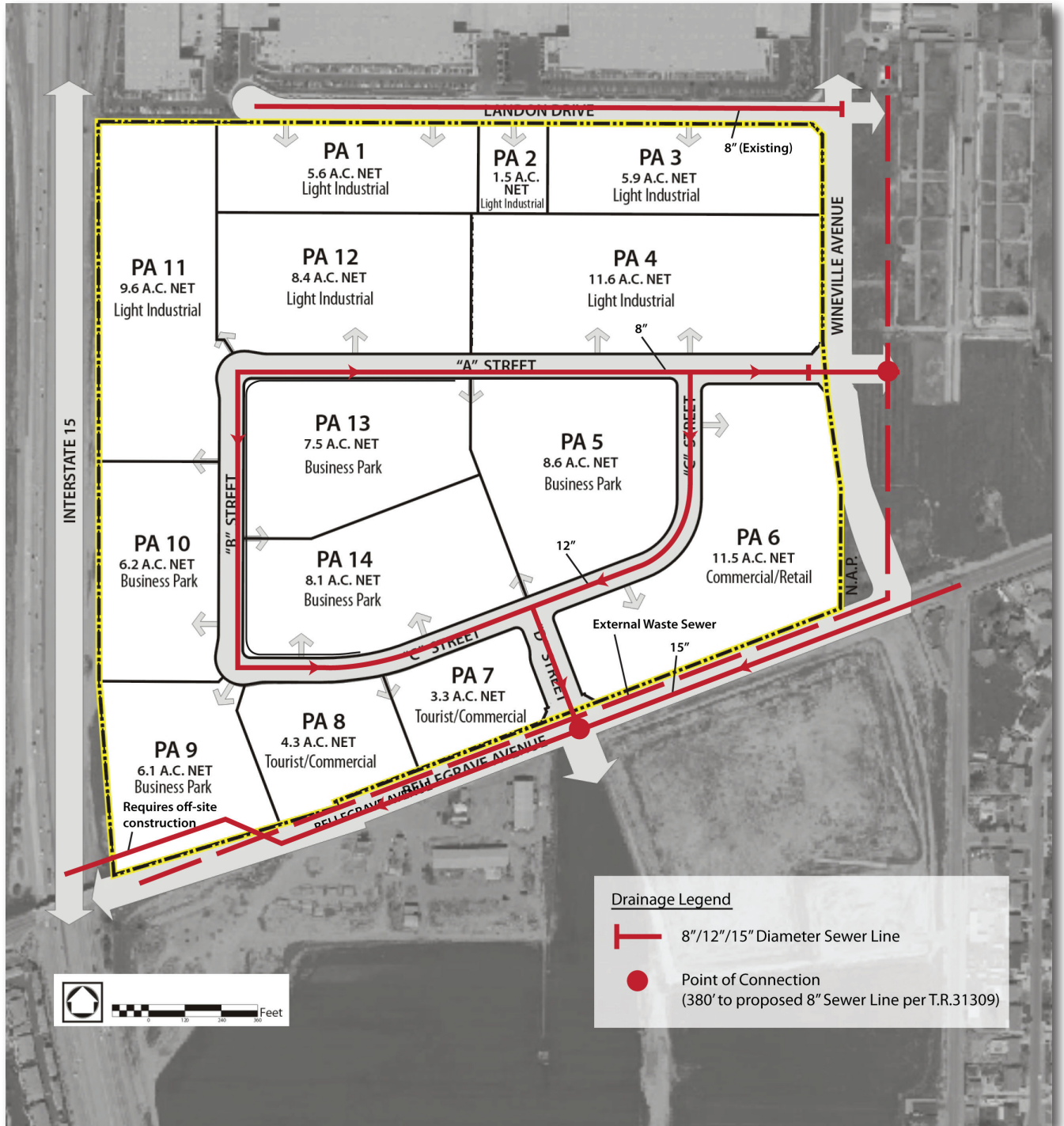


Figure III-9, Conceptual Sewer Plan



## G. Conceptual Grading Plan

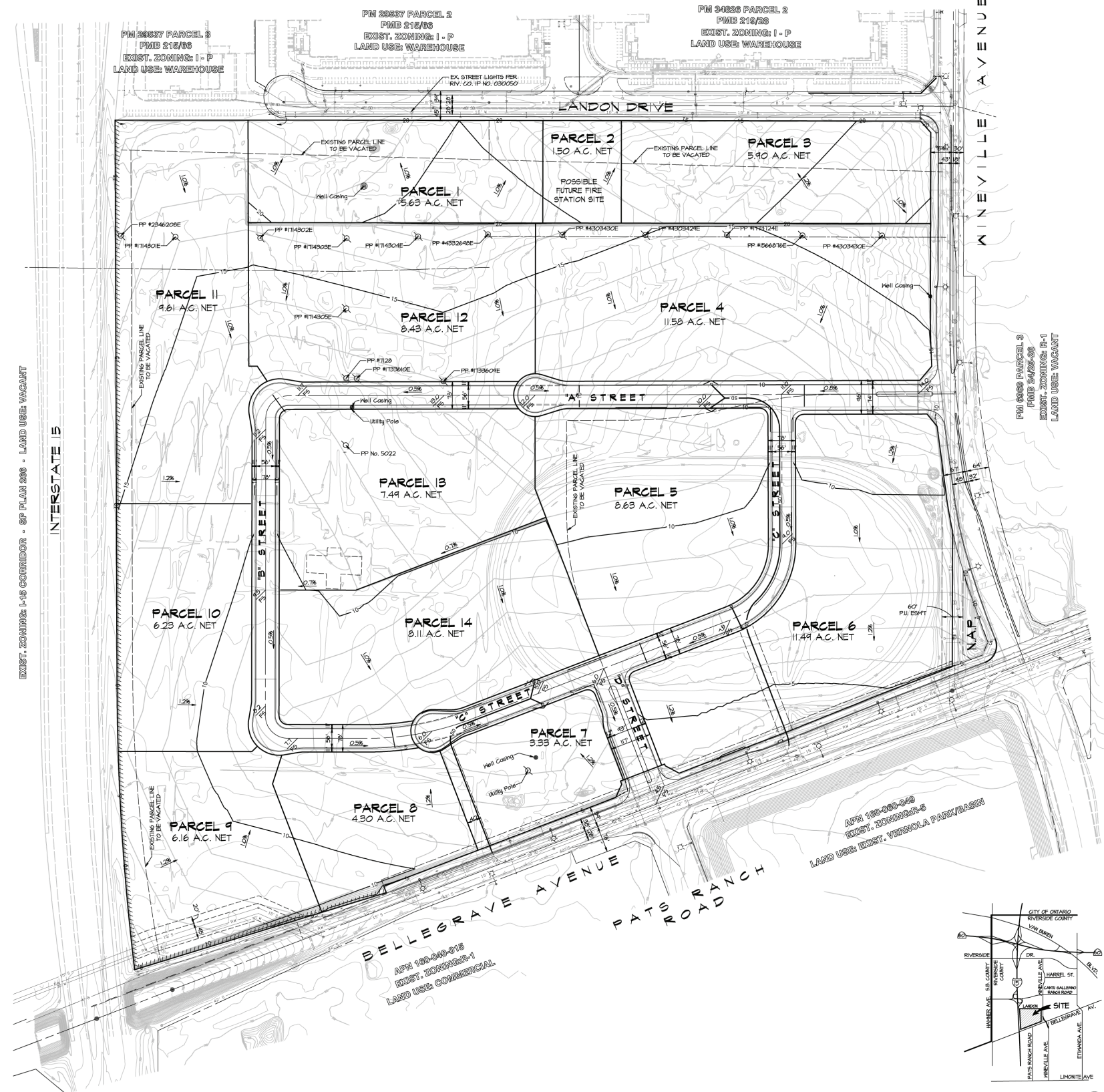
### 1. Description

Grading within the THOROUGHbred FARM SPECIFIC PLAN generally mirrors the existing topography of the site. Precise grading requirements and quantities shall be determined at the development stage and shall comply with any requirements set forth in the project's geotechnical studies. Rough grading of the site shall either be completed at one time or in phases. See Figure III-10 for the Conceptual Grading Plan for the project site.

### 2. Development Standards

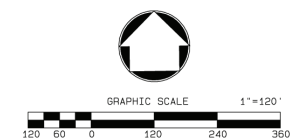
1. If a development proposal does not include an entire planning area, then prior to the approval of the proposed development, including its detailed grading plans, an overall conceptual grading plan for the planning area in total shall be submitted for Planning Department approval. The conceptual grading plan for each such planning area shall be used as a guideline for the preparation and evaluation of subsequent detailed grading plans for individual stages of development within that planning area. The conceptual grading plans for a planning area shall include preliminary pad and roadway elevations.
2. A grading permit shall be obtained from the City of Jurupa Valley, as required by the Ordinance No. 457 and per the California Building Code, prior to grading.
3. All streets shall have a minimum gradient of 0.5 percent.
4. The toes and tops of all slopes higher than ten feet (10') shall be rounded with curves and radii designed in proportion to the total height of the slope, where drainage and stability permits such rounding.
5. Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared to analyze on-site soil conditions and slope stability and include appropriate measures to control erosion and dust.  
Slopes steeper than 2:1 and exceeding ten feet (10') in vertical height are allowed provided they are recommended to be safe in a Slope Stability Report prepared by a soils engineer or an engineering geologist and approved by the City. The Slope Stability Report shall also contain recommendations for landscaping and erosion control. Ordinance No. 457 shall be observed regarding setback requirements with regard to slopes. Erosion control plans to all slopes over three feet (3') shall be submitted to the Planning Department and Engineering Department for review and approved for type of ground cover, shrubs and trees.
7. Where cut and fill slopes are created higher than ten feet (10'), detailed landscaping and irrigation plans shall be submitted to the City Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of groundcover, shrubs and trees.
8. The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
9. Potential brow ditches, terrace drains, or other minor swales, as determined necessary by the City of Jurupa Valley at future stages of project review, shall be lined with natural erosion control materials, wherever possible, or earth-toned concrete.
10. Grading work shall be balanced on-site, and within each development phase, if possible.
11. In order to achieve earthwork balance within any development phase, grading may encroach into an area of future development. If such is the case, grading plans shall be prepared and grading shall be performed in a manner consistent with the overall Conceptual Grading Plan for this project, as well as any conceptual grading plans for a planning area. Any off-site grading shall adhere to all City requirements and these Conceptual Grading Plan development standards.
12. All graded land that is undeveloped shall be maintained in accordance with NPDES Best Management Practices for wind and water erosion control.

Figure III-10, Conceptual Grading Plan



**THOROUGHbred FARMS**  
AN IDI MASTER PLANNED PROJECT  
ROUGH GRADING EXHIBIT

VICINITY MAP  
NTS  
SECTION 18, T. 2 S, R. 6 W, S.B.M.



ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
3168 McCRAy STREET  
RIVERSIDE CA. 92506  
Phone (951) 686-1070  
Fax (951) 788-1236

## H. Phasing Plan

### 1. Description

It is expected that the THOROUGHbred FARM SPECIFIC PLAN will be generally developed in phases. However, the rate and order of project development will be determined by the owner based on its assessment of local and regional market demand. Therefore, phasing of the project is estimated by the type and square footage of permitted uses, rather than by a specific sequence of Planning Area development. The identified phases, or portions thereof, can be developed in any sequence, or multiple phases can be developed concurrently. As the project builds out, planning areas may be developed individually or in combination with other planning areas, and individual planning areas may be developed with one or more implementing development proposals. (See Table III-7, Conceptual Project Phasing.)

**Table III-7, Conceptual Project Phasing**

<b>LAND USE</b>	<b>ESTIMATED BUILDING SQUARE FOOTAGE</b>
<b>Phase 1</b>	
Light Industrial	730,500
<b>Phase 2</b>	
Light Industrial	187,091
Business Park	598,514
<b>Phase 3</b>	
Commercial/Tourist	100,014
Commercial/Retail	129,635

The following outlines the phasing requirements of all public and private facilities needed on- and off-site, and how they are planned to be phased in relationship to development.

#### **a) Water System Phasing**

Additional water lines are constructed on-site on a phased basis as required to serve individual phases of the THOROUGHbred FARM SPECIFIC PLAN as they develop. The portion of the water system needed to serve a given area shall be operational for fire safety purposes prior to delivery of combustible framing materials on-site, or as approved by the Riverside County Fire Department. Domestic service shall be available prior to certificate of occupancy for each structure.

#### **b) Sewer System Phasing**

Additional on- and off-site sewer system facilities shall be development on a phased basis as required to serve individual phases of the THOROUGHbred FARM SPECIFIC PLAN as they develop. Required sewer system facilities shall be constructed and operational prior to certificate of occupancy for any permanent structure on-site.

#### **c) Storm Drain Phasing**

Additional on- and off-site underground storm drain facilities required to serve the project shall be constructed and operational during each phase of construction within the Specific Plan, pursuant to Riverside County Flood Control and Water Conservation District requirements. Individual developers shall be responsible for providing their own water quality mitigation measures.

## H. Phasing Plan

### *d) Street Improvements Phasing*

Unless additional improvements are required for traffic purposes, full half-width improvements to the respective portions of those streets required for access to individual developments within the THOROUGHbred FARM SPECIFIC PLAN shall be constructed prior to or concurrently with each development.

Traffic signals shall be installed when one or more of the traffic signal warrants is satisfied or required by the conditions of approval. All proposed streets within the project boundaries shall be constructed to serve the proposed development and to provide adequate emergency access, as approved by the City.

## 2. Development Standards

1. Improvement plans for the landscaped areas of individual implementing projects (such as site development permits and use permits) and/or plans to implement a mitigation measure relating to the individual development projects, shall be submitted to the City Planning Department for approval in compliance with any conditions of approval imposed at the time the implementing projects are approved. The improvement plans shall include:
  - a. Final Grading Plans.
  - b. Irrigation Plans prepared by a licensed certified landscape architect.
  - c. Landscape Plans prepared by a licensed certified landscape architect or licensed landscape consultant.
  - d. Fence Treatment Plans.
2. Construction of the THOROUGHbred FARM SPECIFIC PLAN may be done progressively in stages, provided vehicular access, public facilities and infrastructure is constructed to adequately service the development or as needed for public health and safety in each stage of development.
3. Grading within any development phase may encroach into an area of future development in order to achieve an earthwork balance. If such is the case, grading plans shall be prepared and grading shall be performed in a manner consistent with the overall Conceptual Grading Plan for the project as well as the grading plan for all future development phases.

## **I. Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan**

### **1. Financing**

The construction and maintenance of public facilities and infrastructure improvements within the THOROUGHbred FARM SPECIFIC PLAN is planned to be funded by a variety of mechanisms including development impact fees, transportation-related fees, developer financing and other potential methods.

#### ***a) Developer Impact Fees (Ordinance No. 659.7)***

The City of Jurupa Valley currently requires new development developers to pay mitigation fees to help offset the cost of providing public facilities. Pursuant to Ordinance No. 659.7, development impact fees applicable to the Thoroughbred Farm Specific Plan total \$21,579 per acre of commercial property and \$11,017 per acre for industrial property. The project developer shall be required to pay these mitigation fees or such Ordinance No. 659 fees in effect at the time of construction.

#### ***b) Transportation-Related Fees***

To ensure that area-wide traffic impacts of individual projects are mitigated, the City has established “fair share” mitigation fees, which include the Transportation Uniform Mitigation Fee (TUMF), Development Impact Fees (DIF) and the Road and Bridge Benefit District (RBBD) fee. The THOROUGHbred FARM SPECIFIC PLAN shall participate in the cost of off-site improvements through the payment of the following “fair share” mitigation fees:

1. Transportation Uniform Mitigation Fee (TUMF), current at time of construction.
2. Development Impact Fees (DIF)
3. Mira Loma Road and Bridge Benefit District (RBBD), Zone B.

These fees shall be collected and utilized as needed by the City of Jurupa Valley to construct improvements necessary to maintain the required level of service.

#### ***c) Developer Financing***

Direct developer financing is planned to be used to construct on-site improvements required to serve development in the specific plan area. The ultimate type of financing mechanism shall be determined by property developers based upon final technical analysis of costs, financing requirements, duration of funding, reimbursement requirements, absorption rates and market strategies.

#### ***d) Other Financing***

Other financing mechanisms may be utilized as required by the City of Jurupa Valley, the Jurupa Community Service District or other service providers, or as selected by the project developer. These financing mechanisms include, but are not limited to, the creation of a business owner association and the use of assessment and special tax secured financing, such as special assessment districts, community facilities districts and landscaping and lighting maintenance districts.

**I. Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan**

**2. Construction, Ownership and Maintenance**

The project has both public and private maintenance programs to insure the upkeep of public and common facilities and areas. Table III-8, Construction, Ownership and Maintenance Matrix, identifies the anticipated maintenance responsibilities. The public facilities are maintained by one of the following: the Riverside County Flood Control and Water Conservation District (RCFCD), City of Jurupa Valley (City), and a community service financing mechanism such as a Community Service District (CSD).

It is anticipated that new public roads, if any, shall be conveyed to the City for maintenance. On-lot facilities and amenities (e.g. parking, landscaping, and signage) shall be maintained by individual property owners.

- City of Jurupa Valley (City): The City is responsible for the maintenance of County roads, including bridges, traffic signals and signs. The City provides road maintenance to all roads identified in the General Plan as general plan roadways.
- Riverside County Flood Control and Water Conservation District (RCFCD): The RCFCD regulates drainage resulting from development and development within or relating to floodplains. Additionally, RCFCD manages the construction and maintenance of flood control structures and facilities. The RCFCD oversees the construction and maintenance of all Project surface conveyance and drainage, whether detention or retention.
- Property Owners’ Association (POA): Maintenance of parkway areas outside of the right-of-way and slope areas shall be the responsibility of the POA. Common areas identified within the parcel map may be owned and maintained by a permanent public or private master maintenance organization, to assume ownership and maintenance responsibility for all common recreation, open space, private circulation system and landscape areas. Areas of responsibility may include project signage and landscape areas located along the project roadways.

**Table III-8, Construction, Ownership and Maintenance Matrix**

<b>ITEM</b>	<b>CONSTRUCTION</b>	<b>OWNERSHIP</b>	<b>MAINTENANCE</b>
<b>Trails</b>			
Regional Trail	Developer	POA	POA
Community Trail	Developer	POA	POA
<b>Improved Landscape Areas</b>			
Medians	Developer	City	City
Parkways - Arterial, Major and Collector Roads	Developer	City	City
<b>Streets and Other Improvements</b>			
Public Streets and Sidewalks	Developer	City	City
Major Project Monumentation / Accent Areas	Developer	POA	POA
Street Lighting	Developer	City	City
Mailbox Structures	Developer	POA	POA
Signage	Developer	POA	POA
Bioswales	Developer	POA	POA
Water Quality Basins	Developer	POA	POA
Water and Sewer	Developer	JCSD	JCSD
Dry Utilities	Developer	Various	Various
Storm Drain	Developer	RCFCD	RCFCD
<b>Fencing</b>			
Community Fencing	Developer	POA	POA
Trails Fencing	Developer	POA	POA



## IV. Planning Area Development Standards

Development standards, guidelines, design considerations, and zoning regulations for the THOROUGHbred FARM SPECIFIC PLAN have been established at five levels: The Specific Plan Zoning Ordinance (Section II), General Development Provisions (Section III), Design Guidelines (Section V), The Green Design Program (Section VI), and Planning Area Development Standards to which this section is devoted.

In order to identify more detailed development standards applicable to individual portions of the THOROUGHbred FARM SPECIFIC PLAN, the Specific Plan has been divided into fourteen Planning Areas. The Planning Areas are formed on the basis of logical, separate units of development. Criteria considered in this process included the following: uniformity of use as it pertains to zoning, relationship to adjoining product and relationship to surrounding topography and land uses. The following discussion provides a descriptive summary, land use and development standards and planning standards for each of the fourteen Planning Areas. Please also refer to Section V, Design Guidelines, for specific architectural design guidelines, architectural styles, architectural elements, landscape design guidelines and other elements that apply project-wide.

## A. Planning Area 1 - Light Industrial

### 1. Descriptive Summary

Planning Area 1, as depicted in Figure IV-1, Planning Area 1, provides for the development of an area of approximately 5.6 acres for light industrial land uses along a portion of the northern THOROUGHbred FARM SPECIFIC PLAN boundary. A development target of 121,183 square feet of buildings may be constructed within Planning Area 1. The building intensity within Planning Area 1 shall not exceed a Floor Area Ratio (FAR) of 0.60.

### 2. Land Use and Development Standards

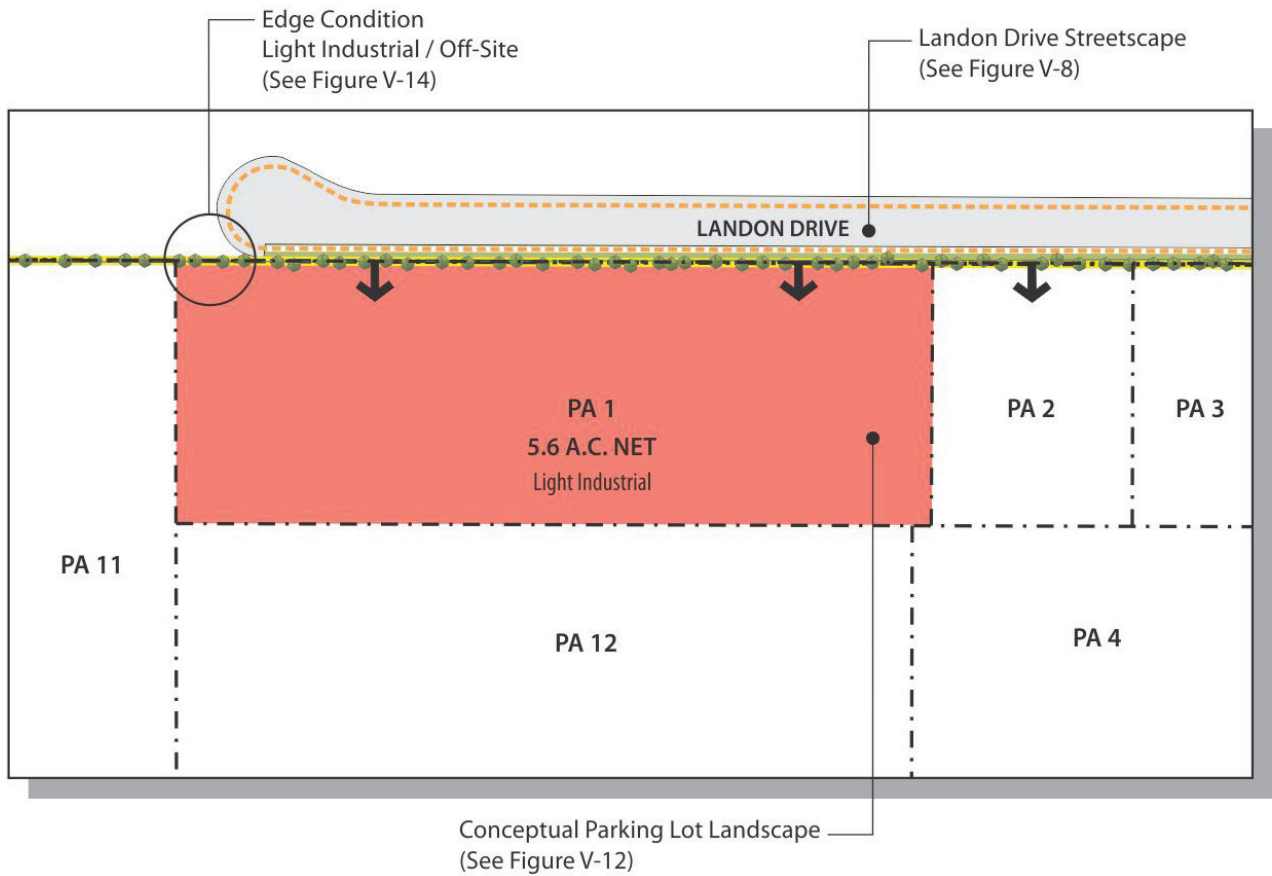
For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

### 3. Planning Area Standards

1. Vehicular access to Planning Area 1 shall be provided from Landon Drive. Future development design may permit internal vehicular access between Planning Area 1 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along Landon Drive and internal pathways to individual businesses to provide connections throughout the project.
3. As shown in Figure V-8, Landon Drive Streetscape, roadway landscape treatments shall be provided along Landon Drive.
4. Parking lots within Planning Area 1 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
5. A landscape edge treatment, as shown in Figure V-14, Edge Condition, shall be provided along the northern edge of Planning Area 1 where it interfaces with the off site parcels to the north at locations shown in Figure IV-1, Planning Area 1.
6. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
7. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

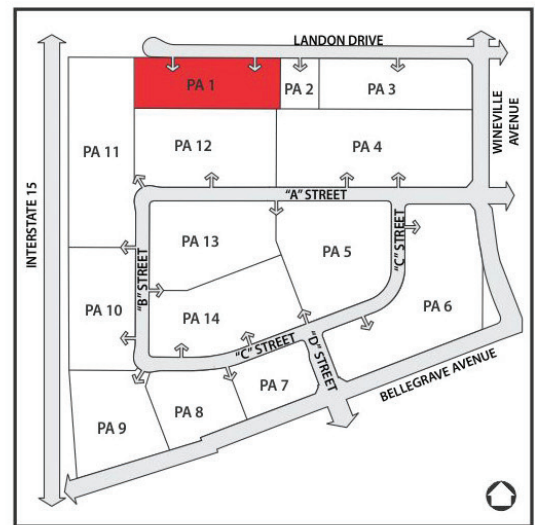
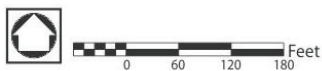
III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

Figure IV-1, Planning Area 1



**LEGEND**

-  6' Min. Sidewalk Pedestrian Circulation
-  Project Boundary Line
-  Planning Area Access
-  Landscape Edge Condition treatment



**KEY MAP**

## B. Planning Area 2 - Light Industrial

### 1. Descriptive Summary

Planning Area 2, as depicted in Figure IV-2, Planning Area 2, provides for the development of an area of approximately 1.5 acres for light industrial land uses along a portion of the northern THOROUGHbred FARM SPECIFIC PLAN boundary. A development target of 32,287 square feet of buildings may be constructed within Planning Area 2. The building intensity within Planning Area 2 shall not exceed a Floor Area Ratio (FAR) of 0.60.

### 2. Land Use and Development Standards

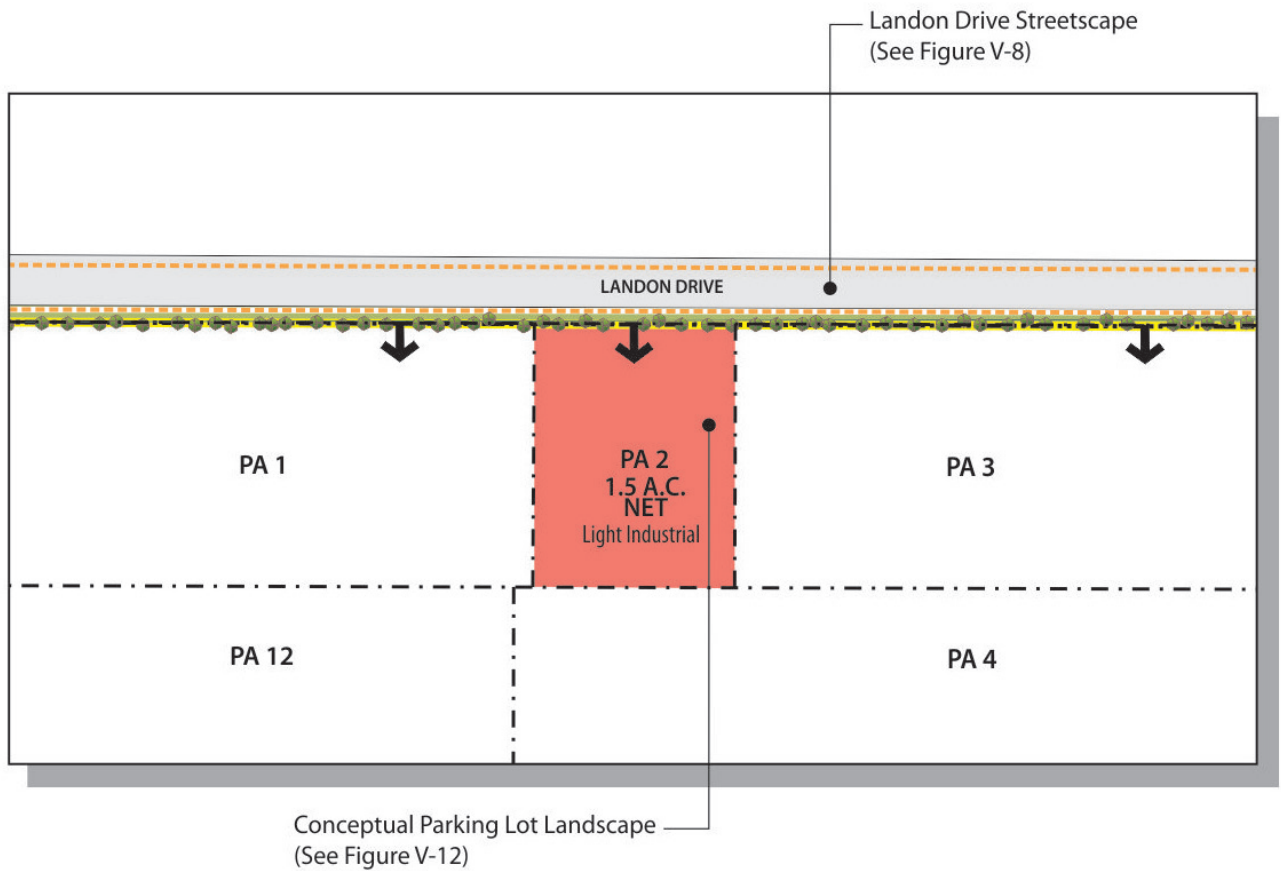
For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

### 3. Planning Area Standards

1. Vehicular access to Planning Area 2 shall be provided from Landon Drive. Future development design may permit internal vehicular access between Planning Area 2 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along Landon Drive and internal pathways to individual businesses to provide connections throughout the project.
3. As shown in Figure V-8, Landon Drive Streetscape, roadway landscape treatments shall be provided along Landon Drive.
4. Parking lots within Planning Area 2 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
5. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
6. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

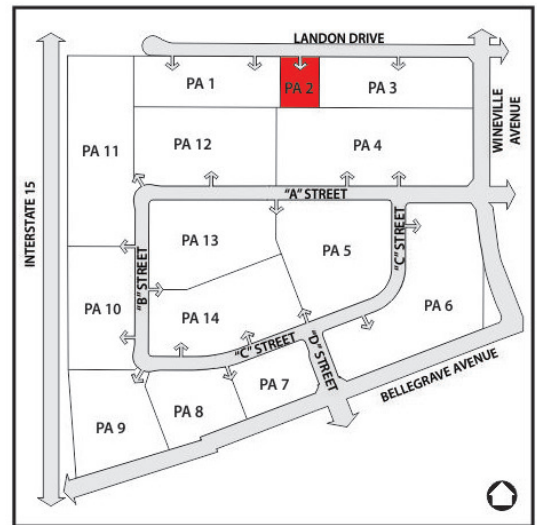
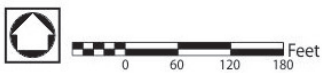
III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

Figure IV-2, Planning Area 2



**LEGEND**

- 6' Min. Sidewalk Pedestrian Circulation
- Project Boundary Line
- Planning Area Access



**KEY MAP**

## C. Planning Area 3 - Light Industrial

### 1. Descriptive Summary

Planning Area 3, as depicted in Figure IV-3, Planning Area 3, provides for the development of an area of approximately 5.9 acres for light industrial land uses within the northeastern portion of the THOROUGHbred FARM SPECIFIC PLAN. A development target of 126,995 square feet of buildings may be constructed within Planning Area 3. The building intensity within Planning Area 3 shall not exceed a Floor Area Ratio (FAR) of 0.60.

### 2. Land Use And Development Standards

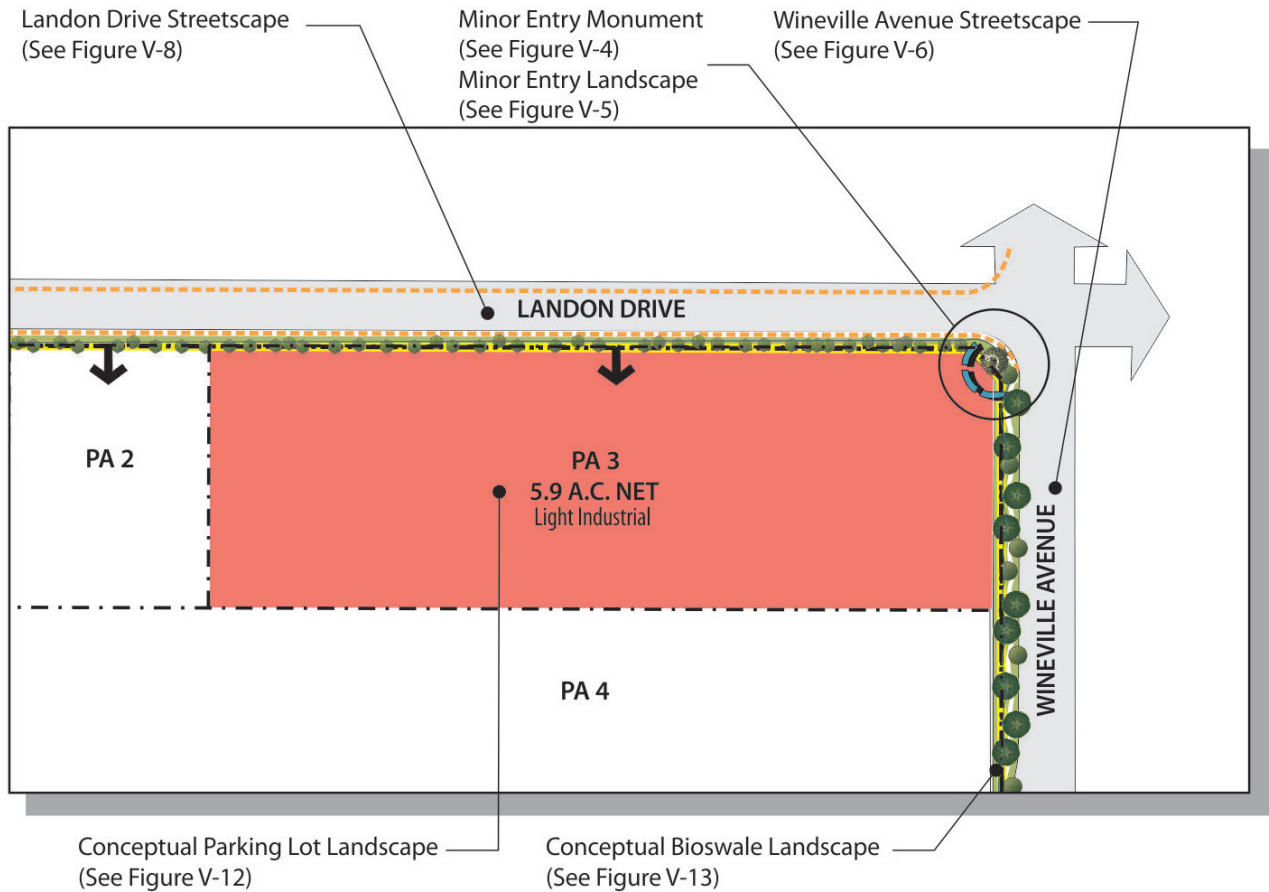
For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

### 3. Planning Area Standards

1. Primary vehicular access to Planning Area 3 shall be provided from Landon Drive. Future development design may permit internal vehicular access between Planning Area 3 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along Wineville Avenue and Landon Drive and internal pathways to individual businesses in order to provide connections throughout the project.
3. As depicted in Figure V-4, Minor Entry Monumentation, and Figure V-5, Minor Entry Landscaping, minor monumentation and landscaping shall be provided at the northeast corner of Planning Area 3 at the intersection of Wineville Avenue and Landon Drive.
4. Roadway landscape treatments shall be provided along Wineville Avenue and Landon Drive, as shown in Figure V-6, Wineville Avenue Streetscape and Figure V-8, Landon Drive Streetscape.
5. Bioswales, as shown in Figure V-13, Conceptual Bioswale Landscape, shall be incorporated into the development of Planning Area 3.
6. Parking lots within Planning Area 3 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
7. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
8. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

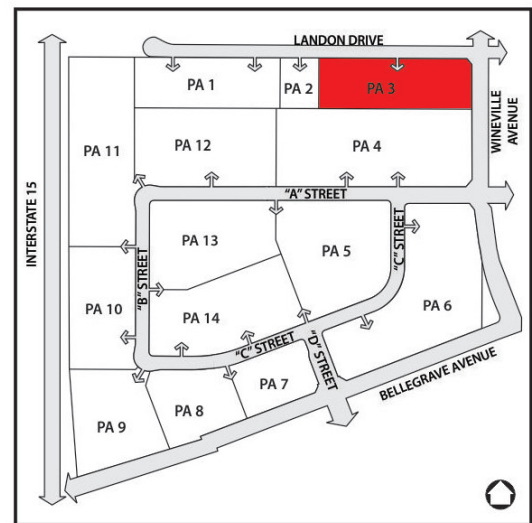
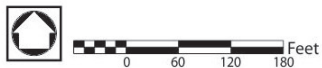
III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

Figure IV-3, Planning Area 3



**LEGEND**

- 6' Min. Sidewalk Pedestrian Circulation
- Project Boundary Line
- Planning Area Access
- Minor Project Monument



**KEY MAP**

## D. Planning Area 4 - Light Industrial

### 1. Descriptive Summary

Planning Area 4, as depicted in Figure IV-4, Planning Area 4, provides for the development of an area of approximately 11.6 acres for light industrial land uses within the northeastern portion of the THOROUGHbred FARM SPECIFIC PLAN. A development target of 249,685 square feet of buildings may be constructed within Planning Area 4. The building intensity within Planning Area 4 shall not exceed a Floor Area Ratio (FAR) of 0.60.

### 2. Land Use And Development Standards

For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

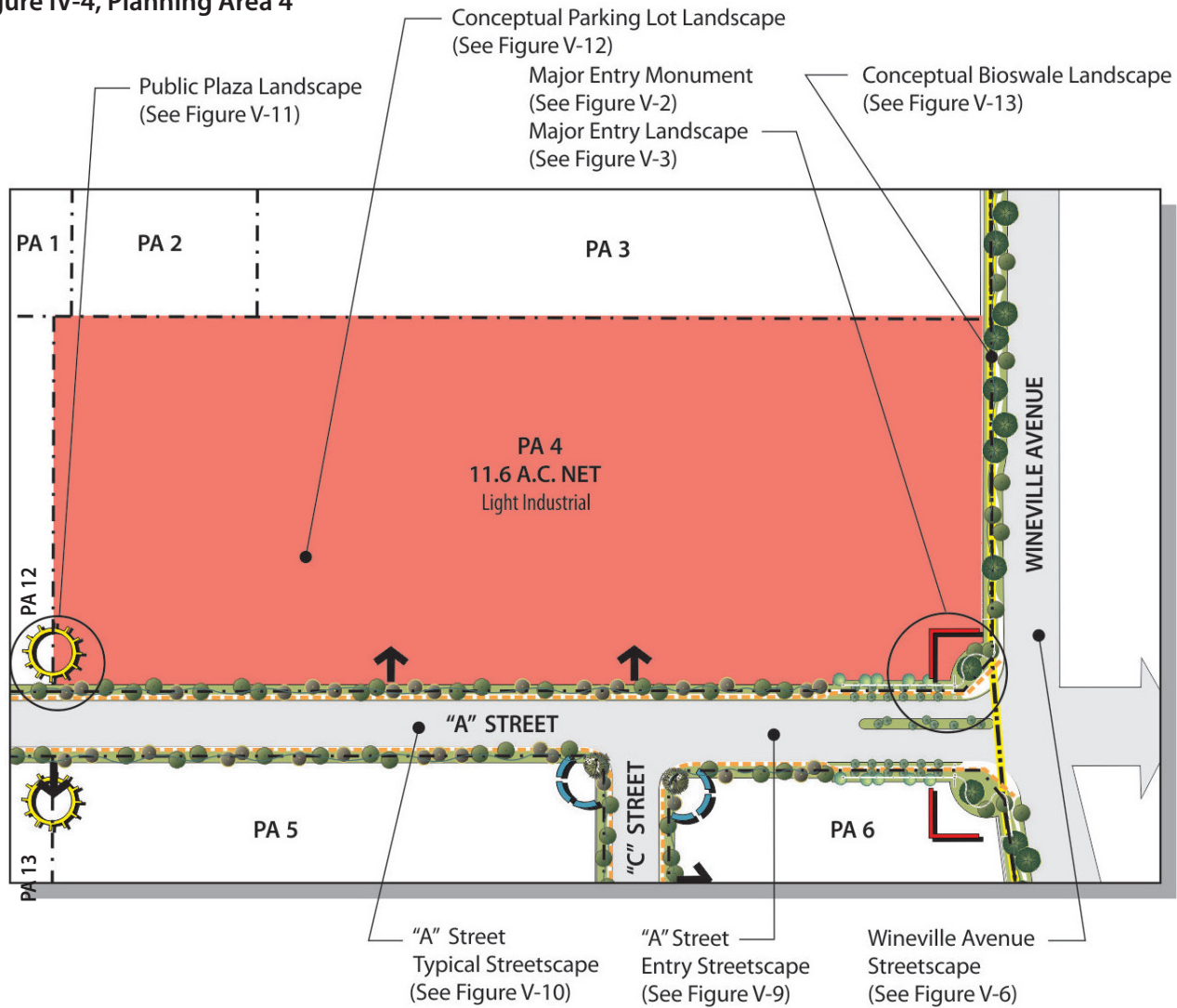
### 3. Planning Area Standards

1. Vehicular access to Planning Area 4 shall be provided from “A” Street. Future development design may permit internal vehicular access between Planning Area 4 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along Wineville Avenue and “A” Street and internal pathways to individual businesses in order to provide connections throughout the project.
3. As depicted in Figure V-2, Major Entry Monumentation, and Figure V-3, Major Entry Landscaping, major monumentation and landscaping shall be provided at the southeast corner of Planning Area 4 at the intersection of Wineville Avenue and “A” Street.
4. Roadway landscape treatments shall be provided along Wineville Avenue and “A” Street, as shown in Figure V-6, Wineville Avenue Streetscape, Figure V-9, “A” Street entry/streetscape and Figure V-10, “A” Street typical streetscape.
5. As shown in Figure V-13, Conceptual Bioswale Landscape, bioswales shall be incorporated into the development of Planning Area 4.
6. A public plaza area, as shown in Figure V-11, Conceptual Public Plaza Landscape, shall be incorporated as part of the development of Planning Area 4.
7. Parking lots within Planning Area 4 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
8. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
9. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

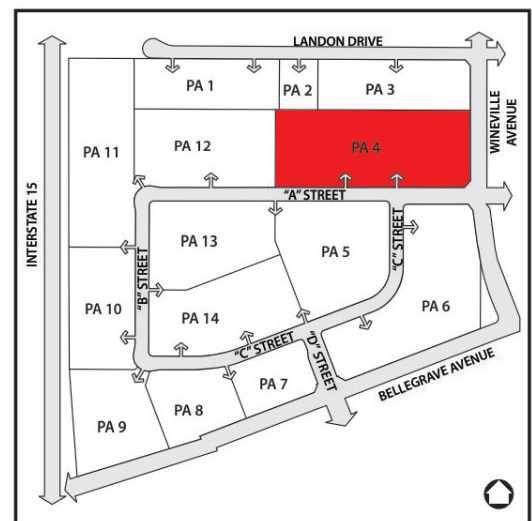
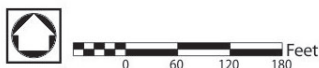


Figure IV-4, Planning Area 4



**LEGEND**

- 6' Min. Sidewalk Pedestrian Circulation
- Project Boundary Line
- Planning Area Access
- Major Project Entry Monument
- Minor Project Monument
- Plaza Area



**KEY MAP**

## E. Planning Area 5 – Business Park

### 1. Descriptive Summary

Planning Area 5, as depicted in Figure IV-5, Planning Area 5, provides for the development of an area of approximately 8.6 acres for business park land uses within the central portion of the THOROUGHbred FARM SPECIFIC PLAN. A development target of 141,020 square feet of buildings may be constructed within Planning Area 5. The building intensity within Planning Area 5 shall not exceed a Floor Area Ratio (FAR) of 0.60.

### 2. Land Use And Development Standards

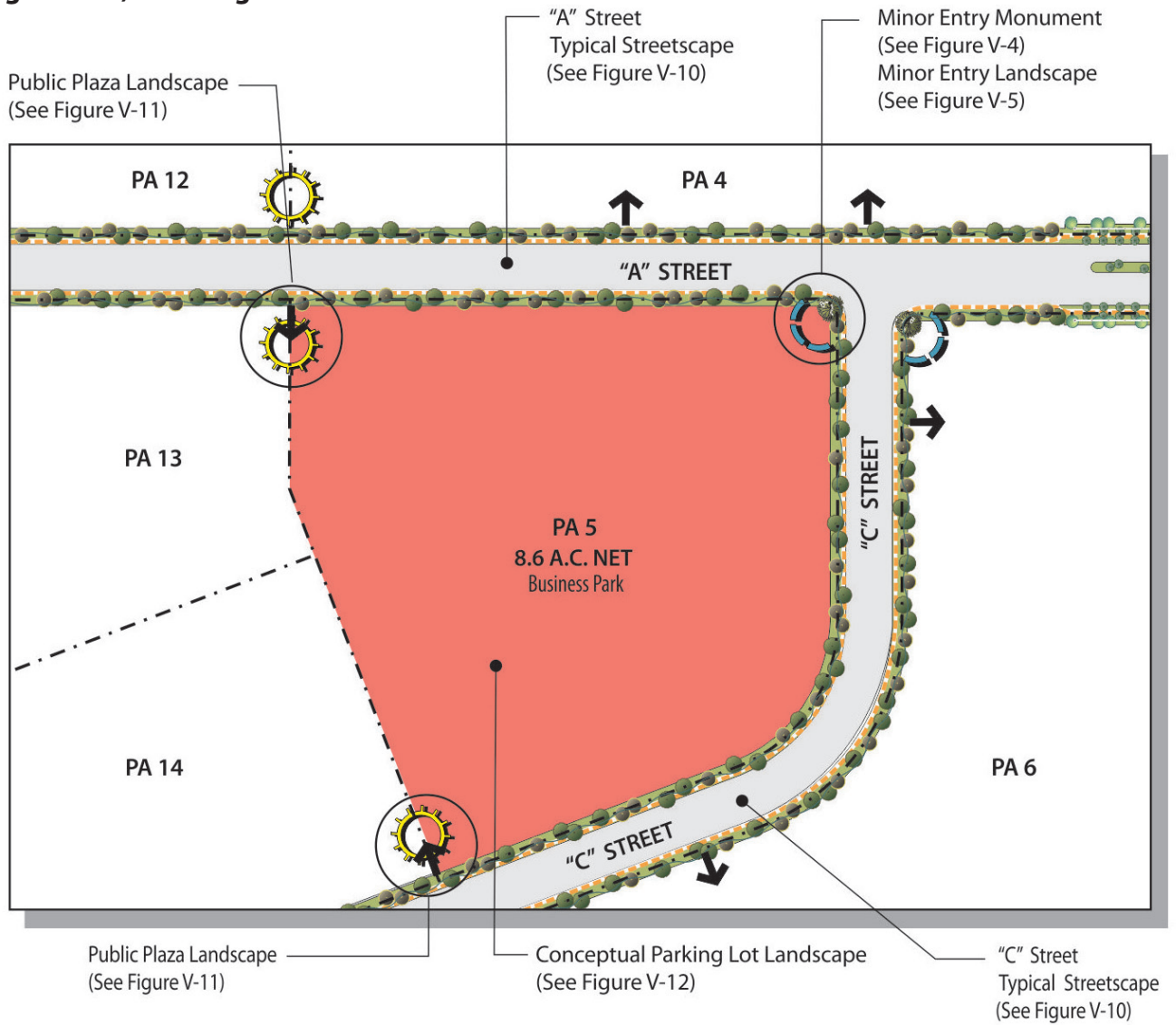
For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

### 3. Planning Area Standards

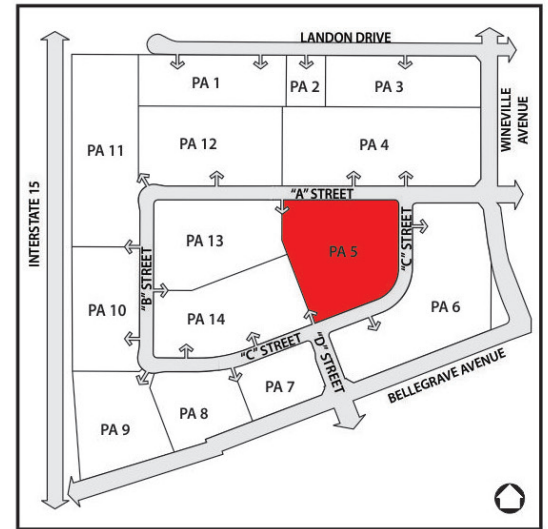
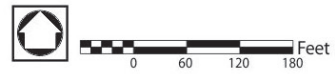
1. Vehicular access to Planning Area 5 shall be provided from “A” Street and “C” Street. Future development design may permit internal vehicular access between Planning Area 5 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along “A” Street and “C” Street and internal pathways to individual businesses in order to provide connections throughout the project.
3. As depicted in Figure V-4, Minor Entry Monumentation, and Figure V-5, Minor Entry Landscaping, minor monumentation and landscaping within Planning Area 5 shall be provided at the intersection of “A” Street and “C” Street.
4. Roadway landscape treatments shall be provided along “A” Street and “C” Street, as shown in Figure V-10, “A” Street, “B” Street and “C” Street Typical Streetscape.
5. As shown in Figure V-11, Conceptual Public Plaza Landscape, 2 public plaza areas shall be incorporated as part of the development of Planning Area 5.
6. Parking lots within Planning Area 5 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
7. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
8. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

**Figure IV-5, Planning Area 5**



- LEGEND**
- 6' Min. Sidewalk Pedestrian Circulation
  - Project Boundary Line
  - Planning Area Access
  - Minor Project Monument
  - Plaza Area



**KEY MAP**

## F. Planning Area 6 – Commercial/Retail

### 1. Descriptive Summary

Planning Area 6, as depicted in Figure IV-6, Planning Area 6, provides for the development of an area of approximately 11.5 acres for commercial/retail land uses within the southeastern portion of the THOROUGHbred FARM SPECIFIC PLAN. A development target of 129,635 square feet of buildings may be constructed within Planning Area 6. The building intensity within Planning Area 6 shall not exceed a Floor Area Ratio (FAR) of 0.35.

