

# JACKSON RANCH

## SPECIFIC PLAN

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Kings County, California

JANUARY 2021







# ACKNOWLEDGEMENTS

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# CHAPTER 1

## INTRODUCTION







## 1.1 PURPOSE OF DOCUMENT

This Specific Plan represents the comprehensive plan for approximately 415 acres within an unincorporated area of Kings County, California referred to as Jackson Ranch. This Specific Plan area is located southwest of Utica Avenue and Interstate 5 and intended to integrate highway commercial and other compatible commercial, light industrial and agricultural uses. This document provides for a cohesive planned development approach for the entire Specific Plan area and serves as both a policy and regulatory document to facilitate coordinated development of the entire plan area under a guiding vision.

This JRSP establishes the land uses, development standards, circulation, infrastructure, phasing, and administrative procedures necessary to achieve the orderly development of the Specific Plan Area. The JRSP maintains is consistent with County General Plan goals, objectives, and policies, and State Planning Law requirements. The plan was reviewed in compliance with the California Environmental Quality Act (CEQA), and serves as a framework for the decision-making process that will shape Jackson Ranch development.

## 1.2 AUTHORITY & REQUIREMENTS

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 57450 through 65457) provides the authority for a jurisdiction to adopt a Specific Plan by ordinance (as a regulatory plan) or resolution (as a policy driven plan). This Specific Plan is both a regulatory and policy document, and was adopted by ordinance thereby serving as development regulations for properties within the Specific Plan area. This plan establishes the type and intensity of uses permitted, as well as the design and permitting criteria.

Section 65451 of the California Government Code mandates that a Specific Plan be structured as follows:

(a) A Specific Plan shall include text and a diagram or diagrams which specify all of the following in detail:

- ◆ The distribution, location, and extent of the uses of land, including potential open space, 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, solid waste disposal, energy, and other essential facilities to be located 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, public works projects, and financing measures necessary to carry out the plan.

(b) A Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

### 1.2.1 REGULATORY PURPOSE

This Specific Plan establishes the necessary land use plan, development standards, regulations, design guidelines, infrastructure master plans, and implementation strategies upon which subsequent development activities will be founded for the 415-acre Specific Plan area. Adoption of this Specific Plan constitutes the adoption of Exhibit 3.1, *Land Use Plan*, which will act as the zoning map for the Specific Plan area. The type, pattern, and intensity of land use are established by this plan. Review of site plans, grading and building permits, or any other action requiring ministerial or discretionary approval applicable to the Specific Plan area shall be consistent with the intent of this Specific Plan.

### 1.2.2 INTERPRETATION AND SEVERABILITY

Unless otherwise provided herein, any ambiguity concerning the content or application of the JRSP shall be resolved by the Kings County Director of Community Development (Director) or his / her designee in a manner consistent with the goals, policies, purpose, and intent established in this Specific Plan. If any portion of these regulations is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining parts of the remaining portions thereof.

Government Code Section 65453(a) states that a Specific Plan may be amended as often as necessary. Amendments to a Specific Plan are accomplished administratively, or in the same manner as its adoption, depending on the nature of the amendment. Please refer to Chapter 5, *Administration* for information regarding Specific Plan Amendments.

## 1.3 STRUCTURE OF THE SPECIFIC PLAN

The content of the JRSP has been organized into the following chapters and appendices:

- ◆ **CHAPTER 1: INTRODUCTION.** Describes the purpose, authority and requirements of the JRSP, as well as the vision, guiding principles of the plan, and includes an Executive Summary.
- ◆ **CHAPTER 2: CONTEXT AND CONDITIONS.** Provides background information on the Specific Plan area, including a description of the location and the regional and historic context of the site.
- ◆ **CHAPTER 3: PROPOSED PLAN.** Establishes the fundamental components of the physical development plan which is presented through a Land Use Plan, Mobility Plan, Stormwater Management Plan, Grading Plan, Infrastructure Plans, and a Solid Waste Plan.
- ◆ **CHAPTER 4: DEVELOPMENT REGULATIONS.** Sets standards for development in each land use designation, and ensures that quality development occurs in suitable locations.
- ◆ **CHAPTER 5: IMPLEMENTATION.** Establishes procedures to administer the JRSP, as well as compliance mitigation and monitoring, financing mechanisms, phasing, and maintenance responsibilities.
- ◆ **APPENDIX A: DESIGN GUIDELINES.** Provides general guidance for design, including architecture, landscape architecture, lighting, and signage. The overall community identity and thematic elements are established.
- ◆ **APPENDIX B: GENERAL PLAN CONSISTENCY.** Provides an analysis demonstrating that the Specific Plan is consistent with the KCGP.
- ◆ **APPENDIX C: PLANT PALETTE.** Establishes a list of plant materials suitable for landscaping within the Specific Plan area.
- ◆ **APPENDIX D: GLOSSARY OF TERMS.** Defines planning terms used throughout the document.



## 1.4 RELATIONSHIP TO OTHER PLANS

The standards, guidelines, and development parameters unique to Jackson Ranch are provided within this document, and it acts as the “zoning code” for the Specific Plan area. As such, this document is the first source of direction regarding development proposals, but it is not the only source. This section outlines the other documents pertaining to the Specific Plan area, including the 2035 Kings County General Plan, Kings County Development Code, and other related County ordinances.