### 2. Land Use And Development Standards

For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

### 3. Planning Area Standards

1. Primary vehicular access to Planning Area 6 shall be provided from “C” Street. Future development design may permit internal vehicular access between Planning Area 6 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along Wineville Avenue, “A” Street and “C” Street and internal pathways to individual businesses in order to provide connections throughout the project.
3. As shown in Figure V-15, Regional Trail, a regional trail shall be provided along Bellegrave Avenue within Planning Area 6.
4. Major monumentation and landscaping within Planning Area 6 shall be provided at the intersection of Wineville Avenue and “A” Street, and at the intersection of Bellegrave Avenue and “D” Street, as depicted in Figure V-2, Major Entry Monumentation, and Figure V-3, Major Entry Landscaping.
5. As depicted in Figure V-4, Minor Entry Monumentation, and Figure V-5, Minor Entry Landscaping, minor monumentation and landscaping within Planning Area 6 shall be provided at the intersection of “A” Street and “C” Street.
6. Roadway landscape treatments shall be provided along Wineville Avenue, Bellegrave Avenue, “A” Street, “C” Street and “D” Street, as shown in Figure V-6, Wineville Avenue Streetscape, Figure V-7, Bellegrave Avenue Streetscape, Figure V-9, “A” Street and “D” Street Entry Streetscape and Figure V-10, “A” Street, “B” Street and “C” Street Typical Streetscape.
7. Bioswales, as shown in Figure V-13, Conceptual Bioswale Landscape, shall be incorporated into the development of Planning Area 6.
8. Parking lots within Planning Area 6 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
9. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
10. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

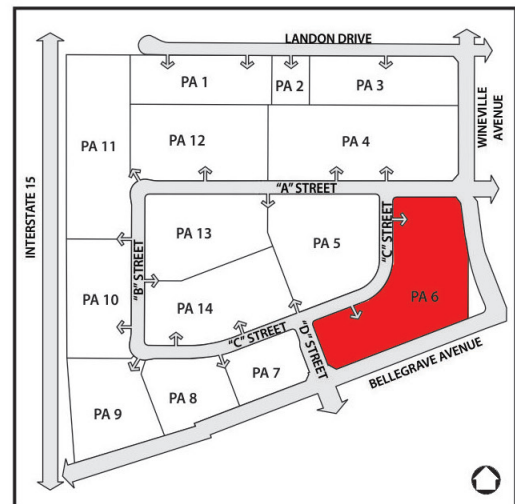
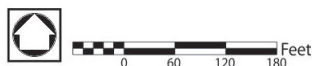
III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

Figure IV-6, Planning Area 6



**LEGEND**

- 6' Min. Sidewalk Pedestrian Circulation
- Project Boundary Line
- Planning Area Access
- Major Project Entry Monument
- Minor Project Monument



**KEY MAP**

## G. Planning Area 7 – Commercial/Tourist

### 1. Descriptive Summary

Planning Area 7, as depicted in Figure IV-7, Planning Area 7, provides for the development of an area of approximately 3.3 acres for commercial/tourist land uses along a portion of the southern THOROUGHbred FARM SPECIFIC PLAN boundary. A development target of 43,427 square feet of buildings may be constructed within Planning Area 7. The building intensity within Planning Area 7 shall not exceed a Floor Area Ratio (FAR) of 0.35.

### 2. Land Use And Development Standards

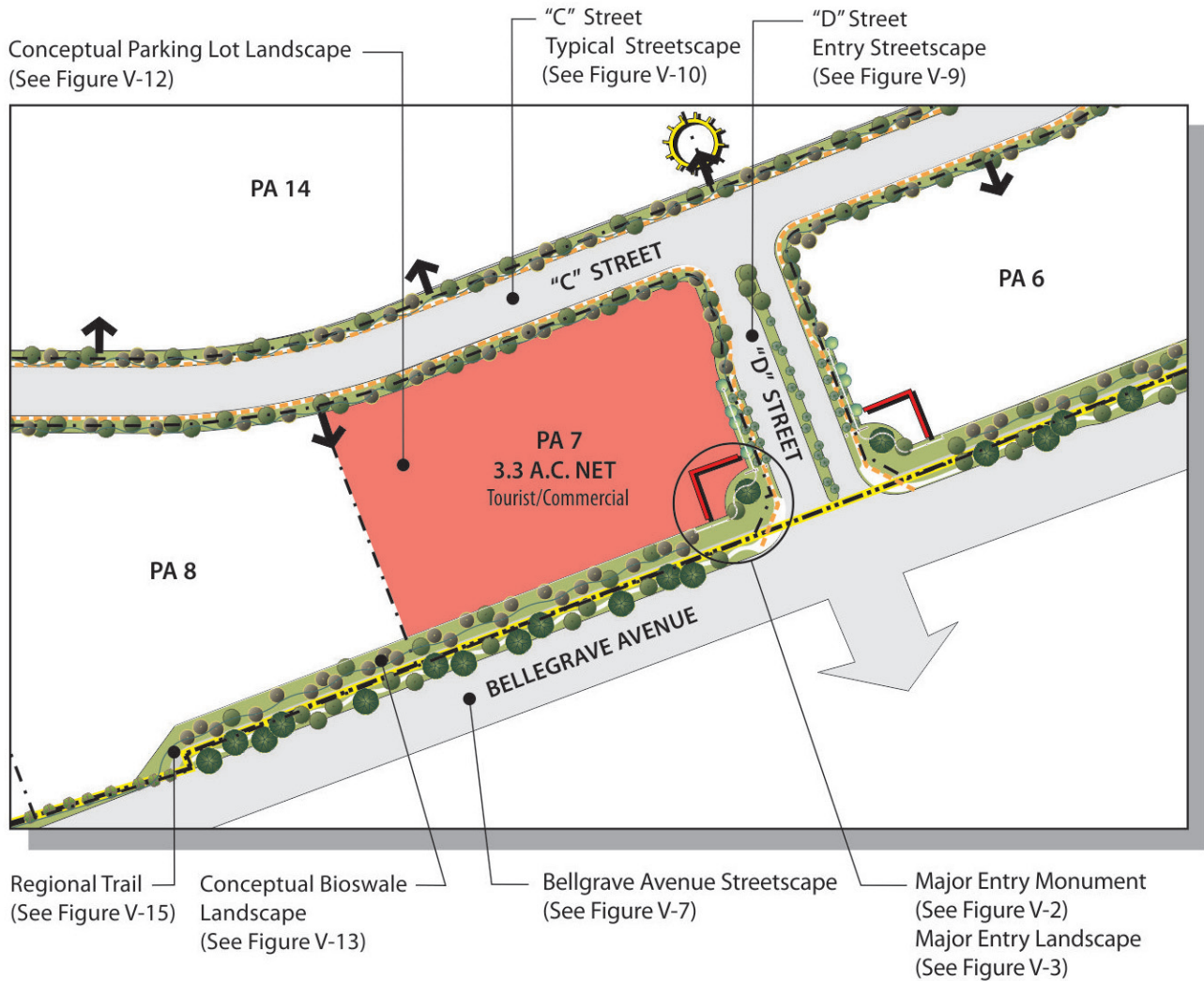
For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

### 3. Planning Area Standards

1. Primary vehicular access to Planning Area 7 shall be provided from “C” Street. Future development design may permit internal vehicular access between Planning Area 7 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along “C” Street and “D” Street and internal pathways to individual businesses in order to provide connections throughout the project.
3. As shown in Figure V-15, Regional Trail, a regional trail shall be provided along Bellegrave Avenue within Planning Area 7.
4. Major monumentation and landscaping shall be provided within Planning Area 7 at the intersection of Bellegrave Avenue and “D” Street, as depicted in Figure V-2, Major Entry Monumentation, and Figure V-3, Major Entry Landscaping.
5. Roadway landscape treatments shall be provided along Bellegrave Avenue, “C” Street and “D” Street, as shown in Figure V-7, Bellegrave Avenue Streetscape, Figure V-9, “A” Street and “D” Street Entry Streetscape and Figure V-10, “A” Street, “B” Street and “C” Street Typical Streetscape.
6. Bioswales, as shown in Figure V-13, Conceptual Bioswale Landscape, shall be incorporated into the development of Planning Area 7.
7. Parking lots within Planning Area 7 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
8. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
9. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

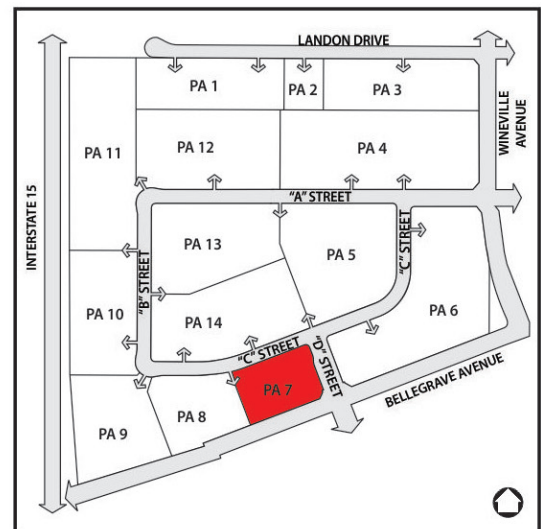
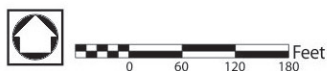
III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

Figure IV-7, Planning Area 7



**LEGEND**

- 6' Min. Sidewalk Pedestrian Circulation
- Project Boundary Line
- Planning Area Access
- Major Project Entry Monument
- Plaza Area



**KEY MAP**

## H. Planning Area 8 – Commercial/Tourist

### 1. Descriptive Summary

Planning Area 8, as depicted in Figure IV-8, Planning Area 8, provides for the development of an area of approximately 4.3 acres for commercial/tourist land uses within the southwest portion of the THOROUGHbred FARM SPECIFIC PLAN. A development target of 56,587 square feet of buildings may be constructed within Planning Area 8. The building intensity within Planning Area 8 shall not exceed a Floor Area Ratio (FAR) of 0.35.

### 2. Land Use And Development Standards

For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

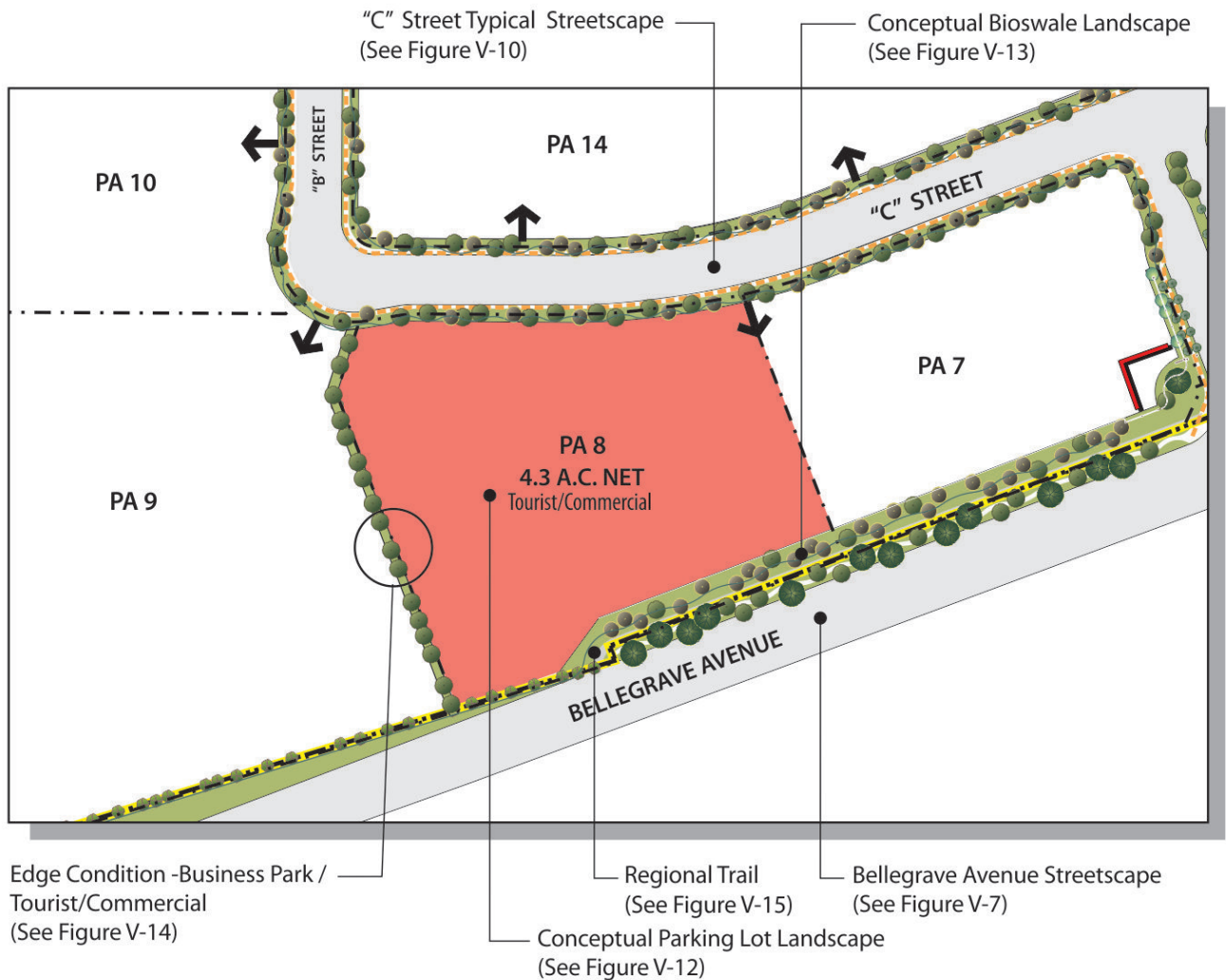
### 3. Planning Area Standards

1. Primary vehicular access to Planning Area 8 shall be provided from “C” Street. Future development design may permit internal vehicular access between Planning Area 8 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along “C” Street and internal pathways to individual businesses in order to provide connections throughout the project.
3. As shown in Figure V-15, Regional Trail, a regional trail shall be provided along Bellegrave Avenue within Planning Area 8.
4. Roadway landscape treatments shall be provided along Bellegrave Avenue and “C” Street, as shown in Figure V-7, Bellegrave Avenue Streetscape and Figure V-10, “A” Street, “B” Street and “C” Street Typical Streetscape.
5. A landscape edge treatment, as shown in Figure V-14, Edge Condition, shall be provided along the western edge of Planning Area 8 where it interfaces with the property line of parcels to the west at locations shown in Figure IV-8, Planning Area 8.
6. Bioswales, as shown in Figure V-13, Conceptual Bioswale Landscape, shall be incorporated into the development of Planning Area 8.
7. Parking lots within Planning Area 8 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
8. As shown in Figure V-14, Edge Condition, a landscaped edge treatment shall be provided along the western edge of Planning Area 8 where it interfaces with Planning Area 9, as shown in Figure IV-8, Planning Area 8.
9. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
10. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

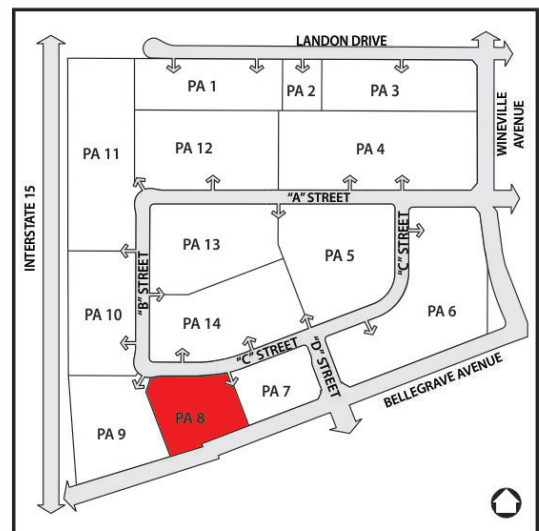
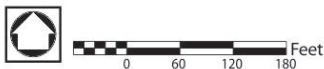


Figure IV-8, Planning Area 8



**LEGEND**

- 6' Min. Sidewalk Pedestrian Circulation
- Project Boundary Line
- Planning Area Access
- Major Project Entry Monument
- Landscape Edge Condition treatment



**KEY MAP**

## I. Planning Area 9 – Business Park

### 1. Descriptive Summary

Planning Area 9, as depicted in Figure IV-9, Planning Area 9, provides for the development of an area of approximately 6.1 acres for business park land uses in the southwest corner of the THOROUGHbred FARM SPECIFIC PLAN. A development target of 100,026 square feet of buildings may be constructed within Planning Area 9. The building intensity within Planning Area 9 shall not exceed a Floor Area Ratio (FAR) of 0.60.

### 2. Land Use And Development Standards

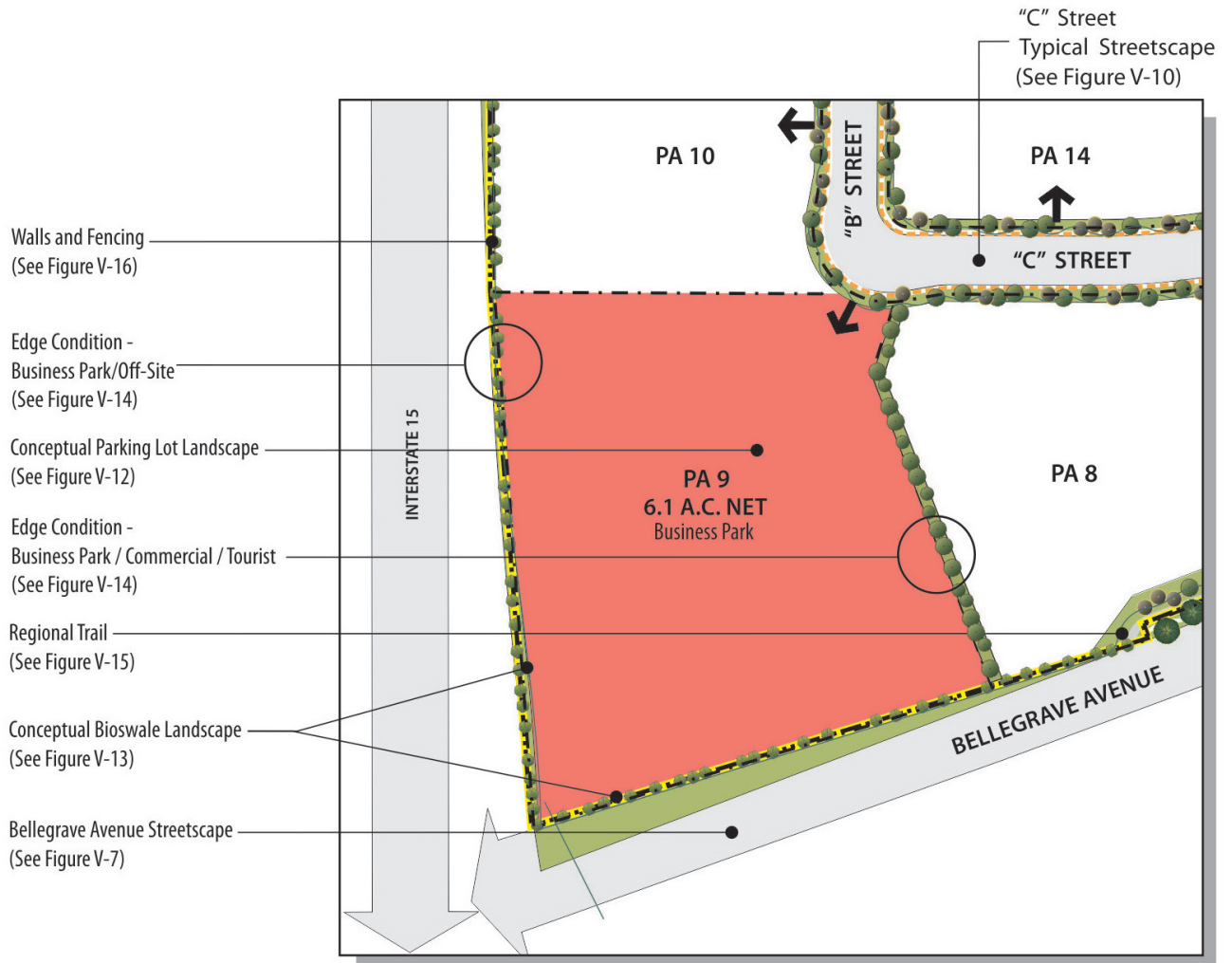
For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

### 3. Planning Area Standards




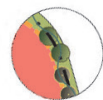
1. Primary vehicular access to Planning Area 9 shall be provided from the intersection of “B” Street and “C” Street. Future development design may permit internal vehicular access between Planning Area 9 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along “B” Street and “C” Street and internal pathways to individual businesses in order to provide connections throughout the project.
3. As shown in Figure V-15, Regional Trail, a regional trail shall be provided along Bellegrave Avenue within Planning Area 9.
4. Roadway landscape treatments shall be provided along Bellegrave Avenue, “B” Street and “C” Street, as shown in Figure V-7, Bellegrave Avenue Streetscape and Figure V-10, “A” Street, “B” Street and “C” Street Typical Streetscape.
5. As shown in Figure V-13, Conceptual Bioswale Landscape, bioswales shall be incorporated into the development of Planning Area 9.
6. Parking lots within Planning Area 9 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
7. A landscaped edge treatment, as shown in Figure V-14, Edge Condition, shall be provided along the eastern edge of Planning Area 9 where it interfaces with Planning Area 8, as shown in Figure IV-9, Planning Area 9.
8. The western boundary of Planning Area 9 shall be developed with landscaping, wall and fence as shown in Figure V-14, Edge Condition, as well as Figure V-16, Walls and Fencing.
9. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
10. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

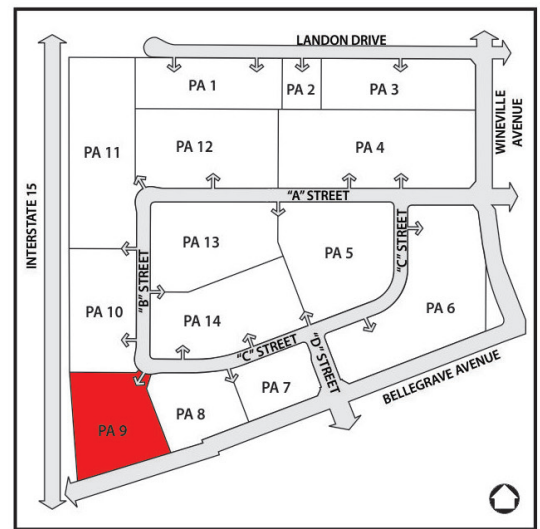
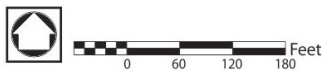
III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

Figure IV-9, Planning Area 9



**LEGEND**

-  6' Min. Sidewalk Pedestrian Circulation
-  Project Boundary Line
-  Planning Area Access
-  Landscape Edge Condition treatment



**KEY MAP**

## J. Planning Area 10 – Business Park

### 1. Descriptive Summary

Planning Area 10, as depicted in Figure IV-10, Planning Area 10, provides for the development of an area of approximately 6.2 acres for business park land uses along a portion of the western THOROUGHbred FARM SPECIFIC PLAN boundary. A development target of 101,655 square feet of buildings may be constructed within Planning Area 10. The building intensity within Planning Area 10 shall not exceed a Floor Area Ratio (FAR) of 0.60.

### 2. Land Use And Development Standards

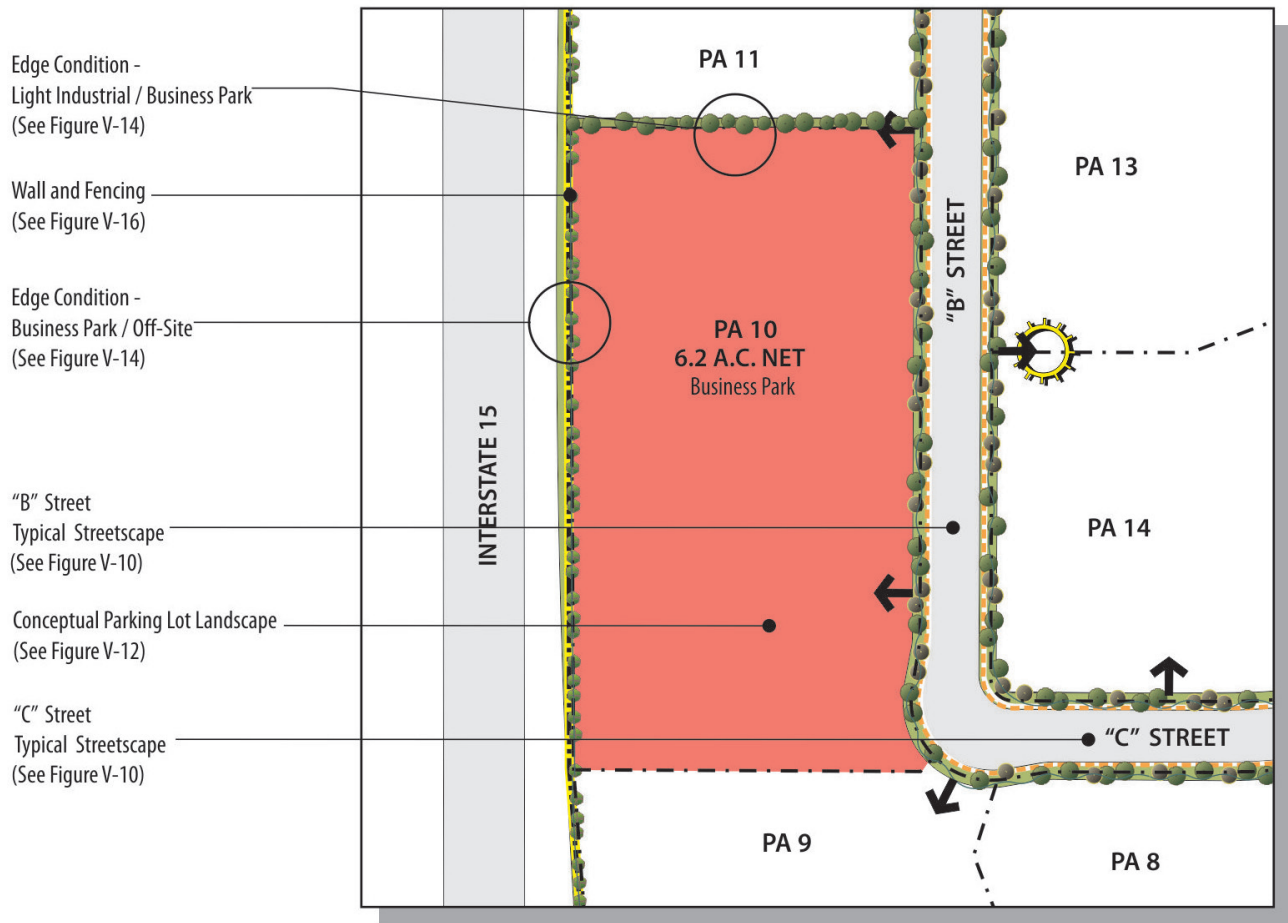
For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

### 3. Planning Area Standards

1. Vehicular access to Planning Area 10 shall be provided from “B” Street. Future development design may permit internal vehicular access between Planning Area 10 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along “B” Street and internal pathways to individual businesses in order to provide connections throughout the project.
3. As shown in Figure V-10, “A” Street, “B” Street and “C” Street Typical Streetscape, roadway landscape treatments shall be provided along “B” Street.
4. Parking lots within Planning Area 10 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
5. A landscaped edge treatment, as shown in Figure V-14, Edge Condition, shall be provided along the northern edge of Planning Area 10 where it interfaces with Planning Area 11, as shown in Figure IV-10, Planning Area 10.
6. The western boundary of Planning Area 10 shall be developed with landscaping, wall and fence as shown in Figure V-14, Edge Condition, as well as Figure V-16, Walls and Fencing.
7. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
8. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

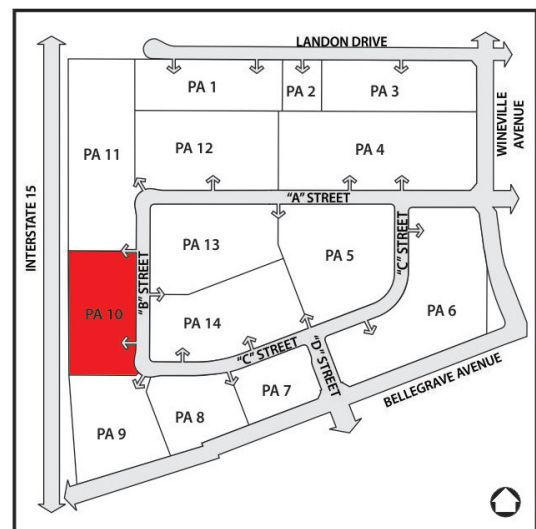
III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

Figure IV-10, Planning Area 10



**LEGEND**

- 6' Min. Sidewalk Pedestrian Circulation
- Project Boundary Line
- Planning Area Access
- Plaza Area
- Landscape Edge Condition treatment



KEY MAP

## K. Planning Area 11 – Light Industrial

### 1. Descriptive Summary

Planning Area 11, as depicted in Figure IV-11, Planning Area 11, provides for the development of an area of approximately 9.6 acres for light industrial land uses at the northwest corner of the THOROUGHbred FARM SPECIFIC PLAN. A development target of 206,636 square feet of buildings may be constructed within Planning Area 11. The building intensity within Planning Area 11 shall not exceed a Floor Area Ratio (FAR) of 0.60.

### 2. Land Use And Development Standards

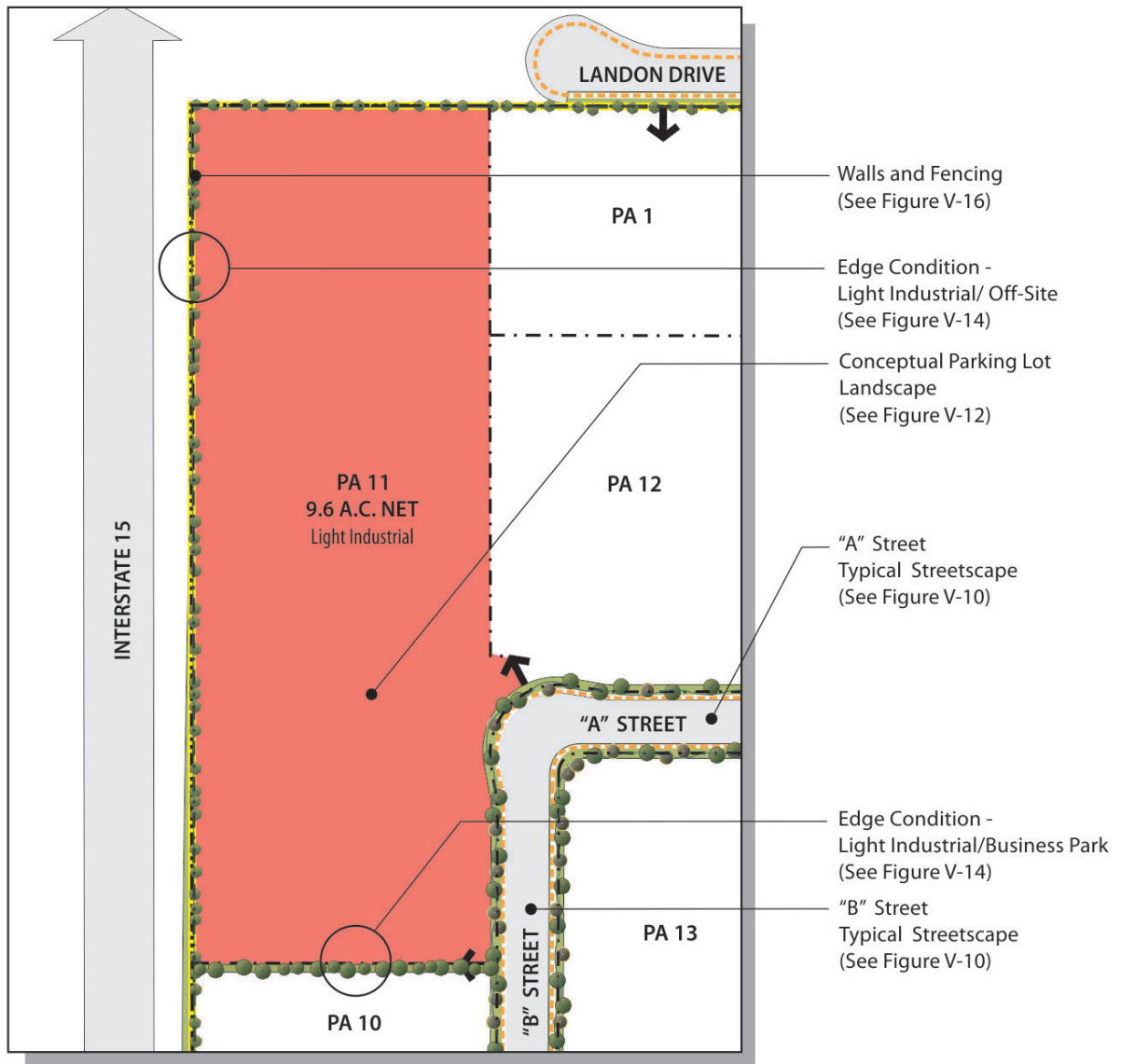
For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

### 3. Planning Area Standards

1. Vehicular access to Planning Area 11 shall be provided from the intersection of “A” Street and “B” Street. Future development design may permit internal vehicular access between Planning Area 11 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along “A” Street and “B” Street and internal pathways to individual businesses in order to provide connections throughout the project.
3. As shown in Figure V-10, “A” Street, “B” Street and “C” Street Typical Streetscape, roadway landscape treatments shall be provided along “A” Street and “B” Street.
4. Parking lots within Planning Area 11 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
5. A landscaped edge treatment, as shown in Figure V-14, Edge Condition, shall be provided along the southern edge of Planning Area 11 where it interfaces with Planning Area 10, as shown in Figure IV-11, Planning Area 11.
6. The western and northern boundaries of Planning Area 11 shall be developed with landscaping, wall and fence as shown in Figure V-14, Edge Condition, as well as Figure V-16, Walls and Fencing.
7. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
8. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

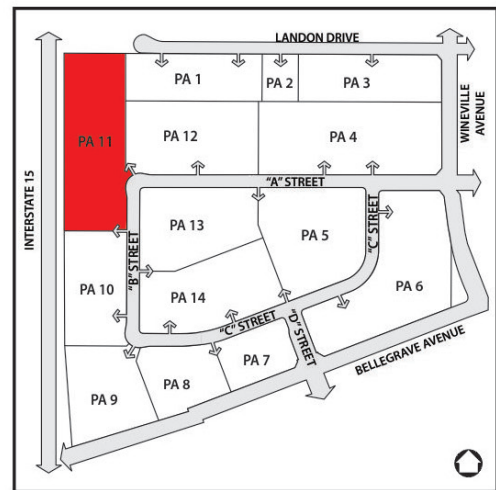
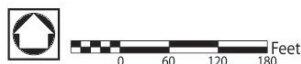
III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

Figure IV-11, Planning Area 11



**LEGEND**

-  6' Min. Sidewalk Pedestrian Circulation
-  Project Boundary Line
-  Planning Area Access
-  Landscape Edge Condition treatment



**KEY MAP**

## L. Planning Area 12 – Light Industrial

### 1. Descriptive Summary

Planning Area 12, as depicted in Figure IV-12, Planning Area 12, provides for the development of an area of approximately 8.4 acres for light industrial land uses within a northern portion of the THOROUGHbred FARM SPECIFIC PLAN. A development target of 180,806 square feet of buildings may be constructed within Planning Area 12. The building intensity within Planning Area 12 shall not exceed a Floor Area Ratio (FAR) of 0.60.

### 2. Land Use And Development Standards

For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

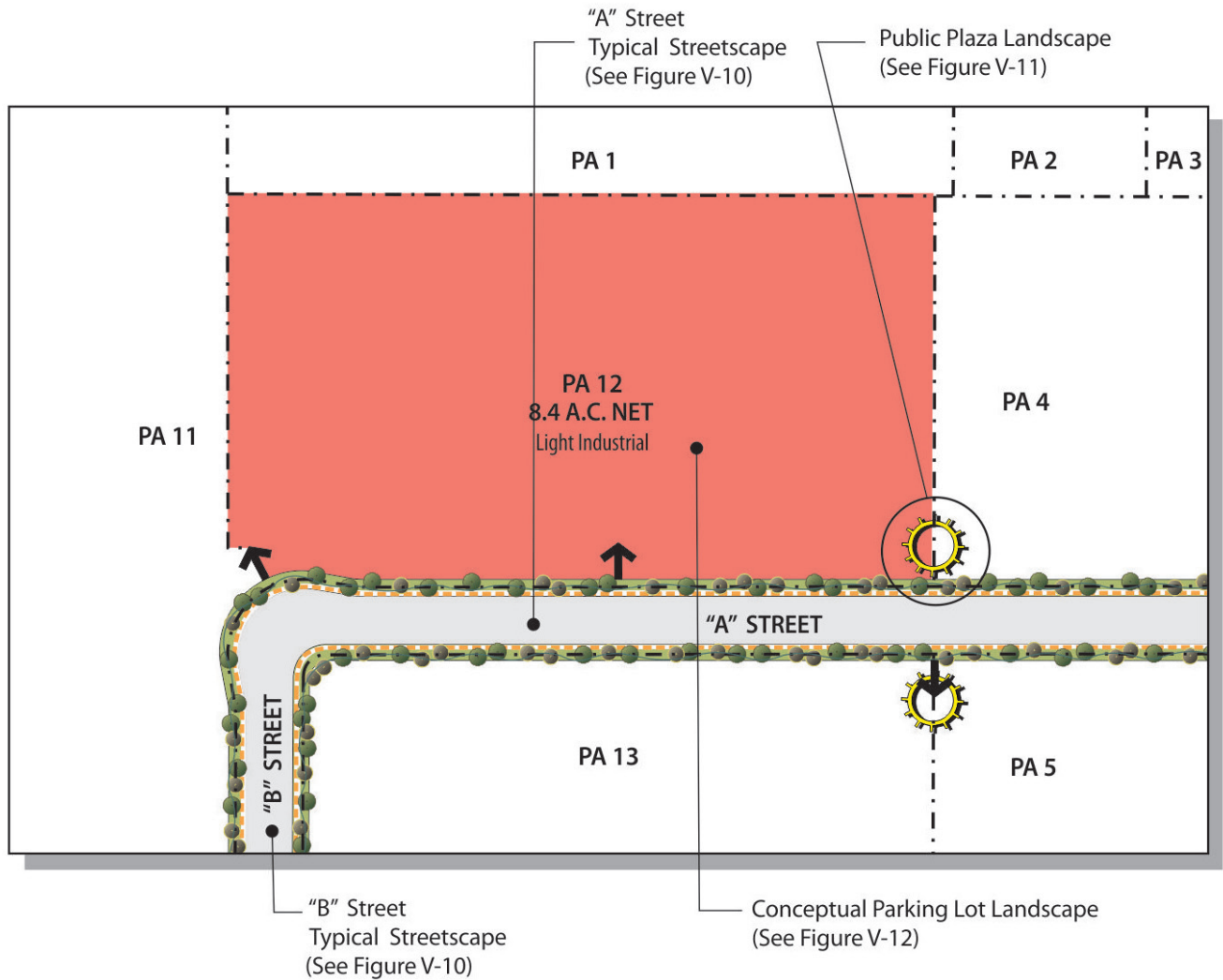
### 3. Planning Area Standards

1. Vehicular access to Planning Area 12 shall be provided from “A” Street. Future development design may permit internal vehicular access between Planning Area 12 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along “A” Street and internal pathways to individual businesses in order to provide connections throughout the project.
3. As shown in Figure V-10, “A” Street, “B” Street and “C” Street Typical Streetscape, roadway landscape treatments shall be provided along “A” Street.
4. A public plaza area, as shown in Figure V-11, Conceptual Public Plaza Landscape, shall be incorporated as part of the development of Planning Area 12.
5. Parking lots within Planning Area 12 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
6. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
7. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

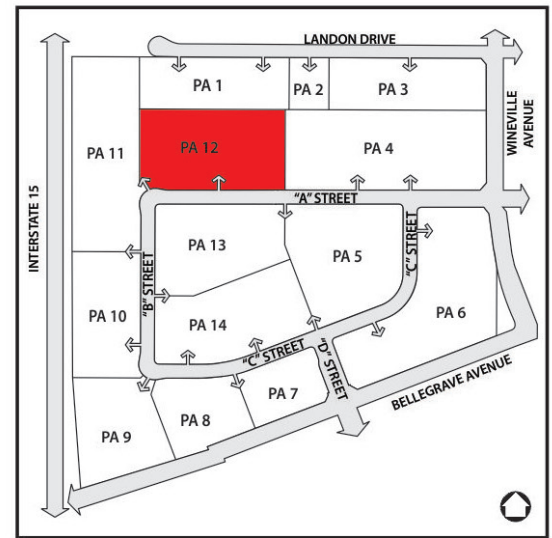
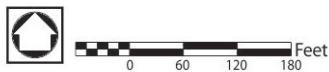


Figure IV-12, Planning Area 12



**LEGEND**

- 6' Min. Sidewalk Pedestrian Circulation
- Project Boundary Line
- Planning Area Access
- Plaza Area



**KEY MAP**

## M. Planning Area 13 – Business Park

### 1. Descriptive Summary

Planning Area 13, as depicted in Figure IV-13, Planning Area 13, provides for the development of an area of approximately 7.5 acres for business park land uses within the central portion of the THOROUGHbred FARM SPECIFIC PLAN. A development target of 122,982 square feet of buildings may be constructed within Planning Area 13. The building intensity within Planning Area 13 shall not exceed a Floor Area Ratio (FAR) of 0.60.

### 2. Land Use And Development Standards

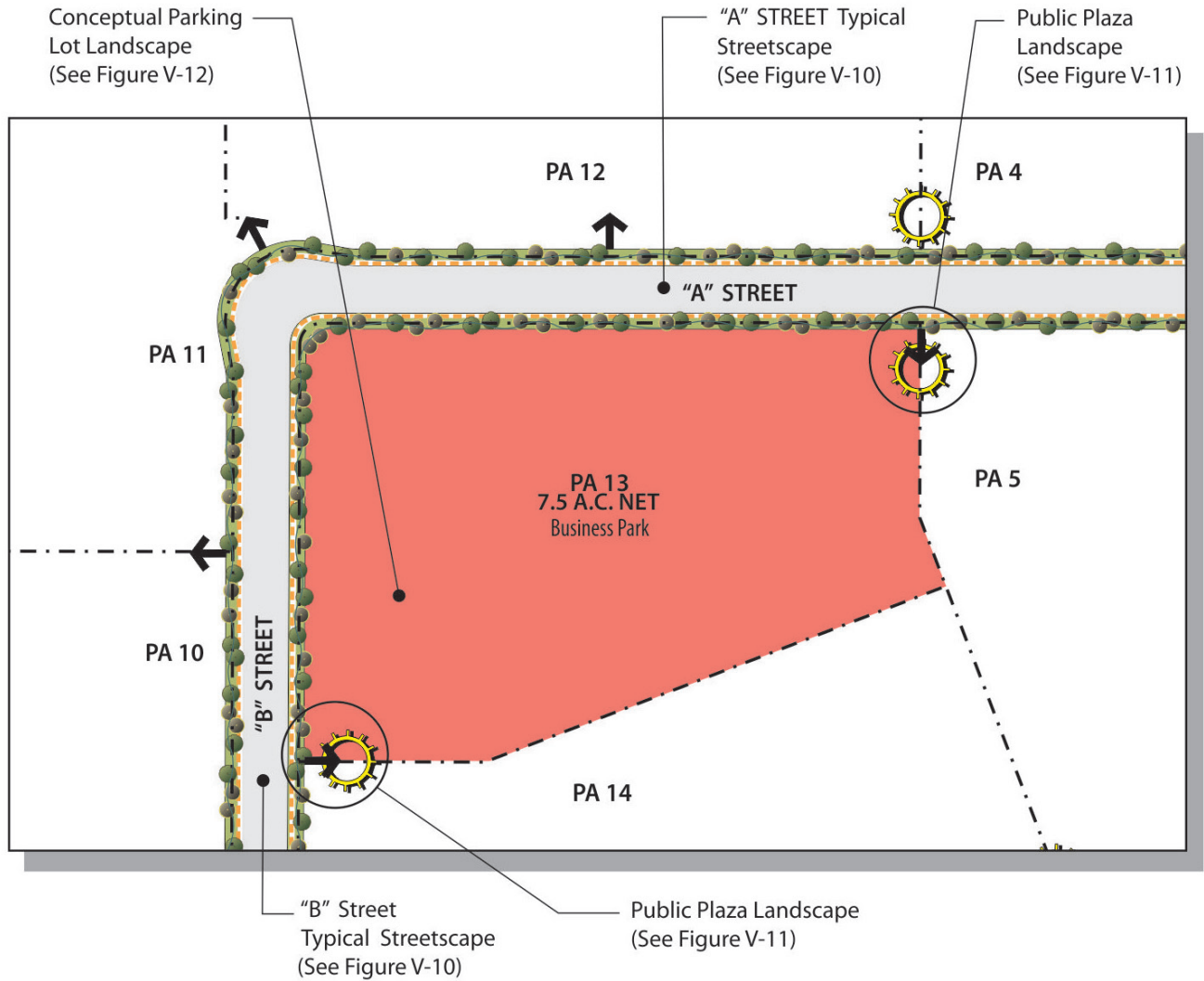
For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

### 3. Planning Area Standards

1. Vehicular access to Planning Area 13 shall be provided from “A” Street and “B” Street. Future development design may permit internal vehicular access between Planning Area 13 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along “A” Street and “B” Street and internal pathways to individual businesses in order to provide connections throughout the project.
3. Roadway landscape treatments shall be provided along “A” Street and “B” Street, as shown in Figure V-10, “A” Street, “B” Street and “C” Street Typical Streetscape.
4. As shown in Figure V-11, Conceptual Public Plaza Landscape, 2 public plaza areas shall be incorporated as part of the development of Planning Area 13.
5. Parking lots within Planning Area 13 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
6. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
7. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

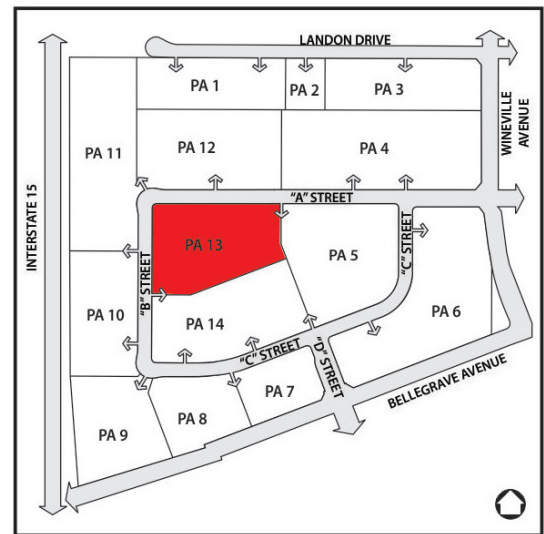
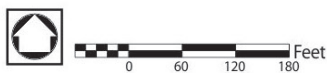
III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

Figure IV-13, Planning Area 13



**LEGEND**

- 6' Min. Sidewalk Pedestrian Circulation
- Project Boundary Line
- Planning Area Access
- Plaza Area



**KEY MAP**

## N. Planning Area 14 – Business Park

### 1. Descriptive Summary

Planning Area 14, as depicted in Figure IV-14, Planning Area 14, provides for the development of an area of approximately 8.1 acres for business park land uses within the central portion of the THOROUGHbred FARM SPECIFIC PLAN. A development target of 132,821 square feet of buildings may be constructed within Planning Area 14. The building intensity within Planning Area 14 shall not exceed a Floor Area Ratio (FAR) of 0.60.

### 2. Land Use And Development Standards

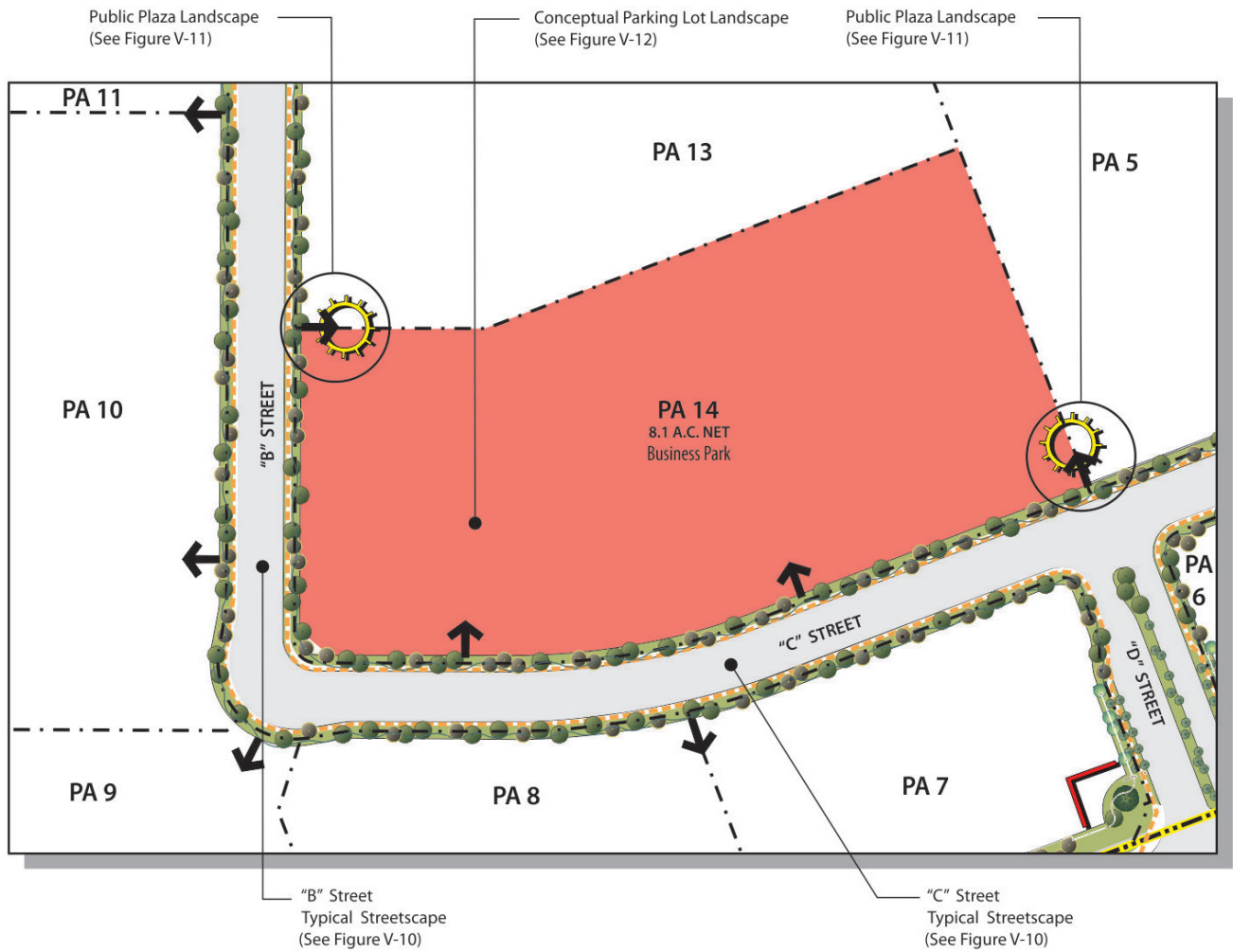
For permitted uses and development standards, setbacks and landscape requirements, please refer to Section II, Specific Plan Zoning, as well as Table III-6, Development Standards, except as otherwise provided for in the text and exhibits of this Specific Plan.

### 3. Planning Area Standards

1. Vehicular access to Planning Area 14 shall be provided from “B” Street and “C” Street. Future development design may permit internal vehicular access between Planning Area 14 and adjoining Planning Areas.
2. Pedestrian access shall be provided by way of sidewalks along “B” Street and “C” Street and internal pathways to individual businesses in order to provide connections throughout the project.
3. As shown in Figure V-10, “A” Street, “B” Street and “C” Street Typical Streetscape, roadway landscape treatments shall be provided along “A” Street and “B” Street.
4. As shown in Figure V-11, Conceptual Public Plaza Landscape, 2 public plaza areas shall be incorporated as part of the development of Planning Area 13.
5. Parking lots within Planning Area 14 shall be provided with landscaping that substantially conforms with Figure V-12, Conceptual Parking Lot Landscape.
6. Refer to Section V, Design Guidelines, for specific Design Guidelines, landscaping guidelines and other related design criteria.
7. Refer to Section III, Specific Plan, for the following standards that apply project-wide:
 

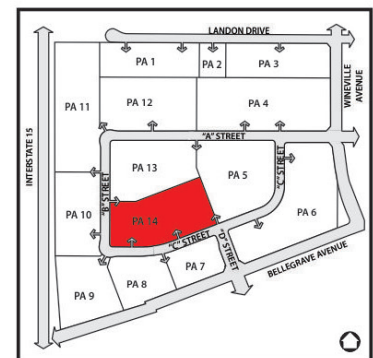
III.A Planning Area Concept	III.F Conceptual Water and Sewer Plans
III.B. Land Use Plan	III.G Grading Plan
III.C. Circulation Plan	III.H Phasing Plan
III.D. Conceptual Landscape Plan	III.I Comprehensive Improvement Financing, Construction, Ownership and Maintenance Plan
III.E. Drainage Plan	

Figure IV-14, Planning Area 14



**LEGEND**

- 6' Min. Sidewalk Pedestrian Circulation
- Project Boundary Line
- Planning Area Access
- Major Project Entry Monument
- Plaza Area



**KEY MAP**

## V. Design Guidelines

The THOROUGHbred FARM SPECIFIC PLAN Design Guidelines seek to create a unified cluster of industrial, business park and commercial development that is community oriented, providing and encouraging non-vehicular traffic, pedestrian connections and unification through architectural and landscape elements. The uses are unified through the incorporation of design elements taken from the historic land uses in the area to maintain a connection to the area's past.

Producing a governing set of design guidelines indicating the shared visual architectural styling of the buildings and grounds ensures the quality and consistency of design with each planning area. Buildings share an architectural theme and a common palette of color and materials. A consistent architectural style is also used for relating elements, such as trellises, planters, light standards and site walls.

The THOROUGHbred FARM SPECIFIC PLAN Design Guidelines are intended to establish standards for a master-planned light industrial, business park, and commercial project and helps guide the development of an aesthetically cohesive environment within the community.

More specifically, the objectives of the Design Guidelines are to:

- Provide the City of Jurupa Valley with the necessary assurances that the THOROUGHbred FARM SPECIFIC PLAN is developed in accordance with the quality and character proposed in this document;
- Provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals involved in implementing the THOROUGHbred FARM SPECIFIC PLAN in order to maintain the desired design quality;
- Address industrial, business park and commercial product design and placement to ensure a unified architectural theme throughout the project;
- Establish a consistent design expression among site planning, architectural and landscape architectural components, while allowing for a reasonable amount of flexibility;
- Create shared public spaces and services within the community;
- Reinforce the project's intended theme with characteristic architectural styles and community elements such as monumentation, walls, fencing and trails; and,
- Promote project continuity and compatibility with surrounding uses through site planning, building design, street design, landscaping and other design elements that will endure throughout the life of the project.

These Design Guidelines are a living document and are intended to be flexible. Therefore, they are illustrative in nature. As such, the Design Guidelines can, over time, accommodate changes in buyers' tastes, economic conditions, community desires and the marketplace. Although a great deal of specific design information is provided in these Design Guidelines, there will be at times a need for interpretation of the intent of the guidelines in keeping with the spirit of the THOROUGHbred FARM design theme. It is critical that these guidelines are followed in a manner consistent with this design theme in order to create a unified concept while providing the opportunities for diversity and visual interest.

The Design Guidelines section consists of two principal components: Architectural Design Guidelines and Landscape Design Guidelines. These components define the design concept, physical character, and theme of the THOROUGHbred FARM SPECIFIC PLAN. The Architectural Design Guidelines are intended to provide a basis for decisions as to how the structural environment is to be built. A high-quality light industrial, business park, and commercial environment is defined by the guidelines for site planning, architectural theme and details, building mass and scale, materials and color and articulations. The Landscape Design Guidelines present general landscaping requirements including, but not limited to, design standards for streetscape landscaping, walls and fencing and primary and secondary entry monumentation. Additionally, the Landscape Design Guidelines establish a general plant palette intended to unify the varied architectural types and styles within the community.

## A. Architectural Design Guidelines

### 1. Architectural Theme

The THOROUGHbred FARM Architectural Design Guidelines is consciously designed as Renaissance California; an enclave of classic California Architecture; one that would be immediately recognized for its superior architecture. They connect not only to the renaissance of California architecture in the 1920's and 1930's, but to contemporary architecture of today. Although these are a select number of styles that govern the architecture, there is no limit to the architectural elaboration within these styles. The THOROUGHbred FARM SPECIFIC PLAN encourages a harmonious diversity of styles and to assist many different people with many different tastes. The Design Guidelines encourage balance between order and diversity, while creating variety and uniqueness. A development that is innovative, environmentally conscious, and creates healthy built environments for present and future generations.

### 2. Architectural Styles

Architectural styles within the “Renaissance California” project theme include the following:

#### a) *Spanish Revival Contemporary*

Spanish Revival Contemporary architectural style is derived from several versions of historically based Spanish architecture reminiscent of Spanish missions and Spanish Revival architecture. The style evokes a comfortable feel with the cloistered effects of courtyards, often combined with shaded arcades and earthy colors. This combination creates shade and shadow patterns along the exterior elevation, arched openings and curvilinear geometries often reflect the Old World ambiance of this style. The Spanish Revival Contemporary style is characterized by simple, elegant, refined detailing in the fascias, windows, and walls. Often there is only one predominant exterior material. If a secondary material is used, it is limited to accents as part of window header or sill design, wall terminations or an accentuated base.

The THOROUGHbred FARM Spanish Revival Contemporary architectural style shall include the following design characteristics:

- Asymmetrical buildings facade
- Low-pitched flat, gable, or hip roof, typically with no overhang
- Tile roof
- Half roof arches, doors and windows
- Stucco over adobe brick
- Ornate tile, wrought iron and wood work

#### *Light Industrial/Business Park*



#### *Retail Space*



Section V. Design Guidelines

A. Architectural Design Guidelines

*b) Italian Revival Contemporary*

Italian Revival Contemporary architectural style reflects the classic orders of urban architecture evolving from classical Rome through the Renaissance in Florence. Common features include circular arches and tripartate organization into base, middle and top.

The THOROUGHbred FARM Italian Revival Contemporary architectural style shall include the following design characteristics:

- Low-pitched, hipped tile roof
- Moderate to wide eaves with decorative bracket supports
- Recessed porches with arched openings
- Classical detailing in use of columns, pediments, arches and pilasters
- Most often symmetrical
- Use of stone as an accent material

*Light Industrial/Business Park*



*Office Space*



*Retail Space*





***c) Southwestern Revival Contemporary***

Southwestern Revival Contemporary architectural style is both the Native American and Hispanic traditions. The east-west alignment of the buildings ensured that the northerly walls protect, against cold and wind, while the south-facing terraces and doorways trap the sun's heat, which was stored in the heavy massing of adobe walls. The use of natural building materials and environmental orientation reflects the unique design of this style. The built-up roof and minimal openings help create a comfortable interior temperature in both winter and summer. The common features of the Southwestern Revival style is flat roof with no overhangs, earthy colors, massive and rounded edges, simple, deep window and door openings and spouts in the parapet to help direct rainwater.

The THOROUGHbred FARM Southwestern Revival Contemporary architectural style shall include the following design characteristics:

- Flat roof
- Rectangular shapes
- Simple forms
- Use of bold earth tones
- Square simply window placement
- Limited area of large expansive glazing
- Use of awnings, trellis, eye brows on windows for sun control

***Light Industrial/Business Park***



Section V. Design Guidelines

**A. Architectural Design Guidelines**

**d) Tuscan Contemporary**

Tuscan Contemporary architectural style combines modern and classic elements that make up pure Old World Europe. The buildings are usually elegant but simple and emphasize beauty, harmony and detail. Common features include stone accents, earth tone colors, wood trellis accents, metal grilles, color-accented windows with brick or stone headers and sill details.

The THOROUGHbred FARM Tuscan Contemporary architectural style shall include the following design characteristics:

- Low-pitched flat, gable or hip roof
- Flat roof with cornice treatment
- Stone accent
- Use of Earth tones
- Expressed mullions
- Arched or square windows
- Window surround with simple detail

**Light Industrial/Business Park**



**Office Space**



**Retail Space**



**e) California Desert**

California Desert architectural style is based on utilizing materials and forms reminiscent of the Western Regional style, such as metal, stone and other forms of masonry. While the materials are the same, they are composed in a way that is a fresh interpretation. The forms are often bolder than the original style. The design is open and airy with deep recesses, creating a bright interior that has a visual connection to the outdoors. The exterior ornamentation is either minimalist or striking in use, design or color. The roof shape is often emphasized, and metal is often a common material selected for the clean crisp lines.

The THOROUGHbred FARM California Desert architectural style shall include the following design characteristics:

- Simple materials
- Large wall surfaces
- Substantial columns
- Flat roof
- Windows in deep recesses, punched windows
- No ornamentation
- Simplicity in form
- Use of formliners for texture

**Light Industrial/Business Park**



**Retail Space**



## Section V. Design Guidelines

### A. Architectural Design Guidelines

#### 3. Architectural Elements

The guidelines in this section address important light industrial, business park, commercial/retail and commercial/tourist architectural elements that should be carefully integrated into each building's design. Incorporation of these elements into these Planning Areas is intended to ensure that development within the THOROUGHbred FARM SPECIFIC PLAN is visually attractive and cohesive with the surrounding environment. The successful creation of pedestrian-friendly, non-intrusive development within THOROUGHbred FARM can be achieved by implementing the following goals:

- Industrial, business park or commercial buildings should be designed as a complementary addition to the overall theme established throughout the THOROUGHbred FARM development. Dramatic departures in form, scale, and styles are not permitted.
- Buildings should be designed to create smooth transitions in scale through the use of low and mid-rise building forms or through the use of terraced elevations.
- Long, uniform facades should be avoided by creating visual interest through the use of courtyards, varied building setbacks, arcades, windows and towers.
- Incorporate rear and side architectural details along visible edges, as these views are prominent to neighboring areas.
- Outdoor uses are strongly encouraged along pedestrian walkways.
- Arcades, canopies, awnings and trellises are encouraged to define pedestrian ways and to offer protection from the elements.

Additional simplicity and variety elements include:

- Use limited palette of materials and textures. As with color, there should be a base material or texture, with accents. Too many materials or textures will make the building confusing and fragmented.
- Shadows cast by reveals, recesses and overhands add interest to the façade. However, the basic organization and hierarchy should not be destroyed by too many articulations.
- Articulation is used to make a large building appear smaller or to create a hierarchy that emphasizes something important. Portions of buildings should be set back or pulled out to help make them “read” as identifiable elements which together compose the whole.
- Rhythm establishes the basic organization of a building. This may be established by window patterns, doors, columns, reveals or other components. The key is to establish a recognizable pattern from which other secondary patterns create a counterpoint.

Architectural elements to avoid include:

- Avoid “Parabolic” and wide span arches whose rise is inadequate for the span.
- Avoid arches with skinny columns which don't look like they can carry the load.
- Avoid walls that are too flimsy – they look like “cut-out” architecture. Thicken the walls so they look substantial.



## 4. Building Layout and Arrangement

In addition to the Development Standards in Section III, the following concepts are intended to address the placement of the buildings themselves as well as the interval between buildings. They are intended to facilitate consistent design quality and compatibility of buildings in each of the three distinct project land uses and with the uses adjacent to the project.

Site design should address the intended functions of the facility and provide efficient vehicle circulation and parking, pedestrian movement to buildings and throughout the project, and truck maneuvering and access to loading zones.

Buildings shall be arranged to provide convenient access to entrances and to facilitate efficient on-site circulation for vehicles and pedestrians. The orientation of multiple buildings on a single parcel should be clearly coordinated so that service areas are separate and distinct from public spaces. Additionally, placement of buildings should consider visibility from internal and off-site roadways.

### a) Light Industrial and Business Park

Light industrial and business park uses, including office land uses, are designated within Planning Areas 1-5 and 9-14. Attention to setbacks, building types, and architectural styles help to provide variation in the mass and scale of buildings. Building facades shall be architecturally articulated by varying mass, form, textures, or colors to avoid the monotonous appearance of long, box-like facades. This element is particularly important when a building faces public view. Landscaping can also create interest and soften building facades. Building materials and colors should complement the surrounding land uses, when feasible.

### b) Commercial/Retail and Commercial/Tourist

Commercial land uses are designated within Planning Areas 6-8. Retail and office buildings within these Planning Areas are encouraged to provide an enhanced level of detail on all visible elevations, such as vertical architectural elements and added embellishments. A campus-like orientation, in which individual buildings are placed so the main entrances face one another, is also encouraged.

Pedestrian-scale elements help create an appealing, interesting streetscape. Sidewalks, open spaces, paseo areas, benches, patios, courtyards, covered walkways, and water fountains are intended to establish a pedestrian-friendly environment and promote interaction among community residents.

## Section V. Design Guidelines

### A. Architectural Design Guidelines

#### c) Guidelines

1. Site design should, as appropriate, create opportunities for outdoor plazas and courtyards as part of the landscaped interval between buildings. Plazas are encouraged as a site amenity and design detail. Buildings should be arranged to include opportunities for plazas, courts or gardens, outdoor eating areas for customers, clients, and employees with amenities that can include: outdoor seating, tables, landscaping, raised planters, patio covers, enhanced paving, water elements, arbors, special lighting, and other “place-making” features.
2. Locations where high levels of pedestrian activity are likely to occur (Commercial/Retail, and Commercial/Tourist Planning Areas and Business Park Planning Areas) are expected to provide special opportunity for plazas adjacent to building entrances, in food service areas or between building clusters. Plazas should be defined using a combination of paving textures and patterns, site walls or fences, and elements like trellises.
3. A combination of building and non-building elements should be utilized to help define the street and circulation patterns in the project. These elements can include features such as: site walls and fences, raised planters, trellises and pergolas, and changes in color and texture.
4. A system of pedestrian walkways within each planning area based on the following concepts should be developed that interconnect all major building entries with each other, parking areas, and the streets:
  - a. Walkways should connect to courtyards and plazas within the project.
  - b. Pedestrian linkages should be a minimum of six-feet wide and follow ADA/Title 24 standards for surfacing, slope, and other requirements.
  - c. Walkways with enhanced paving are preferred in areas visible from Bellegrave Avenue, Wineville Avenue, Internal Streets, and within plazas and patios.
  - d. Conflicts between pedestrian and vehicle circulation should be minimized through the utilization of pathways for direct pedestrian access from parking areas to business entries and throughout the site with internal pedestrian linkages.
  - e. Buildings shall be oriented to allow visibility to and within the project. Buildings fronted on major streets, internal drive aisles, parking areas and pedestrian areas shall present a finished and articulated façade.
  - f. Defined entrances and entry access points that are easily located from a distance by pedestrians and/or vehicular traffic should be provided.
  - g. A positive public image should be provided by enhancing the function and aesthetics of the project by integrating buildings with landscape and/or structural elements.

## 5. Building Elements

The guidelines in this section address important architectural elements, such as roofs, mass and form, building materials and colors. Together, these key elements facilitate the creation of diverse and varied streetscapes while also maintaining a cohesive sense of place.

The successful development of THOROUGHbred FARM is achieved by implementing the following goals:

- Provide innovative plans by avoiding repetitious designs, massing, roof forms, colors, elevations and footprints.
- Provide architectural styles that complement building form.
- Incorporate rear and side architectural details along visible edges.
- Design the composition of building mass with integrity and character.
- Provide interesting, pedestrian-scale architectural elements along street frontage.

Additional building detail should relate to the stylistic influence of the architecture. Building detail should be visual at the entrance to the building, and can be expressed in a trellis design, light fixture, stone selection, mullion design or other architectural element. These elements should also include:

- Metal trellis for detail and wall
- Wood trellis
- Decorative metal trellis
- Stone base
- Decorative cornice, efs, metal or other material
- Window surrounds, metal, efs or other material
- Decorative lighting
- Entrance awnings, metal, wood, canvas
- Textured concrete with form liners



Section V. Design Guidelines

**A. Architectural Design Guidelines**

***a) Mass, Form and Scale***

Building mass and scale is an important design element that should be taken into consideration to ensure development within the THOROUGHbred FARM is visually compatible with the surrounding land uses. Design articulation of the building facades, rooflines, and vertical and horizontal planes effectively reduce the visual mass of a building. Building facades should be designed in a way that minimizes the appearance of long, box-like facades. Elements such as projections and recesses create visual interest. Special attention should be given to “High Visibility” elevations, which includes elevations that are adjacent to public roadways, recreational amenities such as trails or parks, and residential homes. Other elements which reduce building mass and scale include the use of balconies, columns, hip/gable roofs, enclosed courtyards, archways, and bold vertical elements.

Pedestrian-scale features adjacent to public trails and walkways are encouraged. Examples of such features include potted plants, overhangs on doorways, and low landscaping. Additionally, a building mass should create at least one signature courtyard or plaza that is protected from wind and sun wherever possible.

Massing and form creates attractive and comfortable street scenes. Massing and setbacks for development within the THOROUGHbred FARM shall conform to the minimum requirements described in Section III, Development Standards. Side setbacks shall be varied whenever possible to achieve visual interest from one Planning Area to the next within the THOROUGHbred FARM SPECIFIC PLAN.





**b) Facades**

**1. Design and Appearance**

- a. Windows should be used to articulate building facades and should be consistent with the overall architectural character of the structure. On each structure, window and sill height, patterns, spacing, and framing should be varied. In general, most windows should be arched, punched, square, recessed and proportioned to emphasize the wall and solid form. Horizontal groupings should be mulled together into compositions of square or rectangular forms. Specialty windows, such as arches, half rounds, quarter circles, diamonds, and rounds, should be limited to one per elevation. Clear and bronze-tinted glass is acceptable; however, mirrored surfaces, mil-finished aluminum, and clear anodized aluminum frames are prohibited.
- b. Major entries should be fined, articulated and architecturally enhanced.

**2. Materials**

- a. The use of certain window materials may be used to articulate a building façade: anodized aluminum, steel or wood frames with tinted glazing. Mullions may be compatible with stylistic influence.



## A. Architectural Design Guidelines

### c) Roof

#### 1. Design and Appearance

- a. Introducing gable and hipped roof forms adds variety to rooflines and interest to the overall streetscape. Three design approaches to roofs are appropriate within the THOROUGHbred FARM SPECIFIC PLAN: gable roofs that slope in two directions, shed roofs that slope in one direction and flat roofs that are not visible behind parapets. Complex hip roof forms or curved vaults are not allowed. Other roof types may be appropriate to light industrial, business park, and commercial structures within the Specific Plan, depending on the structure's overall architectural character.
- b. When gable or shed slope roofs are utilized, they should extend out past primary building walls forming eaves. Deep eaves forming covered porches or loggias are encouraged.
- c. When flat roofs are utilized, parapets must extend high enough to block views of the roof itself. Roof-mounted equipment must be screened. Parapet walls should terminate simply, avoiding cornice treatments.
- d. Where possible, integrate rooftop equipment into the overall mass of a building.
- e. The roofs of all buildings should appear clean, organized, and uncluttered. All roof-top mechanical equipment shall be screened by the building parapet or placed so that it is not visible from public streets. Examples of roof-top equipment include, but are not limited to mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, skylights, vents, exhaust fans, smoke hatches and ducts.
- f. Sloped roofs should be corrugated or standing seam metal in a natural galvanized finish or painted in a subdued natural tone.
- g. To create visual interest and appeal, roofs should vary in material from structure to the next. Additionally, roofs within a single structure should vary in height and form. Parapet roofs provide commercial and office buildings with an opportunity for architectural enhancement and transition between structures.
- h. Variation in roof forms, colors, textures, and materials shall be utilized to create an appearance of individuality and avoid a uniform appearance. Roof pitches and forms may vary in order to encourage individual architectural expression.
- i. Screening. At a minimum, roof-mounted equipment shall be screened through the use of parapets, screen walls, equipment wells, mechanical room enclosures, and similar design features. Screening devices other than parapet walls should be designed as an integral element of the building mass. Picket fencing, chain link fencing, and metal boxes are not acceptable. The top of screening method should be at least as high as the top of the equipment.



#### 2. Materials

- a. Roof shingles and other roofing elements shall be made of fire retardant materials. Unfinished galvanized metal is not acceptable. Roof vents and accessories shall be positioned away from the street and/or finished to match the roof color to minimize visual impact. Skylights may be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color, and aluminum frames are not allowed.
- b. Timber or structural steel elements should be utilized for porch railings, rafters, beams, posts and fascia details.

### ***d) Building Materials and Colors***

The colors and materials used within the THOROUGHBRED FARM SPECIFIC PLAN should reflect a general theme of environmental harmony with the surrounding community and elements. The palette of architectural styles contribute to this goal since their historic predecessors share a common sense approach to the use of materials and colors indigenous to the architecture selected and to the local environment. New interpretations of a classic combination of materials and inherent colors are encouraged as they relate to a general feeling of environmental harmony.

A variety of natural materials and earth based colors provide the diversity needed for visual interest while unifying the buildings with their settings and creating a timeless appeal. The primary purpose of the palette section below is to avoid monotony, avoid the frequent use of light colors and promote visual diversity. The following guidelines further this goal of diversity:

#### **1. Design and Appearance**

##### **a. Colors**

- i. Natural colors found within the THOROUGHBRED FARM SPECIFIC PLAN should predominate.
  1. These include earth tones, such as the tans in the sand, the golden yellows from foliage, deep oranges and ochre from stones and greens from the trees.
  2. Suitable accent colors include gold, yellow and purple.
- ii. Individual color schemes must be appropriate to the individual architectural style with harmonious selections of masonry and roofing material forms and colors.
- iii. Buildings located across from or adjacent to one another shall use different color schemes.
- iv. Each building should have a different predominant façade color than the immediately adjacent structure to promote individuality within the project.
- v. Building elevations used multiple times shall have varying colors and schemes.
- vi. Building wall colors and roof colors should be coordinated.
- vii. Color section should reinforce the authenticity of the building's architectural style.
- viii. Darker or lighter accents are encouraged to highlight the character of the building; bright or non-earth tone colors should be generally avoided.
- ix. Monochromatic color schemes are not allowed and buildings are encouraged to have at least three colors for the body, wainscoting, trim and fascia. Colors selected should apply to the styles they represent.
- x. Paints, stains and stucco should, in most cases, be limited primarily to muted or neutral colors, grays, and earth tones.
- xi. Color schemes should be appropriate to the architectural concept chosen. Accent colors and pure hues should be used on moldings, doors, window frames, fascias, awnings, window boxes, shutters, cornices and accent trim.
- xii. Wood may be treated with transparent stains or paints if desired.
- xiii. Any flashing and sheet metal should be painted or covered from view in a manner consistent with the general exterior architectural treatment of the building.
- xiv. Architectural screens, fences, and accessory structures should be compatible in material, color, and texture to the main buildings.
- xv. Monotonous color palettes and high-gloss paints are discouraged.

**A. Architectural Design Guidelines**

**Base Colors**



Frazee  
CL 2675 D  
Mammia



Frazee  
CL 2567N  
Oedipus



Frazee  
CL 1846A  
Debut



Frazee  
CL 2396A  
Havoc



Frazee  
CL 1934D  
Jasper



Frazee  
CL 1557N  
Woodchuck

**Accent Colors**



Frazee  
CL 1724D  
Sarong



Frazee  
CL 2884D  
Stonecrop



Frazee  
CL 1924M  
Herbaceous



b. Materials

- i. Each structure should have a different predominant façade material than the immediately adjacent structure to promote individuality within the project.
- ii. Buildings shall utilize various siding materials to produce effects of texture and relief that provide changes in plane and foster an appearance that is substantial, integral, and complete.
- iii. Exterior finish materials such as metal or aluminum siding and roofing, reflective materials, and unfinished concrete block are not acceptable.
- iv. Wherever possible, materials should be durable and require minimal maintenance.
- v. Exterior building materials shall be of natural character that would reflect the “Renaissance California” character of the THOROUGHbred FARM development. Contemporary materials are acceptable if they are compatible with the surroundings and are used for creating interest.
- vi. Exterior building materials shall be of indigenous looking materials which are consistent with and reflect the natural character of the surrounding environment.
- vii. Prefabricated stone and wood-like products are acceptable for use as an exterior building material.



■ Canyon Stone



■ Country Rubble



■ Creek Rock



■ French Country Villa



■ River Rock



■ Tuscan Villa



■ Weathered Ledge Stone



■ Clinker Brick

**e) Signage**

A sign is often the primary identifying feature of a business and serves as the link between the building’s exterior and the business inside. Signage may benefit a business by its physical location and can encourage pedestrians and drivers to venture inside an establishment. Sign information should be limited to the name of the business, business logo, and/or the primary product sold or service offered.

All signage must be compatible with the architectural style of the buildings and must reflect the overall vision of the THOROUGHbred FARM. Signage is limited to monument, wall/fascia, awning, window, projecting, hanging signs, and directional signs and information kiosks. The following signs are prohibited: changeable letter signs, roof-mounted signs, and cloth, paper, or fabric signs (except for the use as temporary signs).

Building Signage. This signage is themed to follow the same context as the site signage program in compliance with Ordinance No. 348, Section 19.4 b. (Signs Affixed to Buildings – All Areas.)

Other signs, including entry monumentation, project and directional signage, are discussed in the following Landscape Design Guidelines.

## B. Landscape Design Guidelines

The THOROUGHbred FARM SPECIFIC PLAN landscape design guidelines are intended to establish a framework which provides the basis on which a cohesive plan can be designed. The design guidelines call for a high level of quality and a thorough anticipation of site conditions that contribute to the ultimate success of not only the landscape but the project as a whole. The design guidelines mark the landscape as not only an aesthetic amenity but an interactive one as well.

The landscape design guidelines for the THOROUGHbred FARM reinforces the project's "Renaissance California" theme by creating a sense of identity that links together the light industrial, business park, commercial/retail and commercial/tourist land uses within the Planning Areas. As a response to recent state-mandated legislation regulating local water use, the cornerstone of these landscape design guidelines is water conservation.

As shown in Figure V-1, Conceptual Landscape Master Plan, the conceptual landscape plan includes conceptual landscaping, monumentation, public plazas and landscaped streetscapes. This conceptual plan is intended to provide a guideline for all landscape plans. Implementing project developers shall be required to submit project specific landscape plans. The accompanying plant palette is extracted from the "County of Riverside Guide to California Friendly Landscaping" and adheres to the Water Use Classification of Landscape Species (WUCOLS) rating system for Region 4 with the majority of plants having a Low to Very Low crop coefficient. The plants selected use minimal water and respect and enhance existing native plant communities through the exclusive use of native and drought tolerant species. Turf is used for functional uses only. Irrigation design and installation guidelines are also provided to ensure water reduction.

The THOROUGHbred FARM SPECIFIC PLAN is also planned to require less maintenance. Mowing lawns, clipping of hedges and edging contribute to various forms of pollution. Therefore, while regular maintenance is necessary, these design guidelines are intended to sharply reduce the need for man power and equipment while still giving the appearance of a well-maintained landscape. This goal is achieved by appropriately spacing plant material, and avoiding the use of turf lawns and shrubs that require shearing.

Figure V-1, Conceptual Landscape Master Plan



## 1. Entry Monumentation And Landscaping

Entries within the THOROUGHbred FARM SPECIFIC PLAN reinforce the “Renaissance California” project identity by using natural elements and landscaping common to the region. Moreover, these entries act as strong landmarks and provide a sense of orientation within the larger community. Figure V-1, Conceptual Landscape Master Plan, depicts the location of entry monumentation within the THOROUGHbred FARM project site.

Entry monumentation is created through the thematic blending of hardscape and landscape elements. The characters of the entries are simple and understated. All entries share the same relative scale, mass and materials to provide a constant element in their design and incorporate the “Renaissance California” project theme.

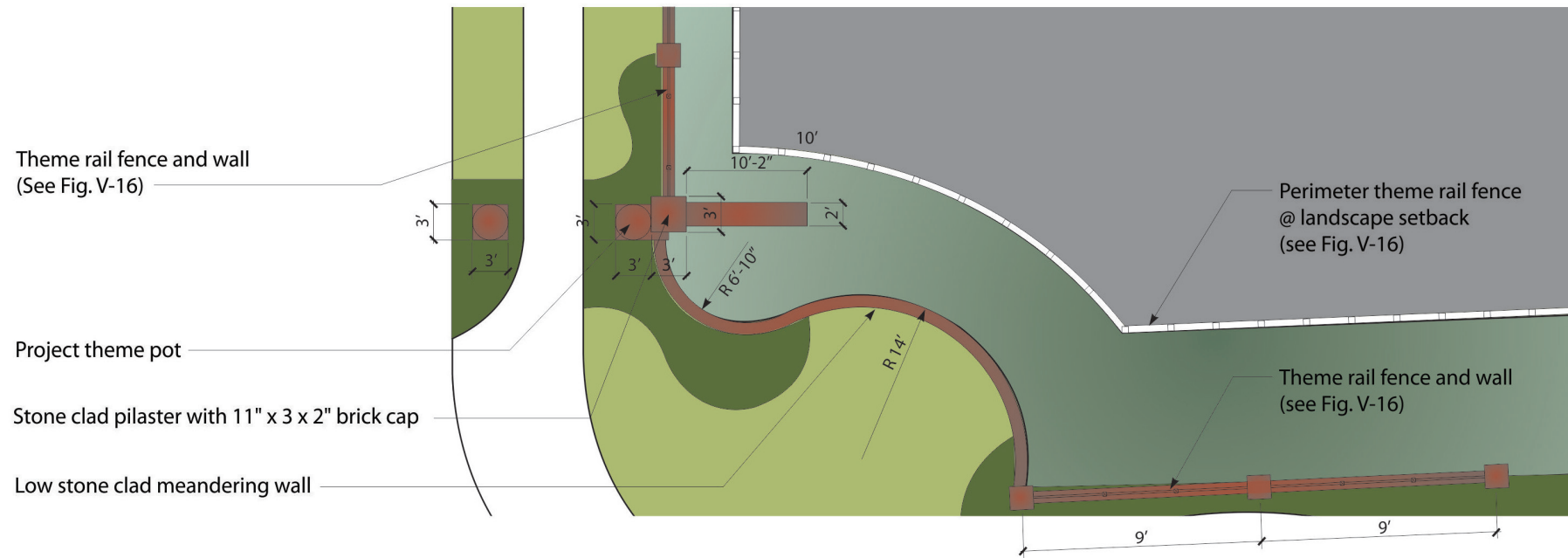
### *a) Major Entry Monumentation and Landscaping*

As shown in Figure V-2, Major Entry Monumentation and Figure V-3, Major Entry Landscaping, there are two major points of entry in the THOROUGHbred FARM SPECIFIC PLAN project. These major entries are located at the intersection of Wineville Avenue and “A” Street, as well as the intersection of Bellegrave Avenue and “D” Street.

Entry monumentation shall be of natural or cultured stone clad pilasters and walls resembling local native stone with red brick caps. The low walls shall have a white rail fence atop reminiscent of the former Thoroughbred Farm that was located on the project site. The THOROUGHbred FARM sign shall include raised metal lettering and be externally illuminated. The signage is placed on both corners of each entry.

These gateways shall be identified with substantial landscape and signage treatment. Both entries are dominated by a single specimen Coast Live Oak (*Quercus agrifolia*) multi-trunk tree. An area of decomposed granite is in the foreground followed by a layering effect of flowing native grasses, groundcover, and shrubs. Boulders are also placed within this area to complete the desired character.

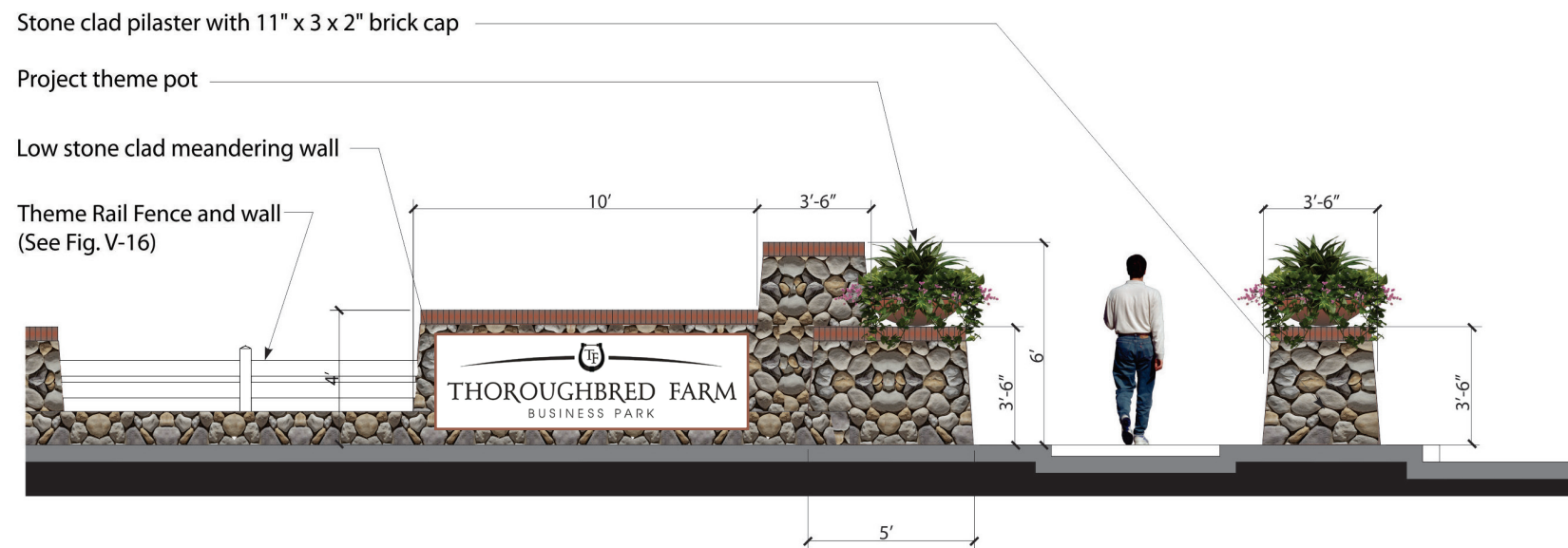




**PLAN VIEW**

Major Monumentation

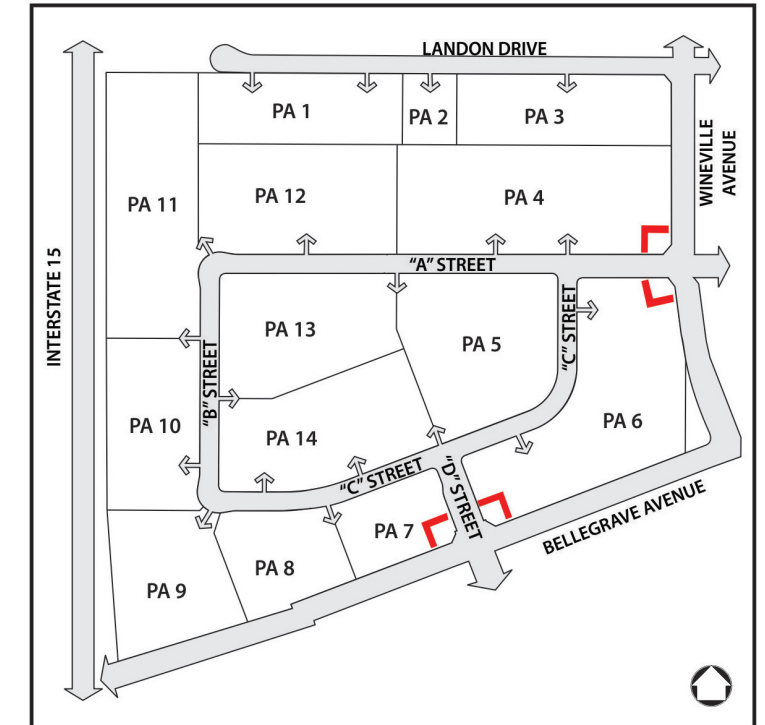
NOT TO SCALE



**SECTION VIEW**

Major Monumentation

NOT TO SCALE



**KEY MAP**

**LEGEND**

Major Monument

**Major Entry Monument**

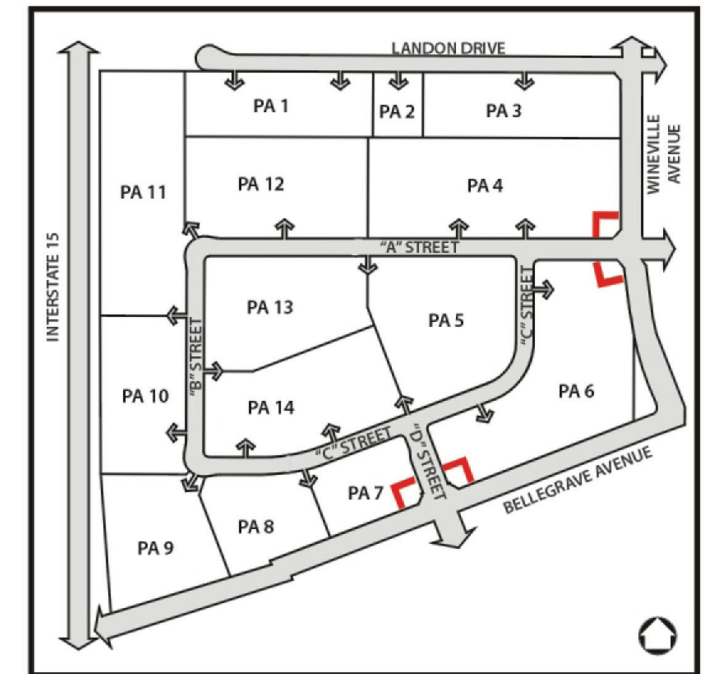
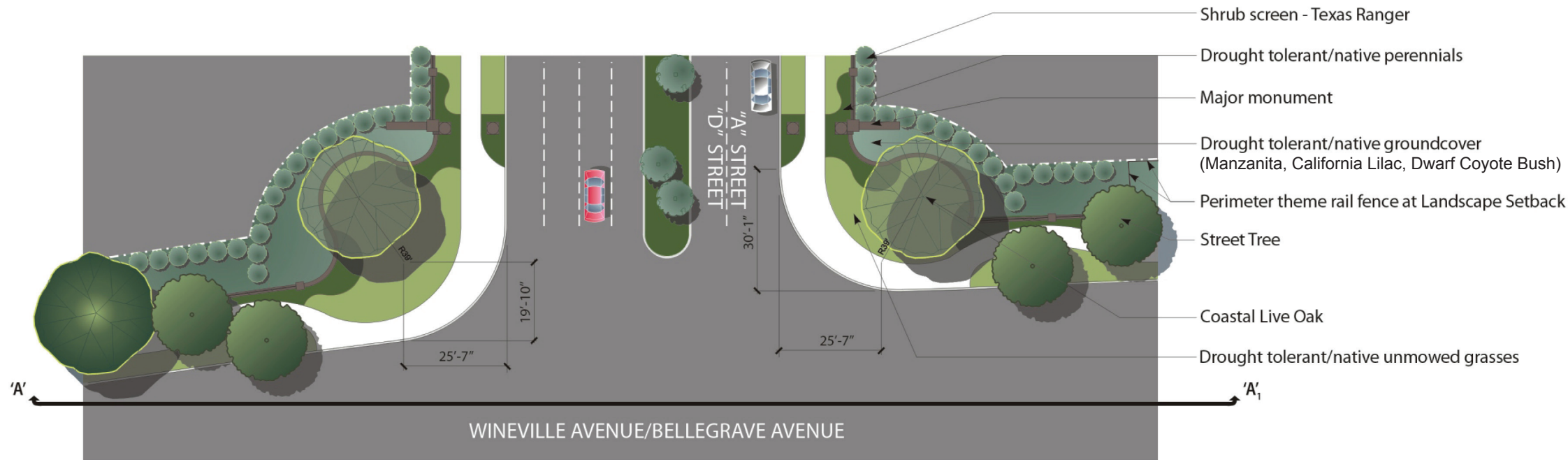
Notes:

Monument clad in varied sized cobble stone with a stacked 11 x 3 x 2 red brick cap. All sides are to be battered 30 percent.

Size, color, and material to match Thoroughbred specifications.

Project theme pot on plinth to be separately irrigated and drained.

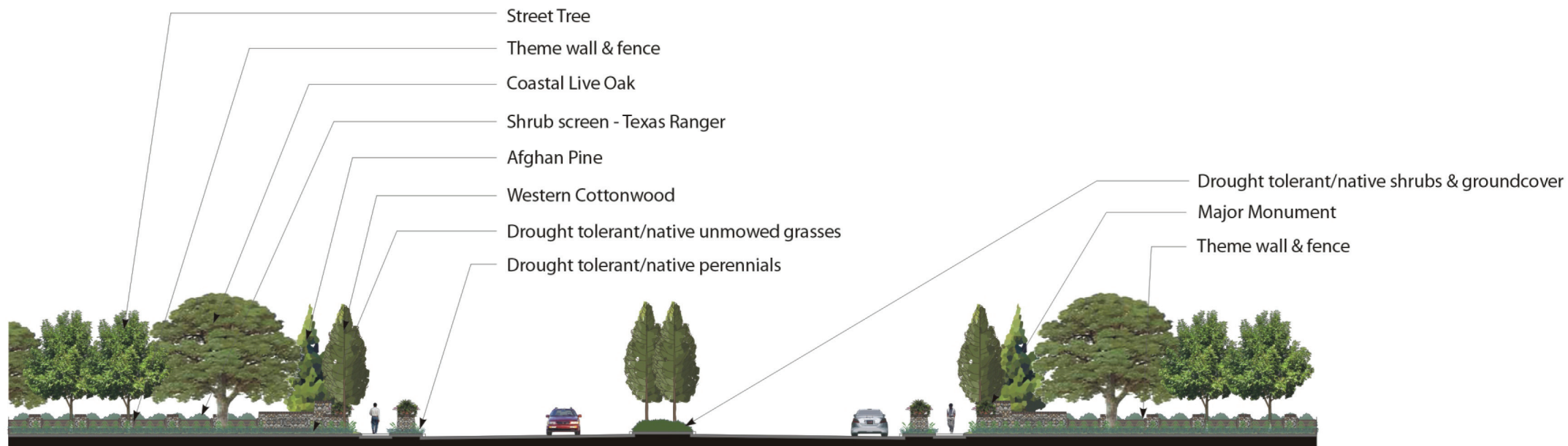
Thoroughbred color - Refer to Project Signage Program.



KEY MAP

PLAN VIEW

NOT TO SCALE



LEGEND

Major Monumentation

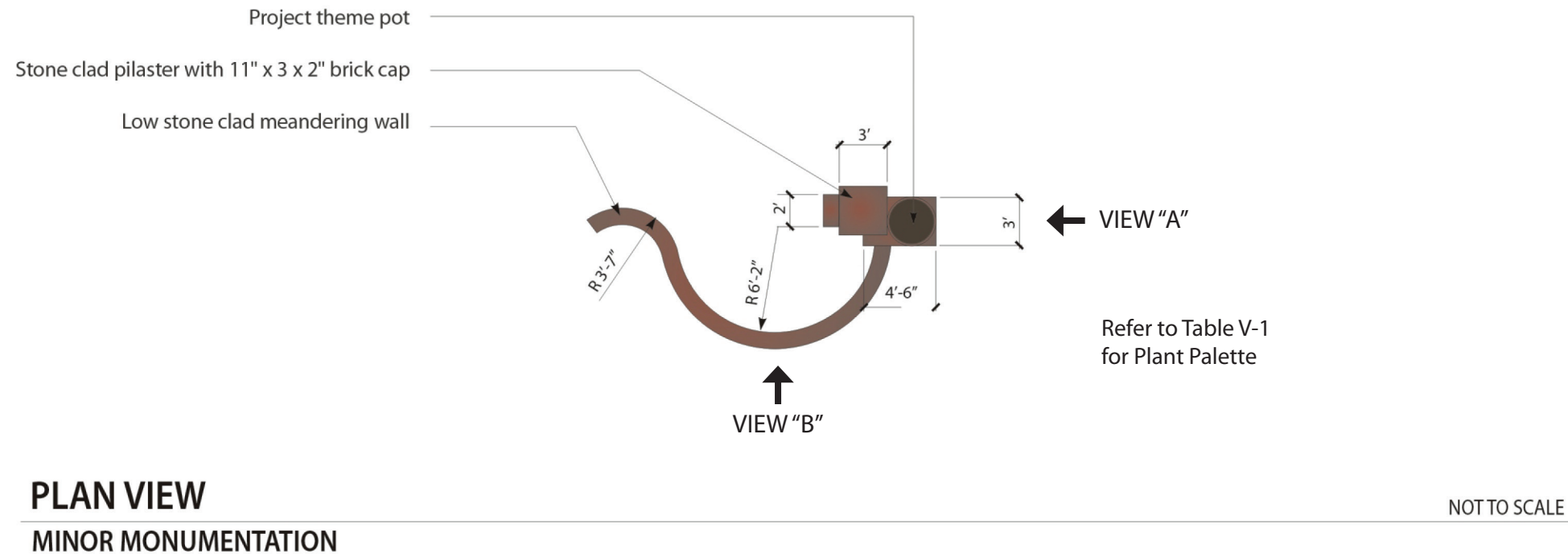
SECTION 'A' - 'A'<sub>1</sub>

NOT TO SCALE

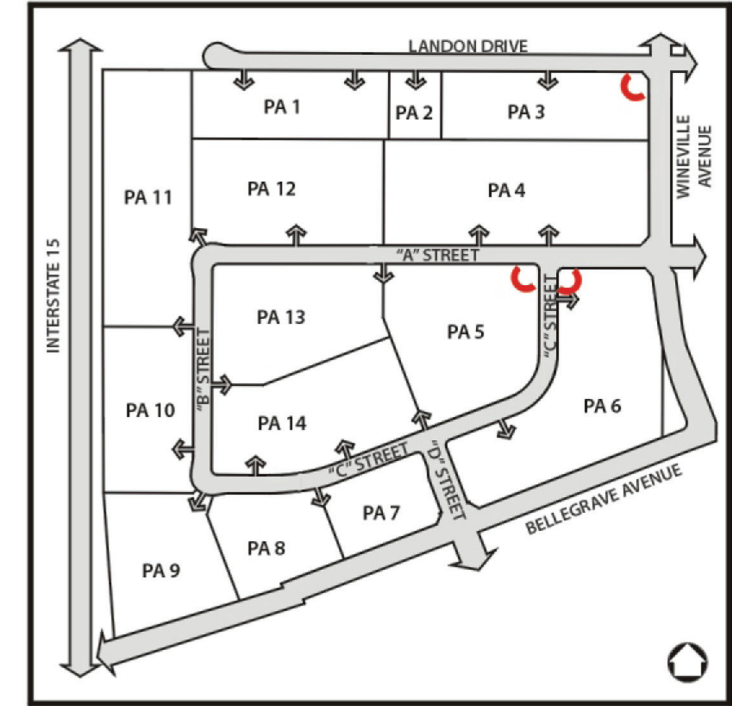
***b) Minor Entry Monumentation and Landscaping***

Minor monumentation is located where “A” Street intersects with “C” Street at the northeast corner of Planning Area 5 and northwest corner of Planning Area 6 and where Landon Drive intersects with Wineville Avenue at the northeast corner of Planning Area 3. Though smaller in scale than major monumentation, minor monumentation shall be similar in design and be of the same stone and brick material. As shown in Figure V-4, Minor Entry Monumentation and Figure V-5, Minor Entry Landscaping, minor monumentation is comprised of a set of three conjoined pilasters with a project theme pot placed on one of them. A low curved stone clad wall creates a planter area for the specimen Western Sycamore (*Plantanus racemosa*).