### 1.4.1 KINGS COUNTY GENERAL PLAN

The California Government Code requires that Specific Plans be consistent with the local jurisdiction’s adopted General Plan. The General Plan is a statement of the community’s land use values and is the underlying basis for its vision and direction. The Kings County 2035 General Plan (KCGP) serves as the long-term policy guide for the physical, economic, and environmental growth of Kings County.

An analysis of the consistency of the JRSP and with applicable KCGP goals, objectives and policies is provided in Appendix B of this document. The KCGP establishes policies governing land use, resource conservation, open space, circulation, housing, safety, and noise. As part of the Jackson Ranch Specific Plan adoption, changes to the County’s General Plan incorporated the Specific Plan by reference. This Specific Plan is consistent with the KCGP as amended.

### 1.4.2 KINGS COUNTY DEVELOPMENT CODE

The Kings County Development Code (Articles 1 through 25) establishes districts throughout the County with permitted land uses and development standards. These development standards create the framework for the physical form of the community (building setbacks, heights, etc.). The Specific Plan Development Regulations serve as the regulatory requirements properties within the Specific Plan area.

Where the Specific Plan is silent, the KCDC will apply as appropriate. As part of the Jackson Ranch Specific Plan adoption, changes to the County’s Development Code incorporated the Specific Plan by reference and relies upon the JRSP as defining the land use categories which are equivalent of County Zone District Boundaries. This Specific Plan is consistent with the KCDC as amended.

### 1.4.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

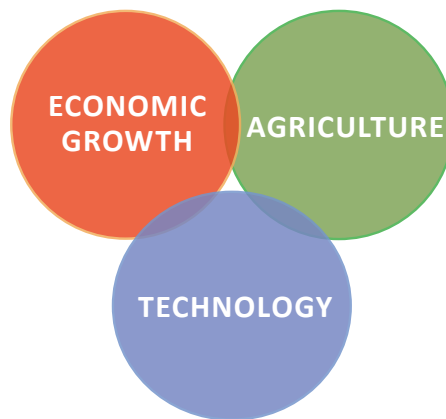
The purpose of the California Environmental Quality Act (CEQA) is to inform decision makers, staff, and the public about the potential environmental impacts of development. Compliance with CEQA requires that a plan be evaluated for potential impacts before being approved. Further, the State has adopted the following policy: “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available that would substantially lessen the significant environmental effects of such projects.” Adoption of a Specific Plan is subject to CEQA review, and an Environmental Impact Report (EIR) was prepared for the Specific Plan. The adoption of the JRSP and EIR resulted in the approval of a Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations for the JRSP.



## 1.5 GUIDING VISION

Situated in a strategic location halfway between Los Angeles and San Francisco, Jackson Ranch will provide motorists a much-needed center for refreshment and rejuvenation as well as a high-quality business environment. Implementation of the Land Use Plan will increase economic growth by drawing business from existing travelers along Interstate 5.

As of August 2020, the unemployment rate within Kings County was more than double the rate of California, and much higher than the rate nationwide. The JRSP vision has three priorities which are to create jobs and encourage economic growth, support new technology, and respect the rural, agricultural heritage of the site. These three interconnected core values work together to shape the implementation vision of Jackson Ranch, as depicted below:



### ECONOMIC GROWTH

The Specific Plan area is located within a designated Federal Opportunity Zone that offers tax incentives to businesses operating and locating within the zone. Jackson Ranch is positioned to attract capital from investors seeking these incentives, and encourages economic growth. Viable and sustainable job creation is a central goal of the JRSP and aims to fulfill a community need within Kings County.

The JRSP aligns with KCGP Land Use Element Objective C1.1, which prohibits isolated pockets of urban development except for where commercial development can be located along highway corridors and where adequate services can be provided. The JRSP does not include residential land uses, and prioritizes new highway oriented commercial uses and other compatible uses that will enhance the economic viability of the County. The Specific Plan area is adjacent to a major arterial intersection at Utica Avenue and Interstate 5. Anticipated new uses will rely primarily on existing traffic volumes, and have integrated services to support the full extent of the development. (please refer to Appendix B, General Plan Consistency for a complete summary of LU C1.1.4).

### AGRICULTURE

The agricultural heritage of the site and the region serves as the primary source of inspiration for the plan. Farming is currently active on the site, and is to remain an important component of the plan. The physical design of the Specific Plan area is to reflect the agricultural heritage of the surrounding San Joaquin Valley.

### TECHNOLOGY

Jackson Ranch is envisioned to be a commercial hub providing land use flexibility oriented to work with technology related businesses and a changing market environment. The land use designation for Innovation Center is designed to provide for the needs of a variety of land uses and business types. The site location along Interstate 5 provides excellent exposure for new businesses seeking to launch an enterprise in a supportive incubator environment.