A meandering dry stream bed of varied sized boulder and cobble runs along the foreground. The layering of drought tolerant accent plants, perennials and grasses further complement the projects character.



PLAN VIEW  
MINOR MONUMENTATION



KEY MAP

LEGEND

Minor Monumentation

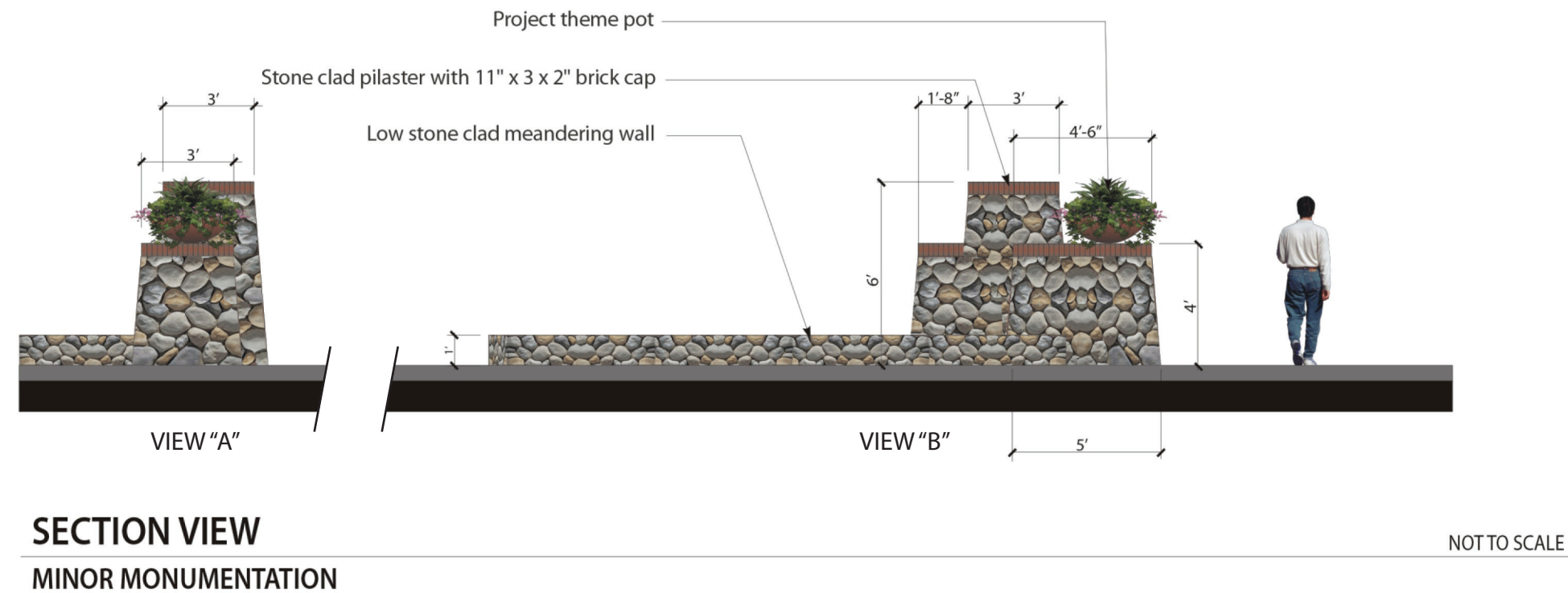
Minor Entry Monument

Notes:

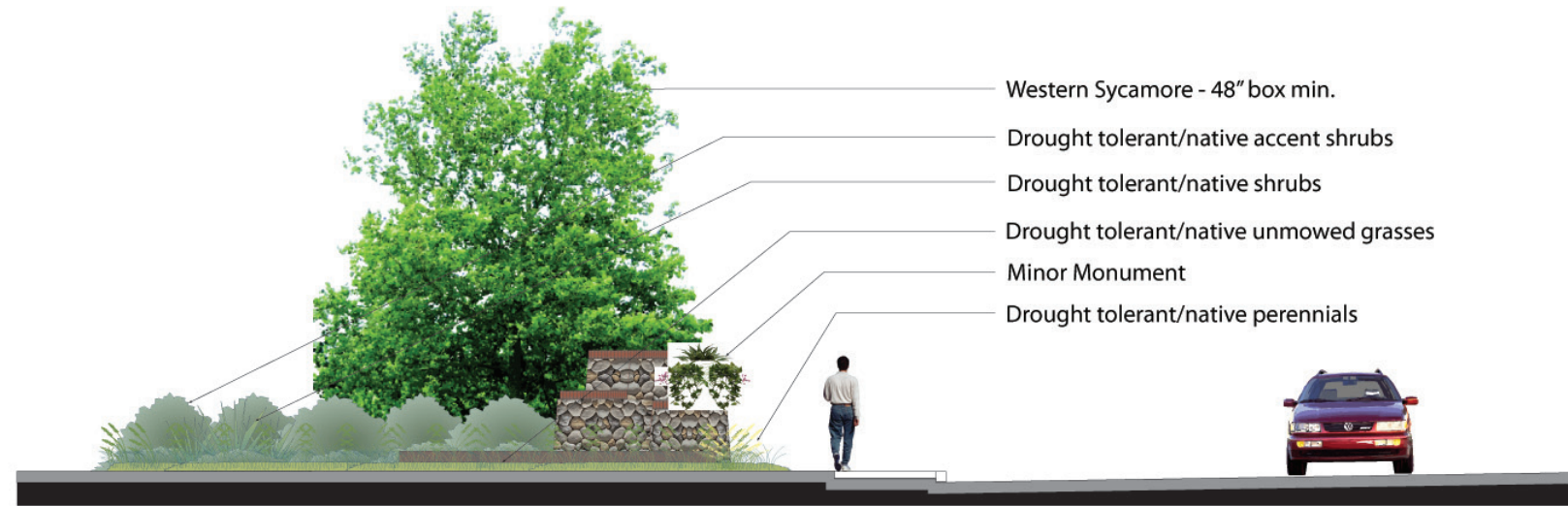
Monument clad in varied sized cobble stone with a stacked 11 x 3 x 2 red brick cap. All sides are to be battered 30 percent.

Size, color, and material to match Thoroughbred specifications.

Project theme pot on plinth to be separately irrigated and drained.

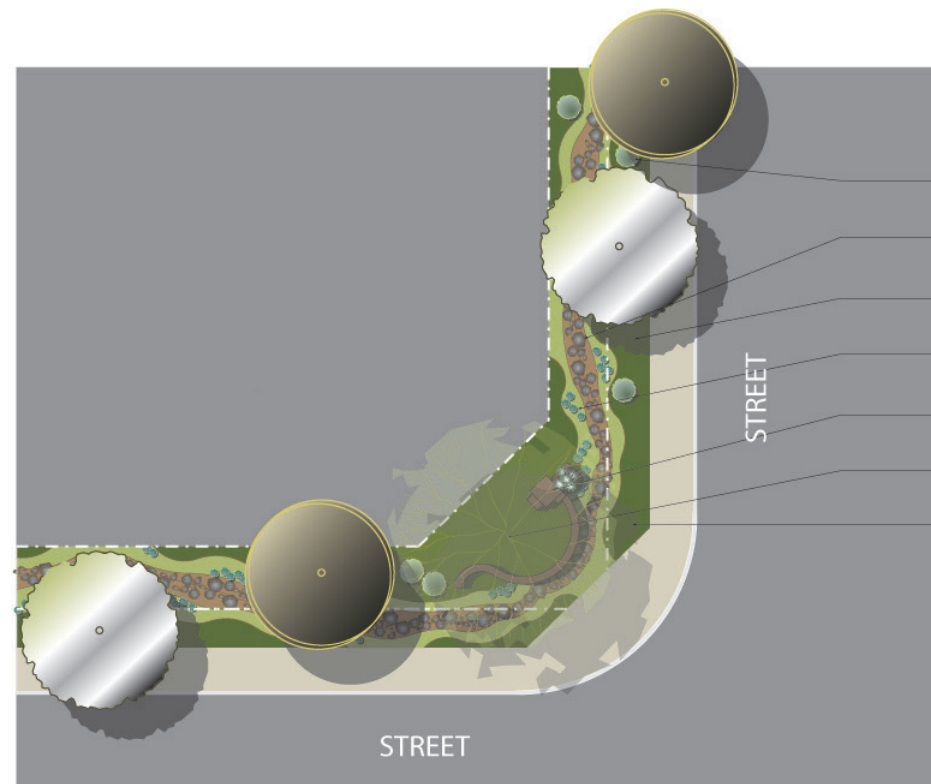


SECTION VIEW  
MINOR MONUMENTATION



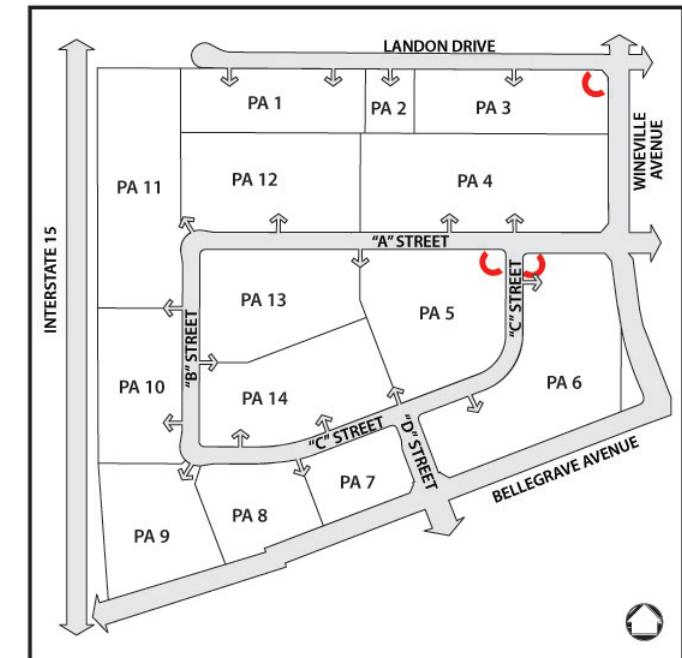
ELEVATION (ENLARGED)

NOT TO SCALE



PLAN VIEW

NOT TO SCALE



KEY MAP

LEGEND



- Low growing drought tolerant/native shrubs and groundcover

- Artemisia Californica
- Eriogonum Fasciculatum
- Iva Hayesiana
- Rhamnus crocea
- Rosa californica

- Drought tolerant/native perennials

- Iris douglasiana
- Mimulus aurantiacus
- Ribes malvaceum
- Salvia apiana
- salvia mellifera

- Drought tolerant/native unmowed grasses

- Carex tumulicola
- Leymus condensatus
- Leymun triticoides
- Muhlenbergia rigens
- Sisyrinchium bellum

- Drought tolerant/native accent shrubs

- Agave spp.
- Dasyliirion wheeleri
- Echium candidum
- Hesperaloe parviflora
- Yucca whipplei

## 2. Streetscape Landscaping

The streetscapes for THOROUGHbred FARM SPECIFIC PLAN establish structure, hierarchy, continuity and visual identity for the project. The plant palette and the landscape treatment for each of the streets serve to reinforce the overall concept. The THOROUGHbred FARM SPECIFIC PLAN portrays a sharp departure from the norm with the introduction of drought tolerant and native species, starting with the streetscape, which is reminiscent of the rural nature of the area. The streetscape concept is decidedly informal, with attention brought to layering, texture, color, blooming times and evergreen versus deciduous characteristics of the various plant materials. The plant selections reflect the hierarchy of the street system with taller, imposing trees defining the major arterials. Medium-sized trees denote the local and interior street network. The minimum size for trees within these areas is 24-inch box.

### *a) Wineville Avenue Streetscape*

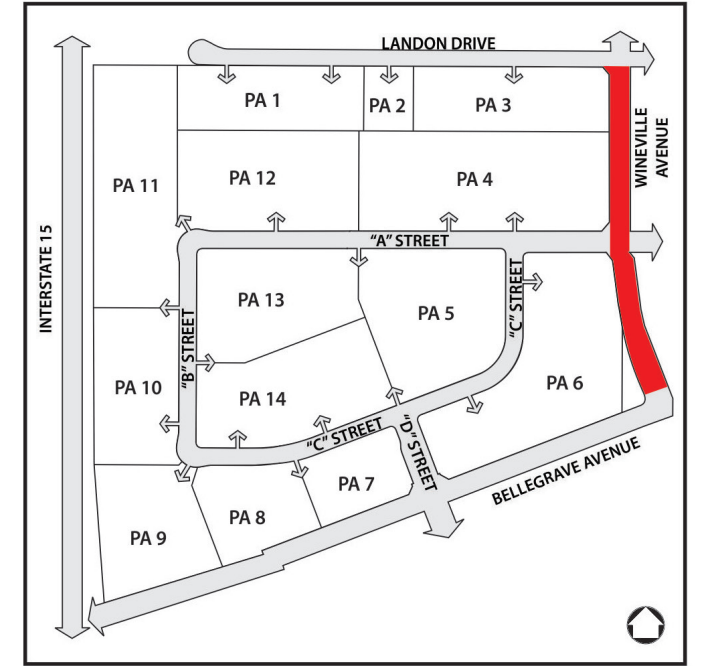
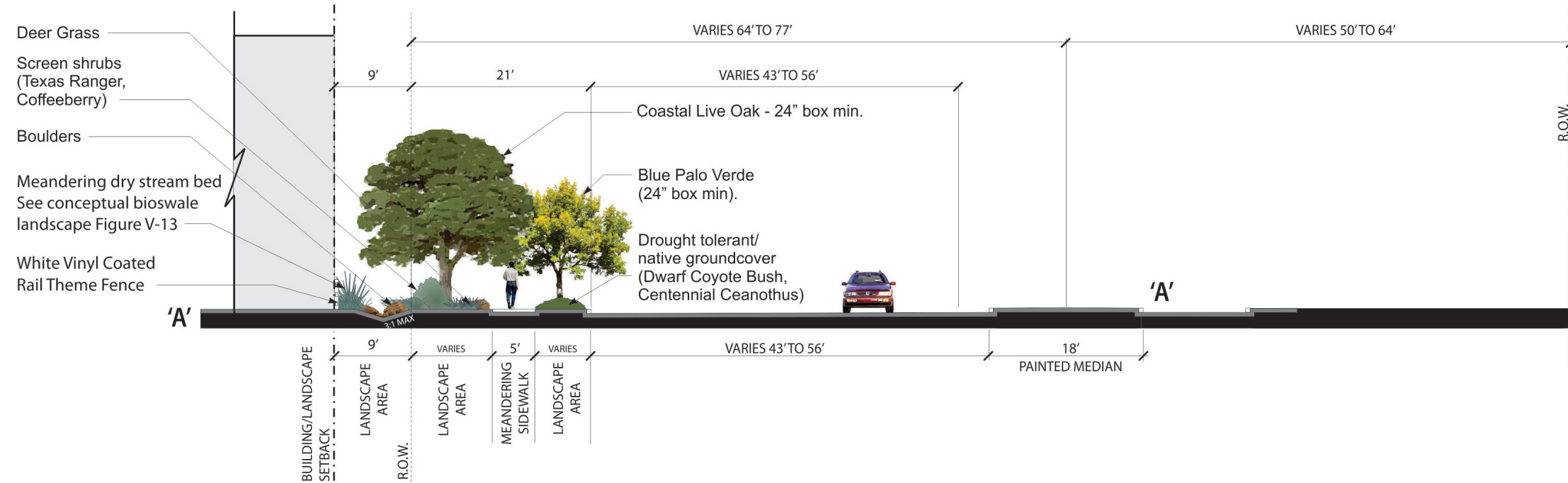
Wineville Avenue is a major arterial roadway that borders the eastern boundary of the project. As shown in Figure V-6, Wineville Avenue Streetscape, the roadway features a 21-foot wide right-of-way (ROW) and an additional 9-foot wide landscape setback. Within the ROW is a 5-foot wide meandering sidewalk. Wineville Avenue will feature Coast Live Oak (*Quercus agrifolia*) in standard form as the dominant street tree. Blue Palo Verde (*Cercidium floridum*) in low branching or multi form will be the secondary street tree. Each is to be planted in an informal arrangement the length of the roadway. The tree spacing will average a maximum of 30-feet on center. The additional 9-foot wide landscape setback will include a meandering dry streambed as shown in Figure V-13 running the length of the roadway.

### *b) Bellegrave Avenue Streetscape*

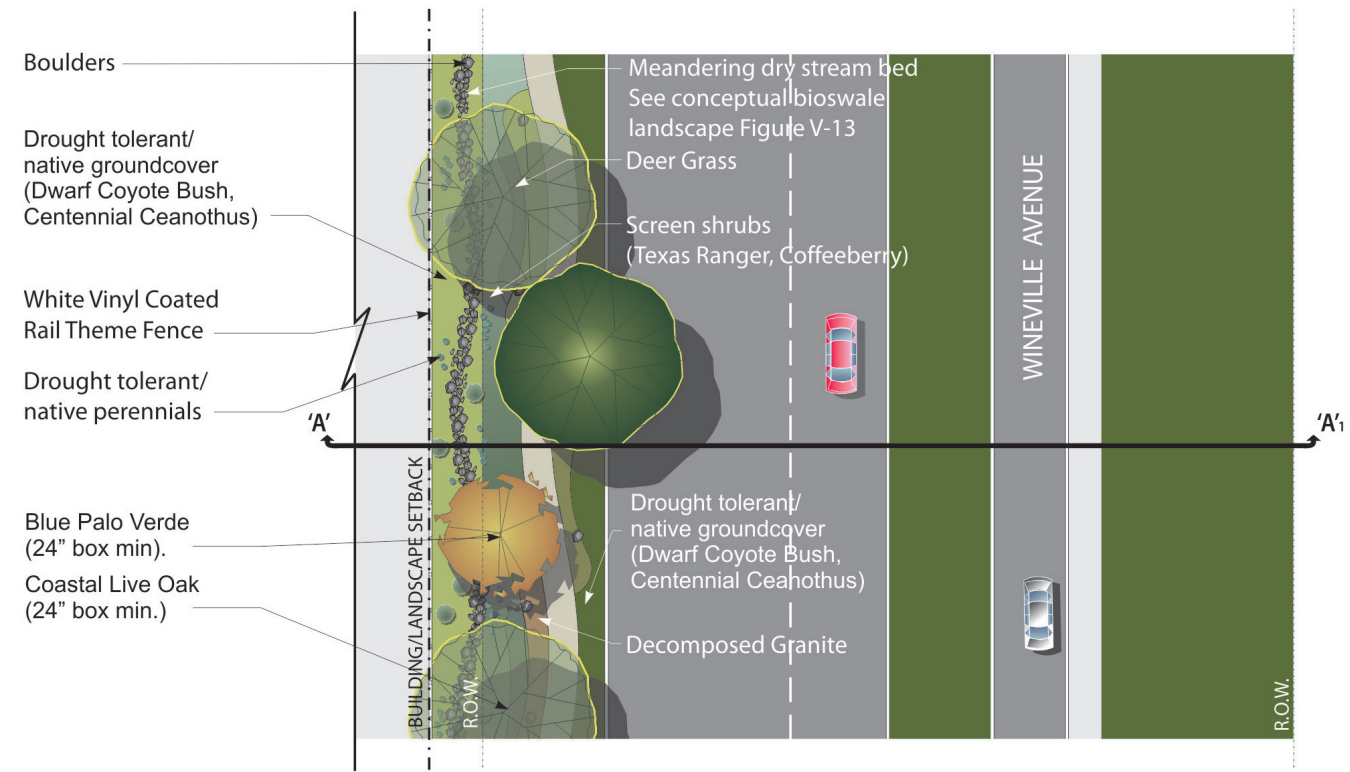
Bellegrave Avenue is another major arterial roadway that borders the southern boundary of the project. As shown in Figure V-7, Bellegrave Avenue Streetscape, the roadway features a 21-foot wide (ROW) and an additional 29-foot wide landscape setback. Within the ROW is a 5-foot wide meandering sidewalk. Bellegrave Avenue will feature Coast Live Oak (*Quercus agrifolia*) in standard form as the dominant street tree. Blue Palo Verde (*Cercidium floridum*) in low branching or multi form will be the secondary tree. Each is to be planted in an informal arrangement along the length of the roadway. The tree spacing will average a maximum of 30-feet on center. The additional 29-foot wide landscape setback will include a meandering dry streambed as shown in Figure V-13 running the length of the roadway. Also within this area is a multi-purpose trail. This trail is 10-foot wide and paved with decomposed granite as shown in Figure V-15.

### *c) Landon Drive Streetscape*

Landon Avenue is a local street that borders the northern boundary of the project. As shown in Figure V-8, Landon Drive Streetscape, the roadway features a 17-foot wide landscape right-of-way (ROW) and easement with an additional 10-foot wide landscape setback. Within the ROW is a 5-foot wide curb adjacent sidewalk. The landscape within this area is existing and will remain unchanged. The 10-foot wide landscape setback will be characterized by an informal arrangement of African Sumac (*Rhus lancea*) in standard form. Tree spacing shall average a maximum of 30-feet on center.



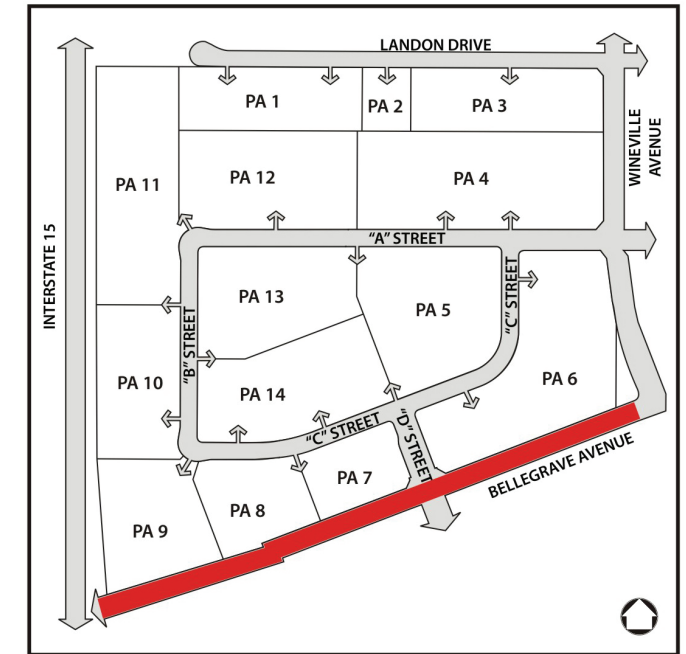
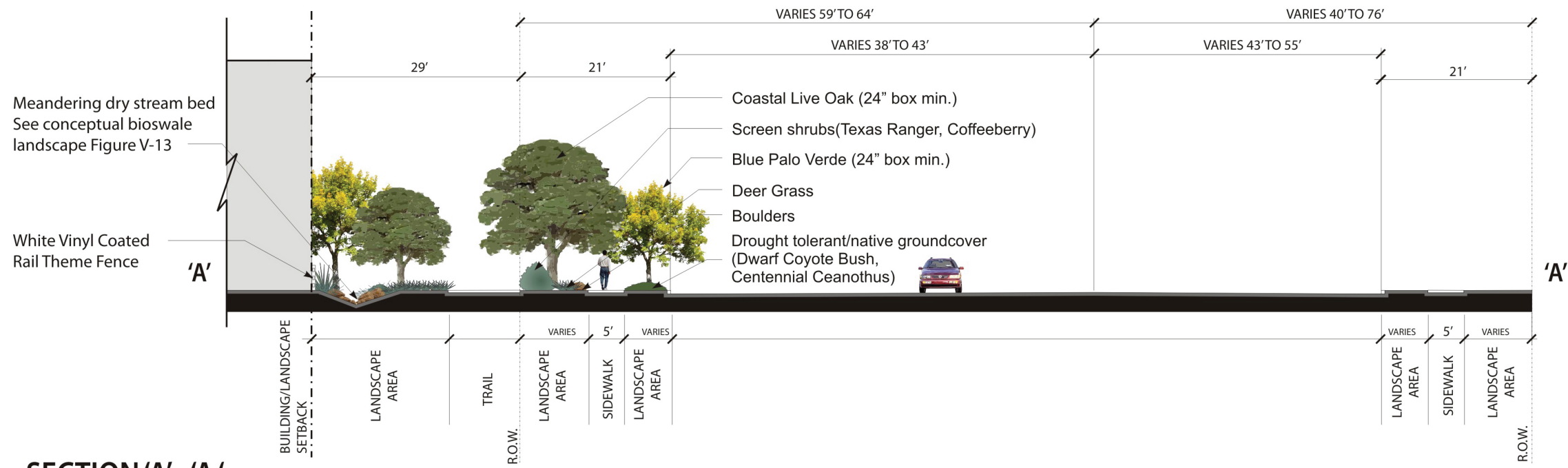
NOT TO SCALE



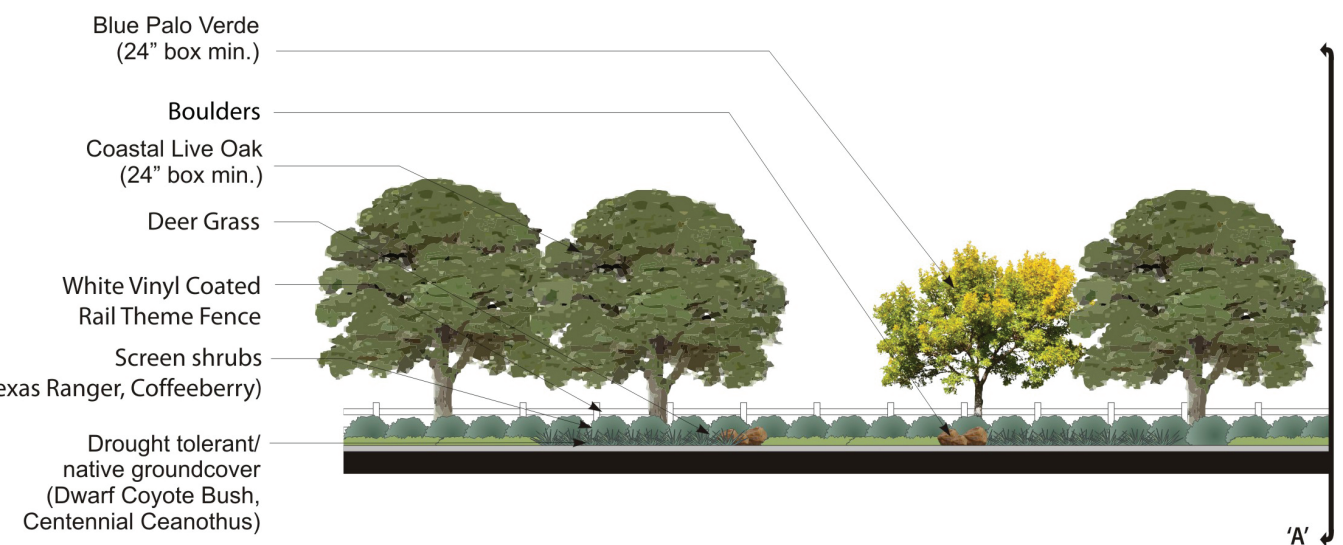
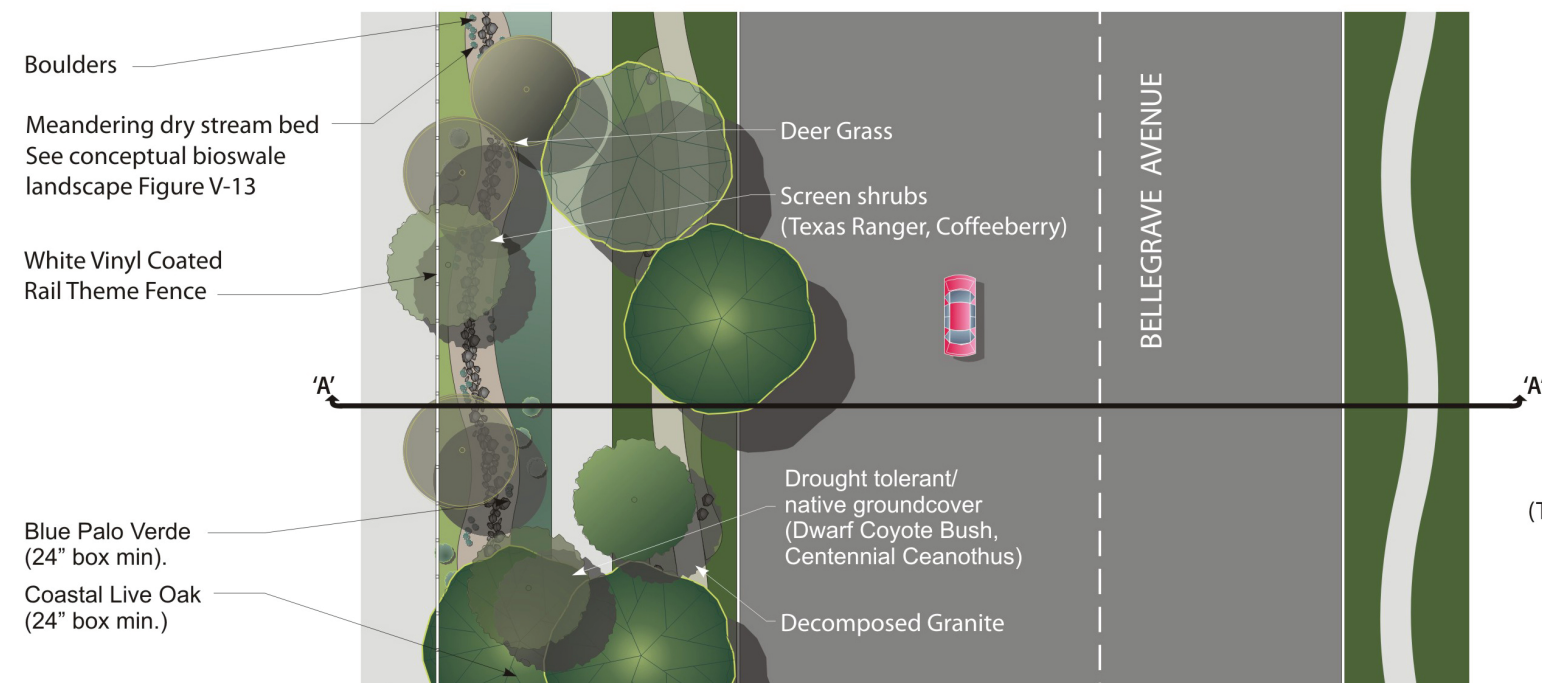
NOT TO SCALE



NOT TO SCALE

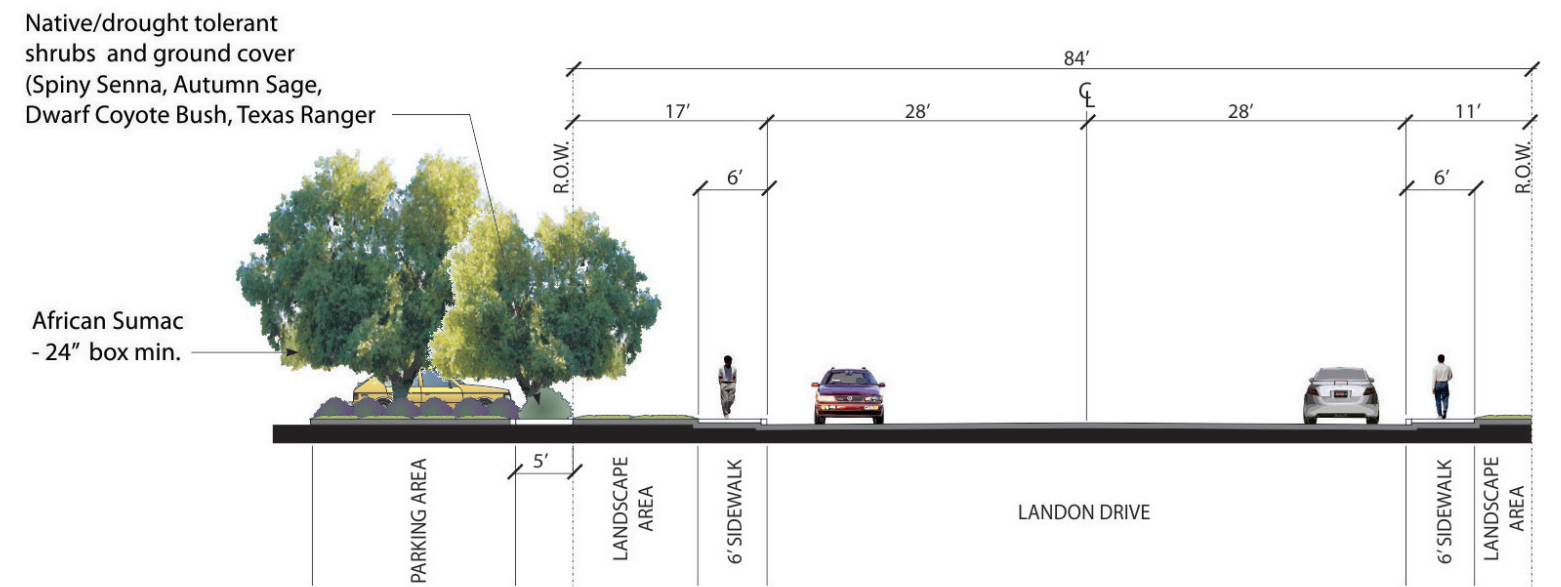
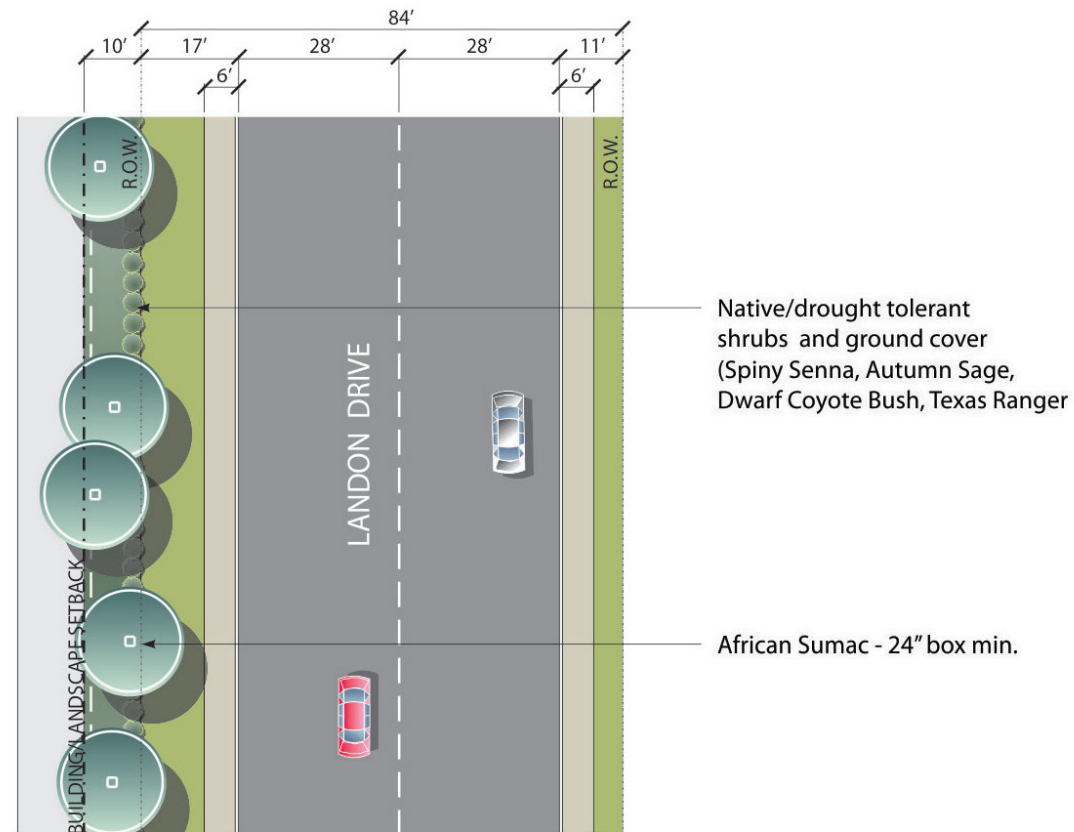
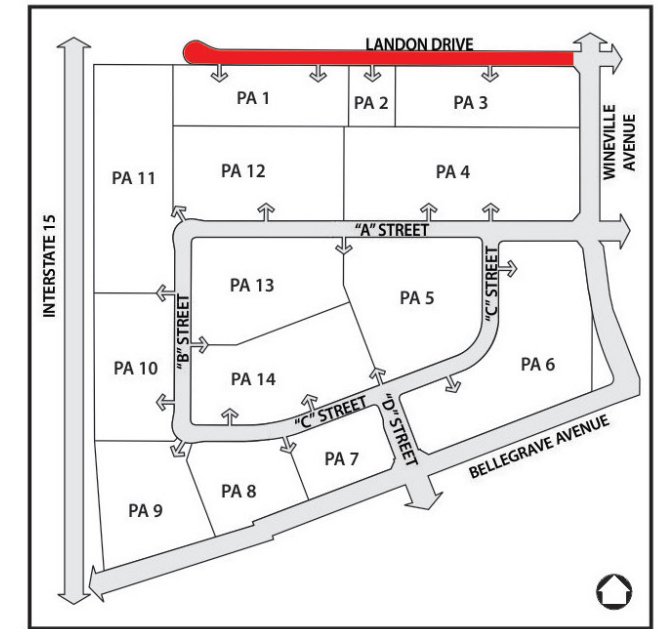
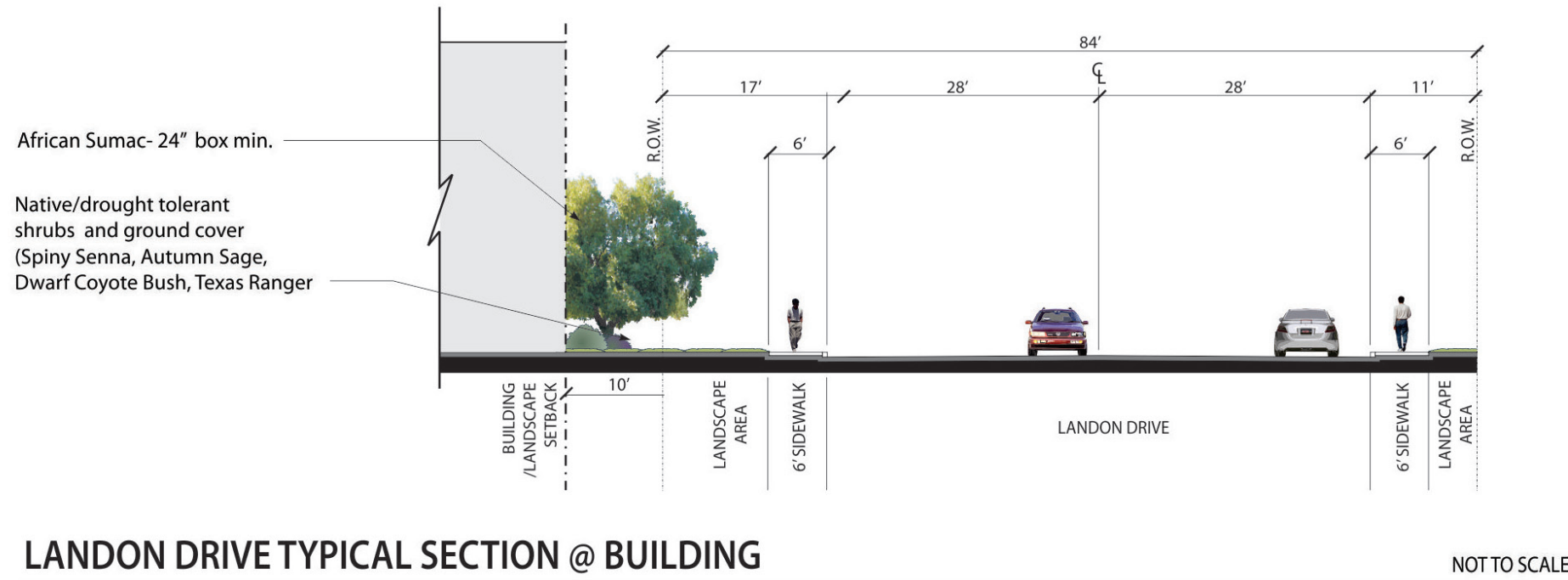


NOT TO SCALE



NOT TO SCALE





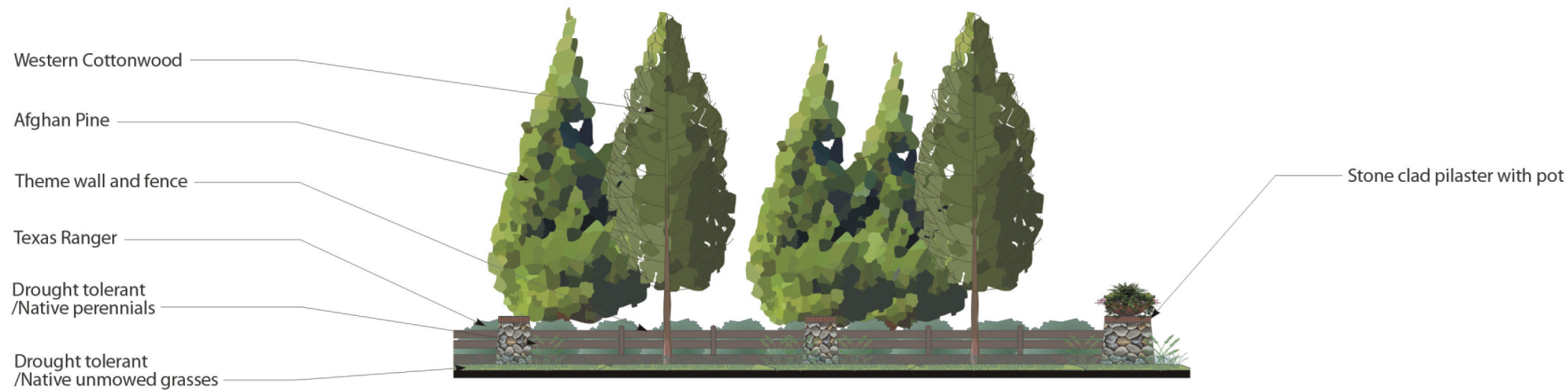
***d) "A" Street and "D" Street Entry Streetscape***

"A" Street entryway and "D" Street are local streets. The intent is to extend the sense of arrival initially established by the entry corners at the beginning of each street. As shown in Figure V-9, "A" Street and "D" Street Entry Streetscape, the roadway features an 11-foot wide right-of-way (ROW) with an additional 13-foot wide landscape setback. Within the ROW is a 5 foot wide sidewalk with a 6-foot wide curb adjacent landscape parkway. A row of Western Cottonwoods (*Populus fremontii*) runs along each side of the sidewalk at 25-feet on center. The 13-foot wide landscape setback will be characterized by an informal arrangement of Afghan Pines (*Pinus elderica*) at a maximum of 30-feet on center. Also within this area is a Perimeter Theme Wall and Fence as shown in Figure V-16 which runs 5-feet inside of the landscape setback line to allow a screen hedge behind. Lastly the median in each street will have an informal arrangement of the same tree. This treatment extends the entire length of "D" Street and 200-feet down "A" Street from the intersection with Wineville Avenue.

***e) "A" Street, "B" Street and "C" Street Typical Streetscape***

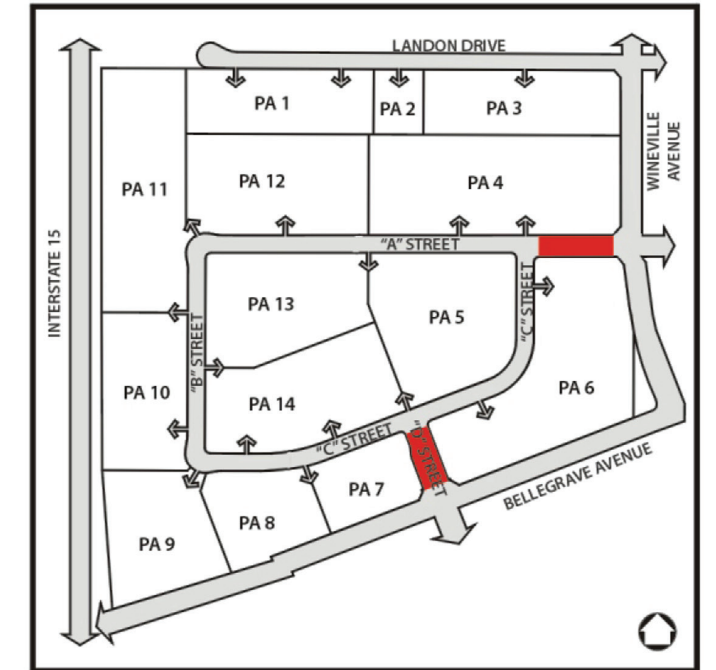
"A" Street, "B" Street and "C" Street are all interior streets with limited landscape space. As shown in Figure V-10, "A" Street, "B" Street and "C" Street Typical Streetscape, the informal character of the site is maintained by integrating the streetscape into the on-site landscape visually extending the treatment beyond the right-of-way. The street featured a 19-foot landscape setback within a 6-foot wide curb adjacent sidewalk. The street trees are Blue Palo Verde (*Cercidium floridum*) and Toyon (*Heteromeles arbutifolia*). Additional trees may be present as a part of the on-site landscape treatment. A major thematic design element for the THOROUGHbred FARM SPECIFIC PLAN is the meandering dry streambed. The streambed is meant to act as an aesthetic component as well as to function as part of the Water Quality Management Plan (WQMP) requirements for the site. The streambed runs continuously the length of each side of "A" Street, "B" Street and "C" Street as shown in Figure V-13.

Figure V-9, "A" Street and "D" Street Entry Streetscape

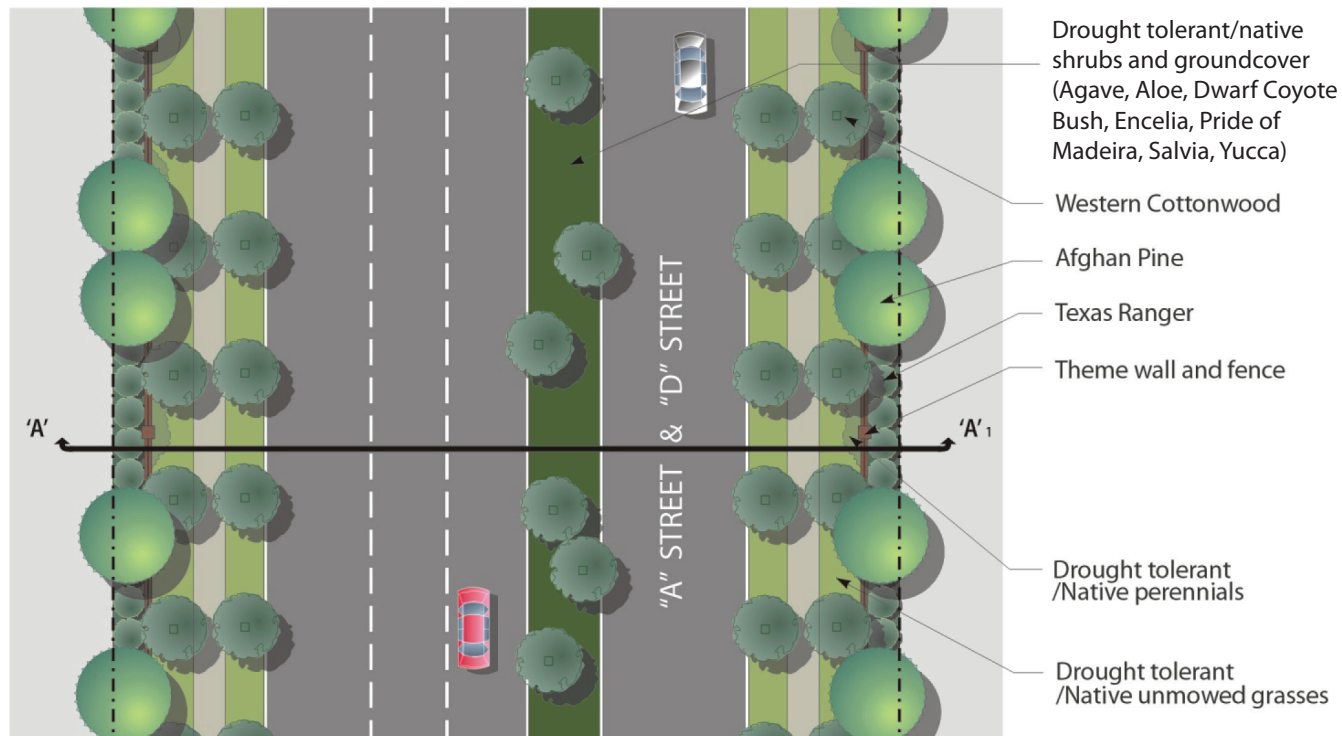


**ELEVATION**

NOT TO SCALE

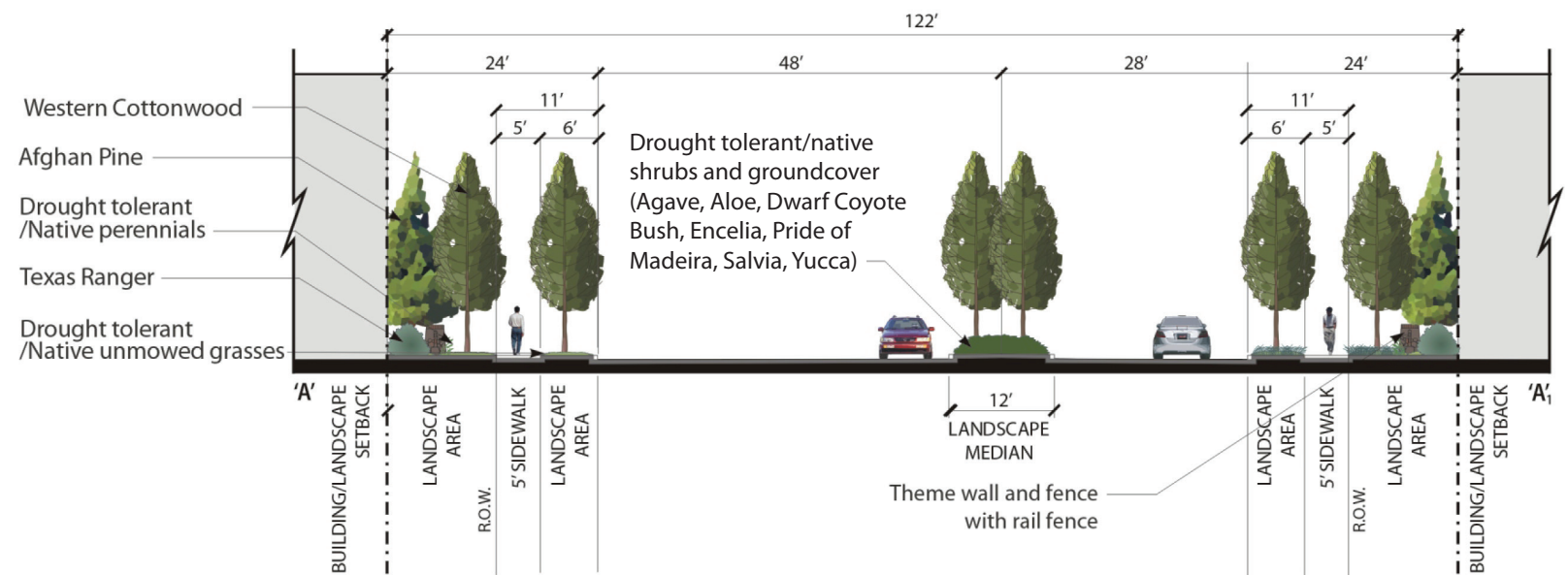


KEY MAP



**PLAN VIEW**

NOT TO SCALE



**SECTION 'A' - 'A1'**

NOT TO SCALE



### 3. Additional Enhanced Landscaping

These landscaped areas include building and parking setbacks, parking areas, buffers, and areas directly adjacent to buildings. The landscape for these areas shall provide a mixture of trees, shrubs, vines and groundcover. To stay true to the goals of this project, turf is not allowed in these areas. An appropriate alternative to the use of turf is decomposed granite and/or gravel and rock separated from planting areas with a 5-inch wide concrete curb. Other alternatives to turf are listed in the groundcover section of the recommended Plant Palette, Table V-1.

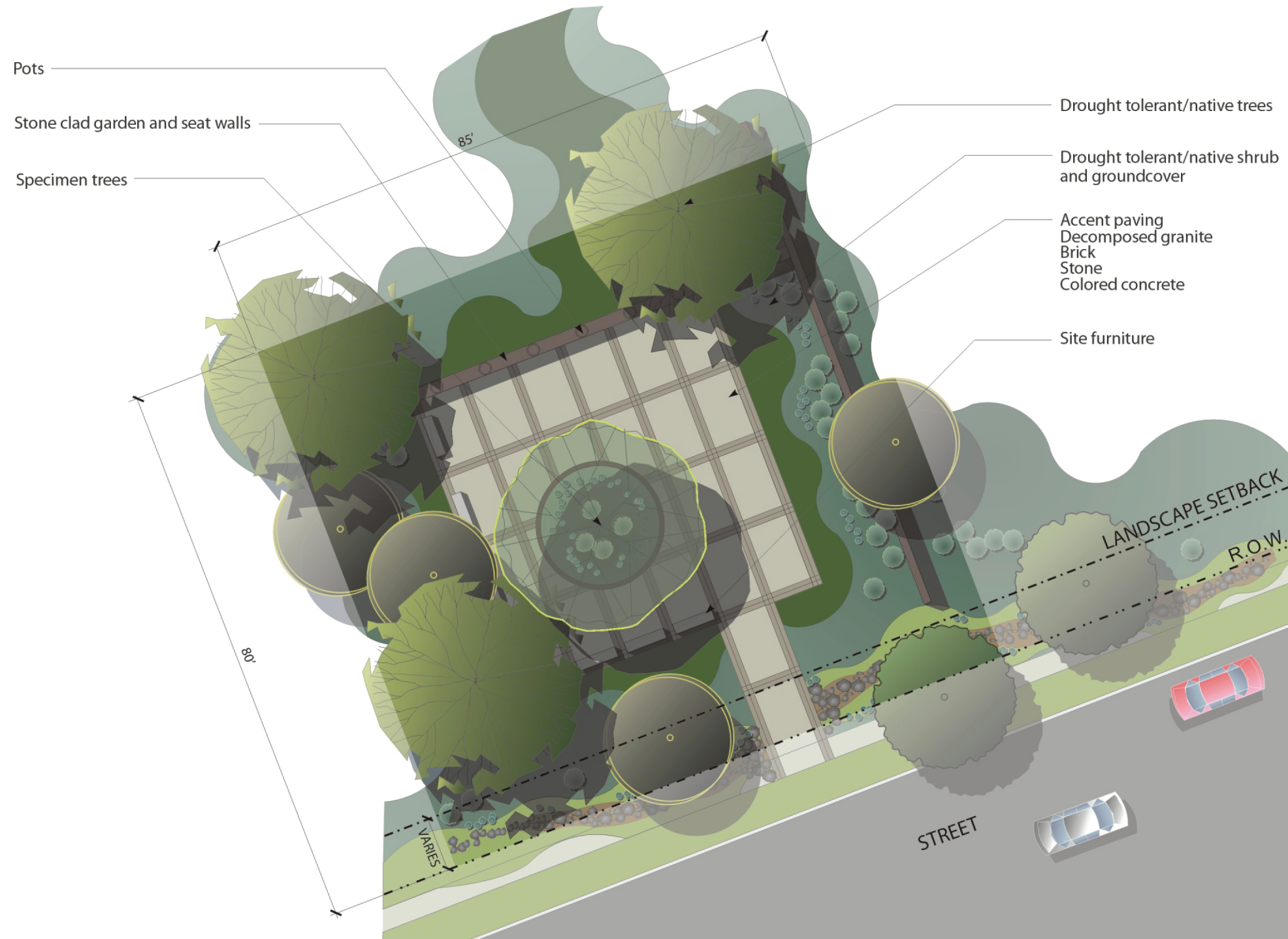
#### a) Public Plaza Landscaping

The THOROUGHbred FARM SPECIFIC PLAN includes designated general gathering spaces for local employees and the visiting public. As shown in Figure V-11, Conceptual Public Plaza Landscape, these public plazas shall be directly connected to the pedestrian links for easy access. Each plaza is to be unique in its design while conforming to the general character of the Specific Plan. The plazas shall be well designed with defined spaces and uses that address the need of a variety of visitors. The use of natural materials such as stone, brick, decomposed granite and wood are strongly encouraged. The plazas shall be visually interesting through the use of paving materials and patterns, walls and plant selection and arrangement, as well as vertical elements such as trellis structures and specimen trees.

Each plaza shall provide shade and seating. Shade can be provided through the use of shade structures and/or trees and plant material. If trees are used to provide shade, specimens of substantial size should be specified to provide the immediate intended effect. Seating can be provided by the use of seat walls and other built-in amenities. Stand alone theme-oriented furniture may also be incorporated into the space. Other recommended features are water elements, small scale activity areas, lighting and pots. Water features shall be designed so not to require daily maintenance. Lighting shall be used for security and to add drama. Waste collection areas are a necessary element for all businesses and through proper design and integration, trash enclosures shall be screened by blending into an existing structure or becoming a complimentary structure to the primary building through the use of common material and design features.

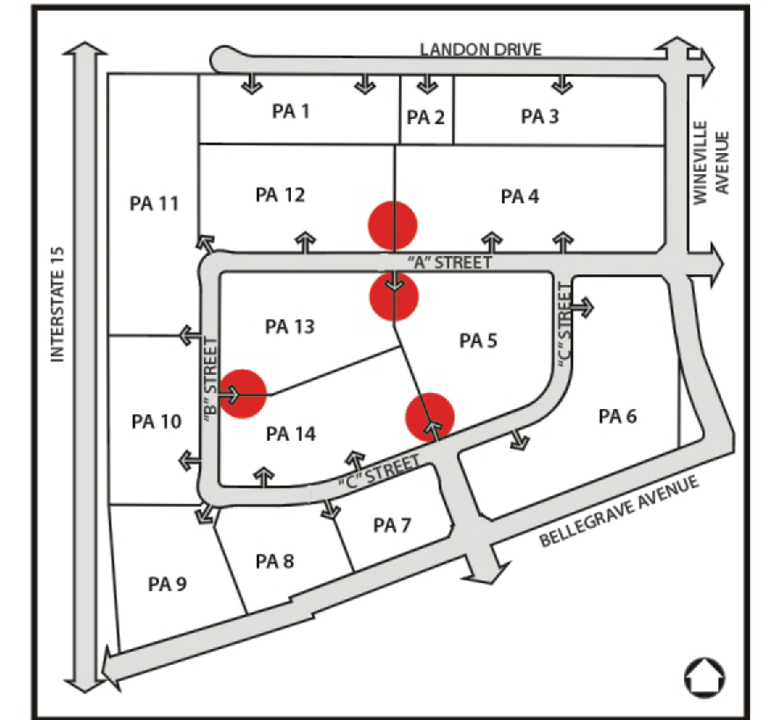


Figure V-11, Conceptual Public Plaza Landscape



**PLAN VIEW**

NOT TO SCALE



**KEY MAP**

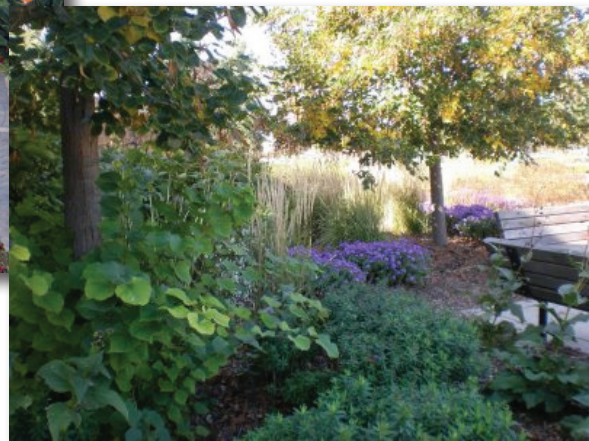
**LEGEND**

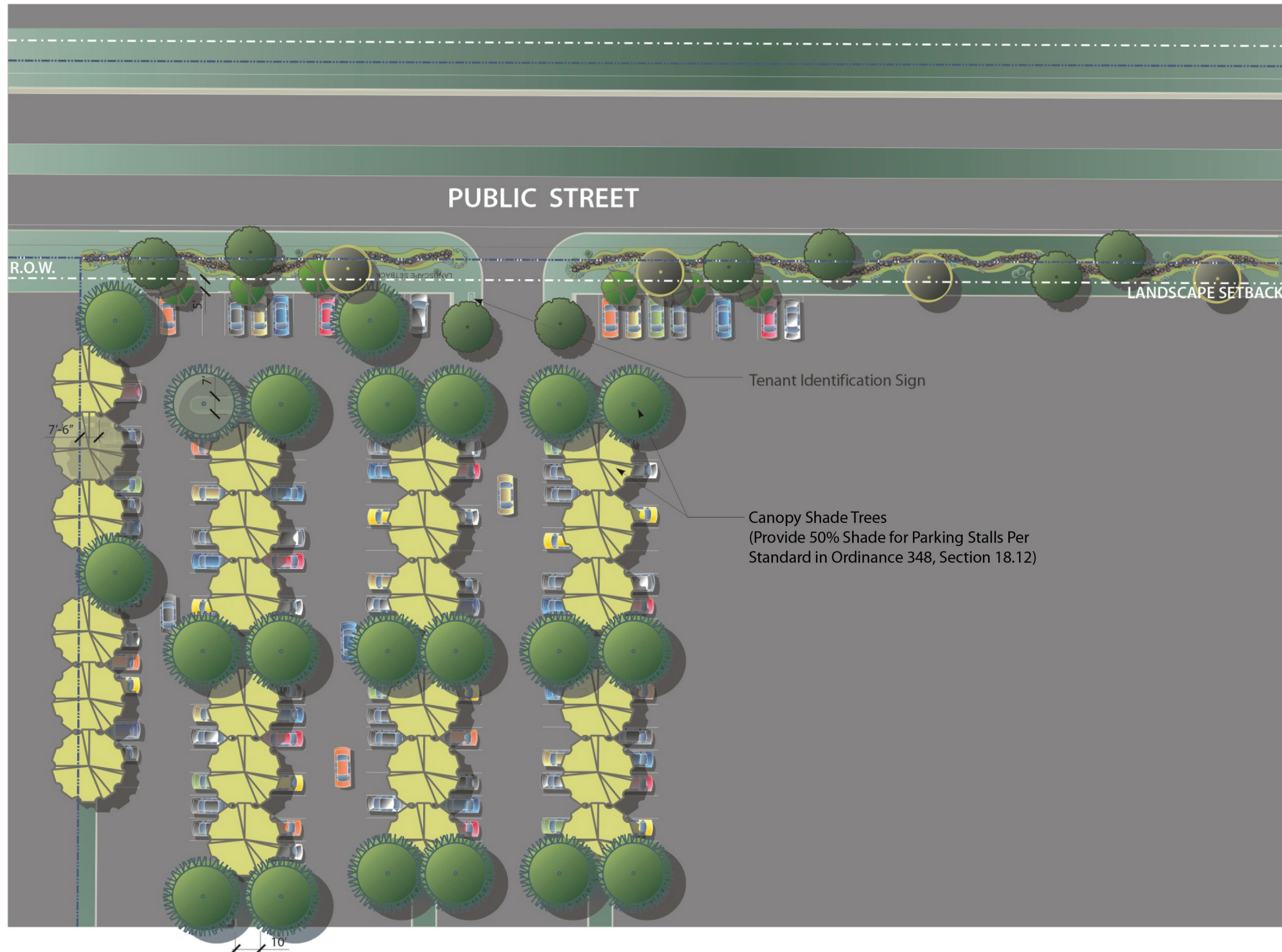
● Public Plaza Area

**b) Parking Lot Landscaping**

Parking lot landscaping shall accent driveways, frame the major circulation aisles and direct traffic flows, highlight pedestrian pathways, provide protective barriers for people and property, offer shade and cooler climate, and create aesthetic interest. As shown in Figure V-12, Conceptual Parking Lot Landscape, the following standards shall be applied to parking lot landscaping in all parking areas:

1. Provide 24-inch box canopy trees, low shrubs and groundcover between every row of vehicular parking areas to attain a minimum 50% shade coverage of the parking area when the trees reach maturity (approximately 15 years).
2. Square “diamond” planters, with an inside width of 5-feet shall be allowed between opposing parking stalls for tree plantings to aid in achieving the 50% shade coverage of the parking areas when the trees reach maturity.
3. A minimum of one tree per ten parking spaces shall be provided within the parking lots and its immediate perimeter.
4. Planting areas are exclusive of curbs, stepouts and car overhangs.
5. Parking lots adjacent to and visible from public streets shall be adequately screened from vehicle view through use of earth berms and formal and/or informal 3-foot high landscape hedges of 5-gallon shrubs.
6. The end of all parking rows adjacent to a drive aisle shall be protected by an end cap planter island/finger. End cap planters, adjacent to a parking stall, shall provide a 12-inch concrete step-out next to the 6-inch curb. These planters shall have a minimum inside width of 5-feet, excluding curbs and step-out and a minimum length comparable to the abutting parking stall(s), inclusive of curbing.
7. Parking areas should be designed in a manner which links the building to the street-sidewalk system, creating an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures, and/or landscape treatment.
8. Vegetated swales may be provided between opposing parking stalls to allow pavement runoff to infiltrate into these areas for pollutant mitigation and rainwater infiltration as a method to manage water quality.





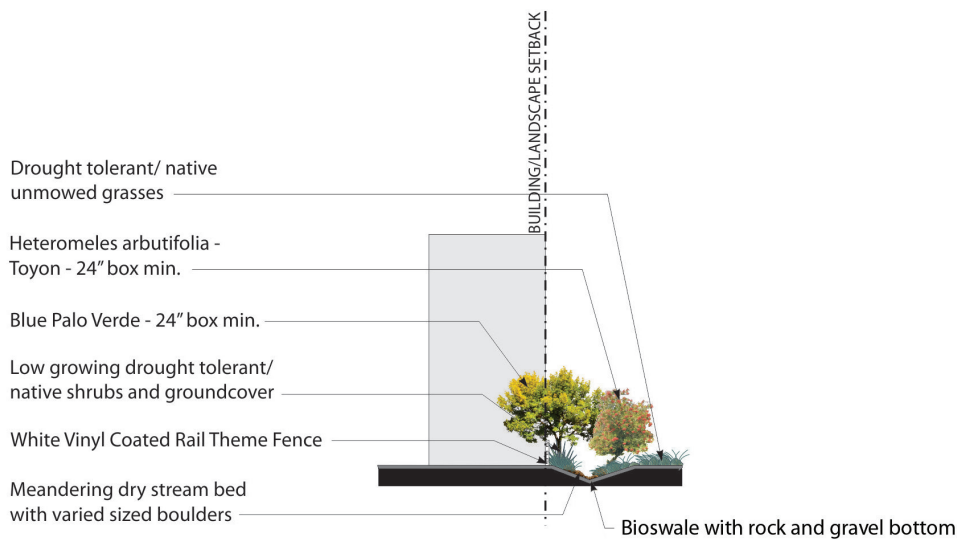


**c) Bioswale Landscaping Concept**

As shown in V-13, Conceptual Bioswale Landscape, WQMP facilities, such as bioswales, shall be integrated in such a way as to enhance the landscape character of the THOROUGHbred FARM SPECIFIC PLAN. Conceptually, these bioswales are located outside the right-of-way of Wineville Avenue and Bellegrave Avenue at the perimeter of the THOROUGHbred FARM SPECIFIC PLAN. The exact locations of the bioswales are shown in Figure V-6, Wineville Avenue Streetscape and Figure V-7, Bellegrave Avenue Streetscape.

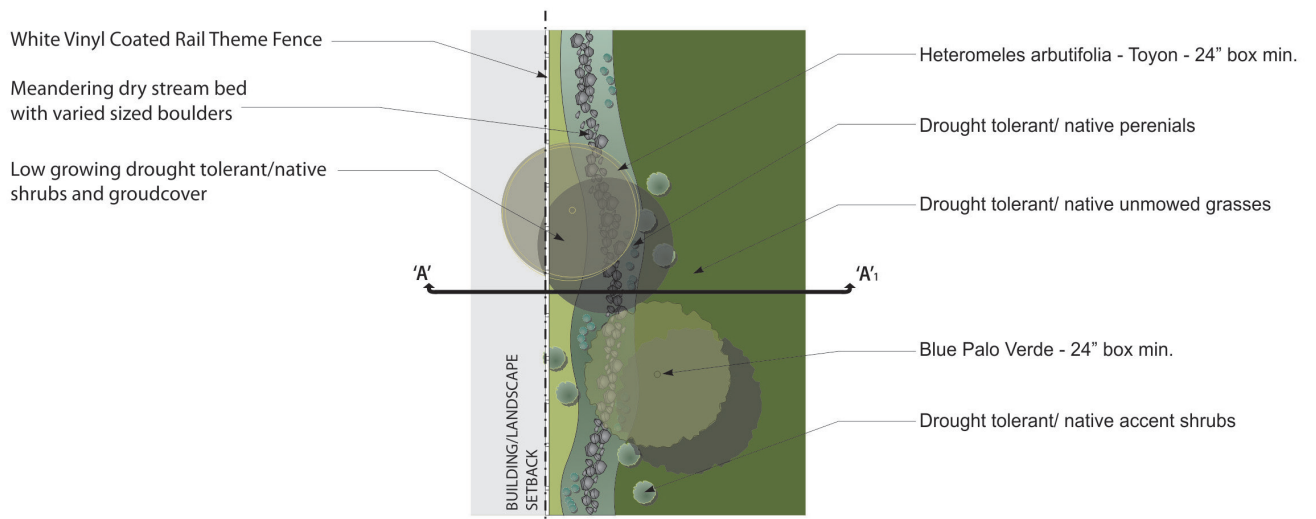
The landscape architect is to coordinate with the civil engineer and parcel owner to ensure the facilities are functional and possess an aesthetic quality. Bioswales are to be designed to create meandering dry stream beds within the landscape easement. These areas shall be planted with shrubs and groundcover to articulate the ground plane. Boulders, rock and gravel mulch, and decomposed granite are used in lieu of turf to add further articulation and interest.

**Figure V-13, Conceptual Bioswale Landscape**



**SECTION 'A' - 'A'₁**

NOT TO SCALE



**PLAN VIEW**

NOT TO SCALE

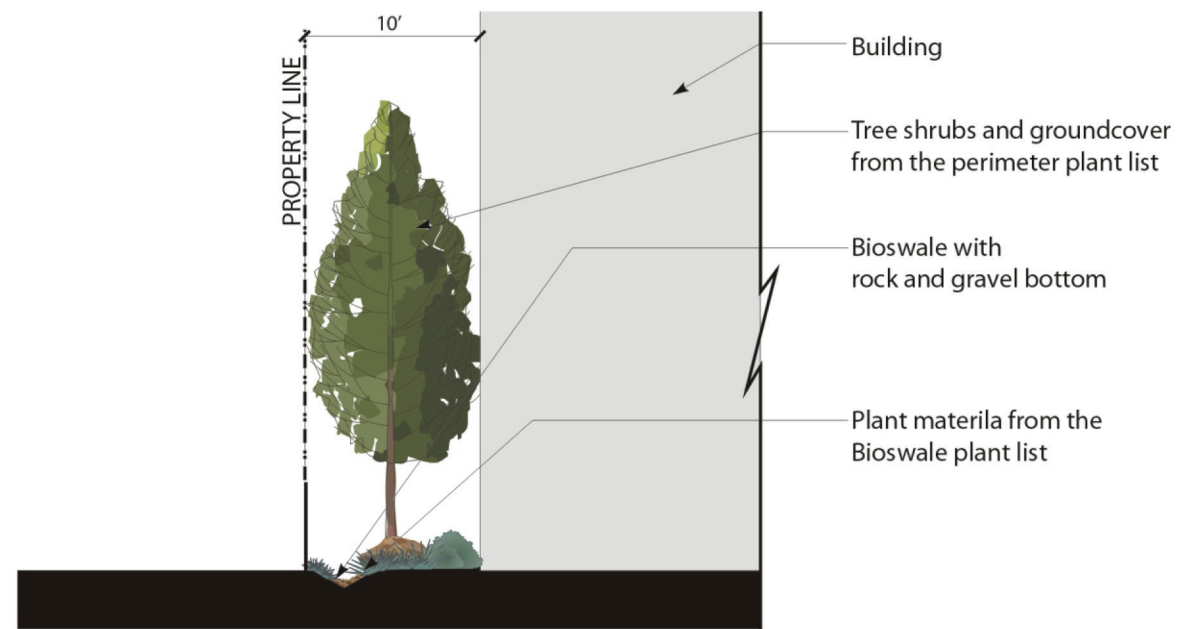
## Section V. Design Guidelines

### B. Landscape Design Guidelines

#### *d) Other Landscaping Interfaces*

As shown in Figure V-1, Conceptual Landscape Master Plan, there are several interfaces within the THOROUGHbred FARM SPECIFIC PLAN among varying uses that warrant discussion. It is the intention of these standards to address as many of these conditions as possible in order to guide the architect in their design approach. The conditions are illustrated in Figure V-14, Edge Condition, and depict the following scenarios for those edge conditions that appear in Figure V-1:

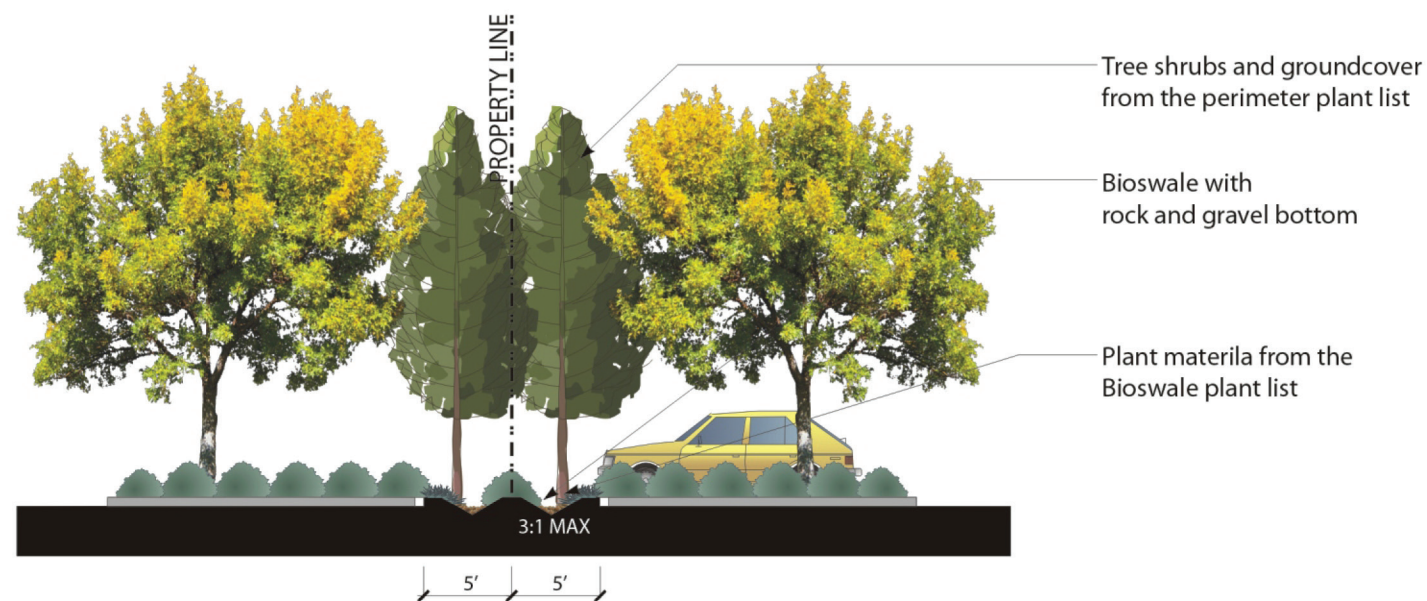
1. **Planning Area Perimeter/Building:** The minimum building setback from a property line is 10-feet. Landscape is required within this area to screen and buffer the building from adjacent land uses. The landscape will include an appropriate mixture of trees, shrubs and groundcover to enhance this perimeter. Plants shall be selected from the Plant Palette Table V-1. Should a bioswale be needed within this area it shall be designed in accordance with Figure V-13, Conceptual Bioswale Landscape. Walls and fencing as shown on Figure V-16, Walls and Fencing, may be installed at the property line if determined appropriate by the final site design.
2. **Planning Area Perimeter/Parking Lot:** The minimum parking lot setback from the property line is 5-feet. Landscape is required within this area to screen and buffer the parking lot from adjacent land uses. The landscape will include an appropriate mixture of trees, shrubs and groundcover to enhance this perimeter. Plants shall be selected from the Plant Palette Table V-1. Should a bioswale be needed within this area it shall be designed in accordance with Figure V-13, Conceptual Bioswale Landscape. Walls and fencing as shown on Figure V-16, Walls and Fencing, may be installed at the property line if determined appropriate by the final site design.
3. **Planning Area Parcel to Parcel / Parking Lot:** The minimum parking lot setback from the property line is 5-feet. Landscape is required within this area to screen and buffer the parking lot from adjacent land uses. The landscape will include an appropriate mixture of trees, shrubs and groundcover to enhance this perimeter. Plants shall be selected from The Plant Palette Table V-1. Should a bioswale be needed within this area it shall be designed in accordance with Figure IV-13, Conceptual Bioswale Landscape. Walls and fencing as shown on Figure V-16, Walls and Fencing, may be installed at the property line if determined appropriate by the final site design.



**ELEVATION VIEW**

NOT TO SCALE

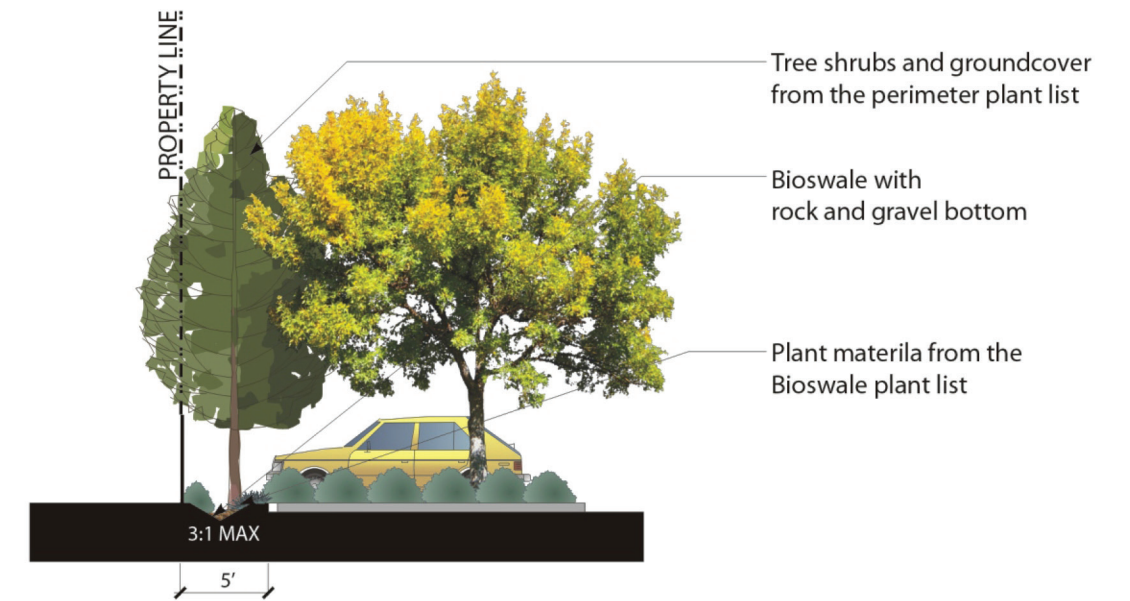
**PROJECT PERIMETER at BUILDING**



**ELEVATION VIEW**

NOT TO SCALE

**PARCEL TO PARCEL at PARKING LOT**



**ELEVATION VIEW**

NOT TO SCALE

**PROJECT PERIMETER at PARKING LOT**

NOTE: Refer to Street Sections and Typical Parking Lot Layout for building lot setbacks at those locations.

#### 4. Multi-Purpose Trail/Class II Bike Path

As previously shown in Figure III-5, Non-Vehicular Circulation Plan, the THOROUGHbred FARM SPECIFIC PLAN includes a comprehensive non-vehicular pathway system that includes a Multi-Purpose Trail/Class II Bike Path, as well as meandering and straight sidewalks. These pathways enhance the project's sense of community and quality of life by providing an extensive network for walkers, joggers, bicyclists and equestrian users.

##### *a) Multi-Purpose Trail/Class II Bike Path*

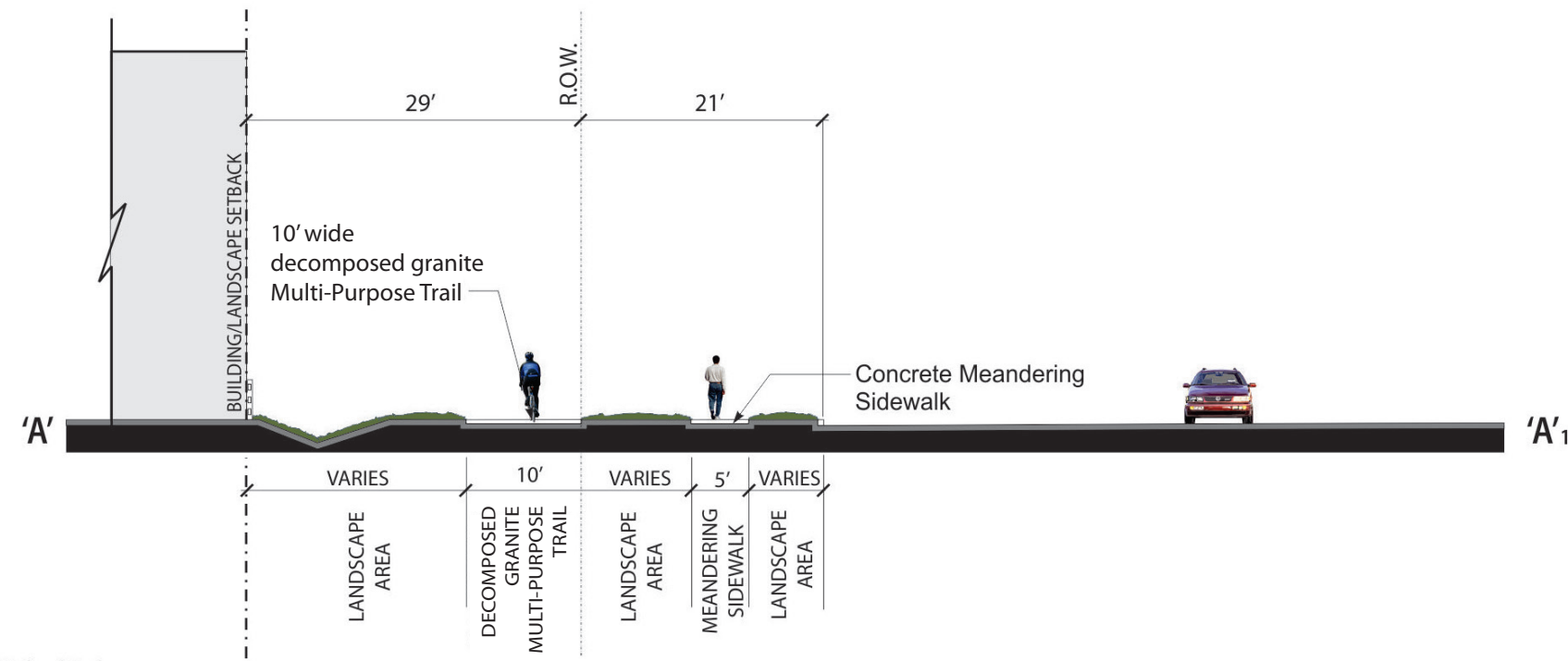
As shown in Figure V-7, Bellegrave Avenue Streetscape, the Multi-Purpose Trail is located outside the right-of-way of the north side of Bellegrave Avenue and consists of decomposed granite. The Class II Bike Path is located along Bellegrave Avenue within the right-of-way. The Multi-Purpose Trail/Class II Bike Path shall be constructed, owned and maintained as indicated in Section III.I., Table III-8, Construction, Ownership and Maintenance Matrix.

##### *b) Meandering Sidewalk*

A 5-foot parkway-separated concrete sidewalk is provided within landscaped parkway area within the right-of-way on the west side of Wineville Avenue and north side of Bellegrave Avenue, as shown in Figure V-6, Wineville Avenue Streetscape and Figure V-7, Bellegrave Avenue Streetscape, to allow for safe and easy pedestrian travel between the different planning areas and to serve as primary sidewalk connections. The meandering sidewalk shall be constructed, owned and maintained as indicated in Section III.I., Table III-8, Construction, Ownership and Maintenance Matrix.

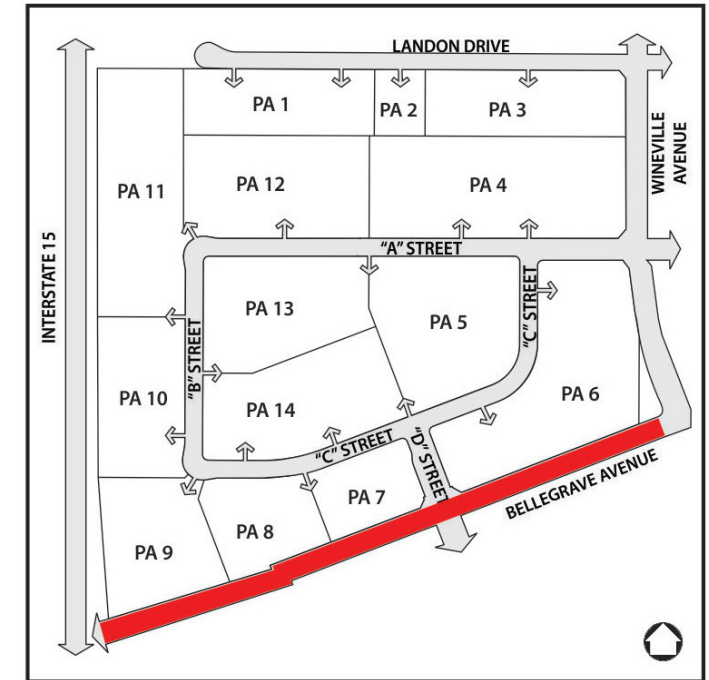
##### *c) Concrete Sidewalk*

As shown in Figure V-9, "A" Street and "D" Street Entry Streetscape and V-10, "A" Street, "B" Street and "C" Street Typical Streetscape, a 6-foot curb-adjacent concrete sidewalk is provided within landscaped parkway area within the right-of-way on both sides of Street "A", Street "B", Street "C" and Street "D" to allow for safe and easy pedestrian travel between the different planning areas and to serve as primary sidewalk connections. The sidewalk shall be constructed, owned and maintained as indicated in Section III.I., Table III-8, Construction, Ownership and Maintenance Matrix.

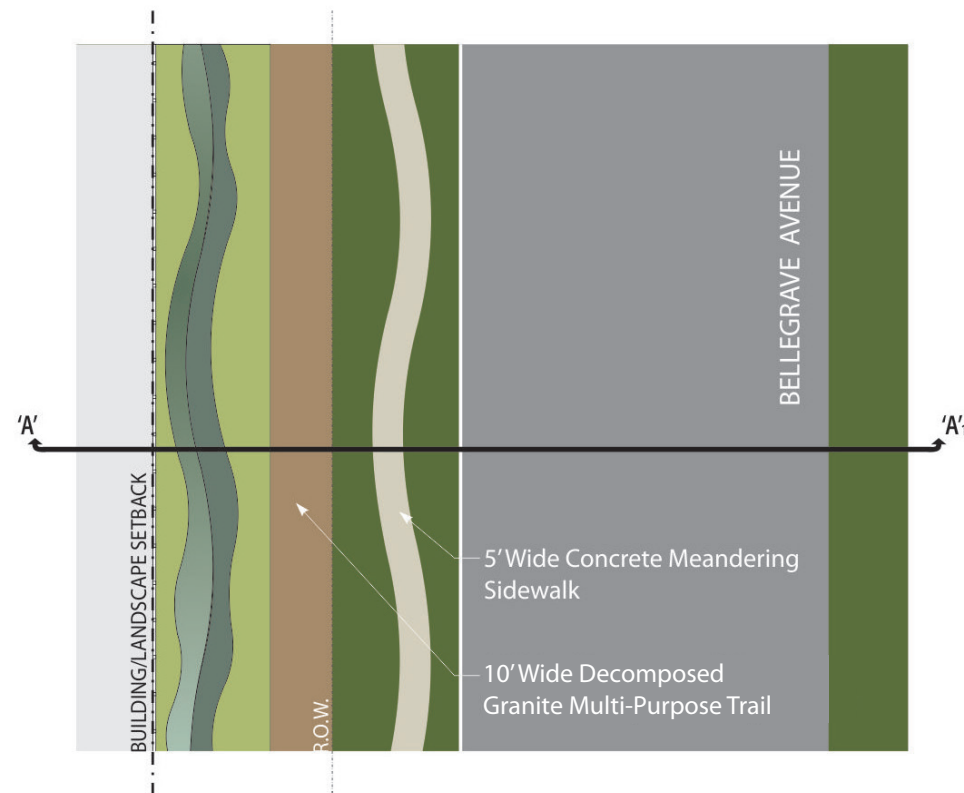


SECTION 'A' - 'A''

NOT TO SCALE



KEY MAP



PLAN VIEW

NOT TO SCALE

## 5. Community Walls And Fencing

Walls and fencing shall be consistent in design and materials throughout each project Planning Area. They may be used to screen parking, loading and service areas; direct pedestrian traffic; define plazas and seating areas, entry points; create landscape planters and enhance a building's architectural design in such a manner as to create an attractive appearance from the street. As shown in Figure V-16, Walls and Fencing, the following standards shall be applied to walls and fences within the THOROUGHbred FARM SPECIFIC PLAN:

1. No wall shall be designed to contain sections that measure more than 50-feet without an offset in plane, or the incorporation of design elements, such as landscaping, pilasters or elevation changes.
2. Walls shall be constructed with pilasters at every change in direction/elevation and at a minimum of every 25-feet.
3. Walls topped with barbed wire or broken glass are prohibited.
4. Fences and walls shall use materials and design elements that make it consistent with the design of the whole project.
5. Fences and walls in public view shall be built with attractive durable materials, including, but not limited to, tubular steel, textured concrete block, or formed concrete with reveals. Fences or walls should be consistent with materials and designs used throughout the project. Chain link fencing is not an acceptable material. Sliding gates to loading areas visible from a street should be constructed with tubular steel and painted to compliment the architecture. Entries to loading areas requiring gates should be offset from direct view where possible to minimize extent of screening, and avoid direct view of loading areas when gates are open.
6. Street side fences or walls or a combination landscaped earthen berm and screen wall shall be constructed along public view areas to adequately screen views to the top of loading bays and parked vehicles. The height of screen walls or combination landscaped earthen berm and screen wall should not exceed 12-feet from the highest finished grade. The area in front of walls and fences shall be landscaped with shrubs and trees reaching a mature height that exceeds the height of the wall or fence.
7. Where industrial uses are adjacent to non-industrial uses, appropriate buffering techniques such as setbacks, screening, and landscaping need to be provided to mitigate any negative visual effects of industrial uses.



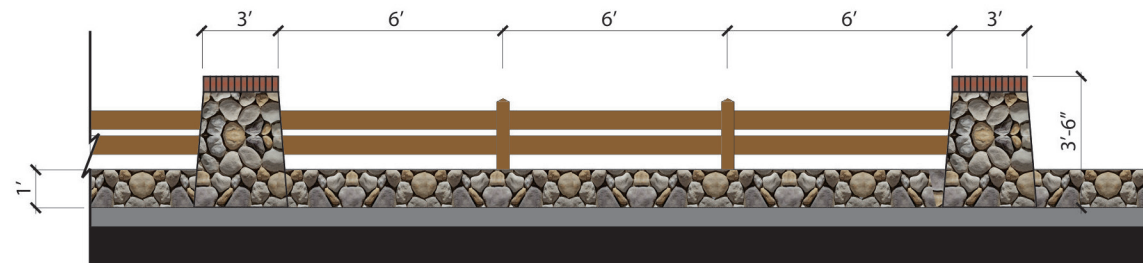
**SECTION VIEW**

PROJECT TUBULAR STEEL FENCE

NOT TO SCALE

**Project Tubular Steel Fence Notes:**

5 foot high tubular steel fence and gate.



**SECTION VIEW**

PROJECT PERIMETER THEME WALL & FENCE

NOT TO SCALE

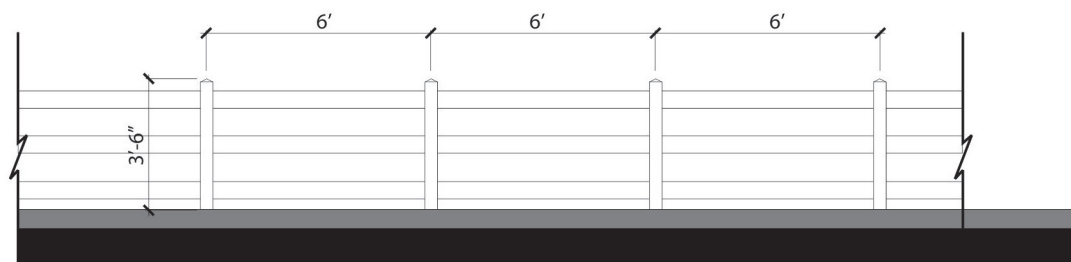
**Project Perimeter Theme Wall and Fence Notes:**

Pilasters clad in varied sized cobble stone with a stacked 11 x 3 x 2 red brick cap. All sides are to be battered 30 percent.

Size, color, and material to match Thoroughbred specifications.

6" x 6" white vinyl coated posts and 2" x 6" white vinyl coated rails.

Low wall clad in varied sized cobble stone.



**SECTION VIEW**

PROJECT PERIMETER THEME RAIL FENCE

NOT TO SCALE

**Project Perimeter Theme Rail Fence Notes:**

Along Bellgrave Avenue and Wineville Avenue

6" x 6" white vinyl coated posts and 2" x 6" white vinyl coated rails

## 6. Hardscape and Landscape Elements

### a) Public Spaces and Pedestrian Circulation

Pedestrian circulation links, courtyards, plazas, and employee break areas shall be provided throughout the THOROUGHbred FARM SPECIFIC PLAN. All four of these pedestrian areas are designed to reinforce the project identity, complement each other and exhibit the same “Renaissance California” theme. This theme is expressed by the use of earthy colors, natural materials, and a rustic look with common elements of seating, lighting and hardscape. The following describes the four types of pedestrian areas:

1. Courtyards, Plazas and Break Areas: These areas are provided at the commercial areas and at office and industrial areas. The office and industrial areas include colored textured concrete paving, seating, theme light fixtures and trash receptacles. The commercial areas are to be designed for the possibility of outdoor dining and will include those same features but will also include the use of pots, umbrellas, and decorative bollards. All areas are to be designed such that one would desire to spend some time in these spaces and where socializing and informal gathering would be encouraged. Additionally, the use of walls, roofs and trellises are encouraged to enclose and protect “outdoor rooms.” Where possible, these “outdoor rooms” should be oriented to the south to capture the warm winter sun. Screens and garden walls should be designed as extensions of buildings. Stylistic details, materials and details should be used to complement the architectural design of the building.
2. Pedestrian Links: These links connect buildings and lots within a project area itself; they interconnect the different project areas; and they provide links across Bellegrave Avenue and Wineville Avenue in order to connect the project with the surrounding residential uses. These links consist of sidewalks, circulation walks, crosswalks, and connecting walks from public sidewalks. These walkway links include a hierarchy of hardscape materials which may include broom-finished natural color sidewalks, circulation, and connecting walks and colored textured concrete paving or interlocking concrete pavers at crosswalks.

### b) Furnishings

The intent of outdoor furnishings is to create a more pedestrian-friendly environment through the use of site furnishings at plazas, building entrances and other pedestrian areas.

1. Outside furnishings include but are not limited to light fixtures, bollards, benches, trash receptacles, and signage.
2. An appropriate style of furnishings for the “Renaissance California” theme of the project will be utilized at appropriate locations throughout the development.
3. Site features, such as lighting, trash receptacles, signage, recycling receptacles, bicycle racks, planters, and benches should be designed as an integral part of the project and distributed throughout.
4. Transit shelters, where necessary, shall be designed to be compatible with adjacent buildings.

### c) Signage

Because of their high visibility, signs are prominent elements of the physical environment that can help navigate people through the THOROUGHbred FARM SPECIFIC PLAN. Interesting sign designs contribute to the unique character of this area by creating a sense of place. Street addresses shall be included on all freestanding signs with minimum 6-inch numerals. Street address numerals should also be located on building facades so that they are easily seen from the street. Pole-mounted signs, advertising signs and rooftop signs are prohibited.





## Section V. Design Guidelines

### B. Landscape Design Guidelines

#### Tenant Signage

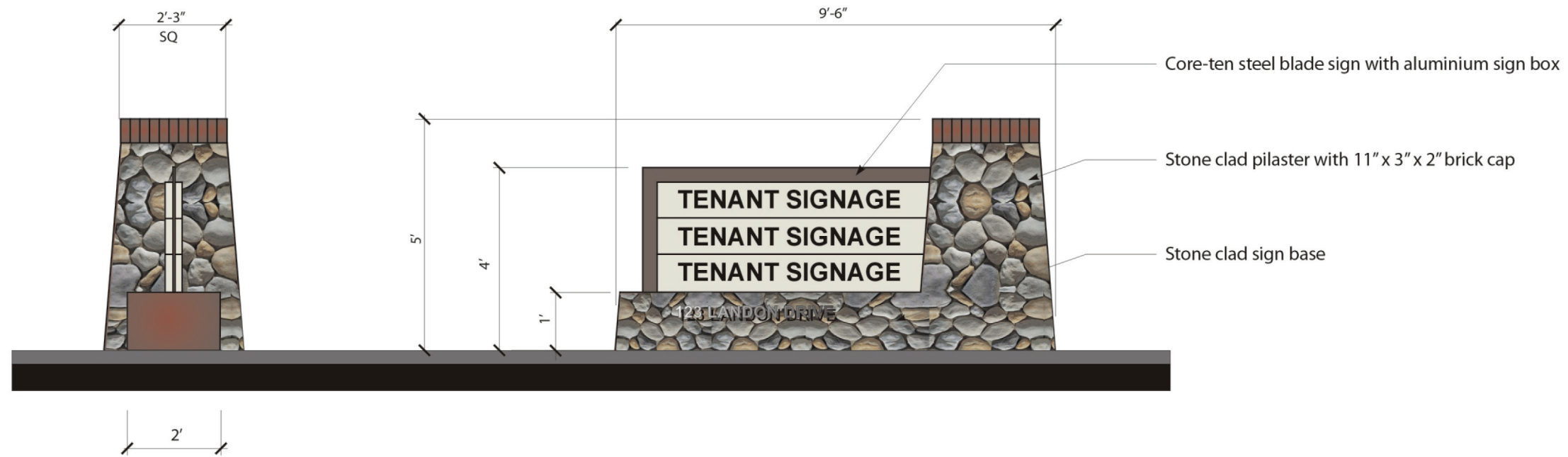
As shown in Figure V-17, Tenant Signage, this signage is located at the individual user or area use driveways to help directional traffic to specific users or areas. This level of signage consists of a 5'-0" high by 2'-3" wide stone clad pilaster with 1 1/2" x 3" x 2" brick cap, core-ten steel blade sign with aluminum sign box on a stone clad base. Additional guidelines include:

1. The utilization of icons or graphics in street signage to allow visitors to easily identify when they have entered or exited the project area.
2. The minimal use of text in signage to prevent a cluttered look along the streetscape.
3. Signage shall be restricted to listing the tenant(s) only, and may either be ground mounted.
4. All signs must be uniform in design, color lettering style, size and placement.
5. There shall be no exposed fasteners. All edges are to be ground smooth.
6. One building-mounted sign with a maximum of three business names is permitted for each street frontage/parking lot.
7. One monument-identity sign with a maximum of three business names is permitted for each driveway.