## 1.5.1 GUIDING PRINCIPLES

The following list of guiding principles have been developed as a vehicle to achieve the community vision, support the underlying purpose of the JRSP, and inform the intent of design decisions:

- ◆ **Create a Landmark Commercial Hub.** Serve the needs of today’s travelers by offering a fully amenitized rest stop. Capitalize on the unique qualities of the region through carefully crafted architecture, and landscape design. The JRSP provides a framework for the implementation of a cohesive commercial hub with a readily identifiable visual motif that conveys a pleasing aesthetic quality.
- ◆ **Honor the Agricultural Heritage of Kings County.** Establish a center where the agricultural heritage of the site is valued and serves as inspiration for the physical design of the Specific Plan area.
- ◆ **Enhance Economic Well-Being.** Encourage new employment across a variety of industries through providing flexibility in the design regulations so the uses can respond to changes in the economy. An emphasis on support of new businesses and job creation will enhance the regional and local economy.
- ◆ **Optimize Potential Through Diversity.** Capitalize on the scale and highly visible location of Jackson Ranch as an opportunity to offer a complementary range of commercial uses including retail, service, hospitality, office, and industrial to appeal to a range of business types.
- ◆ **Encourage a Healthy Environment.** Provide pedestrian access and shaded outdoor spaces that are easily accessible to all portions of the . Encourage pedestrian activity by offering visitors and employees a healthy, attractive, and engaging environment.

## 1.6 EXECUTIVE SUMMARY

Consisting of approximately 415 acres along Interstate 5 at the existing Utica Avenue off-ramp, Jackson Ranch is envisioned as an innovative service and commercial center that will encourage economic growth. The following summary outlines the major components of the JRSP:

- ◆ As the half-way point between San Francisco and Los Angeles, Jackson Ranch offers visibility to a high volume of existing motorists who pass by annually. Upon completion, the center will be the only stop to offer food, lodging, a truck stop, and service stations within a thirty-nine mile stretch of the freeway.
- ◆ Phase one is focused on establishing Commercial Thoroughfare uses within approximately twenty-seven acres that fills a need for highway traveler-oriented services. Potential uses include a ten-acre truck stop, fast food and sit down restaurants, two hospitality locations, two service stations, a retail center, and an open green area suitable for hosting a Farmer's Market or other temporary use.
- ◆ Expansion and diversification of the local economy is envisioned through the implementation of Innovation Center uses, encompassing approximately 114 acres. A variety of uses are allowed within this designation, including commercial, office, light industrial, education, and medical facilities. Flexible development regulations allow site development flexibility to respond to changing market conditions and demand that enhances attraction of new industry investment in the region.
- ◆ The remainder of the plan area (approximately 64%) will remain devoted to agricultural uses that are compatible and complimentary to the Specific Plan design. It is anticipated that agriculture businesses and crop production will continue within this area. Crops cultivated historically on the site include almonds, peaches, and other stone fruit.
- ◆ The site is located within a Federal Opportunity Zone, which was established within economically challenged areas in 2018 to encourage job growth and investment. This designation offers tax incentives over a ten-year period to businesses that located and expand within this designation area.









# CHAPTER 2

## CONTEXT AND CONDITIONS





Aerial image of Jackson Ranch depicting existing site conditions.

## 2.1 SITE LOCATION AND CONTEXT

Jackson Ranch is located southwest of Utica Avenue and Interstate 5 off ramp and consists of approximately 415 acres halfway between San Francisco and Los Angeles. The site is approximately seventy miles northwest of the City of Bakersfield, and seventy miles southwest of the City of Fresno, within an unincorporated area of Kings County, California (refer to Figure 2.1, *California Driving Distance Map* and Figure 2.2, *Regional Location Map*).

The Specific Plan area is generally bounded by Utica Avenue along the north, the California aqueduct along the west, Interstate 5 along the east, and adjacent agricultural land to the south. The site is also bisected from north to south by 25th Avenue (refer to Figure 2.3 *Local Vicinity Map*). The Assessor Parcel Numbers at the time of Specific Plan approval consisted of APN 048-010-018, 048-010-016 and 048-020-030 as shown in Figure 2.5, *Assessor's Map Parcels*.

The Specific Plan aims to establish a high-quality refreshing and rejuvenating stop for motorists driving between Los Angeles and San Francisco, creating a convenient stop along a thirty-one mile stretch of Interstate 5 where provisions for fuel, food, or other travel-related services can be provided. Currently, the nearest restaurant / gas stations are 4.5 miles to the north in Kettleman City or 26.5 miles to the south at Lost Hills.

On-site and surrounding land uses primarily consist of active and fallow agricultural land or rangeland. Agricultural production consists of irrigated crops such as almonds, stone fruits, winter wheat, cotton, corn, and dry land grazing. The site has historically been used for farming and portions of the Specific Plan area presently contain an orchard of almond and pistachio trees near the end of their productive life expectancy.

Approximately 45% of the site is designated by California Department of Conservation as "Grazing Land", and approximately 50% of the site is designated as "Prime Farmland". A small area within the southwestern portion of the site adjacent to the California Aqueduct is designated as "Prime Farmland" by the County Assessor's office. The "Prime Farmland" designation means that active farming has occurred within the past four years, and indicates that the site is able to sustain long-term agricultural production because it offers the soil quality, growing season, and water supply to produce sustained high yields. The site is not currently enrolled in a Williamson Act contract area (refer to Figure 2.6, *Prime Farmland*).