#### Directional Signage

Directional Signage may be provided at or along future intersections of internal streets, on the edges of the planning areas to help direct vehicular circulation to specific addresses. This level of signage consists of a 6'-6" high sign with a 1/8" raised aluminum panel over a 1/8" core-ten panel. The sign pole is to be square core-ten tube. Guidelines include:

1. Permitted within a required setback to provide directions to automobiles, trucks, pedestrians, or other vehicles.
2. One (1) on-site directional sign is permitted for each entry.
3. Sign content shall be limited to direction only; advertising is not permitted.
4. Signs shall have clear matte polyurethane or similar coating.



SECTION VIEW

NOT TO SCALE

**Tenant Signage Notes:**

Ground mounted

To be located at or behind landscape set back.

Monument clad in varied sized cobble stone with a stacked red brick cap. All sides are to be battered 30 percent.

Three tenant IDs max. Retail users and service users take precedence over all but majority users of a building

Size, color, and material to match Thoroughbred specifications.

To contain only tenant name, logo and address. Address to contain only the street number and name.

Tenant name shall appear on two sides.

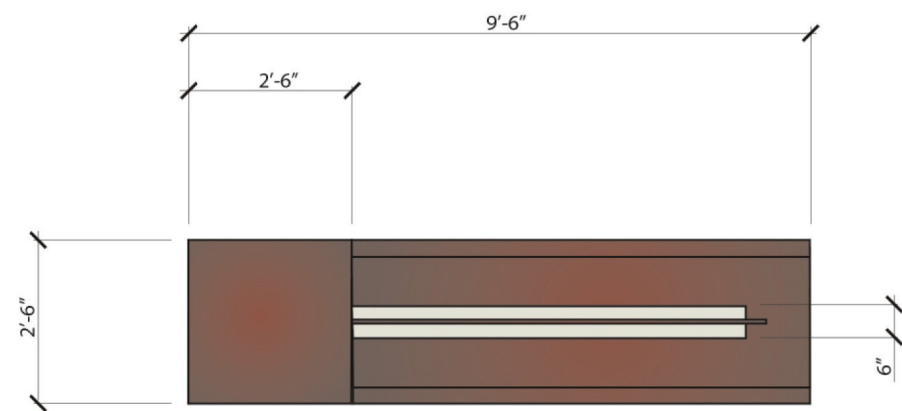
Sign blade consists of a 2" wide aluminum box with 3 individual removable panels for tenant name and logo over a 1/4" core-ten steel panel frame

The tenant is allowed to use their own logo/logo type for their identification. If no logo/logo type exists, then the identification sign shall be in the Thoroughbred typeface

The tenant logo/logo type is to be laser scribed into the aluminum panel. Plexiglass to be applied on interior of aluminum panel.

Street address to be applied to lower wall consisting of 3" aluminum raised letters and numbers using upper and lower case Century Gothic. Letters and numbers shall be anodized brushed aluminum finish.

Every site shall be limited to one ground sign, except for corner lots where two ground signs will be permitted. A minimum of 100' is required between signs.



SECTION VIEW

NOT TO SCALE

**d) Lighting**

The lighting plan for the THOROUGHBRED FARM SPECIFIC PLAN provides adequate lighting levels for the ease and safety of vehicular and pedestrian travel. Uniform light standards shall be utilized with regard to style, materials, and colors in order to ensure consistent design. Additional lighting fixtures shall be designed to match the building theme and should be well integrated into the visual environment. The following lighting guidelines also apply:

1. All street and parking lot light fixtures shall be a compatible design. Additional lighting features for downward illumination of buildings and site features are encouraged to add interest to the site during evening hours.
2. Light standards shall be located and designed to minimize direct illumination beyond the parking lot or service area.
3. All exterior lighting designs shall address the issue of security. Walkways from parking areas to building entries shall be illuminated brighter than their surroundings. Buildings entries should be illuminated brighter than the other portions of the building. Light bollards are encouraged throughout the project to illuminate all sidewalks and connecting walkways.
4. Building-mounted lights shall be utilized solely for architectural purposes on the fronts and sides of buildings visible from the streets. Wall mounted lights are not acceptable in these locations for general parking lot illumination. They are permissible for general illumination at the rear of the buildings if designed to direct light downward and minimize direct illumination beyond the parking lot or service area.
5. Lighting shall be directed, or shielded, to avoid intrusion into residential neighborhoods and to minimize spill light into the night sky, adjacent properties and roadways. All lighting fixtures shall be manufactured of high quality materials that are compatible with project area's design elements and adjacent architectural styles.
6. Accent lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, and similar areas shall be focused, directed, and arranged to minimize glare and illumination of streets or adjoining property or into the sky. Low intensity, energy conserving night lighting is preferred.
7. Accent lighting is allowed for all permanent monument or project signage, or focal features such as fountains, overhead structures, and garden art objects, and may consist of downlights, spotlights, pole lights, bollards, or bar lights. Use of uplights shall be used only where they can be precisely directed at the object to be illuminated and shall not direct light upward into the sky.
8. Service area lighting shall be contained within the service area boundaries and enclosure walls.
9. All outdoor lighting will be controlled by the use of timers or photocells in order to automatically turn off outdoor lighting during daylight hours. Wherever practicable, energy efficient lighting will be used.



## Section V. Design Guidelines

### B. Landscape Design Guidelines

#### e) Trash Enclosures

Waste collection areas are a necessary element for all businesses. However, they should not be source of distraction to the quality of the developed property. Through proper design and integration, trash enclosures shall be screened by blending into an existing structure or becoming a complimentary structure to the primary building through the use of common material and design features pursuant to the following guidelines:

1. Trash enclosures should be located on the rear or side of the buildings or otherwise discretely placed out of prominent public view.
2. Trash enclosures shall be constructed in a style and wall finish that is consistent with the overall architectural character of the development.
3. Enclosures shall be provided to accommodate the numbers and types of trash containers as required by the disposal company.
4. All trash enclosures shall be equipped with complementary gates of durable construction, hinged to self-supporting steel posts.
5. Appropriate lighting shall be provided at each enclosure to assure personal safety.
6. All trash enclosures must be screened by landscaping and architectural features such as decorative trellis.



**f) Screening**

Service and storage areas, external loading areas and above ground utility equipment shall be screened from view to adjacent property owners as well as the general public. Screening may be accomplished by the use of walls, fences, landscaping or a combination of elements pursuant to the following guidelines:

1. Screen walls with landscaping compliments may be required to screen equipment when visible from public areas of the site. Open fences and landscape are not acceptable screening for equipment and loading areas.
2. When screen walls exceed six feet in height, landscape berming against the screen walls should be utilized to minimize the height impact of these walls.
3. Gates to loading areas visible from the street or public areas shall be constructed with tubular steel complimentary to the project design.
4. Sites requiring screening fences or walls with gates should have the gates located such that they offset a direct view into loading area and, where possible, maximize the extent of screening and minimize views into the loading area when the gates are open.
5. Typical ground-mounted equipment, such as transformers, should be screened or located out of view from the street or prominent areas of the site. Screening may be accomplished with site walls or landscape elements that are consistent with these guidelines.
6. Wall-mounted items, such as roof ladders or electrical panels, should be located away from the street façade. They should be screened or incorporated into the architectural elements of the building so as not to be visually apparent from the street or public areas on the site.
7. Service areas shall be located on the sides or rear of the buildings they serve.
8. Exterior storage areas and locations of exterior storage areas shall be limited to the rear side of the building.



**g) Mechanical Equipment**

Mechanical equipment, including but not limited to electrical transformers, substations, heating and cooling equipment, irrigation controllers, backflow preventers and other elements of water and irrigation systems greater than 24 inches tall and 36 inches long, regardless of the height of the screening device, must be screened and/or neatly installed and painted to match the background building color. Exterior components of plumbing, cooling and ventilating systems cannot be mounted onto the exterior of any building wall. Decorative drainage pipes, where appropriate to the architectural style, are encouraged. Additionally, mechanical equipment must be screened by a parapet wall or a similar treatment and be integrated into the architectural design of the building. The screening device must be at least the height of the mechanical equipment.

## 7. Plant Palette

A recommended plant palette has been provided offering a variety of plant materials which are consistent with water conservation goals and fall within the specialized water requirements of the region. Attention must be given to the water and maintenance requirements of the plants selected and to the City’s list of “California Friendly Plants” addressed in Ordinance No. 859. Attention should also be given to installing irrigation systems that can properly regulate the water requirements as needed.

The quantity and actual placement of trees, shrubs and groundcover shall be adequate to screen and soften buildings and their associated loading and parking areas from adjacent public streets. Such landscape shall be designed with consideration given to parcel size and the intended building use.

Table V-1, Plant Palette, identifies a list of plants that are approved for use in the THOROUGHbred FARM SPECIFIC PLAN Planting Areas. Plants other than those listed may be used to satisfy design or horticultural needs consistent with the project’s objectives if approved by the City of Jurupa Valley.

Table V-1 Plant Palette

NAME & DESCRIPTION		PLANTING GUIDE											
		sun/shade		summer H2O				characteristics		wucols			
BOTANICAL NAME	COMMON NAME	full sun	part shade	full shade	naturalized	water 1x/month	water 2x/month	water 4x/month	moist	flowers	height (feet)	spread (feet)	
<b>DECIDUOUS TREES</b>													
Acacia greggii Spreading deciduous shrub/small tree, curved spines, yellow flowers	Catclaw Acacia	•			•	•				SP	5-15	10	L
Acacia farnisiana Large shrub/small tree, multi-stemmed, thorny flowers yellow	Sweet Acacia	•	•		•	•	•	•		SP	8-12	10	L
Aesculus californica Small deciduous tree, interesting structure, showy bloom	California Buckeye	•	•			•				SP	10-30	18	L
Cercidium floridum Deciduous tree, blue-green leaves/ branches/ trunk, yellow flowers	Blue Palo Verde	•			•					SP	10-12	15	L
Cercis occidentalis Small deciduous tree, showy pink flowers	Western Redbud	•	•			•	•			SP	8-20	10+	L
Chilopsis linearis Deciduous bushy tree, willow-like leaves, large catalpa-like pink/purple flowers	Desert Willow	•				•	•			SP	10-20	15	L
Platanus racemosa Deciduous tree, large palmate leaf, mottled white bark, majestic specimen	Western Sycamore	•			•				•	W SP	40	30	M
Populus niger 'Italica' Deciduous tree, vertical accent, majestic specimen	Lombardy Poplar	•	•						•	SP	40	10	M
<b>EVERGREEN TREES</b>													
Cercocarpus betuloides Evergreen tree or large shrub, dark green leaves	Western Mountain Mahogany	•			•	•				SP	6-20	12	VL
Heteromeles arbutifolia Large evergreen shrub, dark green leaves, white flowers, showy red berries	Toyon	•	•		•	•				SU	8-15	15	L
Pinus elderica Large symmetrical conifer, dark green needles in 2s, 5" long.	Afghan Pine	•				•					30-80	15-25	L
Quercus agrifolia Evergreen tree, spreading crown, cupped dark green oval leaves	Coast Live Oak	•			•	•				SP	20-40	35	L
Rhus lancea Medium tree, graceful weeping habit dark green leaves	African Sumac	•				•	•			SP	20	20	L
Sambucus mexicana Deciduous shrub/small tree, creamy flowers, bluish fruit	Mexican Elderberry	•	•		•				•	SU	6-20	15	L
<b>PALMS</b>													
Washingtonia filifera Stout trunk, bright green fan shaped leaves in open pattern	California Fan Palm	•			•	•	•	•	•		60	15-20	L
Washingtonia robusta Slender trunk, bright green fan shaped leaves in tight pattern	Mexican Fan Palm	•			•	•	•	•	•		100	10	M

Table V-1 Plant Palette

NAME & DESCRIPTION BOTANICAL NAME COMMON NAME		PLANTING GUIDE														
		sun/shade	summer H2O	characteristics	wucols	full sun	part shade	full shade	naturalized	water 1x/month	water 2x/month	water 4x/month	moist	flowers	height (feet)	spread (feet)
<b>LARGE SHRUBS/SMALL TREES 6'+</b>																
Arbutus unedo	Strawberry Tree Large shrub small tree, dark green leaves, coral flowers, small red fruit, reddish trunk	•	•						•	•	•	•	SP	8	8	L
Arctostaphylos 'Louis Edmunds'	Louis Edmunds Manzanita Medium shrub, light green leaves, many white-pink flowers	•	•						•	•			W SP	6-8	6	L
Arctostaphylos 'Byrd Hill'	Byrd Hill Manzanita Large shrub/small tree, thick gray-green leaves, reddish bark, white flowers	•							•	•			SP	8-10	8	L
Adenostoma fasciculatum	Chamise Tree-like shrub, multi-colored bark forms ribbons, fragrant white flowers	•							•	•			SP SU	5+	6	L
Ceanothus 'Frosty Blue'	California Lilac Large shrub, dark green leaves, bicolor blue/white flowers	•							•	•			SP	8-10	10	L
Ceanothus 'Ray Hartman'	California Lilac Large shrub or small tree, large glossy leaves, blue flowers	•							•	•			SP	15	10	L
Ceanothus 'Sierra Blue'	California Lilac Large shrub, glossy leaves, light blue flowers, fast growing	•							•	•			SP	8-15	10	L
Ceanothus thyrsiflorus 'Snow Flurry'	California Lilac Large shrub, glossy green leaves, large white flower clusters, fast growing	•	•						•	•			SP	6-12	10	L
Cercocarpus betuloides	Western Mountain Mahogany Evergreen tree or large shrub, dark green leaves	•							•	•			SP	6-20	12	VL
Fremontodendron californicum	Flannel Bush Large shrub, fast growth, masses of large bright yellow flowers	•							•	•			SP	10-20	15	L
Heteromeles arbutifolia	Toyon Large evergreen shrub, dark green leaves, white flowers, showy red berries	•	•						•	•			SU	8-15	15	L
Malacothamnus fasciculatus	Chaparral Mallow Medium shrub, dense upright, many pink flowers, very fast	•							•	•			SP	3-12	6	L
Malosma laurina	Laurel Sumac Evergreen shrub, dense dark green foliage, reddish when young, rapid growth	•							•	•			SP	8-15	12+	L
Myrica californica	Pacific Wax Myrtle Evergreen shrubby tree, glossy dark green narrow leaves, fragrant	•	•						•	•			SU	10-25	10	M
Opuntia littoralis	Prickly Pear Low-growing cactus, spiny pads	•							•	•			SU	2-3	6-10	VL
Prunus lyonii	Catalina Cherry Evergreen shrub/tree, clean glossy leaves, white flowers, resistant to oak root fungus	•							•	•			SP	10-40	15	L
Rhamnus californica 'Eve Case'	California Coffeeberry Evergreen shrub, compact form, shiny leaves, large berries	•	•						•	•			SU	4-6	5	L
Rhamnus ilicifolia	Hollyleaf Redberry Medium evergreen shrub, holly-like leaf, red berries, informal screen/hedge	•	•						•	•			SU	5-10	6	L
Rhus integrifolia	Lemonade Berry Evergreen shrub, leaves shiny dark green, leathery, good hedge	•	•						•	•			SP	5-10	10	L
Sambucus mexicana	Mexican Elderberry Deciduous shrub/small tree, creamy flowers, bluish fruit	•	•						•	•		•	SU	6-20	15	L



Table V-1 Plant Palette

NAME & DESCRIPTION		PLANTING GUIDE											
		sun/shade		summer H2O				characteristics			wucols		
BOTANICAL NAME	COMMON NAME	full sun	part shade	full shade	naturalized	water 1x/month	water 2x/month	water 4x/month	moist	flowers	height (feet)	spread (feet)	
<b>MEDIUM SHRUBS 4-5'</b>													
Arctostaphylos 'Howard McMinn' <small>Evergreen shrub, beautiful branching upright form, pink flowers</small>	McMinn Manzanita	•	•							W	4-6	6	L
Calliandra californica <small>Evergreen shrub, lacy gray/gm leaves, yellow year-round flowers</small>	Baja Fairy Duster	•	•							SP	2-6	5	L
Eriogonum fasciculatum <small>Woody perennial, tiny narrow leaves, pink-white flower heads dry to rust color, fast</small>	California Buckwheat	•	•							SU	3-4	4	L
Rhamnus crocea <small>Small evergreen shrub, intricate branching, tiny dark green leaves</small>	Redberry	•	•							SP	3-4	3	L
Rosa californica <small>Mounding semi-decid shrub, fresh green leaves, many small pink flowers</small>	California Rose	•	•	•			•	•		SU	3-6	5	L
Rosmarinus o. 'Tuscan Blue' <small>Woody medium green shrub, violet blue flowers</small>	Tuscan Bue Rosemary	•					•	•		SU	3-4	2	L
Salvia clevelandii <small>Compact upright shrub, red flowering stems, violet-blue flowers</small>	Cleveland Sage	•	•							SP SU	5	4	L
Salvia leucophylla <small>Medium prostrate shrub, gray-green to white leaves, pinkish purple flowers</small>	Purple Sage	•								SU	3-4	4-6	L
Salvia mellifera <small>Woody subshrub, erect habit, dark green aromatic leaves, flowers blue, lilac or white</small>	Black Sage	•	•	•						SP SU	3-5	6+	L
Westringia fruticosa <small>Fine textured green gray leaves, small white flowers</small>	Coast Rosemary	•	•	•						W SP	3-6	5-10	L
<b>SMALL SHRUBS 2-3'</b>													
Artemisia californica <small>Dense silver mat, aromatic foliage</small>	Sagebrush	•	•	•						SU	3-4	2-3	L
Encelia californica <small>Woody subshrub, light green foliage, yellow daisy-like flowers, fast</small>	Coast Sunflower	•	•		•	•				SP	3	4	L
Encelia farinosa <small>Woody subshrub, white-silvery leaves, yellow flowers</small>	Brittle Bush	•			•	•				SP	3	4	L
Lavendula 'Goodwin Creek Gray' <small>Woody low mounding shrub, gray aromatic leaves, purple stalks</small>	Goodwin Creek Lavender	•	•				•			SP	2	2	L
Leucophyllum c. 'Silver Cloud' <small>Large evergreen shrub, dark green leaves, white flowers, showy red berries</small>	Texas Ranger	•			•	•				SU	3-4	3-4	L
Mahonia 'Golden Abundance' <small>Evergreen shrub, shiny leaves, many bright yellow flowers, screen hedge</small>	Hybrid Oregon Grape		•	•			•	•		SP	4-6	4	M
Rhus ovata <small>Evergreen shrub, fresh green leathery leaves, white/pink bloom</small>	Sugarbush	•	•		•	•				SP	3-5	4	L
Romneya coulteri <small>Clumping evergreen perennial, glaucous leaves, large showy white flowers</small>	Matilija Poppy	•	•							SU	3-6	8	L
Senna artemisoides <small>Rounded shrub, usually leafless, pale green pointed branches, bright yellow flowers</small>	Spiny Senna	•			•	•				SP	2	3	L

Table V-1 Plant Palette

NAME & DESCRIPTION		PLANTING GUIDE											
		sun/shade		summer H2O				characteristics		wucols			
BOTANICAL NAME	COMMON NAME	full sun	part shade	full shade	naturalized	water 1x/month	water 2x/month	water 4x/month	moist	flowers	height (feet)	spread (feet)	
<b>GROUNDCOVER</b>													
Acacia redolens	Acacia Gray-green leaves, yellow flowers along stems	•	•			•				SP	2	8-10	L
Arcostaphylos 'Point Reyes'	Point Reyes Manzanita Groundcover, lush green rounded leaves	•	•	•		•				SP	1	4-6	L
Artemisia c. 'Canyon Gray'	Canyon Gray Sagebrush Dense silver mat, aromatic foliage	•	•			•				SU	1-2	6	L
Baccharis pilularis	Dwarf Coyote Bush Evergreen groundcover, mounding, lime green leaves, dense form	•	•			•	•			F	1	5	L
Ceanothus 'Centennial'	Centennial Ceanothus Very low, small shiny leaves, vigorous, strong habit	•	•			•	•			SP	1	4-5	L
Ceanothus 'Joyce Coulter'	Joyce Coulter Ceanothus Low mounding shrub, medium green leaves, rich blue flowers over long season	•				•	•			SP	3-5	12	L
Ceanothus 'Yankee Point'	Yankee Point Ceanothus Low shrub, shiny leaves, blue flowers	•	•			•	•			SP	2-3	6	L
Iva hayesiana	San Diego Marsh Elder Woody perennial, spreads and tacks, erosion control, many soils, fast	•	•		•	•				SU	1-3	5	L
Leymun triticoides	Creeping Wild Rye Creeping perennial grass, bluish gray leaf blades, excellent soil stabilizer	•	•	•			•	•	•	SP	2-3	6	M
Muhlebergia rigens	Deergrass Dark green bunchgrass, tall elegant white flower spikes		•	•		•	•			SP SU	2	2	M
Rosmarinus o. 'Tuscan Blue'	Tuscan Bue Rosemary Woody medium green shrub, violet blue flowers	•				•	•			SU	1	2-3	L
<b>Ornamental Grasses</b>													
Bouteloua gracilis	Blue Gamma Grass Turf substitute, flowers resemble mosquitos	•	•		•				•	SP	1	2	L
Carex tumulicola	Berkley Sedge Attractive clumping perennial, arching foliage	•	•	•					•	SP	1	2	L
Leymus condensatus	Giant Wild Rye Large upright shrub, aromatic shiny green leaves	•	•	•		•	•			SU	4-8	6	L
Leymun triticoides	Creeping Wild Rye Creeping perennial grass, bluish gray leaf blades, excellent soil stabilizer	•	•	•			•	•	•	SP	2-3	6	L
Muhlebergia rigens	Deergrass Dark green bunchgrass, tall elegant white flower spikes		•	•		•	•			SP SU	2	2	M
Sisyrinchium bellum	Blue-eyed Grass Perennial, grass like leaves, many dainty purple flowers, reseeds	•	•	•						SP	1	1	L

B. Landscape Design Guidelines

Table V-1 Plant Palette

NAME & DESCRIPTION		COMMON NAME		PLANTING GUIDE												
				sun/shade		summer H2O				characteristics		wucols				
				full sun	part shade	full shade	naturalized	water 1x/month	water 2x/month	water 4x/month	moist	flowers	height (feet)	spread (feet)		
<b>PERENNIALS</b>																
Galvezia juncea	Baja Bush Snapdragon Woody sub-shrub, small leaves, long stems, red flowers			•	•				•			SP SU	3	2		L
Heuchera 'Canyon Pink'	Coral Bells Herbaceous perennial, flowers pink				•	•			•			SP	1	1-2		M
Heuchera 'Wendy'	Coral Bells Herbaceous perennial, flowers peachy pink				•	•			•			SP	1	1-2		M
Heuchera 'Santa Ana Cardinal'	Coral Bells Herbaceous perennial, flowers bright red				•	•			•			SP	1	1-2		M
Mimulus aurantiacus	Bush Monkey Flower Woody subshrub, sticky light green leaves, spikelets dark, then turn golden			•	•		•	•				SP	2	3		L
Ribes malvaceum	Chaparral Currant Deciduous shrub, erect habit, early leaf drop, pink flowers				•				•			W SP	5-8	5		L
<b>ACCENT PLANTS</b>																
Agave spp.	Agave Succulent, rosette, some with spines											SP	3-6	4-5		L
Dasylium wheeleri	Desert Spoon Spiky bluish gray leaves, white flower on stalk			•	•		•	•	•			SP	3-5	4-5		L
Hesperaloe parviflora	Red Yucca Clumping perennial, arching fibrous grass-like leaves, red flowers			•	•			•	•			SP	5	4		L
Iris douglasiana	Douglas Iris Herbaceous perennial, white to purple flowers, clumping				•	•		•	•			SP	1	2+		M
Yucca whipplei	Our Lord's Candle Succulent, glaucous leaves, magnificent creamy white bloom spike, bold form			•			•	•	•			SU	3	3		L
<b>VINES</b>																
Vitis californica	California Wild Grape Vigorous deciduous vine, beautiful fall color, blue fruit			•	•	•			•	•		SP	CLIMBER			VL
Vitis gridiana	Desert Wild Grape Deciduous vine, dark blue-black berries, strong climber, fast			•	•	•					•	SP	CLIMBER			VL
<b>BASIN/BIO-SWALE PLANTING</b>																
Artemisia californica	Sagebrush Dense silver mat, aromatic foliage			•	•		•					SU	3-4	2-3		VL
Cercocarpus betuloides	Western Mountain Mahogany Evergreen tree or large shrub, dark green leaves			•			•	•				SP	6-20	12		VL
Eriogonum fasciculatum	California Buckwheat Woody perennial, tiny narrow leaves, pink-white flower heads dry to rust color, fast			•	•		•	•				SU	3-4	4		L
Mimulus aurantiacus	Bush Monkey Flower Woody subshrub, sticky light green leaves, spikelets dark, then turn golden			•	•		•	•				SP	2	3		L
Platanus racemosa	Western Sycamore Deciduous tree, large plamate leaf, mottled white bark, majestic specimen			•							•	W SP	40	30		M
Rhamnus crocea	Redberry Small evergreen shrub, intricate branching, tiny dark green leaves			•	•		•	•				SP	3-4	3		L
Rosa californica	California Rose Mounding semi-decid shrub, fresh green leaves, many small pink flowers			•	•	•			•	•		SU	3-6	5		L
Salvia apiana	White Sage Woody sub-shrub, erect habit, sticky green leaves, gray-green undersides, blue to white flowers			•	•		•					SP	3	3		VL
Salvia mellifera	Black Sage			•	•		•					SP	3	3		L
Sambucus mexicana	Mexican Elderberry Deciduous shrub/small tree, creamy flowers, bluish fruit			•	•		•				•	SU	6-20	15		L

B. Landscape Design Guidelines

Table V-1 Plant Palette

NAME & DESCRIPTION		COMMON NAME		PLANTING GUIDE												
				sun/shade		summer H2O				characteristics		wucols				
				full sun	part shade	full shade	naturalized	water 1x/month	water 2x/month	water 4x/month	moist	flowers	height (feet)	spread (feet)		
PERIMETER PLANTING																
Arctostaphylos 'Louis Edmunds'		Louis Edmonds Manzanita		•	•			•	•			W SP	6-8	6		L
Arctostaphylos 'Byrd Hill'		Byrd Hill Manzanita		•				•	•			SP	8-10	8		L
Adenostoma fasciculatum		Chamise		•			•	•				SP SU	5+	6		L
Ceanothus 'Frosty Blue'		California Lilac		•				•	•			SP	8-10	10		L
Ceanothus 'Ray Hartman'		California Lilac		•				•	•			SP	15	10		L
Ceanothus 'Sierra Blue'		California Lilac		•				•				SP	8-15	10		L
Ceanothus thyrsoiflorus 'Snow Flurry'		California Lilac		•	•			•	•			SP	6-12	10		L
Cercocarpus betuloides		Western Mountain Mahogany		•			•	•				SP	6-20	12		VL
Fremontodendron californicum		Flannel Bush		•			•	•				SP	10-20	15		L
Heteromeles arbutifolia		Toyon		•	•		•	•				SU	8-15	15		L
Malacothamnus fasciculatus		Chaparral Mallow		•			•	•				SP	3-12	6		L
Myrica californica		Pacific Wax Myrtle		•	•				•			SU	10-25	10		M
Opuntia littoralis		Prickly Pear		•			•	•				SU	2-3	6-10		L
Platanus racemosa		Western Sycamore		•			•				•	W SP	40	30		M
Prunus lyonii		Catalina Cherry		•				•	•			SP	10-40	15		L
Rhamnus californica 'Eve Case'		California Coffeeberry		•	•			•	•			SU	4-6	5		L
Rhamnus ilicifolia		Hollyleaf Redberry		•	•		•	•				SU	5-10	6		L
Rhus integrifolia		Lemonade Berry		•	•		•	•				SP	5-10	10		L
Sambucus mexicana		Mexican Elderberry		•	•		•				•	SU	6-20	15		L

NATIVE HYDROSEED MIX

NATIVE HYDROSEED MIX - Non Irrigated	
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT
VULPIA MICROSTACHYS	NCN
NASSELLA PULCHRA	NCN
LOTUS SCOPARIUS	NCN
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
ARTEMISIA CALIFORNICA	CALIFORNIA SAGE BRUSH
ERIOPHYLUM CONFERIFLORUM	NCN
ESCHSCHLOZIA CALIFORNICA	CALIFORNIA POPPY
PHACELLA CAMPANULARIA	NCN
LASTHENIA CALIFORNICA	NCN

## 8. General Landscape Requirements

Development within the THOROUGHbred FARM SPECIFIC PLAN shall comply with these landscaping and irrigation guidelines and in accordance with Ordinance 859. In the event of a conflict between other county landscaping guidelines and these guidelines, these guidelines shall govern. Unless prohibited due to difficulties on a specific site, development shall comply with the following Planting and Irrigation guidelines:

### *a) Planting Guidelines*

1. All areas not devoted to parking, drive aisles, walkways, building or operational areas shall be landscaped and permanently maintained.
2. To compliment building elevations, landscape areas shall be provided adjacent to building front, rear and side elevations that are visible from streets or onsite public use areas. The planting area dimensions shall be consistent with plant material requirements and the purpose of the plantings (i.e., aesthetics, screening, environment mitigations, air quality, wind, etc.).
3. All landscaped areas are to be protected or delineated with minimum 6-inch concrete curbs, concrete mow strips or equivalent as approved by the City of Jurupa Valley. This requirement may be waived as necessary to address water quality management requirements.
4. Concrete gutters or swales shall not be used to drain landscaped areas. Underground drainage facilities shall be provided where surface conveyance of runoff would damage and/or erode planting areas or would cross sidewalks.
5. Permanent automatic irrigation facilities shall be provided in all landscaped areas, except those planned as soft-bottom swales for water quality management purposes. Precipitation-interrupt devices shall be incorporated into the irrigation system.
6. All street trees shall be planted and staked per City of Jurupa Valley standards. Stakes, guys and ties on trees should be checked regularly for correct functions. Ties should be adjusted to avoid creating abrasions or girdling to the stems. All trees planted in turf areas shall receive Arbor Guards to prevent damage from mowers and edgers, etc. Root barriers shall be required where trees are planted within six 6-feet of hardscape or walls.
7. All plant materials shall be planted in the following sizes and shall be in accordance with all City of Jurupa Valley standards and minimum requirements:
  - a. Trees: Five percent (5%) of the site trees (excluding street and screen trees) provided shall be a minimum of 48-inch box, 10% shall be a minimum 36-inch box, 25% shall be a 24-inch box; the balance of the trees shall have a minimum size of fifteen 15-gallons. Larger specimen trees are encouraged for entry points and in gathering areas.
  - b. Shrubs: The majority of all shrubs used shall have a minimum size of 5-gallons. Smaller shrubs may be used where appropriate due to plant species growth characteristics (e.g., smaller plants are easier to establish or result in greater plant size in a shorter period of time).
8. Project entries shall be designed with landscaping and architectural treatments that project a high quality image for the development.
9. The landscaping design for this project site shall include trees, shrubs and groundcover that are included in the Plant Palette contained within these guidelines.
10. The applicant and/or master developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are the responsibility of other parties.
11. Landscape coverage shall be a minimum of ten percent (10%) of the total square footage of individual implementing development projects. Landscaping shall include an automatic irrigation system.
12. Where landscaping solutions are utilized for screening, landscaping should be designed so that the landscape screen is full and dense within four years of the initial planting.

## Section V. Design Guidelines

### B. Landscape Design Guidelines

13. All detailed landscaping plans for development within planning areas and/or roadways shall be prepared by a qualified and licensed landscape architect for review by City staff and applicable decision-making agencies.
14. Standard planting practices for native species should be followed with regard to the plant pit, back fill and amendments and agricultural soils report for native species.
15. Fertilizers should be used in accordance with the agricultural soils report for native California species.
16. Natural leaf litter should be allowed to accumulate around mature trees and not disturbed unless infected with a virus, bacteria or fungus. Alternatively, landscaped area should be mulched twice a year with three to four inches of organic mulch. A clear zone of 6-inches should be maintained around the crown of each plant.
17. Native plants should be pruned according to their specific needs. Maintenance crews should be educated about the specific needs of each plant, including how, when and if the plant should be pruned.
18. Additional maintenance guidelines are as follows:
  - a. All planting areas should be kept free of weeds and debris and if feasible, replaced with the same material, if necessary.
  - b. All plantings are to be kept in a healthy and growing condition. Fertilizations, cultivations and tree pruning are to be carried out as part of regular maintenance.
  - c. Irrigation systems are to be kept in working condition. Adjustment and flushing of systems should be a part of the regular maintenance.
  - d. Soil should be tested prior to installation of landscape to determine the proper treatment to provide the best plant environment.
19. Improvement plans for development that includes landscaped areas shall be submitted to the City for approval. The improvement plans shall include, but not be limited to, the following:
  - a. Final Grading Plans
  - b. Irrigation Plans prepared by a licensed certified landscape architect or licensed landscaping consultant
  - c. Landscape Plans prepared by a licensed certified landscape architect
  - d. Fence Treatment Plans
20. All landscape plans shall utilize water conservation methods which may include, but are not limited to:
  - a. Use of drought-tolerant plants
  - b. Extensive use of mulch in landscaped areas
  - c. Minimizing turf use
  - d. Installation of drip irrigation systems where appropriate
  - e. Minimization of impervious surfaces
  - f. Landscaped areas designed to retain irrigation water
  - g. Use of smart controllers
  - h. Automatic irrigation systems
  - i. Grouping of plants with similar irrigation requirements to reduce over irrigation
  - j. Efficient irrigation system designs that minimizes runoff and maximizes the amount of water that will reach the plant roots

**b) Irrigation Guidelines**

1. All landscaped areas shall be watered with a permanent underground irrigation system, except at slopes 2:1 or greater where there may be a permanent above-ground irrigation system. Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in such a manner as to ensure complete water coverage between the areas.
2. Proper consideration of irrigation system design and installation in the climate extremes of the THOROUGHbred FARM SPECIFIC PLAN is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.
3. Overhead spray irrigation systems shall be designed with a head to head, 100 percent coverage at the minimum. In those areas where native and drought-tolerant shrubs are used, a combination of spray and drip or bubbler irrigation to shrubs and trees is to be utilized. In addition, irrigation controllers should have a minimum time setting of one minute and can be capable of providing multiple repeat start times. All irrigation heads adjacent to walks, drives, and curbs (car overhangs) shall be of the pop-up type. Sprinklers on risers are permitted next to screen walls, building wall and fences as long as they are not adjacent to pedestrian and vehicular traffic.
4. Water Conservation Measures
  - a. Drip and/or bubbler irrigation or use of smart controls shall be used.
  - b. Irrigation systems shall be designed per Ordinance No. 859 (Establishing Water-Efficient Landscape Requirements).
5. Water systems for common open space areas shall use non-potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board.
6. New plants –To prevent root rot, plant root balls and the surrounding area should be kept moist but not saturated. As the plant becomes established, the new intervals between watering and length of time of watering should be increased. Soil moisture should be checked regularly.
7. Winter watering –Winter and spring are when native species need the most water. The soil should be kept moist and the plants deeply watered for duration of the seasons. This prepares the plant for the long hot summer months.
8. Summer watering –Native plants need less water in the summer. In general, native species should be watered once a month during the summer. However, summer blooming and riparian species need water all year long. Water needs for specific plants should be considered when setting controller schedules.
9. Irrigation systems –Irrigation systems shall be designed and operated in order to prevent irrigation water run-off or over-spray.

## VI. Green Design

The project's vision calls for a redefined pattern of development. Development presents a tremendous opportunity for progress. The response is a master plan guided by Smart Growth Principles, and a result is the THOROUGHbred FARM Green Design Program. The THOROUGHbred FARM SPECIFIC PLAN contributes to a greener world through implementation of Green Design practices, which will help foster improved daily life, the economy, and the environment. Green Design practices will encompass all aspects of the project, both small and large. Some practices are required and some are encouraged. The goals include: to use land efficiently, to use water efficiently, to conserve energy, to encourage less automobile use, and to promote development that is walkable and healthy. Outreach plays a part as an effort to educate visitors, employees, and future generations.

Land is limited, and the Smart Growth principals of Mixed Land Uses and Strengthen and Direct Development Towards Existing Communities were utilized as an approach to plan The THOROUGHbred FARM project. Both of these principals enable efficient use of remaining land for productive purposes. They enable efficient use of water and energy due to the reduced development footprint and encourage alternative forms of transportation. They also direct development towards existing communities already serviced by infrastructure, seeking to utilize the resources that existing neighborhoods offer.

The Green Design Program is split into Design Considerations and Development Standards. Design Considerations are Green Design practices that will be encouraged for builders, but are not required. The Development Standards are required for all of the builders. The benefits of the Green Design Program are described below:

### a) Design Considerations

1. Smart Architecture: builders and developers shall plan projects to be resource-efficient and reduce the amount of construction waste where practicable.
2. To improve air quality and the quality of life, maximize the use of trees and other vegetation to shade walkways, parking lots, and other open areas. Locate trees on the south and west side of buildings to effectively reduce urban heat island effect.
3. Builders and developers shall make every reasonable effort to recycle or reuse the amount of construction and demolition materials, i.e., concrete, asphalt, and wood, which would otherwise be taken to a landfill.
4. Any on-site concrete shall be crushed to the appropriate size and used as base material within streets.
5. To improve air quality by reducing VOC emissions, builders are encouraged to consider the use of pre-coated construction materials and materials that do not require painting. Construction specifications shall be included in the building specifications that assure these requirements are implemented.
6. To conserve water, the use of ultra water-efficient plumbing fixtures and other water-saving devices should be integrated into buildings.



## Section VI. Green Design

7. The collection of materials used in a building is a major factor in its life-cycle environmental impact. The THOROUGHbred FARM SPECIFIC PLAN should use environmentally preferable products and processes that do not pollute or unnecessarily contribute to the waste stream, do not adversely affect health, and do not deplete limited natural resources. When developing specifications, product descriptions and standards, a broad range of environmental factors must be considered including: waste prevention, recyclability, the use of recycled content, environmentally preferable, and bio-based products, life-cycle cost, and ultimate disposal.
8. California Code of Regulations Title 24, Part 6, California's Energy Efficiency Standards for Residential and Non-residential Buildings establishes standards and regulations for energy efficient buildings. Exceeding these standards can further reduce load, increase efficiency, and utilize renewable fuel resources, and builders are encouraged to exceed the standards by following energy-efficient design elements, as shown below:
  - a. Tankless water heaters
  - b. High efficiency lighting
  - c. Low energy HVAC systems with tighter HVAC ducts
  - d. Improved drywall, insulation and dealing installation
  - e. "Cool roofs" that reflect the sun's light back to the sky
  - f. Heat-repelling radiant barrier roof foil reflect the sun's heat back to the sky
  - g. Double-paned windows
  - h. Dual-glazed, LoE2 windows

### b) Green Design Development Standards

1. To utilize energy efficiently, street lights shall be installed with energy-efficient lighting.
2. Where professional management is available, recycled water shall be used. i.e. private common areas, and in adjacent street parkways, subject to JCSD and City approvals.
3. To utilize water efficiently, California-appropriate vegetation shall be incorporated into the landscape. Table V-1, Plant Palette, shall be used as the outline for appropriate plants when incorporating trees, shrubs and groundcover.
4. To educate employees, The THOROUGHbred FARM will engage in public outreach efforts aimed at informing employees about opportunities to utilize walking, public transportation, carpooling, and bicycles. This effort will be implemented through signage and information posted in the parking lot and in commercial areas.
5. To encourage less automobile use, The THOROUGHbred FARM will designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing.
6. To encourage less automobile use, adequate bicycle parking shall be provided in the commercial areas.
7. To encourage less automobile use, The THOROUGHbred FARM will coordinate with the engineering department and with local and regional agencies where possible in order to maximize integration of the project with local transportation planning and implementation efforts. These efforts include the possibility of extending the Riverside Transit Agency's Bus Rapid Transit System into the area.

8. Separate recycling and waste receptacles shall be provided at all public garbage bins along sidewalks, and in the commercial areas. Signage and information regarding the recycling bins and acceptable recyclable materials shall be posted near the commercial uses.
9. To minimize runoff and evaporation and maximize water to the root, the following shall be utilized: drip irrigation systems, smart irrigation systems (computerized systems that employ soil moisture, rain and temperature gauges, some by satellite, to adjust watering), mulch (improves the water holding capacity of soil), and planting techniques (e.g., group plants of similar water use to reduce over-watering).
10. To conserve energy, Energy Star appliances shall be installed.
11. To improve air quality by reducing VOC emissions associated with the application of architectural coating, builders shall apply coatings and solvents with VOC content lower than required under Rule 1113 as amended July 13, 2007.
12. To improve air quality, prohibit smoking in any buildings and locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows.

## VII. Fiscal Impact Analysis Summary

### Background

A fiscal impact analysis was prepared in 2008 before the City of Jurupa Valley incorporated and has not been updated to reflect this change. To assist in understanding the importance of the recurring fiscal impacts, fees and economic impacts attributed to the proposed project, Riverside County requires that a Fiscal Impact Analysis accompany all Environmental Impact Reports related to proposed specific plans to assess the impacts the project will have on County services. A fiscal impact analysis was prepared to evaluate the recurring fiscal impacts, one-time major fees and economic impacts attributable to development of the proposed project on the County of Riverside including the impacts upon the county's General Fund, Road Fund, Fire Fund, Library Fund, and Flood Control Fund. The following discussion summarizes the "Fiscal Impact Analysis, Thoroughbred Farm Specific Plan No. 376" (August 1, 2008) prepared by The Natelson Dale Group, Inc. This report is contained in its entirety as Appendix A of this specific plan. It should be noted that the Fiscal Impact Analysis and following summary of that analysis have not been updated to reflect changes in the project design or any changes in assessed valuations, market conditions or mitigation fees that have occurred since the analysis was completed. This information is included solely for informational purposes and to give a general description of the proposed project's fiscal impacts.

### Project Description

As discussed in Section III.H.1, Phasing Plan Description, it is expected that The Thoroughbred Farm Specific Plan will generally be developed in phases. However, the rate and order of project development will be determined by the owner based on its assessment of local and regional market demand. Therefore, phasing of the project is estimated by the type and square footage of permitted uses, rather than by a specific sequence of Planning Area development. The identified phases, or portions thereof, can be developed in any sequence or multiple phases can be developed concurrently. As the project builds out, planning areas may be developed individually or in combination with other planning areas, and individual planning areas may be developed with one or more implementing development proposals.

For the purposes of the fiscal impact analysis, it was assumed that the project would be developed over a ten-year period, based upon The Natelson Dale Group, Inc. experience with projects similar in size and scope to that of the proposed project. Utilizing an average Floor Area Ratio (FAR) of 0.425 for light industrial and business park development and an average FAR of 0.275 for commercial/retail and commercial/tourist development, the Fiscal Impact Analysis was based upon a potential project buildout of 703,489 square feet of light industrial building space, 796,272 square feet of business park building space, 156,815 square feet of commercial-retail building space and 71,873 square feet of commercial-tourist building space.

### Scope and Methodology

The fiscal impacts identified in association with this project include recurring impacts from development of the project on the County, including the General Fund, Structural Fire Fund, County Free Library Fund, Transportation Fund (road maintenance). Annual fiscal impacts have been estimated for the ten-year buildout period, as well subsequent years up to Year 20.

The methodology employed in estimating fiscal impacts generally follows the requirements set forth in the County of Riverside's, "Guide to Preparing Fiscal Impact Reports" (Guide) dated January 1995, particularly as it relates to the grouping of various revenue/cost line items from the County's budget and general assumptions regarding municipal revenue and cost generation. However, since the guide is now over 13 years old, the actual factors it includes are no longer relevant. Thus updated factors based (for most categories) on per capita formulas derived from the County's FY 2007-08 budget was utilized.

## Results of the Fiscal Impact Analysis

### General Fund Fiscal Analysis

As described in the Fiscal Impact Analysis (Appendix A), General Fund cost projections are based upon estimated revenues from property tax, property transfer tax, property tax in-lieu of vehicle license fee revenues, sales and use tax, public safety augmentation fund (Proposition 172), franchise fees, traffic fines and use of assets/interest. Estimated General Fund costs are from general government, sheriff patrol, other public protection, health and sanitation, public assistance, and recreation and cultural services. Recurring revenues to the General Fund are projected to begin in the first year of development at \$116,960 increasing throughout project development to \$775,910 in Year 10. Thereafter, recurring General Fund revenues diminish to \$763,960 by Year 20, or approximately 0.15 percent annually. General Fund costs necessary to provide county services to the proposed project increase from \$33,020 in Year 1 to \$233,990 in Year 10, and thereafter. The General Fund shows an increasing surplus throughout development and build-out of the project, beginning with an \$83,940 surplus in Year 1 and continuing to increase to a projected \$548,310 in Year 8. The surplus diminishes to \$529,890 by Year 20, or approximately 0.28 percent annually.

### Riverside County Fire Protection Fiscal Analysis

Structural Fire Fund revenues are from projected property taxes and fund costs are related to fire protection. Structural Fire Fund revenues are projected at \$4,660 in Year 1) increasing to \$32,710 in Year 10. The revenues will diminish to \$29,930 by Year 20, or approximately 0.85 percent annually. Annual fire protection costs are projected at \$6,920 in Year 1 increasing to and remaining at \$50,600 by Year 10. The fire protection agency is projected to have a deficit in each project year, ranging from \$2,260 in Year 1 to \$20,670 in Year 20, or approximately 4.5 percent annually. The projected deficit in the Fire Fund results from the cost calculation method that the County's fiscal impact analysis model projects for annually recurring fire protection costs. The cost is based on the amount of developable commercial/industrial building square footage (10.4 cents per square foot), rather than upon the actual number of buildings proposed. The project's development program proposes a relatively large amount of building square footage, approximately 1.78 million square feet, and therefore the County's fiscal impact model produces a "conservative" high cost for fire protection at project build-out. Additionally, according to the County's model, the only revenue that the project will generate to offset the projected fire fund costs, is from a property tax apportionment factor.

The Riverside County Fire Department will collect capital improvement fees for fire station facilities and equipment during the ten-year period of project development. These fees are projected using a rate of \$4,879 per acre of commercial and \$2,035 per acre of light industrial and business park development. These fees will result in the collection of a projected \$257,536 in capital facilities fees and will equal a proportionate share of capital facility costs.

### Riverside County Free Library Fiscal Analysis

Given that the proposed project is solely for commercial/retail, tourist/retail, light industrial, and business park uses, capital improvement costs for library services were not considered in the Fiscal Impact Analysis. However, some revenues are generated for the Library Fund as a percentage of secured property taxes assessed on the subject project and through investment earnings, as shown in Table VII-1, Fiscal Impact Analysis Detailed Summary

### Riverside County Transportation Fund (Road Maintenance) Fiscal Analysis

Transportation Fund revenues are generated from gas taxes and Measure "A" taxes, with fund costs related to road maintenance. Recurring road maintenance costs are estimated to be approximately \$34,250 annually. This relatively high initial cost projected for road maintenance cost to the Transportation Fund results from the fact that the County's fiscal impact analysis model projects annually recurring road maintenance costs based on the number of lane miles of new roads (\$5,841 per lane mile). This project's development program proposes to add approximately 5.9 lane miles of roads. According to the County's fiscal impact analysis model, recurring revenue for road maintenance is derived from highway use taxes. These highway use taxes are largely

provided to the County based on State allocation related to the number of registered vehicles and population totals. A small share of highway uses taxes is also derived from sales tax revenue. Revenues for the Riverside County Road Fund are allocated at a per-capita basis per the County's fiscal impact analysis methodology. Since the proposed project contains no residential component, the Fiscal Impact Analysis determined that the proposed project would result in an annual deficit to the Road Fund until Year 6 when it will have a surplus of \$1,420 and will reach an annual reoccurring surplus of \$4,660 starting in Year 8.

The County's fiscal impact guidelines indicate that Measure "A" revenues are based solely on County population, and that the revenue multiplier is \$42.21 (adjusted for inflation) per dwelling unit. Although this project involves strictly commercial/retail, business park and light industrial development, it would in fact also generate Measure "A" revenues to the County Transportation Fund, based on taxable sales generated by the project's commercial/retail component. It is estimated that the project's commercial/retail component would generate annual Measure "A" revenues to the County at project build out. Due to these Measure "A" revenues the County Road Fund would begin to have an estimated annual surplus offsets the deficit being in Year 8 and thereafter.

The Riverside County Transportation Department will collect capital facilities fees for capital facilities over the ten-year project development period. These fees are projected using a rate of \$7,801 per acre of commercial and \$5,311 per acre of light industrial development. These fees will result in the collection of a projected \$350,817 in capital facilities fees and will equal capital facility costs.

### Development Mitigation Fees

Riverside County's development mitigation fees, established by Ordinance No. 659.7 (Developer Mitigation Fees), Ordinance No. 810.2 (MSHCP Fees), and Ordinance No. 824 (Transportation Uniform Mitigation Fees), provide for the collection of approximately \$16,637 per acre and \$0.96 per square foot for light industrial development; \$16,637 per acre and \$3.23 per square foot of business park development; and approximately \$27,199 per acre and \$5.20 per square foot of commercial/retail development, resulting in a one-time collection of approximately \$6.3 million during the project's ten years of development. The purpose of these ordinances is to supplement the financing of public facilities construction to ensure that new development pays for its fair share of the cost of facilities as well as to finance the acquisition of open space and habitat conservation areas to mitigate for project impacts. The specific public facilities to be constructed with these fees are determined by the Riverside County Board of Supervisors, but could include libraries, sheriff stations, jails, and courts.

## Overall Project Fiscal Impact

### Ongoing Revenues and Expenditures

The Thoroughbred Farms development is projected to generate an operational surplus for the County of \$536,700 during the ten-year development period. The annual surplus in Year 8 is projected to be \$544,160 diminishing to \$521,290 by Year 20. A detailed summary of recurring revenues and expenditures is shown in Table VII-1, Fiscal Impact Analysis Detailed Summary.

### Riverside County Capital Facilities

The Thoroughbred Farms Specific Plan will generate fees that will directly offset projected capital costs for Fire and Transportation capital improvements and will generate a projected \$257,536 for fire facilities and \$350,817 for transportation facilities.

### Riverside County Mitigation Fees

The proposed project will generate developer mitigation fees of approximately \$6.3 million.

### New Development Values and Assessed Value Increases

The property's existing assessed value is \$5.3 million. At full build-out, new facilities will be valued at \$115.6 million. (These figures are expressed in 2008 constant dollars, without consideration of on-going inflation.)

### Annual Taxable Sales

At full build-out, annual taxable sales by stores within unincorporated Riverside County that will be realized as a result of commercial development is estimated to be \$44.7 million annually accounting for purchases at the commercial/retail and commercial/tourist component of the project.

Table VII-1

### Fiscal Impact Analysis Detailed Summary

FUNDS	ONGOING REVENUES AND EXPENDITURES – RIVERSIDE COUNTY FUNDS (In 2008 Constant Dollars)							
	ANNUALLY BY ILLUSTRATIVE YEARS							
	000's							
	Year 1	Year 3	Year 4	Year 5	Year 6	Year 10	Year 15	Year 20
<b>GENERAL FUND</b>								
Revenues	116.96	346.67	461.44	576.02	636.32	775.91	769.42	763.96
Expenditures	33.02	99.05	132.06	165.08	180.17	233.99	233.99	233.99
Net Surplus (Deficit)	83.94	247.63	329.37	410.94	456.15	541.93	535.44	529.98
<b>STRUCTURAL FIRE FUND</b>								
Revenues	4.66	13.84	18.36	22.84	24.98	32.72	31.25	29.93
Expenditures	6.92	20.75	27.66	34.58	38.11	50.60	50.60	50.60
Net Surplus (Deficit)	(2.26)	(6.91)	(9.31)	(11.74)	(13.13)	(17.89)	(19.35)	(20.67)
<b>COUNTY FREE LIBRARY FUND</b>								
Revenues	1.14	3.38	4.49	5.58	6.11	8.00	7.64	7.32
Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Surplus (Deficit)	1.14	3.38	4.49	5.58	6.11	8.00	7.64	7.32
<b>TRANSPORTATION FUND (ROAD MAINTENANCE)</b>								
Revenues	22.21	28.13	31.09	34.06	35.67	38.91	38.91	38.91
Expenditures	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25
Net Surplus (Deficit)	(12.04)	(6.12)	(3.16)	(0.19)	1.42	4.66	4.66	4.66
<b>OVERALL</b>								
Revenues	144.96	392.03	515.38	638.50	703.08	855.53	847.23	840.12
Expenditures	74.18	154.05	193.98	233.91	252.52	318.84	318.84	318.84
Net Surplus (Deficit)	70.78	237.98	321.40	404.59	450.56	536.70	528.39	521.29

**DRAFT**

**FISCAL IMPACT ANALYSIS  
THOROUGHBRED FARM SPECIFIC PLAN  
SPECIFIC PLAN NO. 376**

**--RIVERSIDE COUNTY--**

**August 1, 2008**

**Prepared For:**

**Albert A. Webb Associates**

**Prepared By:**

**THE NATELSON DALE GROUP, INC.**

**24835 E. La Palma Avenue, Suite I**

**Yorba Linda, California 92887**

**Telephone: (714) 692-9596**

**Fax: (714) 692-9597**

**Internet: [www.natelsondale.com](http://www.natelsondale.com)**

# TABLE OF CONTENTS

---

<b>I.</b>	<b>INTRODUCTION.....</b>	<b>1</b>
<b>II.</b>	<b>EXECUTIVE SUMMARY .....</b>	<b>3</b>
	II-A. DEVELOPMENT PROGRAM AND MEASURES .....	3
	II-B. RIVERSIDE COUNTY ONGOING OPERATIONS .....	4
	II-C. RIVERSIDE COUNTY CAPITAL FACILITIES .....	4
	II-D. RIVERSIDE COUNTY MITIGATION FEES .....	4
<b>III.</b>	<b>DEVELOPMENT PROGRAM AND MEASURES .....</b>	<b>7</b>
	III-A. LAND USE BUILDINGS AND FACILITIES.....	7
	III-B. BUILDOUT SCHEDULE .....	7
	III-C. NEW DEVELOPMENT VALUES AND ASSESSED VALUE INCREASES .....	8
	III-D. TAXABLE SALES .....	8
	III-E. PUBLIC STREETS.....	9
	III-F. PUBLIC PARKS .....	9
	III-G. FLOOD CONTROL FACILITIES.....	9
<b>IV.</b>	<b>STUDY METHODOLOGY – ONGOING REVENUES AND EXPENDITURES.....</b>	<b>10</b>
	IV-A. SCOPE OF THE ANALYSIS.....	10
	IV-B. OVERVIEW OF THE FORECASTING METHODOLOGY .....	11
	IV-C. ONGOING RIVERSIDE COUNTY REVENUES .....	12
	IV-D. ONGOING RIVERSIDE COUNTY EXPENDITURES.....	15
<b>V.</b>	<b>FINANCIAL FACTORS – OTHER.....</b>	<b>17</b>
	V-A. RIVERSIDE COUNTY CAPITAL FACILITIES FEES.....	17
	V-B. RIVERSIDE COUNTY MITIGATION FEES.....	18

## APPENDIX A: DETAILED PROJECTIONS



## LIST OF TABLES

---

Table II-1: ONGOING REVENUES AND EXPENDITURES – ALL FUNDS; ALL DEVELOPMENT – INDUSTRIAL AND COMMERCIAL (IN 2008 CONSTANT DOLLARS, \$000S).....	5
Table II-2: ONGOING REVENUES AND EXPENDITURES – GENERAL FUND ONLY; ALL DEVELOPMENT – INDUSTRIAL AND COMMERCIAL; (IN 2008 CONSTANT DOLLARS, \$000S) .....	6
Table III-1: SUMMARY DEVELOPMENT SCHEDULE BY LAND USE; MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN .....	7
Table IV-1: DERIVATION OF COST FACTORS; MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN .....	16

## I. INTRODUCTION

At the request of Albert A. Webb Associates, we have prepared this fiscal impact analysis for the Thoroughbred Farm Specific Plan (Specific Plan No. 376), located in unincorporated Riverside County. The location and boundaries of the Thoroughbred Farm Project ("Project") are identified on the following page. This analysis covers the governmental services to the project area by Riverside County.

At the recommendation of Ms. Tina Grande of the County Executive Office, the forecasting methodology in this analysis has utilized the County's latest fiscal impact guide, entitled "Guide to Preparing Fiscal Impact Reports," issued by the Riverside County Administrative Office (CAO) January 1995<sup>1</sup>.

The analysis incorporates current financial and development factors regularly used in fiscal impact analyses, including (1) Assessor rolls, (2) Auditor-Controller property tax rate breakdowns, (3) development plan land-use measures provided by the applicant, (4) development timing based on historic absorption rates in the surrounding area, and (5) valuations and taxable sales generation from our file of development measures obtained from prior research in Southern California.

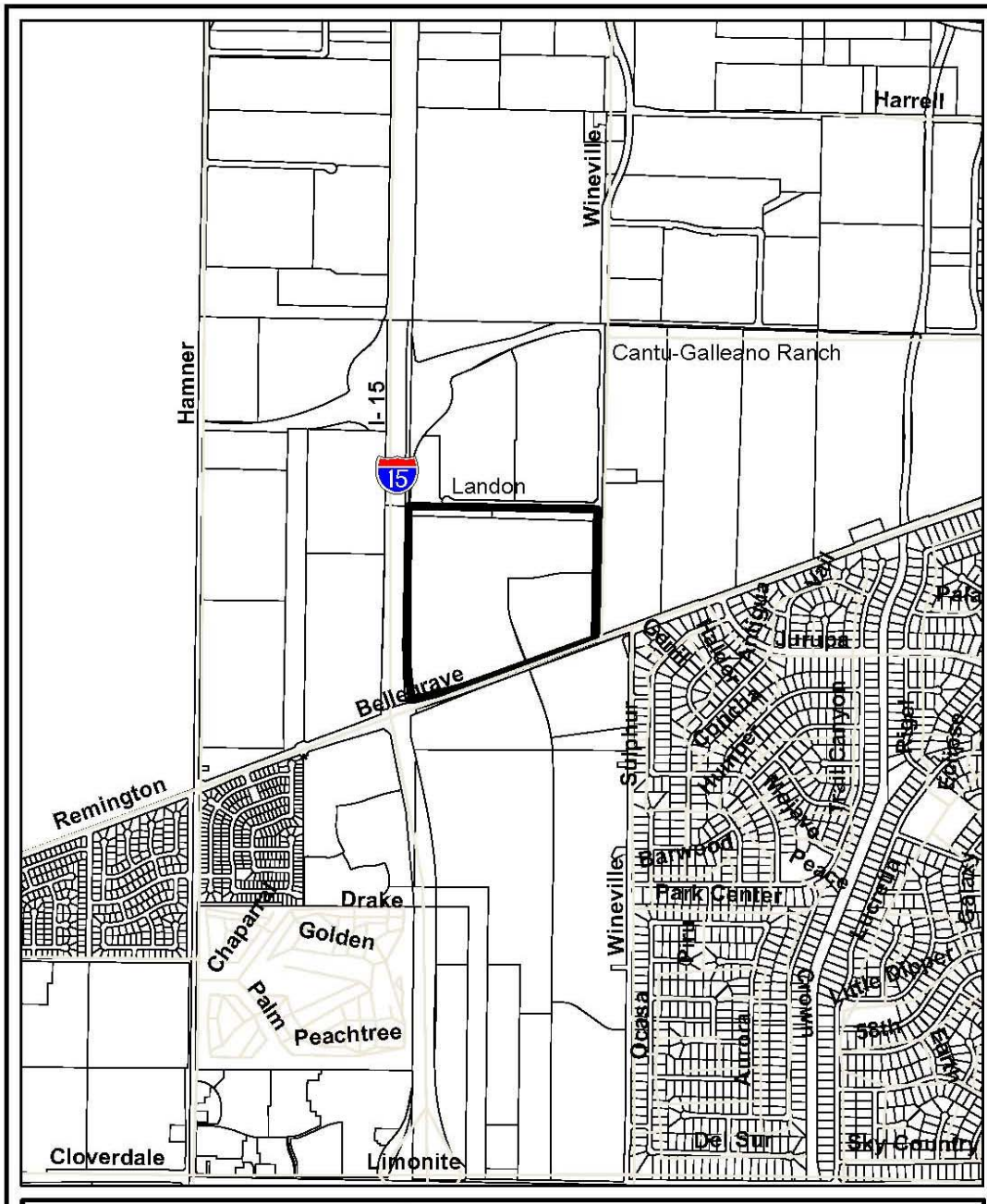
The methodology employed in this analysis utilizes 2008 constant dollars without consideration of future inflationary impacts on either revenues or expenditures, with the exception that property tax projections reflect use of a deflator factor to take into account the 2% annual increase limit specified by Proposition 13. It also operates under the assumption that the level of governmental services to be provided to the area under study will be equal to those currently prevailing in unincorporated Riverside County and that existing sources of revenue will prevail.

This report is summary in nature, presenting principal findings and conclusions, including the following Executive Summary. Appendix provides detailed computer calculations for Riverside County including commercial and industrial worksheets required by County fiscal guidelines.

---

<sup>1</sup> The forecasting methodology generally follows the County's guidelines, particularly as it relates to the grouping of various revenue/cost line items from the County's budget and general assumptions regarding municipal revenue and cost generation. However, since the County's Guide is now over 13 years old, the actual factors it includes are no longer relevant. Thus, we have developed updated factors based (for most categories) on per capita formulas derived from the County's FY 2007-08 budget. The basic methodology for developing these factors is described in Section IV.

**Exhibit 1**  
**LOCATION AND BOUNDARY MAP**  
**--Thoroughbred Farm Specific Plan--**



## II. EXECUTIVE SUMMARY

### II-A. DEVELOPMENT PROGRAM AND MEASURES

The Project encompasses a total land area of approximately 109 acres. Based on information provided by the client, this project is planned for development of the following types of land uses:

- 38 acres of Light Industrial development;
- 53 acres of Business Park development;
- 13 acres of Commercial/Retail development;
- 6 acres of Tourist Commercial development; and
- 9 acres of new roads

At the direction of the client, this analysis estimates total square feet of building space based on the following floor-to-area ratios (FARs):

- Light Industrial: 0.425
- Business Park: 0.425
- Commercial/Retail: 0.275
- Tourist/Commercial: 0.275

At the time of this writing, project phasing information is unavailable from the client. TNDG has estimated that development is projected to occur over a 10-year period, based on our experience with projects similar in size and scope to the project evaluated in this analysis, along with historic absorption rates of types on land uses proposed for this project in the Mira Loma area of Riverside County. Key measures of resultant development at full buildout are as follows:

- New development values (to go on Assessor rolls) of \$115.6 million, versus \$52.6 million.
- Annual taxable sales of stores in unincorporated Riverside County of \$44.7 million, accounting for purchases at the proposed retail components of the Project.
- Employee population of 2,467, based on standard commercial and industrial employment density factors provided in the County's General Plan.

All dollar figures are expressed in 2008 constant dollars.

## **II-B. RIVERSIDE COUNTY ONGOING OPERATIONS**

As shown in Table II-1 on page 5, the Project is projected to generate an operational surplus for Riverside County of \$3.8 million during the 10-year development period. The annual surplus in Year 11 and thereafter will be approximately \$ 525,000, adjusted for the aforementioned deflator factor. Three of the four funds covered by this analysis (General, Library, and Road Maintenance) are projected to realize a surplus during the 10-year development period, while the Fire fund is projected to realize a deficit of approximately \$52,000 during the 10-year development period. Revenues and expenditures for the General Fund only are shown in Table II-2 on page 6. Please refer to Appendix Tables A-1a and A-1b for additional detailed projections.

## **II-C. RIVERSIDE COUNTY CAPITAL FACILITIES**

As shown in Appendix Table A-1c the County's Fire Fund and Transportation Fund will collect a projected \$380,300 and \$923,600 respectively, in capital facilities fees (during the 10-year development period). These fees will directly offset projected capital costs in both funds.

## **II-D. RIVERSIDE COUNTY MITIGATION FEES**

The Project will generate developer mitigation fees, per Ordinances 659.7, 810.2, and 824, of approximately \$9.2 million (which includes the capital facilities fees discussed above), as shown in Appendix Table A-1d.

**Table II-1:  
ONGOING REVENUES AND EXPENDITURES – ALL FUNDS  
ALL DEVELOPMENT – INDUSTRIAL AND COMMERCIAL  
(IN 2008 CONSTANT DOLLARS, \$000S)**

	Sum for periods				Annual by Illustrative Year			
	Yr 1-20	Yr 1-5	Yr 6-10	Yr 11-20	Year 5	Year 10	Year 15	Year 20
<b>General Fund</b>								
Revenues	13,058	1,733	3,636	7,689	576.02	775.91	769.42	763.96
Costs	3,877	495	1,042	2,340	165.08	233.99	233.99	233.99
Surplus/(Deficit)	9,181	1,238	2,594	5,349	410.94	541.93	535.44	529.98
<b>Structural Fire</b>								
Revenues	525	69	145	311	22.84	32.71	31.25	29.93
Costs	833	104	223	506	34.58	50.60	50.60	50.60
Surplus/(Deficit)	(308)	(35)	(78)	(195)	(11.74)	(17.89)	(19.35)	(20.67)
<b>County Free Library</b>								
Revenues	128	17	35	76	5.58	8.00	7.64	7.32
Costs	0	0	0	0	0.00	0.00	0.00	0.00
Surplus/(Deficit)	128	17	35	76	5.58	8.00	7.64	7.32
<b>Road Maintenance</b>								
Revenues	719	141	190	389	34.06	38.91	38.91	38.91
Costs	685	171	171	343	34.25	34.25	34.25	34.25
Surplus/(Deficit)	34	(31)	18	47	(0.19)	4.66	4.66	4.66
<b>Flood Control /1</b>								
Revenues	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Costs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Surplus/(Deficit)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>OVERALL</b>								
Revenues	14,431	1,959	4,006	8,466	638.50	855.53	847.23	840.12
Costs	5,395	770	1,437	3,188	233.91	318.84	318.84	318.84
Surplus/(Deficit)	9,036	1,189	2,569	5,278	404.59	536.70	528.39	521.29
Notes:	/1 Flood control revenues and costs are not evaluated given that project-related flood control facilities are unknown at the time of this writing.							
	/2 See Appendix Table A-1a for detailed projections by year.							
Source:	The Natelson Dale Group, Inc. (TNDG)							

**Table II-2:  
ONGOING REVENUES AND EXPENDITURES – GENERAL FUND ONLY  
ALL DEVELOPMENT – INDUSTRIAL AND COMMERCIAL  
(IN 2008 CONSTANT DOLLARS, \$000S)**

	Sum for periods				Annual by Illustrative Year			
	Yr 1-20	Yr 1-5	Yr 6-10	Yr 11-20	Year 5	Year 10	Year 15	Year 20
<b>Revenues</b>								
Property Tax	1,258.82	165.25	347.43	746.15	54.72	78.39	74.89	71.73
Property Transfer Tax	29.94	9.48	7.95	12.51	2.15	1.71	1.27	1.27
Property Tax in-Lieu of VLF	886.68	116.39	244.72	525.57	38.55	55.21	52.75	50.53
Sales & Use Taxes	8,360.67	1,110.44	2,335.88	4,914.34	370.15	491.43	491.43	491.43
Pub. Safety Sales Tax (Prop. 172)	1,922.95	255.40	537.25	1,130.30	85.13	113.03	113.03	113.03
Homeowners Tax Relief	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Animal licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Franchises	379.45	47.25	101.74	230.46	15.75	23.05	23.05	23.05
Traffic fines	40.37	5.03	10.82	24.52	1.68	2.45	2.45	2.45
Use of Assets - Interest	179.02	23.76	49.84	105.42	7.90	10.64	10.55	10.47
<b>Total Revenues</b>	<b>13,057.90</b>	<b>1,733.00</b>	<b>3,635.63</b>	<b>7,689.27</b>	<b>576.02</b>	<b>775.91</b>	<b>769.42</b>	<b>763.96</b>
<b>Costs</b>								
General govt. /1	630.86	78.56	169.14	383.16	26.19	38.32	38.32	38.32
Public protection, less sheriff, fire	1,028.16	128.03	275.67	624.46	42.68	62.45	62.45	62.45
Health and sanitation, public assistance, recreation & cultural services	563.21	70.13	151.01	342.07	23.38	34.21	34.21	34.21
Sheriff Patrol	1,654.79	218.52	446.10	990.17	72.84	99.02	99.02	99.02
Animal control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Expenditures</b>	<b>3,877.02</b>	<b>495.24</b>	<b>1,041.92</b>	<b>2,339.86</b>	<b>165.08</b>	<b>233.99</b>	<b>233.99</b>	<b>233.99</b>
<b>Net Surplus/(Deficit)</b>	<b>9,180.88</b>	<b>1,237.76</b>	<b>2,593.71</b>	<b>5,349.41</b>	<b>410.94</b>	<b>541.93</b>	<b>535.44</b>	<b>529.98</b>
Note: See Appendix Table A1a for full details.								
Source: TNDG								

### III. DEVELOPMENT PROGRAM AND MEASURES

#### III-A. LAND USE BUILDINGS AND FACILITIES

Projected land uses, detailed in Table III-1, include the following: 703,489 square feet of light industrial building space, 796,272 square feet business park building space, 156,815 square feet of commercial-retail building space, and 71,873 square feet of commercial-tourist uses.

#### III-B. BUILDOUT SCHEDULE

This analysis is predicated on a buildout schedule of 10 years. In terms of timing, the analysis assumes the following:

- 140,698 light industrial square feet (SF) developed per year, years 1 to 5
- 79,627 business park SF developed per year, years 1 to 10
- 14,375 commercial-tourist SF developed per year, years 1 to 5
- 19,602 commercial-retail SF developed per year, years 1 to 8

This buildout schedule is based on historic absorption rates of the land uses in the Mira Loma area of Riverside County. Detailed annual quantities for individual land use categories are provided in Appendix Table A-2b.

**Table III-1:  
SUMMARY DEVELOPMENT SCHEDULE BY LAND USE  
MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**

Land Use	Land Area (Acres)	Building Space (SF)	
		Per Acre	Total
<b>COMMERCIAL / INDUSTRIAL</b>			
Light Industrial	38.00	0.425	703,489
Business Park	43.01	0.425	796,272
Retail/Commercial	13.09	0.275	156,815
Tourist/Commercial	6.00	0.275	71,873
Total	100.10	0.396	1,728,449
<b>OTHER</b>			
Roads	9.00		
Total	9.00		
<b>GRAND TOTAL</b>	109.10	N/A	1,728,449
Note: See Appendix Table A-2b for detailed industrial and commercial schedules.			
Source: TNDG; Albert A. Webb Associates			



### III-C. NEW DEVELOPMENT VALUES AND ASSESSED VALUE INCREASES

Existing assessed value of the property is \$52.6 million, per detailed calculations presented in Appendix Table A-4a. At full buildout, new facilities will be valued at \$115.6 million. This figure is expressed in 2008 constant dollars, without consideration of on-going inflation. In detailed property tax computations, we have utilized the projected assessed value increase of \$63 million. In accordance with County fiscal impact guidelines, for purposes of computing future property taxes, these value increases have been reduced by a deflator factor to account for Proposition 13 limitations on assessed value increases.

In accordance with County fiscal impact guidelines, an assessed value “deflation” factor is applied to account for the restrictions associated with Proposition 13. This is necessary since the analysis is conducted in 2008 constant dollars (i.e., uninflated dollars), and Proposition 13 restricts assessed value increases to a rate that is generally less than inflation. The deflator recognizes the disparity between an assumed inflation rate (which itself is a proxy for a property appreciation rate) and the Proposition 13 cap on valuation increases, of 2% per year. Based on an assumed inflation rate of 3%, the implied deflator value is 1%. That is, since assessed value cannot increase by more than 2% per year, the effect in real (uninflated) dollar terms (assuming an inflation rate of 3%) is that the property tax base “erodes” by approximately 1% per year. This “erosion” effect is to some degree mitigated by periodic turnover of properties (at which time they are reassessed at market value) – especially in a real estate market in which appreciation rates exceed inflation. However, in order to remain analytically conservative, TNDG has assumed that long-term appreciation rates will be equal to inflation.

The property tax calculations also reflect the following elements in the formulas, based on the County’s *Guide to Preparing Fiscal Impact Reports*:

- An assumed annual turnover rate, set at 1% for commercial and industrial properties. This factor “resets” the respective percentage of property values, year by year, to the baseline value prior to any deflation effect.
- A lag time before turnovers took effect, set at four years.

Projected new development values in fiscal impact model are keyed to the following factors:

- \$55.00 per square foot for light industrial type tenant space
- \$75.00 per square foot for commercial retail and business park type tenant space

Please refer to Appendix Tables A-4a, A-4b and A-4c for detailed projections.

### III-D. TAXABLE SALES

Taxable sales to be realized at buildout by on-site establishments as a result of the retail components of the Project are estimated at \$44.7 million annually. This amount accounts for annual purchases by individuals at the planned on-site retail outlets.<sup>2</sup>

Please refer to Appendix Tables A-2a and A-5 for detailed estimates.

---

<sup>2</sup> This estimate is based on a taxable sales rate of \$250.00 per square foot of retail, which is a relatively conservative estimate. According to the Urban Land Institute’s 2008 edition of the *Dollar & Cents of Shopping Centers*, the median sales per square foot for shopping centers in the Western U.S. ranges (depending on type of center) from \$297 to \$377.

### **III-E. PUBLIC STREETS**

The Project will contain 3.85 miles of streets that would become County's maintenance responsibility. Timing of street development is projected to occur in year 1 of the Project phasing plan.

### **III-F. PUBLIC PARKS**

There will be no new public parks developed as part of the Project.

### **III-G. FLOOD CONTROL FACILITIES**

At the time of this writing, the client has not estimated the amount of flood control facilities to be maintained by the County for this Project.

## **IV. STUDY METHODOLOGY – ONGOING REVENUES AND EXPENDITURES**

This chapter of the report describes the methodology used to forecast County revenues and costs resulting from the Project.

### **IV-A. SCOPE OF THE ANALYSIS**

The analysis focuses on annually-recurring impacts to the following County funds/functions:

- General Fund
- Structural Fire Fund
- County Free Library
- Transportation Fund (road maintenance)

The analysis forecasts County revenues from the following sources:

#### General Fund

- Property Tax
- Property Transfer Tax
- Property Tax in-Lieu of VLF
- Sales and Use Tax
- Public Safety Augmentation Fund (Proposition 172)
- Franchise Fees
- Traffic Fines
- Use of Assets/Interest

#### Structural Fire Fund

- Property Tax

#### County Free Library

- Property Tax

#### Transportation Fund

- Gas Taxes
- Measure “A” Tax

The analysis forecasts County revenues from the following sources:

#### General Fund

- General Government
- Sheriff Patrol
- Other Public Protection
- Health and Sanitation, Public Assistance, Recreation and Cultural Services

#### Structural Fire Fund

- Fire Protection
- 
-

### County Free Library

- Library Services
- 

### Transportation

- Road Maintenance

The above categories represent the “master list” of major County revenues and costs that would be impacted by the Project.

## **IV-B. OVERVIEW OF THE FORECASTING METHODOLOGY**

The forecasting methodology generally follows the County of Riverside’s *Guide to Preparing Fiscal Impact Reports* (dated January 1995), particularly as it relates to the grouping of various revenue/cost line items from the County’s budget and general assumptions regarding municipal revenue and cost generation. However, since the County’s Guide is now over 13 years old, the actual factors it includes are no longer relevant. Thus, TNDG has developed updated factors based (for most categories) on per capita formulas derived from the County’s FY 2007-08 budget. The basic methodology for developing these factors involves the following steps:

- Identify the budget line items that would be impacted on an annually-recurring basis due to the development of the proposed Project.
- For each identified line item, identify the “relevant population” for purposes of calculating per capita cost and revenue factors. For costs and revenues that primarily relate to residential development, the relevant population is the resident population. For line items affected by both residential and non-residential development, the combined resident and “daytime” employee populations are considered. Determining the “relevant population” also requires consideration of the County’s service area for each cost line item (i.e., countywide, unincorporated area, or unincorporated area plus selected cities).
- Calculate per capita factors for each affected cost and revenue item based on the total dollar amount in the County’s budget divided by the relevant population (as determined in the previous step for each line item).
- Apply these per capita factors to the projected employee population for the proposed Project in order to forecast the area’s revenue/cost impacts to the County’s General Fund.

There are several revenue categories for which the analysis does not use the per capita factor methodology. These are as follows:

- Property taxes and property taxes in-lieu of vehicle license fee (VLF) revenue are projected based on the project area’s anticipated development values;
- Property transfer taxes are projected based on the area’s anticipated development values and the projected turnover rates of properties within the project area;
- Interest income is projected as a percentage of other General Fund revenues generated by the project area;
- Gas Tax revenues are calculated on a per County-maintained road mile (rather than a per capita) basis; and

- Sales and use taxes are projected based on the anticipated taxable sales volumes within the project area's commercial space.

**IV-C. ONGOING RIVERSIDE COUNTY REVENUES**

The specific assumptions for each revenue item are described below. The summary for each line item first describes the methodology for calculating County revenues.

***Property Taxes***

Property tax projections are based on the following shares of the total \$1.00 per \$100 AV property tax rate:

Agency	% of \$1.00 Per \$100 AV
General Fund	13.12
County Fee Library	1.34
County Structure Fire Protection	5.47
Flood Control Admin	0.22
Flood Control Zone 2	2.73
Subtotal	22.88
All Other	77.12
Total	100.00

Increases in property taxes for individual County funds are computed by applying the above factors to increases in assessed value.

As detailed in Appendix Table A-5, the secured property tax shares are based upon detailed share percentages compiled by the Auditor-Controller for the tax rate areas (TRAs) in which the Project is located. As indicated in the Table, property tax rate shares in detailed Auditor/Controller records have been adjusted to reflect transfers to the Educational Revenue Augmentation Fund (ERAF), utilizing transfer percentages provided by Auditor-Controller staff.

***Property Transfer Tax***

The County receives a property transfer tax based on the value of all real estate transactions occurring in the County. The total property transfer tax rate is 0.11% of the value of sold properties (i.e., \$1.10 for every \$1,000 in transferred value). In unincorporated areas, 100% of this revenue accrues to the County General Fund.

In order to forecast property transfer taxes, it is necessary to project the turnover rate for the various types of real estate in the Project. Per the County's fiscal impact analysis guidelines, the turnover rate for non-residential properties is assumed to be 1% annually.

Appendix Table A-4d shows the calculation of the property transfer tax revenues for the Project.

### ***Property Tax in Lieu of VLF***

In addition to the standard property tax, the County also receives separate property tax payments from the State in lieu of Vehicle License Fee (VLF) revenues. This separate property tax line item accrues to the County's General Fund and is part of the "triple flip" arrangement whereby the State reduced the amount of VLF allocated to local jurisdictions and replaced it with additional property and sales tax payments. The amount of property tax in lieu of VLF that the County receives from the State increases annually based on the percentage increase in the County's total assessed valuation. As shown on Appendix Table A-3, the amount of property tax in lieu of VLF accruing to the County is projected to increase \$924 for every \$1 million in additional assessed value generated by the Project.

### ***Sales and Use Taxes***

The Project area would create sales tax revenues for the County of Riverside from sales in the area's on-site commercial-retail and tourist-commercial space. The County receives sales tax revenue equivalent to 1.0 percent of total taxable sales occurring within the unincorporated County area. In addition, the County receives a use tax allocation equal to approximately 10% of its one percent sales tax allocation.<sup>3</sup>

Appendix Table A-6 projects the sales tax revenue that would be generated by on-site retail facilities within the Project area. The analysis assumes that 85% of the Project area's tourist-commercial space will be occupied by retail tenants generating taxable sales, along with 75% of the commercial-retail space (see Appendix Table A-2a). Taxable sales are projected based on an average sales volume of \$250 per retail square foot.

### ***Public Safety Augmentation Fund (Proposition 172)***

Proposition 172 is statewide ½ cent sales tax that is allocated to cities and counties based on their proportionate share of taxable sales generation. Based on an analysis of the County's budget, TNDG estimates that Proposition 172 revenues amount to \$0.23 per \$1.00 in standard sales tax revenue. Thus, this analysis projects Proposition 172 revenues to equate to 23% of the amount of sales tax generated within the project area.

### ***Franchise Fees***

Utility franchise fees accruing to the County General Fund are projected on a per capita basis, taking in to account both the resident and daytime employee populations in the County unincorporated area. The resident population is used in this analysis as a proxy for revenues generated by residential development and the daytime employee population is used as a proxy for revenues generated by non-residential land uses. Since both residential and non-residential land uses generate utility billings, both are considered in the franchise fee calculations. The residential population in the unincorporated County area for the beginning of 2008 is estimated at 555,000 persons and the commercial/industrial "population" is estimated at 128,000 jobs. For purposes of calculating franchise fee revenues, this analysis assumes that a typical daytime employee generates approximately the same amount of revenue of a full-time resident of the

---

<sup>3</sup> The use tax allocation is primarily derived from individuals and companies that purchase tangible personal property from out of state, which is not subject to sales tax. The State Board of Equalization assembles use tax collections into a number of pools and then is distributed to each jurisdiction in each county on a pro-rata share of taxable sales. For example, if the unincorporated County area generates 10% of all taxable sales in a given county, the County would receive 10% of the pool.

County. Thus, the total relevant population for these calculations is 683,000 (555,000 + 128,000).

As shown on Appendix Table A-3, Countywide franchise fees are projected in the FY 2007-08 budget are projected at \$6,382,000, or approximately \$9.34 per capita (based on the relevant population of 683,000).

### ***Traffic Fines***

Traffic fine revenue is projected on a per capita basis, based on the resident and employee populations for the Sheriff's Department's service area. For the beginning of 2008, the resident population within the Department's service area is estimated at 961,000 persons and the commercial/industrial "population" is estimated at 306,000 jobs. For purposes of calculating traffic revenues, this analysis assumes that a typical daytime employee generates only 0.24 of the revenue of a full-time resident. Thus, the total relevant population for these calculations is 1,034,440 (961,000 + 306,000 X 0.24).

As shown on Appendix Table A-13, Countywide traffic fine revenue is projected in the FY 2007-08 budget are projected at \$4,287,000, or approximately \$4.14 per capita (based on the relevant population of 1,034,440).

### ***Gas Taxes***

Gas tax revenues are a subvention from the State and accrue to the County's Transportation Fund. According the County's Transportation Department, the County receives approximately \$10,000 per maintained road mile in the County from the gas tax. Thus, this analysis projects gas tax revenue on a per road mile basis (See Appendix Table A-3).

### ***Measure "A" Tax***

Measure "A" is a ½ cent sales tax accruing to the County's Transportation Fund. This revenue source is returned to the County based partially on the amount of taxable sales in the unincorporated County. Based on an analysis of the County's budget, TNDG estimates that this portion of Measure A revenues amount to \$0.04 per \$1.00 in standard sales tax revenue. Thus, this analysis projects Measure A revenues to equate to 4% of the amount of sales tax generated within the project area.

#### **IV-D. ONGOING RIVERSIDE COUNTY EXPENDITURES**

##### ***General Fund***

The following General Fund expenditure categories are addressed in this analysis:

- General Government – including General Financing, Counsel, Personnel, Elections, Property Management and Other General;
- Sheriff protection;
- Other Public Protection (except for Fire which is a separate fund); and
- Health and Sanitation, Public Assistance, Recreation and Cultural Services

The above groupings of budget line items generally correspond to the cost categories in the County's *Guide to Preparing Fiscal Impact Reports*.

##### ***Other Expenditures***

In addition to the General Fund costs, the analysis addresses the following other County expenditures:

- Fire protection;
- Library services; and
- Road maintenance.

The analysis projects most County expenditures on a per capita basis, taking into account both the resident and employee (worker) populations. The total populations in each case correspond to the overall "service area" relevant to each budget line item (i.e., countywide, unincorporated area only, or unincorporated plus selected cities). County expenditures for Sheriff protection and road maintenance were derived using the case-study method, based on information obtained from direct discussions with representatives from both County departments.<sup>4</sup> These calculations are summarized on Table IV-1 on the following page and detailed in Appendix Tables A-7 through A-12.

---

<sup>4</sup> TNDG also requested the County Fire Department's assistance in evaluating cost impacts to the Department. At the time of this writing, a response was not available from the Department. Thus, we have used the per capita method described above to estimate County expenditures for Fire protection services.



**Table IV-1:  
DERIVATION OF COST FACTORS  
MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**

<b>Core County Services</b>	<b>Net Costs FY 07-08</b>	<b>Service Area</b>		<b>Allocation Basis</b>	<b>Employee Weighting Factor</b>	<b>Per Capita/ Emp. Cost</b>
		<b>Population</b>	<b>Employees</b>			
<u>General Fund</u>						
General Government	\$146,400,000	2,088,000	728,000	R+E	0.24	\$64.70
Public Protection, exc. Sheriff, fire	\$238,600,000	2,088,000	728,000	R+E	0.24	\$105.45
Health & Sanitation, Public Assistance, Recreation & Cultural Services	\$130,700,000	2,088,000	728,000	R+E	0.24	\$57.76
Sheriff Patrol	\$175,800,000			-----Case Study-----		Table A-8
Animal Control	\$12,965,560	1,232,000		R	N/A	\$10.52
<u>Other Categories</u>						
Structural Fire	\$120,601,504	1,321,000	377,000	R+E	0.24	\$85.44
County Free Library	\$15,858,397	1,129,000		R	N/A	\$14.05
Road / Traffic Signal Maintenance	\$26,502,334			-----Case Study-----		Table A-9

Notes:

1. Allocation Basis: R+E = Residents + Employees; R = Residents

Source: Riverside County Operating Budget, F.Y. 2006-07; TNDG

## V. FINANCIAL FACTORS – OTHER

### V-A. RIVERSIDE COUNTY CAPITAL FACILITIES FEES

#### ***Fire Facilities***

The County Fire Department will collect a one-time Fire Facilities Fee (as a component of the Ordinance 659.7 Developer Mitigation Fee) prior to construction of \$5,163 per developed acre of commercial development and \$2,112 per developed acre of industrial development. These fees are assumed to equal capital facilities costs.

#### ***Library Facilities***

Given that the Project is proposed for solely commercial and industrial development, one-time capital costs are not considered this analysis.

#### ***Street Facilities***

The County will collect the following one-time fees (as components of the Ordinance 659.7 Developer Mitigation Fee) related to street facilities:

<b>Fee</b>	<b>Per Developable Acre Commercial</b>	<b>Per Developable Acre Industrial</b>
Transportation – Road, Bridges, Major Improvement	\$3,726	\$1,946
Transportation – Signals	\$6,971	\$4,878
<b>Total</b>	<b>\$10,697</b>	<b>\$6,824</b>

In addition, the County will collect a following one-time “Transportation Uniform Mitigation Fee” (TUMF), calculated as follows:

- \$1.45 per square feet of Light Industrial building space
- \$7.81 per square feet of Commercial-Retail and Commercial-Tourist building space
- \$4.84 per square feet of Business Park building space

These fees are assumed to equal costs related to Project impacts to the regional transportation infrastructure.

#### ***Flood Control***

Given that the amount of Project-related flood control facilities are unknown at the time of this writing, one-time capital costs are not considered in this analysis.

**V-B. RIVERSIDE COUNTY MITIGATION FEES**

The developer will pay a total mitigation fee (which includes fees for Riverside County capital facilities discussed in the previous section) of \$30,137 per acre of commercial development, \$18,172 per acre of industrial development, and \$3.85 per square feet of building space (based on the proposed mix of light industrial, commercial retail, tourist commercial, and business park uses).

Mitigation Category	Per Developable acre (Commercial)	Per Developable acre (Industrial)	Per Square Feet of Building Space
<b><u>Jurupa Area Developer Mitigation Fees – Ord. 659.7</u></b>			
Public Facilities Fee	\$5,163	\$2,112	
Fire Facilities	4,879	2,035	
Transportation- Roads, Bridges, Major Improvement	3,726	1,946	
Transportation-Signals	6,971	4,878	
Conservation and Land Bank	0	0	
Regional Parks	2,259	942	
Community Centers/Parks	0	0	
Regional Multipurpose Trails	1,266	528	
Flood Control	0	0	
Library Books	0	0	
Fee Program Administration	253	111	
<b><u>Other Mitigation Fees</u></b>			
MSHCP Fee (Ord. 810.2)	5,620	5,620	
TUMF Fee (Ord. 824)			\$3.85
<b>Total</b>	<b>\$30,137</b>	<b>\$18,172</b>	<b>\$3.85</b>

These factors are based on the County's current fee schedule for the Jurupa Plan Area in which the Mira Loma Thoroughbred Farm Specific Plan is located, in accordance with Ordinance Nos. 659.7, 810.2, and 824.

**APPENDIX A**  
**DETAILED PROJECTIONS**

**Table A-1a**  
**ONGOING REVENUES AND EXPENDITURES--RIVERSIDE COUNTY FUNDS**  
**MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS, \$000s)**

	Sum for periods				Year									
	Yr 1-20	Yr 1-5	Yr 6-10	Yr 11-20	1	2	3	4	5	6	7	8	9	10
<b>Revenues</b>														
<b>General Fund</b>														
Property Tax	\$1,258.82	\$165.25	\$347.43	\$746.15	\$11.16	\$22.21	\$33.15	\$43.99	\$54.72	\$59.86	\$64.96	\$70.01	\$74.21	\$78.39
Property Transfer Tax	29.94	9.48	7.95	12.51	1.79	1.79	1.79	1.97	2.15	1.36	1.53	1.71	1.63	1.71
Property Tax in-Lieu of VLF	886.68	116.39	244.72	525.57	7.86	15.65	23.35	30.99	38.55	42.17	45.75	49.31	52.27	55.21
Sales & Use Taxes	8,360.67	1,110.44	2,335.88	4,914.34	74.03	148.06	222.09	296.12	370.15	410.58	451.01	491.43	491.43	491.43
Pub. Safety Sales Tax (Prop. 172)	1,922.95	255.40	537.25	1,130.30	17.03	34.05	51.08	68.11	85.13	94.43	103.73	113.03	113.03	113.03
Homeowners Tax Relief	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Animal licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Franchises	379.45	47.25	101.74	230.46	3.15	6.30	9.45	12.60	15.75	17.36	18.96	20.57	21.81	23.05
Traffic fines	40.37	5.03	10.82	24.52	0.34	0.67	1.01	1.34	1.68	1.85	2.02	2.19	2.32	2.45
Use of Assets - Interest	179.02	23.76	49.84	105.42	1.60	3.18	4.75	6.33	7.90	8.72	9.56	10.40	10.52	10.64
<b>Total</b>	<b>\$13,057.90</b>	<b>\$1,733.00</b>	<b>\$3,635.63</b>	<b>\$7,689.27</b>	<b>\$116.96</b>	<b>\$231.91</b>	<b>\$346.67</b>	<b>\$461.44</b>	<b>\$576.02</b>	<b>\$636.32</b>	<b>\$697.52</b>	<b>\$758.65</b>	<b>\$767.23</b>	<b>\$775.91</b>
<b>Structural Fire</b>														
Property Tax	\$525.30	\$68.96	\$144.98	\$311.37	4.66	9.27	13.84	18.36	22.84	24.98	27.11	29.21	30.97	32.71
Homeowners Tax Relief	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>County Free Library</b>														
Property Tax	\$128.47	\$16.86	\$35.46	\$76.15	1.14	2.27	3.38	4.49	5.58	6.11	6.63	7.14	7.57	8.00
Library fines	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Homeowners Tax Relief	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Road maintenance</b>														
Gas tax	\$385.00	\$96.25	\$96.25	\$192.50	19.25	19.25	19.25	19.25	19.25	19.25	19.25	19.25	19.25	19.25
Measure "A" Tax	334.43	44.42	93.44	196.57	2.96	5.92	8.88	11.84	14.81	16.42	18.04	19.66	19.66	19.66
<b>Costs</b>														
<b>General Fund</b>														
General govt. /1	\$630.86	\$78.56	\$169.14	\$383.16	\$5.24	\$10.47	\$15.71	\$20.95	\$26.19	\$28.86	\$31.52	\$34.19	\$36.26	\$38.32
Public protection, less sheriff, fire	1,028.16	128.03	275.67	624.46	8.54	17.07	25.61	34.14	42.68	47.03	51.38	55.73	59.09	62.45
Health and sanitation, public assistance, recreation & cultural services	563.21	70.13	151.01	342.07	4.68	9.35	14.03	18.70	23.38	25.76	28.14	30.53	32.37	34.21
Sheriff Patrol	1,654.79	218.52	446.10	990.17	14.57	29.14	43.70	58.27	72.84	78.52	84.21	89.89	94.46	99.02
Animal control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total General Fund</b>	<b>\$3,877.02</b>	<b>\$495.24</b>	<b>\$1,041.92</b>	<b>\$2,339.86</b>	<b>\$33.02</b>	<b>\$66.03</b>	<b>\$99.05</b>	<b>\$132.06</b>	<b>\$165.08</b>	<b>\$180.17</b>	<b>\$195.26</b>	<b>\$210.34</b>	<b>\$222.17</b>	<b>\$233.99</b>
<b>Structural Fire</b>														
	833.11	103.74	223.37	505.99	6.92	13.83	20.75	27.66	34.58	38.11	41.63	45.16	47.88	50.60
<b>County Free Library</b>														
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Road maintenance</b>														
	685.00	171.25	171.25	342.50	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25

Notes:

1. General financing, Counsel, Personnel, Elections, Property Mgmt., Other General

Source: The Natelson Dale Group, Inc. (TNDG)

**Table A-1a (cont.)**  
**ONGOING REVENUES AND EXPENDITURES--RIVERSIDE COUNTY FUNDS**  
**MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS, \$000s)**

	Year									
	11	12	13	14	15	16	17	18	19	20
<b>Revenues</b>										
<b>General Fund</b>										
Property Tax	\$77.66	\$76.94	\$76.25	\$75.56	\$74.89	\$74.23	\$73.59	\$72.96	\$72.34	\$71.73
Property Transfer Tax	1.14	1.21	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.27
Property Tax in-Lieu of VLF	54.70	54.20	53.71	53.22	52.75	52.29	51.83	51.39	50.95	50.53
Sales & Use Taxes	491.43	491.43	491.43	491.43	491.43	491.43	491.43	491.43	491.43	491.43
Pub. Safety Sales Tax (Prop. 172)	113.03	113.03	113.03	113.03	113.03	113.03	113.03	113.03	113.03	113.03
Homeowners Tax Relief	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Animal licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Franchises	23.05	23.05	23.05	23.05	23.05	23.05	23.05	23.05	23.05	23.05
Traffic fines	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45
Use of Assets - Interest	10.61	10.60	10.58	10.56	10.55	10.53	10.52	10.50	10.49	10.47
<b>Total</b>	<b>\$774.07</b>	<b>\$772.91</b>	<b>\$771.77</b>	<b>\$770.58</b>	<b>\$769.42</b>	<b>\$768.29</b>	<b>\$767.17</b>	<b>\$766.08</b>	<b>\$765.01</b>	<b>\$763.96</b>
<b>Structural Fire</b>										
Property Tax	32.41	32.11	31.82	31.53	31.25	30.98	30.71	30.44	30.19	29.93
Homeowners Tax Relief	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>County Free Library</b>										
Property Tax	7.93	7.85	7.78	7.71	7.64	7.58	7.51	7.45	7.38	7.32
Library fines	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Homeowners Tax Relief	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Road maintenance</b>										
Gas tax	19.25	19.25	19.25	19.25	19.25	19.25	19.25	19.25	19.25	19.25
Measure "A" Tax	19.66	19.66	19.66	19.66	19.66	19.66	19.66	19.66	19.66	19.66
<b>Costs</b>										
<b>General Fund</b>										
General govt. /1	\$38.32	\$38.32	\$38.32	\$38.32	\$38.32	\$38.32	\$38.32	\$38.32	\$38.32	\$38.32
Public protection, less sheriff, fire	62.45	62.45	62.45	62.45	62.45	62.45	62.45	62.45	62.45	62.45
Health and sanitation, public assistance, recreation & cultural services	34.21	34.21	34.21	34.21	34.21	34.21	34.21	34.21	34.21	34.21
Sheriff Patrol	99.02	99.02	99.02	99.02	99.02	99.02	99.02	99.02	99.02	99.02
Animal control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total General Fund</b>	<b>\$233.99</b>	<b>\$233.99</b>	<b>\$233.99</b>	<b>\$233.99</b>	<b>\$233.99</b>	<b>\$233.99</b>	<b>\$233.99</b>	<b>\$233.99</b>	<b>\$233.99</b>	<b>\$233.99</b>
<b>Structural Fire</b>	<b>50.60</b>	<b>50.60</b>	<b>50.60</b>	<b>50.60</b>	<b>50.60</b>	<b>50.60</b>	<b>50.60</b>	<b>50.60</b>	<b>50.60</b>	<b>50.60</b>
<b>County Free Library</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Road maintenance</b>	<b>34.25</b>	<b>34.25</b>	<b>34.25</b>	<b>34.25</b>	<b>34.25</b>	<b>34.25</b>	<b>34.25</b>	<b>34.25</b>	<b>34.25</b>	<b>34.25</b>

Notes:

1. General financing, Counsel, Personnel, Elections, P

Source: The Natelson Dale Group, Inc. (TNDG)

**Table A-1b**  
**SUMMARY OF FISCAL IMPACTS BY FUND**  
**MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS, \$000s)**