FIGURE 2.1 CALIFORNIA DRIVING DISTANCE MAP

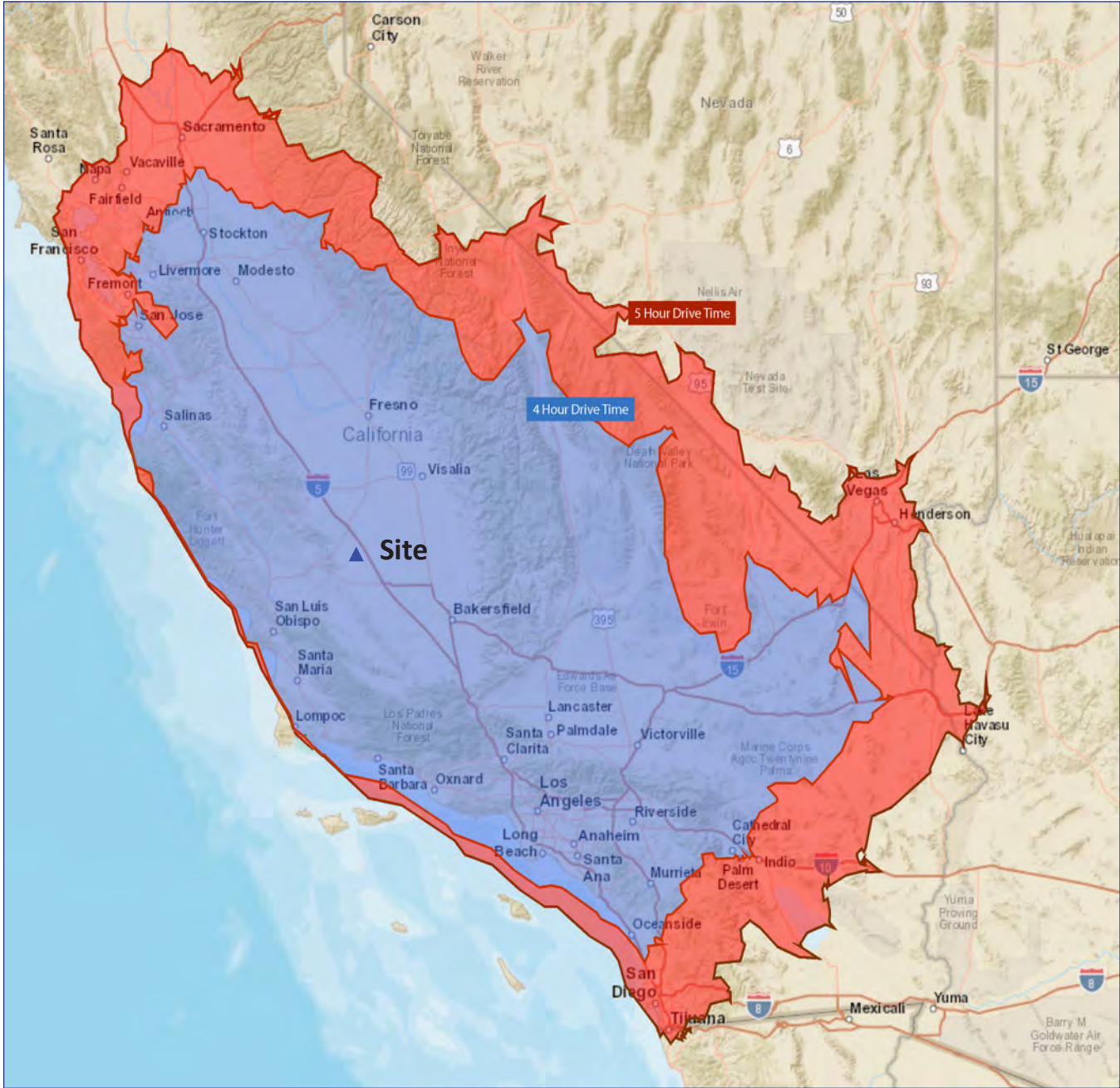
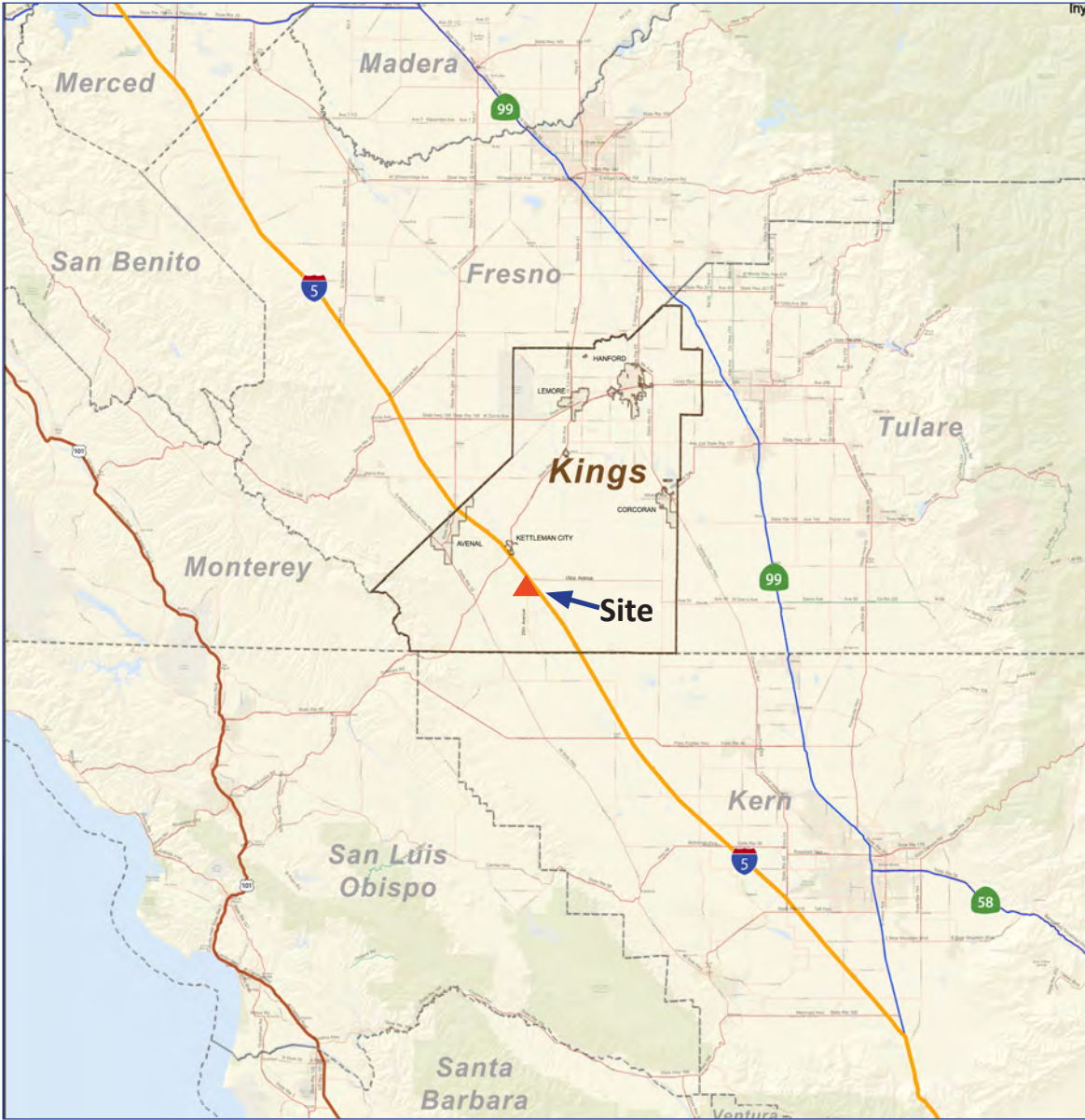