	Sum for periods				Year									
	Yr 1-20	Yr 1-5	Yr 6-10	Yr 11-20	1	2	3	4	5	6	7	8	9	10
<b>General Fund</b>														
Revenues	13,057.90	1,733.00	3,635.63	7,689.27	116.96	231.91	346.67	461.44	576.02	636.32	697.52	758.65	767.23	775.91
Costs	3,877.02	495.24	1,041.92	2,339.86	33.02	66.03	99.05	132.06	165.08	180.17	195.26	210.34	222.17	233.99
Surplus/(Deficit)	9,180.88	1,237.76	2,593.71	5,349.41	83.94	165.88	247.63	329.37	410.94	456.15	502.27	548.31	545.06	541.93
<b>Structural Fire</b>														
Revenues	525.30	68.96	144.98	311.37	4.66	9.27	13.84	18.36	22.84	24.98	27.11	29.21	30.97	32.71
Costs	833.11	103.74	223.37	505.99	6.92	13.83	20.75	27.66	34.58	38.11	41.63	45.16	47.88	50.60
Surplus/(Deficit)	(307.80)	(34.78)	(78.39)	(194.63)	(2.26)	(4.56)	(6.91)	(9.31)	(11.74)	(13.13)	(14.53)	(15.94)	(16.91)	(17.89)
<b>County Free Library</b>														
Revenues	128.47	16.86	35.46	76.15	1.14	2.27	3.38	4.49	5.58	6.11	6.63	7.14	7.57	8.00
Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus/(Deficit)	128.47	16.86	35.46	76.15	1.14	2.27	3.38	4.49	5.58	6.11	6.63	7.14	7.57	8.00
<b>Road Maintenance</b>														
Revenues	719.43	140.67	189.69	389.07	22.21	25.17	28.13	31.09	34.06	35.67	37.29	38.91	38.91	38.91
Costs	685.00	171.25	171.25	342.50	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25
Surplus/(Deficit)	34.43	(30.58)	18.44	46.57	(12.04)	(9.08)	(6.12)	(3.16)	(0.19)	1.42	3.04	4.66	4.66	4.66
<b>OVERALL</b>														
Revenues	14,431.10	1,959.49	4,005.75	8,465.86	144.96	268.62	392.03	515.38	638.50	703.08	768.55	833.92	844.68	855.53
Costs	5,395.13	770.23	1,436.54	3,188.35	74.18	114.11	154.05	193.98	233.91	252.52	271.14	289.75	304.29	318.84
Surplus/(Deficit)	9,035.97	1,189.25	2,569.21	5,277.51	70.78	154.50	237.98	321.40	404.59	450.56	497.41	544.16	540.39	536.70

Source: TNDG

**Table A-1b (cont.)**  
**SUMMARY OF FISCAL IMPACTS BY FUND**  
**MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS, \$000s)**

	Year									
	11	12	13	14	15	16	17	18	19	20
<b>General Fund</b>										
Revenues	774.07	772.91	771.77	770.58	769.42	768.29	767.17	766.08	765.01	763.96
Costs	233.99	233.99	233.99	233.99	233.99	233.99	233.99	233.99	233.99	233.99
Surplus/(Deficit)	540.09	538.92	537.78	536.60	535.44	534.30	533.19	532.10	531.03	529.98
<b>Structural Fire</b>										
Revenues	32.41	32.11	31.82	31.53	31.25	30.98	30.71	30.44	30.19	29.93
Costs	50.60	50.60	50.60	50.60	50.60	50.60	50.60	50.60	50.60	50.60
Surplus/(Deficit)	(18.19)	(18.49)	(18.78)	(19.07)	(19.35)	(19.62)	(19.89)	(20.15)	(20.41)	(20.67)
<b>County Free Library</b>										
Revenues	7.93	7.85	7.78	7.71	7.64	7.58	7.51	7.45	7.38	7.32
Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus/(Deficit)	7.93	7.85	7.78	7.71	7.64	7.58	7.51	7.45	7.38	7.32
<b>Road Maintenance</b>										
Revenues	38.91	38.91	38.91	38.91	38.91	38.91	38.91	38.91	38.91	38.91
Costs	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25
Surplus/(Deficit)	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66	4.66
<b>OVERALL</b>										
Revenues	853.31	851.77	850.27	848.73	847.23	845.75	844.30	842.88	841.49	840.12
Costs	318.84	318.84	318.84	318.84	318.84	318.84	318.84	318.84	318.84	318.84
Surplus/(Deficit)	534.48	532.94	531.44	529.90	528.39	526.91	525.46	524.04	522.65	521.29

Source: TNDG



**Table A-1c**  
**CAPITAL FACILITY REVENUES AND EXPENDITURES--RIVERSIDE COUNTY FUNDS**  
**MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS, \$000s)**

	Sum for periods				Year									
	Yr 1-20	Yr 1-5	Yr 6-10	Yr 11-20	1	2	3	4	5	6	7	8	9	10
<b>General Fund</b>														
Revenues - None														
Costs - None														
Surplus/(Deficit)														
<b>Structural Fire</b>														
Revenues	380.33	251.45	128.88	0.00	50.29	50.29	50.29	50.29	50.29	28.97	28.97	28.97	20.99	20.99
Costs	380.33	251.45	128.88	0.00	50.29	50.29	50.29	50.29	50.29	28.97	28.97	28.97	20.99	20.99
Surplus/(Deficit)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>County Free Library</b>														
Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus/(Deficit)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Transportation Fund</b>														
Revenues	923.62	641.06	282.56	0.00	128.21	128.21	128.21	128.21	128.21	63.51	63.51	63.51	46.01	46.01
Costs	923.62	641.06	282.56	0.00	128.21	128.21	128.21	128.21	128.21	63.51	63.51	63.51	46.01	46.01
Surplus/(Deficit)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Flood Control</b>														
Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus/(Deficit)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL FUNDS COMBINED</b>														
Revenues	1,303.94	892.51	411.44	0.00	178.50	178.50	178.50	178.50	178.50	92.48	92.48	92.48	66.99	66.99
Costs	1,303.94	892.51	411.44	0.00	178.50	178.50	178.50	178.50	178.50	92.48	92.48	92.48	66.99	66.99
Surplus/(Deficit)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Table A-1c (cont.)**  
**CAPITAL FACILITY REVENUES AND EXPENDITURES--RIVERSIDE COUNTY FUNDS**  
**MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS, \$000s)**

	Year									
	11	12	13	14	15	16	17	18	19	20
<b>General Fund</b>										
Revenues - None										
Costs - None										
Surplus/(Deficit)										
<b>Structural Fire</b>										
Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus/(Deficit)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>County Free Library</b>										
Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus/(Deficit)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Transportation Fund</b>										
Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus/(Deficit)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Flood Control</b>										
Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus/(Deficit)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL FUNDS COMBINED</b>										
Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus/(Deficit)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Table A-1d**  
**MITIGATION FEES--RIVERSIDE COUNTY FUNDS**  
**MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS, \$000s)**

	Sum for periods				Year									
	Yr 1-20	Yr 1-5	Yr 6-10	Yr 11-20	1	2	3	4	5	6	7	8	9	10
<b><u>Ordinance 659.7</u></b>														
Public Facilities Fee	400.89	264.51	136.38	0.00	52.90	52.90	52.90	52.90	52.90	30.66	30.66	30.66	22.21	22.21
Fire Facilities	380.33	251.45	128.88	0.00	50.29	50.29	50.29	50.29	50.29	28.97	28.97	28.97	20.99	20.99
Transportation - RBMI	305.34	206.92	98.42	0.00	41.38	41.38	41.38	41.38	41.38	22.12	22.12	22.12	16.03	16.03
Transportation - Signals	618.28	434.14	184.14	0.00	86.83	86.83	86.83	86.83	86.83	41.39	41.39	41.39	29.98	29.98
Conservation and Land Bank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Regional Parks	176.08	116.41	59.67	0.00	23.28	23.28	23.28	23.28	23.28	13.41	13.41	13.41	9.72	9.72
Community Centers/Parks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Regional Multipurpose Trails	98.69	65.24	33.44	0.00	13.05	13.05	13.05	13.05	13.05	7.52	7.52	7.52	5.45	5.45
Flood Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Library Books	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fee Program Administration	19.93	13.25	6.68	0.00	2.65	2.65	2.65	2.65	2.65	1.50	1.50	1.50	1.09	1.09
Total Revenues	1,999.53	1,351.92	647.61	0.00	270.38	270.38	270.38	270.38	270.38	145.57	145.57	145.57	105.45	105.45
<b><u>Other Dev. Impact Fees</u></b>														
MSHCP Fee (Ord. 810.2)	562.57	414.12	148.45	0.00	82.82	82.82	82.82	82.82	82.82	33.37	33.37	33.37	24.17	24.17
TUMF Fee (Ord. 824)	6,660.07	4,273.82	2,386.25	0.00	854.76	854.76	854.76	854.76	854.76	538.49	538.49	538.49	385.40	385.40

Source: TNDG

**Table A1-d (cont.)**  
**MITIGATION FEES--RIVERSIDE COUNTY FUNDS**  
**MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS, \$000s)**

	Year									
	11	12	13	14	15	16	17	18	19	20
<b><u>Ordinance 659.7</u></b>										
Public Facilities Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transportation - RBMI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transportation - Signals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Conservation and Land Bank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Regional Parks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Community Centers/Parks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Regional Multipurpose Trails	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Flood Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Library Books	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fee Program Administration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Other Dev. Impact Fees</u></b>										
MSHCP Fee (Ord. 810.2)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TUMF Fee (Ord. 824)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Source: TNDG

**Table A-2a**  
**LAND USE SUMMARY**  
**MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**

General Plan Land Use	Abbreviation	# Acres	FAR (range)	Applied density	Developable Area (sq. ft.)	Values per Sq. Ft.	SF/Employee	% in actual retail	Taxable sales/SF
Light Industrial	(LI)	38.0	0.25 - 0.60	0.425	703,489	\$55	1,030		
Business Park	(BP)	43.0	0.25 - 0.60	0.425	796,272	\$75	600		
Tourist Commercial	(CT)	6.0	0.20 - 0.35	0.275	71,873	\$75	500	85%	\$250
Commercial Retail	(CR)	13.1	0.20 - 0.35	0.275	156,815	\$75	500	75%	\$250
Major Circulation	(MC)	9.0	N/A	N/A	N/A		N/A		
<b>Total</b>		<b>109.10</b>			<b>1,728,449</b>				

Notes:

1. Development capacity/density data from Albert A. Webb Associates, Inc.
2. Values of real estate development, employee densities, allocation of space to retail, and sales per-square-foot are based on The Natelson Dale Group, Inc. (TNDG) data files for comparable projects.

**Table A-2b  
NEW SQUARE FEET DEVELOPED PER PERIOD  
MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**

Land Use	%/Yr	By Yr 5	By Yr 10	By Yr 20	Year									
					1	2	3	4	5	6	7	8	9	10
LI	20.0%	703,489	703,489	703,489	140,698	140,698	140,698	140,698	140,698	0	0	0	0	0
BP	10.0%	398,136	796,272	796,272	79,627	79,627	79,627	79,627	79,627	79,627	79,627	79,627	79,627	79,627
CT	20.0%	71,873	71,873	71,873	14,375	14,375	14,375	14,375	14,375	0	0	0	0	0
CR	12.5%	98,009	156,815	156,815	19,602	19,602	19,602	19,602	19,602	19,602	19,602	19,602	0	0
Total Square Feet					254,301	254,301	254,301	254,301	254,301	99,229	99,229	99,229	79,627	79,627
<b>CUMULATIVE SCHEDULE</b>					Year									
					1	2	3	4	5	6	7	8	9	10
LI					140,698	281,396	422,093	562,791	703,489	703,489	703,489	703,489	703,489	703,489
BP					79,627	159,254	238,882	318,509	398,136	477,763	557,390	637,018	716,645	796,272
CT					14,375	28,749	43,124	57,498	71,873	71,873	71,873	71,873	71,873	71,873
CR					19,602	39,204	58,806	78,408	98,009	117,611	137,213	156,815	156,815	156,815
<b>Total Comm/Ind Acreage By Type</b>														
LI					7.60	15.20	22.80	30.40	38.00	38.00	38.00	38.00	38.00	38.00
BP					4.30	8.60	12.90	17.20	21.51	25.81	30.11	34.41	38.71	43.01
CT					1.20	2.40	3.60	4.80	6.00	6.00	6.00	6.00	6.00	6.00
CR					1.64	3.27	4.91	6.55	8.18	9.82	11.45	13.09	13.09	13.09
Total comm/ind acreage, cumulative					14.74	29.47	44.21	58.95	73.69	79.62	85.56	91.50	95.80	100.10
Total comm/ind space, cumulative					254,301	508,603	762,904	1,017,206	1,271,507	1,370,736	1,469,966	1,569,195	1,648,822	1,728,449
<b>Total Employees by Type</b>														
LI					137	273	410	546	683	683	683	683	683	683
BP					133	265	398	531	664	796	929	1,062	1,194	1,327
CT					29	57	86	115	144	144	144	144	144	144
CR					39	78	118	157	196	235	274	314	314	314
Total Employees					337	675	1,012	1,349	1,686	1,858	2,030	2,202	2,335	2,467

Source: TNDG; Albert A. Webb Associates

**Table A-2b (cont.)  
NEW SQUARE FEET DEVELOPED PER PERIOD  
MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**

Land Use	%/Yr	By Yr 5	By Yr 10	By Yr 20	Year											
					11	12	13	14	15	16	17	18	19	20		
LI	20.0%	703,489	703,489	703,489	0	0	0	0	0	0	0	0	0	0	0	0
BP	10.0%	398,136	796,272	796,272	0	0	0	0	0	0	0	0	0	0	0	0
CT	20.0%	71,873	71,873	71,873	0	0	0	0	0	0	0	0	0	0	0	0
CR	12.5%	98,009	156,815	156,815	0	0	0	0	0	0	0	0	0	0	0	0
Total Square Feet					0	0	0	0	0	0	0	0	0	0	0	0
<b>CUMULATIVE SCHEDULE</b>					Year											
LI					703,489	703,489	703,489	703,489	703,489	703,489	703,489	703,489	703,489	703,489	703,489	703,489
BP					796,272	796,272	796,272	796,272	796,272	796,272	796,272	796,272	796,272	796,272	796,272	796,272
CT					71,873	71,873	71,873	71,873	71,873	71,873	71,873	71,873	71,873	71,873	71,873	71,873
CR					156,815	156,815	156,815	156,815	156,815	156,815	156,815	156,815	156,815	156,815	156,815	156,815
<b>Total Comm/Ind Acreage By Type</b>																
LI					38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00
BP					43.01	43.01	43.01	43.01	43.01	43.01	43.01	43.01	43.01	43.01	43.01	43.01
CT					6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
CR					13.09	13.09	13.09	13.09	13.09	13.09	13.09	13.09	13.09	13.09	13.09	13.09
Total comm/ind acreage, cumulative					100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10
Total comm/ind space, cumulative					1,728,449	1,728,449	1,728,449	1,728,449	1,728,449	1,728,449	1,728,449	1,728,449	1,728,449	1,728,449	1,728,449	1,728,449
<b>Total Employees by Type</b>																
LI					683	683	683	683	683	683	683	683	683	683	683	683
BP					1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327
CT					144	144	144	144	144	144	144	144	144	144	144	144
CR					314	314	314	314	314	314	314	314	314	314	314	314
Total Employees					2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467

Source: TNDG; Albert A. Webb Associates

**Table A-3  
DERIVATION OF REVENUE FACTORS  
MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**

Revenues	Revenues FY 06-07	Service Area		Allocation Basis <sup>(1)</sup>	Employee Weighting Factor	Per Capita/ Employee Revenue	Other Factor	Per Dwelling Unit	Factor Notes
		Population	Employees						
<b>General Fund</b>									
Property Tax				-----Case Study-----					Tables A-4, A-5
Property Transfer Tax				-----Case Study-----					Table A-4d
Sales Taxes				-----Case Study-----					Table A-6
Motor Vehicle In-Lieu Tax							\$924		Dollars per \$1,000,000 net assessed value increase
PSAF (Prop. 172) <sup>(2)</sup>							\$0.23		Per \$ of sales tax generated
Homeowners Tax Relief	\$3,605,190			DU				\$1.76	Includes vacant
Animal licenses	\$1,169,929	1,232,000		R		\$0.95			Per capita
Franchises	\$6,382,000	555,000	128,000	R+E	1.0	\$9.34			Per capita and employee
Traffic fines	\$4,287,000	961,000	306,000	R+E	0.24	\$4.14			Per capita and employee
Use of Assets - Interest	\$45,304,869						1.39%		Interest earnings on General Fund revenues
<b>Structural Fire</b>									
Property Tax				-----Case Study-----					Table A-5
Homeowners Tax Relief							17.66%		% of total, derived from County Budget figures
<b>County Free Library</b>									
Property Tax				-----Case Study-----					Table A-5
Library fines	\$380,000	1,129,000		R		\$0.34			Per capita
Homeowners Tax Relief							4.32%		% of total, derived from County Budget figures
<b>Road maintenance</b>									
Gas tax							\$10,000		Per County-maintained road mile
Measure A 1/2 Cent Tax <sup>(3)</sup>							\$0.04		Per \$ of sales tax generated

Notes:

1. Allocation Basis: DU = Dwelling Units; R = Residents; R+E = Residents + Employees
2. PSAF = Public Safety Augmentation Fund
3. Assumes 30% of Measure "A" revenues are allocated for local streets and roads

Source: Riverside County Operating Budget, F.Y. 2007-08; TNDG



**Table A-4a**  
**NET DEVELOPMENT VALUE ADDED BY PERIOD**  
**MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS - \$000s)**

Existing Assessed Value (000s) 52,641  
 Per Acre--Industrial/Commercial Acres Only 525,874 ( 100.10 Acres)

Land Use	(Summations set to net values)			Year									
	By Yr 5	By Yr 10	By Yr 20	1	2	3	4	5	6	7	8	9	10
LI	38,692	38,692	38,692	7,738	7,738	7,738	7,738	7,738	0	0	0	0	0
BP	29,860	59,720	59,720	5,972	5,972	5,972	5,972	5,972	5,972	5,972	5,972	5,972	5,972
CT	5,390	5,390	5,390	1,078	1,078	1,078	1,078	1,078	0	0	0	0	0
CR	7,351	11,761	11,761	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470	0	0
Total				16,259	16,259	16,259	16,259	16,259	7,442	7,442	7,442	5,972	5,972
Existing Assessed Value Replaced				7,750	7,750	7,750	7,750	7,750	3,122	3,122	3,122	2,262	2,262
Net Value Added				8,509	8,509	8,509	8,509	8,509	4,320	4,320	4,320	3,710	3,710

**Table A-4a (cont.)**  
**NET DEVELOPMENT VALUE ADDED BY PERIOD**  
**MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS - \$000s)**

Land Use	(Summations set to net values)			Year									
	By Yr 5	By Yr 10	By Yr 20	11	12	13	14	15	16	17	18	19	20
LI	38,692	38,692	38,692	0	0	0	0	0	0	0	0	0	0
BP	29,860	59,720	59,720	0	0	0	0	0	0	0	0	0	0
CT	5,390	5,390	5,390	0	0	0	0	0	0	0	0	0	0
CR	7,351	11,761	11,761	0	0	0	0	0	0	0	0	0	0
Total				0	0	0	0	0	0	0	0	0	0
Existing Assessed Value Replaced				0	0	0	0	0	0	0	0	0	0
Net Value Added				0	0	0	0	0	0	0	0	0	0

**Table A-4b**  
**ASSESSED VALUE DEFLATOR SCHEDULE - Comm/Indust. Properties**  
**MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**

Turnover rate/year 1%

Turnovers begin, after initial year of new construction, in year 4

**COMMERCIAL/INDUST ASSESSED VALUE DEFLATOR FACTORS**

Annual Adjustment Percentage (%)  
 Commercial/Industrial 1.00%

	Year									
	1	2	3	4	5	6	7	8	9	10
Year 1 Additions	1	0.990	0.980	0.9709	0.9617	0.9526	0.9438	0.9351	0.9265	0.9182
Year 2 Additions		1	0.990	0.980	0.9709	0.9617	0.9526	0.9438	0.9351	0.9265
Year 3 Additions			1	0.990	0.980	0.9709	0.9617	0.9526	0.9438	0.9351
Year 4 Additions				1	0.990	0.980	0.9709	0.9617	0.9526	0.9438
Year 5 Additions					1	0.990	0.980	0.9709	0.9617	0.9526
Year 6 Additions						1	0.990	0.980	0.9709	0.9617
Year 7 Additions							1	0.990	0.980	0.9709
Year 8 Additions								1	0.990	0.980
Year 9 Additions									1	0.990
Year 10 Additions										1
Year 11 Additions										
Year 12 Additions										
Year 13 Additions										
Year 14 Additions										
Year 15 Additions										
Year 16 Additions										
Year 17 Additions										
Year 18 Additions										
Year 19 Additions										
Year 20 Additions										

**Table A-4b (cont.)**  
**ASSESSED VALUE DEFLATOR SCHEDULE - Comm/Indust. Properties**  
**MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**

Turnover rate/year 1%

Turnovers begin, after initial year of new construction, in year 4

**COMMERCIAL/INDUST ASSESSED VALUE DEFLATOR FACTORS**

Annual Adjustment Percentage (%)  
 Commercial/Industrial 1.00%

	Year									
	11	12	13	14	15	16	17	18	19	20
Year 1 Additions	0.9100	0.9020	0.8941	0.8864	0.8789	0.8715	0.8642	0.8571	0.8501	0.8433
Year 2 Additions	0.9182	0.9100	0.9020	0.8941	0.8864	0.8789	0.8715	0.8642	0.8571	0.8501
Year 3 Additions	0.9265	0.9182	0.9100	0.9020	0.8941	0.8864	0.8789	0.8715	0.8642	0.8571
Year 4 Additions	0.9351	0.9265	0.9182	0.9100	0.9020	0.8941	0.8864	0.8789	0.8715	0.8642
Year 5 Additions	0.9438	0.9351	0.9265	0.9182	0.9100	0.9020	0.8941	0.8864	0.8789	0.8715
Year 6 Additions	0.9526	0.9438	0.9351	0.9265	0.9182	0.9100	0.9020	0.8941	0.8864	0.8789
Year 7 Additions	0.9617	0.9526	0.9438	0.9351	0.9265	0.9182	0.9100	0.9020	0.8941	0.8864
Year 8 Additions	0.9709	0.9617	0.9526	0.9438	0.9351	0.9265	0.9182	0.9100	0.9020	0.8941
Year 9 Additions	0.980	0.9709	0.9617	0.9526	0.9438	0.9351	0.9265	0.9182	0.9100	0.9020
Year 10 Additions	0.990	0.980	0.9709	0.9617	0.9526	0.9438	0.9351	0.9265	0.9182	0.9100
Year 11 Additions	1	0.990	0.980	0.9709	0.9617	0.9526	0.9438	0.9351	0.9265	0.9182
Year 12 Additions		1	0.990	0.980	0.9709	0.9617	0.9526	0.9438	0.9351	0.9265
Year 13 Additions			1	0.990	0.980	0.9709	0.9617	0.9526	0.9438	0.9351
Year 14 Additions				1	0.990	0.980	0.9709	0.9617	0.9526	0.9438
Year 15 Additions					1	0.990	0.980	0.9709	0.9617	0.9526
Year 16 Additions						1	0.990	0.980	0.9709	0.9617
Year 17 Additions							1	0.990	0.980	0.9709
Year 18 Additions								1	0.990	0.980
Year 19 Additions									1	0.990
Year 20 Additions										1

**Table A-4c**  
**DEFLATED PROPERTY VALUES BY TRA AND USE**  
**MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS - \$000s)**

Comm/Indust	Ref Cells	By Yr 5	By Yr 10	By Yr 20	Year									
					1	2	3	4	5	6	7	8	9	10
Year 1 Additions	8,509	8,182	7,813	7,175	8,509	8,424	8,341	8,261	8,182	8,105	8,030	7,956	7,884	7,813
Year 2 Additions	8,509	8,261	7,884	7,233		8,509	8,424	8,341	8,261	8,182	8,105	8,030	7,956	7,884
Year 3 Additions	8,509	8,341	7,956	7,293			8,509	8,424	8,341	8,261	8,182	8,105	8,030	7,956
Year 4 Additions	8,509	8,424	8,030	7,353				8,509	8,424	8,341	8,261	8,182	8,105	8,030
Year 5 Additions	8,509	8,509	8,105	7,415					8,509	8,424	8,341	8,261	8,182	8,105
Year 6 Additions	4,320	0	4,154	3,797						4,320	4,277	4,235	4,194	4,154
Year 7 Additions	4,320	0	4,194	3,829							4,320	4,277	4,235	4,194
Year 8 Additions	4,320	0	4,235	3,862								4,320	4,277	4,235
Year 9 Additions	3,710	0	3,673	3,347									3,710	3,673
Year 10 Additions	3,710	0	3,710	3,376										3,710
Year 11 Additions	0	0	0	0										
Year 12 Additions	0	0	0	0										
Year 13 Additions	0	0	0	0										
Year 14 Additions	0	0	0	0										
Year 15 Additions	0	0	0	0										
Year 16 Additions	0	0	0	0										
Year 17 Additions	0	0	0	0										
Year 18 Additions	0	0	0	0										
Year 19 Additions	0	0	0	0										
Year 20 Additions	0	0	0	0										
<b>TOTAL</b>					8,509	16,933	25,274	33,535	41,717	45,634	49,517	53,366	56,574	59,754

**Table A-4c (cont.)  
DEFLATED PROPERTY VALUES BY TRA AND USE  
MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN  
(IN 2008 CONSTANT DOLLARS - \$000s)**

Comm/Indust	Ref Cells	By Yr 5	By Yr 10	By Yr 20	Year									
					11	12	13	14	15	16	17	18	19	20
Year 1 Additions	8,509	8,182	7,813	7,175	7,743	7,675	7,608	7,542	7,478	7,415	7,353	7,293	7,233	7,175
Year 2 Additions	8,509	8,261	7,884	7,233	7,813	7,743	7,675	7,608	7,542	7,478	7,415	7,353	7,293	7,233
Year 3 Additions	8,509	8,341	7,956	7,293	7,884	7,813	7,743	7,675	7,608	7,542	7,478	7,415	7,353	7,293
Year 4 Additions	8,509	8,424	8,030	7,353	7,956	7,884	7,813	7,743	7,675	7,608	7,542	7,478	7,415	7,353
Year 5 Additions	8,509	8,509	8,105	7,415	8,030	7,956	7,884	7,813	7,743	7,675	7,608	7,542	7,478	7,415
Year 6 Additions	4,320	0	4,154	3,797	4,115	4,077	4,039	4,003	3,966	3,931	3,896	3,862	3,829	3,797
Year 7 Additions	4,320	0	4,194	3,829	4,154	4,115	4,077	4,039	4,003	3,966	3,931	3,896	3,862	3,829
Year 8 Additions	4,320	0	4,235	3,862	4,194	4,154	4,115	4,077	4,039	4,003	3,966	3,931	3,896	3,862
Year 9 Additions	3,710	0	3,673	3,347	3,637	3,602	3,568	3,534	3,501	3,469	3,438	3,407	3,376	3,347
Year 10 Additions	3,710	0	3,710	3,376	3,673	3,637	3,602	3,568	3,534	3,501	3,469	3,438	3,407	3,376
Year 11 Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Year 12 Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Year 13 Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Year 14 Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Year 15 Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Year 16 Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Year 17 Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Year 18 Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Year 19 Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Year 20 Additions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>					59,199	58,656	58,123	57,602	57,090	56,589	56,098	55,616	55,144	54,681

**Table A-4d**  
**PROPERTY TRANSFER TAX CALCULATIONS**  
**MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS - \$000s)**

Comm/indust taxable new value, as % of full value 10%  
 Document transfer tax rate 0.110%  
 Unencumbered value rate for re-sales 100%

	Year									
	1	2	3	4	5	6	7	8	9	10
<b>Re-sale of commercial/industrial subject to Document Transfer Tax, based on full value schedule</b>										
Year 1 Additions	16,258.7	0.0	0.0	0.0	162.6	162.6	162.6	162.6	162.6	162.6
Year 2 Additions	16,258.7	16,258.7	0.0	0.0	0.0	162.6	162.6	162.6	162.6	162.6
Year 3 Additions	16,258.7	16,258.7	16,258.7	0.0	0.0	0.0	162.6	162.6	162.6	162.6
Year 4 Additions	16,258.7	16,258.7	16,258.7	16,258.7	0.0	0.0	162.6	162.6	162.6	162.6
Year 5 Additions	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	0.0	0.0	162.6	162.6	162.6
Year 6 Additions	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	0.0	0.0	74.4	74.4
Year 7 Additions	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	0.0	0.0	74.4
Year 8 Additions	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	0.0	0.0
Year 9 Additions	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	0.0
Year 10 Additions	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0
Year 11 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 12 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 13 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 14 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 15 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 16 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 17 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 18 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 19 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 20 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total, re-sales, adjusted for unencumbered value</b>	0.0	0.0	0.0	162.6	325.2	487.8	650.3	812.9	887.4	961.8
<b>New project values subject to Doc. Transfer Tax</b>	1,625.9	1,625.9	1,625.9	1,625.9	1,625.9	744.2	744.2	744.2	597.2	597.2
<b>Total project values subject to Doc. Transfer Tax</b>	1,625.9	1,625.9	1,625.9	1,788.5	1,951.0	1,232.0	1,394.6	1,557.2	1,484.6	1,559.0
Doc. transfer tax	1.79	1.79	1.79	1.97	2.15	1.36	1.53	1.71	1.63	1.71

**Table A-4d (cont.)  
PROPERTY TRANSFER TAX CALCULATIONS  
MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN  
(IN 2008 CONSTANT DOLLARS - \$000s)**

Comm/indust taxable new value, as % of full value 10%  
Document transfer tax rate 0.110%  
Unencumbered value rate for re-sales 100%

	Year									
	11	12	13	14	15	16	17	18	19	20
<b>Re-sale of commercial/industrial subject to Document Transfer Tax, based on full value schedule</b>										
Year 1 Additions	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7
Year 2 Additions	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7
Year 3 Additions	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7
Year 4 Additions	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7
Year 5 Additions	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7	16,258.7
Year 6 Additions	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2
Year 7 Additions	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2
Year 8 Additions	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2	7,442.2
Year 9 Additions	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0
Year 10 Additions	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0	5,972.0
Year 11 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 12 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 13 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 14 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 15 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 16 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 17 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 18 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 19 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Year 20 Additions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total, re-sales, adjusted for unencumbered value</b>	1,036.2	1,095.9	1,155.6	1,155.6	1,155.6	1,155.6	1,155.6	1,155.6	1,155.6	1,155.6
<b>New project values subject to Doc. Transfer Tax</b>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total project values subject to Doc. Transfer Tax</b>	1,036.2	1,095.9	1,155.6	1,155.6	1,155.6	1,155.6	1,155.6	1,155.6	1,155.6	1,155.6
Doc. transfer tax	1.14	1.21	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.27



**Table A-5  
PROPERTY TAX RECEIPTS (\$000s)  
MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**

Base Property Tax Rate

1.0%
------

Account	Description	Tax Increment Factor /1	Tax Increment			Year									
			By Yr 5	By Yr 10	By Yr 20	1	2	3	4	5	6	7	8	9	10
01-1001	County General	0.1311807	\$54.72	\$78.39	\$71.73	\$11.16	\$22.21	\$33.15	\$43.99	\$54.72	\$59.86	\$64.96	\$70.01	\$74.21	\$78.39
01-1121	County Free Library	0.0133877	5.58	8.00	7.32	1.14	2.27	3.38	4.49	5.58	6.11	6.63	7.14	7.57	8.00
01-1123	County Structure Fire Protection	0.0547412	22.84	32.71	29.93	4.66	9.27	13.84	18.36	22.84	24.98	27.11	29.21	30.97	32.71
04-1351	Flood Control Administration	0.0021903	0.91	1.31	1.20	0.19	0.37	0.55	0.73	0.91	1.00	1.08	1.17	1.24	1.31
04-1361	Flood Control Zone 1	0.0272852	11.38	16.30	14.92	2.32	4.62	6.90	9.15	11.38	12.45	13.51	14.56	15.44	16.30
	Subtotal	0.2287851	\$95.44	\$136.71	\$125.10	\$19.47	\$38.74	\$57.82	\$76.72	\$95.44	\$104.40	\$113.29	\$122.09	\$129.43	\$136.71
	Schools, Jr College, ERAF & Other	0.7712149	\$321.73	\$460.83	\$421.71	\$65.62	\$130.59	\$194.92	\$258.63	\$321.73	\$351.94	\$381.88	\$411.57	\$436.30	\$460.83
	Total	1.0000000	\$417.17	\$597.54	\$546.81	\$85.09	\$169.33	\$252.74	\$335.35	\$417.17	\$456.34	\$495.17	\$533.66	\$565.74	\$597.54

Note: /1 For Tax Rate Area (TRA) 099-099

Source: Riverside County Auditor-Controller; TNDG

**Table A-5 (cont.)  
PROPERTY TAX RECEIPTS (\$000s)  
MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**

Base Property Tax Rate

Account	Description	Year									
		11	12	13	14	15	16	17	18	19	20
01-1001	County General	\$77.66	\$76.94	\$76.25	\$75.56	\$74.89	\$74.23	\$73.59	\$72.96	\$72.34	\$71.73
01-1121	County Free Library	7.93	7.85	7.78	7.71	7.64	7.58	7.51	7.45	7.38	7.32
01-1123	County Structure Fire Protection	32.41	32.11	31.82	31.53	31.25	30.98	30.71	30.44	30.19	29.93
04-1351	Flood Control Administration	1.30	1.28	1.27	1.26	1.25	1.24	1.23	1.22	1.21	1.20
04-1361	Flood Control Zone 1	16.15	16.00	15.86	15.72	15.58	15.44	15.31	15.17	15.05	14.92
	Subtotal	\$135.44	\$134.20	\$132.98	\$131.78	\$130.61	\$129.47	\$128.34	\$127.24	\$126.16	\$125.10
	Schools, Jr College, ERAF & Other	\$456.55	\$452.36	\$448.26	\$444.23	\$440.29	\$436.42	\$432.63	\$428.92	\$425.28	\$421.71
	Total	\$591.99	\$586.56	\$581.23	\$576.02	\$570.90	\$565.89	\$560.98	\$556.16	\$551.44	\$546.81

Note: /1 For Tax Rate Area (TRA) 099-099

Source: Riverside County Auditor-Controller; T

**Table A-6**  
**SALES TAX CALCULATIONS**  
**MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**

Taxable Sales per Square Foot	CT	\$250.00
	CR	\$250.00

	Year												
	By Yr 5	By Yr 10	By Yr 20	1	2	3	4	5	6	7	8	9	10
<b>Net Retail Space Developed, cumulative</b>													
LI	0	0	0	0	0	0	0	0	0	0	0	0	0
BP	0	0	0	0	0	0	0	0	0	0	0	0	0
CT	61,092	61,092	61,092	12,218	24,437	36,655	48,874	61,092	61,092	61,092	61,092	61,092	61,092
CR	73,507	117,611	117,611	14,701	29,403	44,104	58,806	73,507	88,208	102,910	117,611	117,611	117,611
Total Retail Space	134,599	178,703	178,703	26,920	53,840	80,759	107,679	134,599	149,300	164,002	178,703	178,703	178,703
Total Taxable Sales (\$000s)	\$33,650	\$44,676	\$44,676	\$6,730	\$13,460	\$20,190	\$26,920	\$33,650	\$37,325	\$41,000	\$44,676	\$44,676	\$44,676
Sales & Use Taxes at rate of 1.10% (\$000s)	\$370.15	\$491.43	\$491.43	\$74.03	\$148.06	\$222.09	\$296.12	\$370.15	\$410.58	\$451.01	\$491.43	\$491.43	\$491.43

Source: TNDG

**Table A-6 (cont.)**  
**SALES TAX CALCULATIONS**  
**MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**

	Year									
	11	12	13	14	15	16	17	18	19	20
<b>Net Retail Space Developed, cumulative</b>										
LI	0	0	0	0	0	0	0	0	0	0
BP	0	0	0	0	0	0	0	0	0	0
CT	61,092	61,092	61,092	61,092	61,092	61,092	61,092	61,092	61,092	61,092
CR	117,611	117,611	117,611	117,611	117,611	117,611	117,611	117,611	117,611	117,611
 Total Retail Space	 178,703	 178,703	 178,703	 178,703	 178,703	 178,703	 178,703	 178,703	 178,703	 178,703
 Total Taxable Sales (\$000s)	 \$44,676	 \$44,676	 \$44,676	 \$44,676	 \$44,676	 \$44,676	 \$44,676	 \$44,676	 \$44,676	 \$44,676
 Sales & Use Taxes at rate of 1.10% (\$000s)	 \$491.43	 \$491.43	 \$491.43	 \$491.43	 \$491.43	 \$491.43	 \$491.43	 \$491.43	 \$491.43	 \$491.43

Source: TNDG

**Table A-7  
DERIVATION OF COST FACTORS  
MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**

<b>Core County Services</b>	<b>Net Costs FY 07-08</b>	<b>Service Area</b>		<b>Allocation Basis</b>	<b>Employee Weighting Factor</b>	<b>Per Capita/ Emp. Cost</b>
		<b>Population</b>	<b>Employees</b>			
<u>General Fund</u>						
General Government	\$146,400,000	2,088,000	728,000	R+E	0.24	\$64.70
Public Protection, exc. Sheriff, fire	\$238,600,000	2,088,000	728,000	R+E	0.24	\$105.45
Health & Sanitation, Public Assistance, Recreation & Cultural Services	\$130,700,000	2,088,000	728,000	R+E	0.24	\$57.76
Sheriff Patrol	\$175,800,000			-----Case Study-----		Table A-8
Animal Control	\$12,965,560	1,232,000		R	N/A	\$10.52
<u>Other Categories</u>						
Structural Fire	\$120,601,504	1,321,000	377,000	R+E	0.24	\$85.44
County Free Library	\$15,858,397	1,129,000		R	N/A	\$14.05
Road / Traffic Signal Maintenance	\$26,502,334			-----Case Study-----		Table A-9

Notes:

1. Allocation Basis: R+E = Residents + Employees; R = Residents

Source: Riverside County Operating Budget, F.Y. 2006-07; TNDG

**Table A-8  
ESTIMATE OF SHERIFF COSTS  
MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**

Total Annual Calls at Buildout	1,100
Annual Response Hours @ 45 minutes/call	825
Fully Supported Productive Patrol Rate	\$111.88
Annual Personnel Cost	<b>\$92,301</b>
Estimated Mileage to Respond to Calls	9,200
Patrol Car Cost Per Mile	\$0.73
Annual Patrol Car Costs	<b>\$6,716</b>
<b>Total Annual Cost at Buildout</b>	<b>\$99,017</b>

**Total Annual Cost by Year**

	Year												
	By Yr 5	By Yr 10	By Yr 20	1	2	3	4	5	6	7	8	9	10
Share of total space developed /1	73.6%	100.0%	100.0%	14.7%	29.4%	44.1%	58.9%	73.6%	79.3%	85.0%	90.8%	95.4%	100.0%
Estimated Cost	\$72,840	\$99,017	\$99,017	\$14,568	\$29,136	\$43,704	\$58,272	\$72,840	\$78,525	\$84,209	\$89,894	\$94,455	\$99,017

Source: Riverside County Sheriff's Department; TNDG  
Notes: /1 See Table A-2b

**Table A-8 (cont.)  
ESTIMATE OF SHERIFF COSTS  
MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**

Total Annual Calls at Buildout	1,100
Annual Response Hours @ 45 minutes/call	825
Fully Supported Productive Patrol Rate	\$111.88
Annual Personnel Cost	<b>\$92,301</b>
Estimated Mileage to Respond to Calls	9,200
Patrol Car Cost Per Mile	\$0.73
Annual Patrol Car Costs	<b>\$6,716</b>
<b>Total Annual Cost at Buildout</b>	<b>\$99,017</b>

**Total Annual Cost by Year**

	Year												
	By Yr 5	By Yr 10	By Yr 20	11	12	13	14	15	16	17	18	19	20
Share of total space developed /1	73.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Estimated Cost	\$72,840	\$99,017	\$99,017	\$99,017	\$99,017	\$99,017	\$99,017	\$99,017	\$99,017	\$99,017	\$99,017	\$99,017	\$99,017

Source: Riverside County Sheriff's Department; TNDG  
Notes: /1 See Table A-2b

**Table A-9  
 ESTIMATE OF COST IMPACTS TO  
 TRANSPORTATION FUND  
 MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**

**Street Maintenance Costs**

Total lane miles added	3.85
Total road miles @ 2 lanes per street	1.925
Annual maintenance per road mile	\$10,000
Annual road maintenance cost	<b>\$19,250</b>

**Traffic Signal Maintenance Costs**

Traffic signals added	3
Annual maintenance per traffic signal	\$5,000
Annual traffic signal maintenance cost	<b>\$15,000</b>

**Total Annual Maintenance Costs** **\$34,250**

Source: Riverside County Transportation Department; TNDG



**Table A-10**  
**TOTAL EMPLOYEES BY LAND USE**  
**MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**

Cumulative Employees				Year									
	By Yr 5	By Yr 10	By Yr 20	1	2	3	4	5	6	7	8	9	10
LI	683	683	683	137	273	410	546	683	683	683	683	683	683
BP	664	1,327	1,327	133	265	398	531	664	796	929	1,062	1,194	1,327
CT	144	144	144	29	57	86	115	144	144	144	144	144	144
CR	196	314	314	39	78	118	157	196	235	274	314	314	314
Total	1,686	2,467	2,467	337	675	1,012	1,349	1,686	1,858	2,030	2,202	2,335	2,467
<i>Total Employees, Weighted at factor of .24</i>				81	162	243	324	405	446	487	528	560	592

**Table A-10 (cont.)**  
**TOTAL EMPLOYEES BY LAND USE**  
**MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**

Cumulative Employees	Year									
	11	12	13	14	15	16	17	18	19	20
LI	683	683	683	683	683	683	683	683	683	683
BP	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327
CT	144	144	144	144	144	144	144	144	144	144
CR	314	314	314	314	314	314	314	314	314	314
Total	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467
<i>Total Employees, Weighted at factor of .24</i>	592	592	592	592	592	592	592	592	592	592

**Table A-11**  
**COST SUMMARY BY BUDGET CATEGORY**  
**MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS - \$000s)**

				Year									
	By Yr 5	By Yr 10	By Yr 20	1	2	3	4	5	6	7	8	9	10
<b>General Fund</b>													
General Government	26.19	38.32	38.32	5.24	10.47	15.71	20.95	26.19	28.86	31.52	34.19	36.26	38.32
Public Protection, exc. Sheriff, fire	42.68	62.45	62.45	8.54	17.07	25.61	34.14	42.68	47.03	51.38	55.73	59.09	62.45
Health & Sanitation, Public Assistance, Recreation & Cultural Services	23.38	34.21	34.21	4.68	9.35	14.03	18.70	23.38	25.76	28.14	30.53	32.37	34.21
Sheriff Patrol	72.84	99.02	99.02	14.57	29.14	43.70	58.27	72.84	78.52	84.21	89.89	94.46	99.02
Animal Control	0.00	0.00	0.00	0	0	0	0	0	0	0	0	0	0
<b>Other Categories</b>													
Structural Fire	34.58	50.60	50.60	6.92	13.83	20.75	27.66	34.58	38.11	41.63	45.16	47.88	50.60
County Free Library	0.00	0.00	0.00	0	0	0	0	0	0	0	0	0	0
Road / Traffic Signal Maintenance	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25

**Table A-11 (cont.)**  
**COST SUMMARY BY BUDGET CATEGORY**  
**MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**  
**(IN 2008 CONSTANT DOLLARS - \$000s)**

	Year									
	11	12	13	14	15	16	17	18	19	20
<b>General Fund</b>										
General Government	38.32	38.32	38.32	38.32	38.32	38.32	38.32	38.32	38.32	38.32
Public Protection, exc. Sheriff, fire	62.45	62.45	62.45	62.45	62.45	62.45	62.45	62.45	62.45	62.45
Health & Sanitation, Public Assistance, Recreation & Cultural Services	34.21	34.21	34.21	34.21	34.21	34.21	34.21	34.21	34.21	34.21
Sheriff Patrol	99.02	99.02	99.02	99.02	99.02	99.02	99.02	99.02	99.02	99.02
Animal Control	0	0	0	0	0	0	0	0	0	0
<b>Other Categories</b>										
Structural Fire	50.60	50.60	50.60	50.60	50.60	50.60	50.60	50.60	50.60	50.60
County Free Library	0	0	0	0	0	0	0	0	0	0
Road / Traffic Signal Maintenance	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25	34.25

**Table A-12  
 MITIGATION FEE FACTORS--RIVERSIDE COUNTY  
 MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN  
 (IN 2008 CONSTANT DOLLARS)**

Development Impact Fee	\$ per Acre		\$ per Square Foot - building space		
	Commercial	Industrial	Retail - Comm.	Service - Comm.	Industrial
<b><u>Ordinance 659.7</u></b>					
Public Facilities Fee	5,163	2,112			
Fire Facilities	4,879	2,035			
Transportation - RBMI	3,726	1,946			
Transportation - Signals	6,971	4,878			
Conservation and Land Bank	0	0			
Regional Parks	2,259	942			
Community Centers/Parks	0	0			
Regional Multipurpose Trails	1,266	528			
Flood Control	0	0			
Library Books	0	0			
Fee Program Administration	253	111			
<b><u>Other Fees</u></b>					
MSHCP Fee (Ord. 810.2)	5,620	5,620			
TUMF Fee (Ord. 824)			7.81	4.84	1.45

Source: Riverside County, Transportation and Land Management Agency (TLMA)

**Table A-13  
 CAPITAL FACILITY REVENUES AND EXPENDITURE FACTORS--RIVERSIDE COUNTY FUNDS  
 MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN  
 (IN 2008 CONSTANT DOLLARS)**

	<u>\$ per Acre</u>		<u>\$ per Square Foot - building space</u>		
	Commercial	Industrial	Retail Commercial	Service Commercial	Industrial
<b>General Fund</b>					
Revenues - <i>None</i>					
Expenditures - None					
<b>Structural Fire</b>					
Revenues	4,879	2,035			
Expenditures	4,879	2,035			
<b>County Free Library</b>					
Revenues					
Expenditures					
<b>Transportation Fund</b>					
Revenues	10,697	6,824	7.81	4.84	1.45
Expenditures	10,697	6,824	7.81	4.84	1.45
<b>Flood Control</b>					
Revenues					
Expenditures					

Source: Riverside County, Transportation and Land Management Agency (TLMA); TNDG

**Table A-14  
COMMERCIAL/INDUSTRIAL DATA SUMMARY WORKSHEET  
MIRA LOMA THOROUGHBRED FARM SPECIFIC PLAN**

	Sum for periods				Year									
	Yr 1-20	Yr 1-5	Yr 6-10	Yr 11-20	1	2	3	4	5	6	7	8	9	10
<b>Commercial</b>														
Commercial Acres Added	62	36	26	0	7.14	7.14	7.14	7.14	7.14	5.94	5.94	5.94	4.30	4.30
Average Land Value Per Acre	3,751,766	1,790,604	1,961,162	0	358,121	358,121	358,121	358,121	358,121	376,026	376,026	376,026	416,543	416,543
Retail Square Feet Added	178,703	134,599	44,104	0	26,920	26,920	26,920	26,920	26,920	14,701	14,701	14,701	0	0
Non-Retail Square Feet Added	1,549,746	1,136,908	412,837	0	227,382	227,382	227,382	227,382	227,382	84,528	84,528	84,528	79,627	79,627
Total Square Feet Added	1,728,449	1,271,507	456,942	0	254,301	254,301	254,301	254,301	254,301	99,229	99,229	99,229	79,627	79,627
Total Assessed Value (AV)	76,872,000	42,601,378	34,270,622	0	8,520,276	8,520,276	8,520,276	8,520,276	8,520,276	7,442,181	7,442,181	7,442,181	5,972,040	5,972,040
Total Employees Estimated	1,784	1,003	781	0	201	201	201	201	201	172	172	172	133	133
Hotel Rooms Added	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Occupancy	0	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hotel Room Rate	0	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Taxable Sales Added (\$000s)	760,061	100,949	212,353	446,758	6,730	13,460	20,190	26,920	33,650	37,325	41,000	44,676	44,676	44,676
<b>Industrial</b>														
Industrial Acres Added	38	38	0	0	7.60	7.60	7.60	7.60	7.60	0.00	0.00	0.00	0.00	0.00
Average Land Value Per Acre	1,527,323	1,527,323	0	0	305,465	305,465	305,465	305,465	305,465	N/A	N/A	N/A	N/A	N/A
Retail Square Feet Added	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Retail Square Feet Added	703,489	703,489	0	0	140,698	140,698	140,698	140,698	140,698	0	0	0	0	0
Total Square Feet Added	703,489	703,489	0	0	140,698	140,698	140,698	140,698	140,698	0	0	0	0	0
Total Assessed Value (AV)	38,691,895	38,691,895	0	0	7,738,379	7,738,379	7,738,379	7,738,379	7,738,379	0	0	0	0	0
Total Employees Estimated	683	683	0	0	137	137	137	137	137	0	0	0	0	0
Hotel Rooms Added	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Occupancy	0	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hotel Room Rate	0	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Taxable Sales Added (\$000s)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: TNDG

**Table A-14 (cont.)  
COMMERCIAL/INDUSTRIAL DATA SUMMARY WORKSHEET  
MIRA LOMA THOROUGHbred FARM SPECIFIC PLAN**

	Year									
	11	12	13	14	15	16	17	18	19	20
<b>Commercial</b>										
Commercial Acres Added	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Land Value Per Acre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Retail Square Feet Added	0	0	0	0	0	0	0	0	0	0
Non-Retail Square Feet Added	0	0	0	0	0	0	0	0	0	0
Total Square Feet Added	0	0	0	0	0	0	0	0	0	0
Total Assessed Value (AV)	0	0	0	0	0	0	0	0	0	0
Total Employees Estimated	0	0	0	0	0	0	0	0	0	0
Hotel Rooms Added	0	0	0	0	0	0	0	0	0	0
Hotel Occupancy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hotel Room Rate	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Taxable Sales Added (\$000s)	44,676	44,676	44,676	44,676	44,676	44,676	44,676	44,676	44,676	44,676
<b>Industrial</b>										
Industrial Acres Added	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Land Value Per Acre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Retail Square Feet Added	0	0	0	0	0	0	0	0	0	0
Non-Retail Square Feet Added	0	0	0	0	0	0	0	0	0	0
Total Square Feet Added	0	0	0	0	0	0	0	0	0	0
Total Assessed Value (AV)	0	0	0	0	0	0	0	0	0	0
Total Employees Estimated	0	0	0	0	0	0	0	0	0	0
Hotel Rooms Added	0	0	0	0	0	0	0	0	0	0
Hotel Occupancy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hotel Room Rate	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Taxable Sales Added (\$000s)	0	0	0	0	0	0	0	0	0	0

Source: TNDG





THOROUGHBRED FARM

BUSINESS PARK