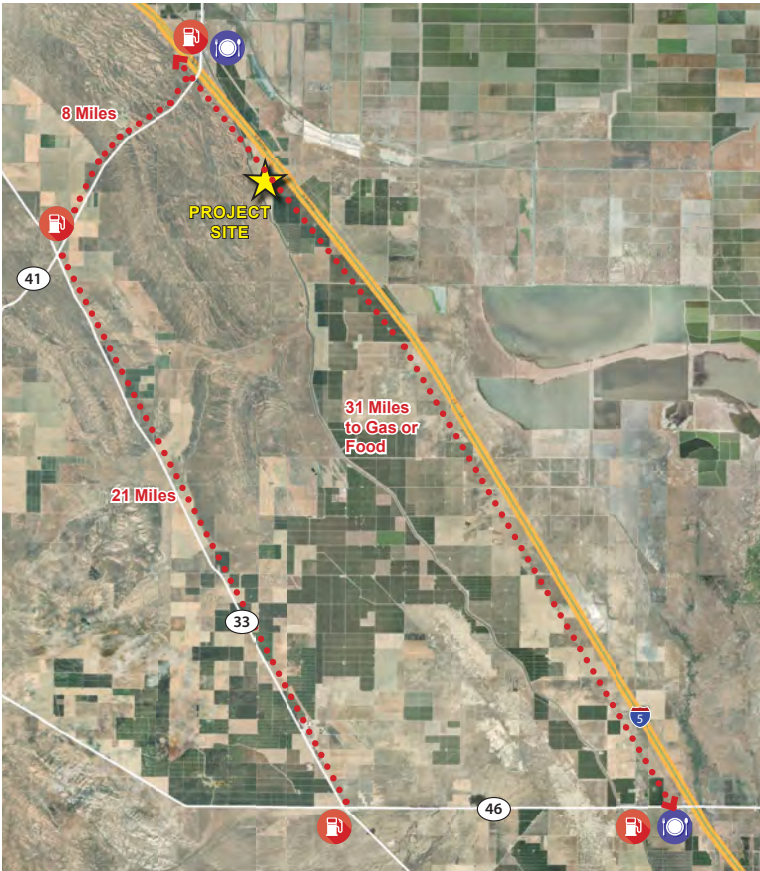
FIGURE 2.2 REGIONAL LOCATION MAP



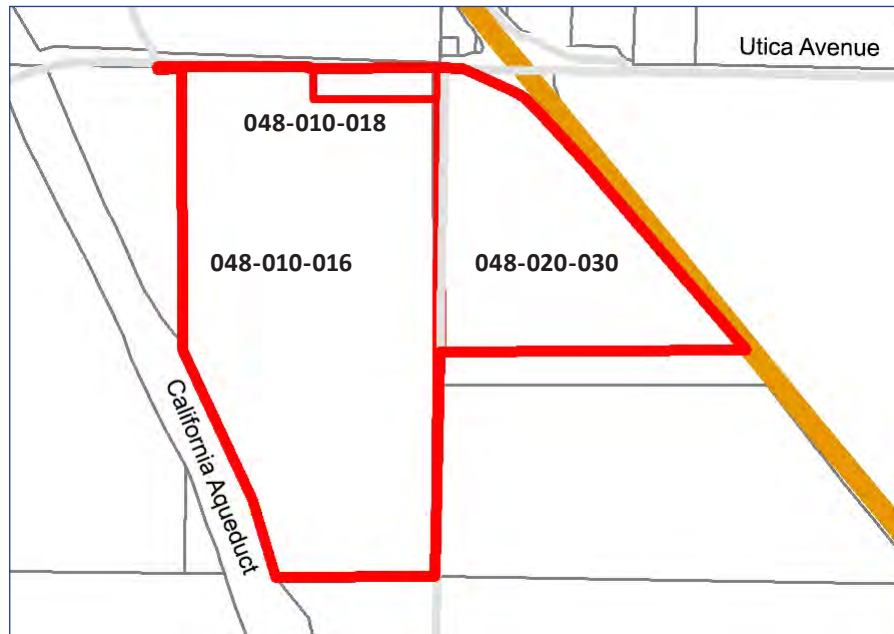
**FIGURE 2.3 LOCAL VICINITY MAP**



**FIGURE 2.4 EXISTING I-5 FOOD AND FUEL LOCATIONS**



**FIGURE 2.5 ASSESSOR'S MAP PARCELS**







**FIGURE 2.6 PRIME FARMLAND**

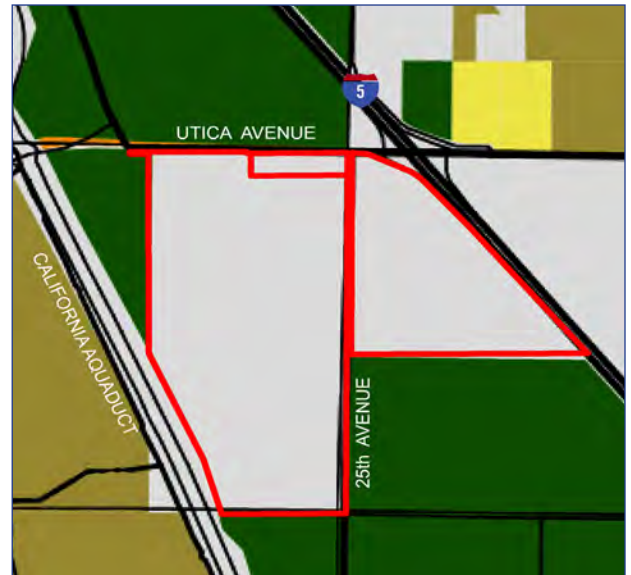
**A. ASSESSOR'S PRIME FARMLAND**





**LEGEND**

	CA Department of Conservation Prime Farmland
	Assessor's Designated Prime Farmland
	Grazing Land
	Site Boundary

**B. WILLIAMSON ACT MAP**





**LEGEND**

	Non-Enrolled Williamson Act Land
	Site Boundary

**FIGURE 2.7 GENERAL PLAN DESIGNATION**



**LEGEND**

	General Agriculture - 40 acre minimum
	Specific Plan Area Boundary

## 2.2 EXISTING PLANNING CONSIDERATIONS

### KINGS COUNTY GENERAL PLAN DESIGNATION

Prior to the adoption of the JRSP, the Kings County General Plan designated all parts of the Specific Plan area under the General Agriculture - 40 Acre Minimum land use category (see Figure 2.7, General Plan Designation). Upon adoption of this document, the land use designation is now defined by the Jackson Ranch Specific Plan (JRSP). Additionally, the Kings County General Plan was amended to integrate the JRSP as Chapter 15 of the County’s General Plan. For internal consistency review between the JRSP and Kings County General Plan see Appendix B of the JRSP for General Plan Consistency.

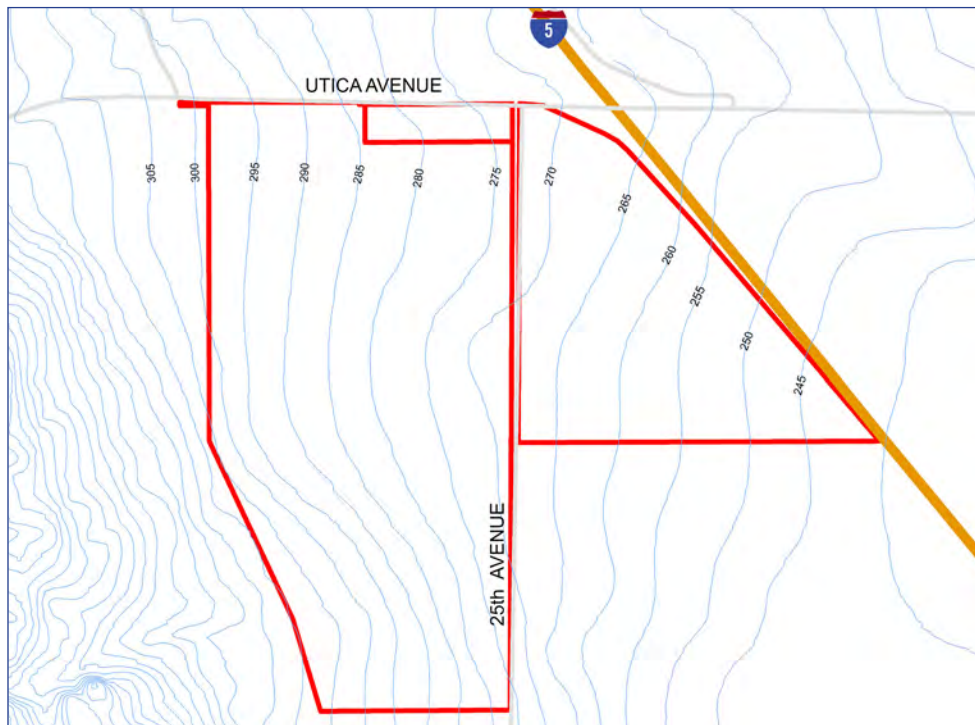
All future development within the Specific Plan area must be consistent with this document (California Government Code sections 65455, 66473.5, 65860, and 65401).

### KINGS COUNTY DEVELOPMENT CODE

Prior to the adoption of this document, the County designated the Specific Plan Area as AG-40, General Agriculture, 40 Acre Minimum. Upon adoption of the JRSP, the Kings County Development Code was amended to incorporate by reference the JRSP as Article 26 and amended Article 3 by adding Section 306 to define the Jackson Ranch Specific Plan as establishing the Specific Plan area zoning. The County’s Zone District Boundary Map was also amended to refer to the JRSP.



**FIGURE 2.8** EXISTING TOPOGRAPHY



## EXISTING CONDITIONS

### TOPOGRAPHY

As shown in Figure 2.8, *Existing Topography*, the site is generally flat having a high point of approximate elevation 298 along the north western portion of the boundary, and a low point of approximate elevation 240 at the eastern corner, adjacent to Interstate 5. The slope varies from a maximum of 3% between the California Aqueduct and 25th Avenue, to a slope of 1% between 25th Avenue and Interstate 5. No distinguishing landforms exist on-site.

### HYDROLOGY

The Specific Plan area is located within the San Joaquin Valley Groundwater Basin, which is surrounded on the west by the Coast Ranges, on the south by the San Emigdio and Tehachapi Mountains, on the east by the Sierra Nevada, and on the north by the Sacramento- San Joaquin Delta and Sacramento Valley. No streams or rivers traverse the area, and the nearest drainage channel is the California Aqueduct. The newly formed Southwest Kings Groundwater Sustainability Agency (GSA) regulates use of groundwater within the Specific Plan area and will ultimately integrate with the local land use permitting process.

### GEOLOGY

Preliminary soil testing results show that the soils are composed of silty sand and sandy clay with a very low potential expansion index. The removal of the existing almond orchards will likely result in disturbance of the upper three to five feet of soil, so it is anticipated that site preparation for all buildings will require over-excavation of the upper disturbed soils to depths of five to six feet, and replacement of these soils as compacted engineered fill to the building pad grades.





# CHAPTER 3

## THE PLAN





### 3.1 LAND USE PLAN

This section establishes the intent of the JRSP in terms of land use, and provides an understanding of the infrastructure to be provided. The major components of the plan description include structure and organization of land uses, mobility including vehicular and pedestrian circulation, grading, and new infrastructure plans for water, sewer, stormwater, gas, electric, telecommunications, and solid waste. Some material in this section is intended to be directive and shall be implemented according to language contained herein, while other material is labeled “conceptual” and is intended to guide and not restrict creative solutions.

A balance of diverse commercial land uses has been established for Jackson Ranch, as shown in Figure 3.1, *Land Use Plan*. The JRSP has been designed to provide services for existing Interstate 5 travelers, as well as offering a location for business ventures to grow and thrive. A maximum of approximately 2,400,000 gross building square footage is allowed within JRSP.

The high volume of existing vehicular travel along Interstate 5 brings a substantial opportunity for economic development to Kings County. The JRSP is intended to expand the County’s potential for job creation and tax revenue growth along the Interstate 5 corridor. The entire Specific Plan area is also intended to leverage the designated Federal Opportunity Zone to provide greater industry investment incentives and growth of local enterprises.

## LAND USE AREAS

The following section is a brief description of the four land use sub-designations. The plan has been designed to provide flexibility so that minor adaptations can be made in response to changing market demands in a timely manner. Table 3.1, *Land Use Plan Summary*, provides the acreage maximum Floor Area Ratio (FAR) and maximum building square footage for each use.

### COMMERCIAL THOROUGHFARE (CT-JR)

Directly adjacent to the Interstate 5 / Utica Avenue interchange is Jackson Ranch Commercial Thoroughfare (CT-JR), a twenty-seven acre development area that will provide a safe rest stop for travelers along Interstate 5. This area is envisioned as a sophisticated transportation plaza, delivering food, lodging, amenities, and entertainment to both professional and leisure travelers.

Planned to be developed as the first phase of the JRSP, the CT-JR area includes a ten-acre truck stop, potentially offering a restaurant, service station, and short term resting place for large transport vehicles. The remaining seventeen acres have been divided into smaller parcels to easily accommodate fast food and sit down restaurants, hotels, service stations, and an open area for community events such as a Farmer's Market (refer to Figure 3.2, *Phase 1 Enlargement*). An artist's concept of Phase One is included in Figure 3.3, *Phase 1 Illustrative Plan*.

### INNOVATION CENTER (IC-JR)

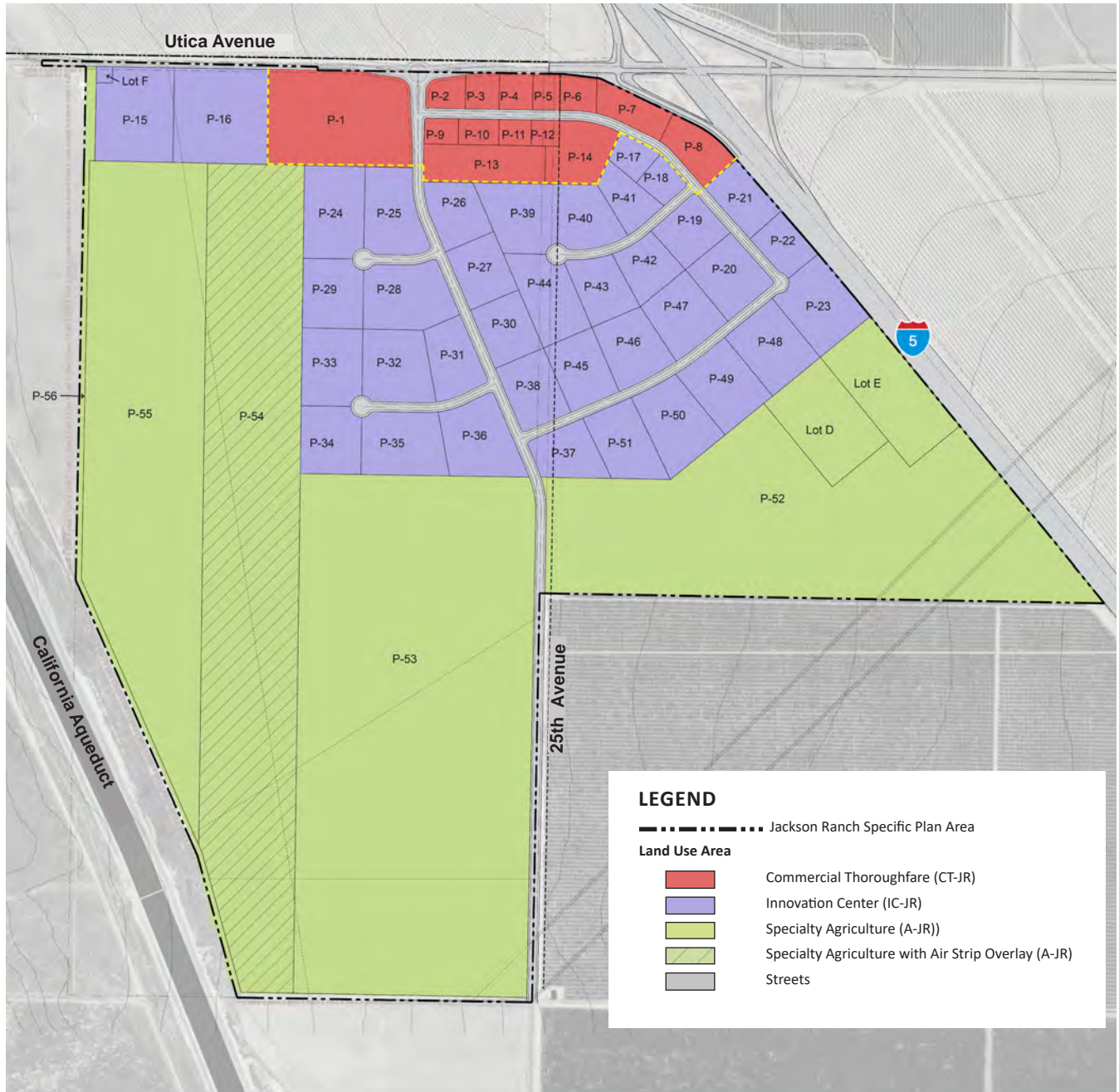
The Innovation Center is a commercial / light industrial use area that has been provided to create a prime location for inventive new and expanding businesses. This area includes approximately 114 acres, and allows for a range of uses including light industrial, research and development, logistics and distribution, office, and hospitality. The allowed uses and corresponding development standards have been tailored to encourage flexible development solutions that will bring fresh ideas and jobs to Kings County.

### SPECIALTY AGRICULTURE (A-JR)






The Specialty Agricultural use area is intended to function as a buffer between more intensive agricultural uses of the surrounding off-site General Agriculture designation, and the commercial / innovation center areas. The A-JR designation is meant to be compatible with nonagricultural uses, and the minimum parcel size is ten acres. Uses permitted within this area include cultivated land as well as support uses such as farm-based tourism, agricultural research and processing, wineries, and farmer's markets. Other permitted uses include recreational vehicle and boat storage, accessory living quarters, community care facilities, and energy uses such as solar farms and electric vehicle recharge stations.

An overlay zone for a future air strip is located within the western portion of the A-JR designation. The airstrip will be subject to approval by federal and state agencies. The environmental review prepared in conjunction with this document does not include an analysis of the impacts of this potential future use.

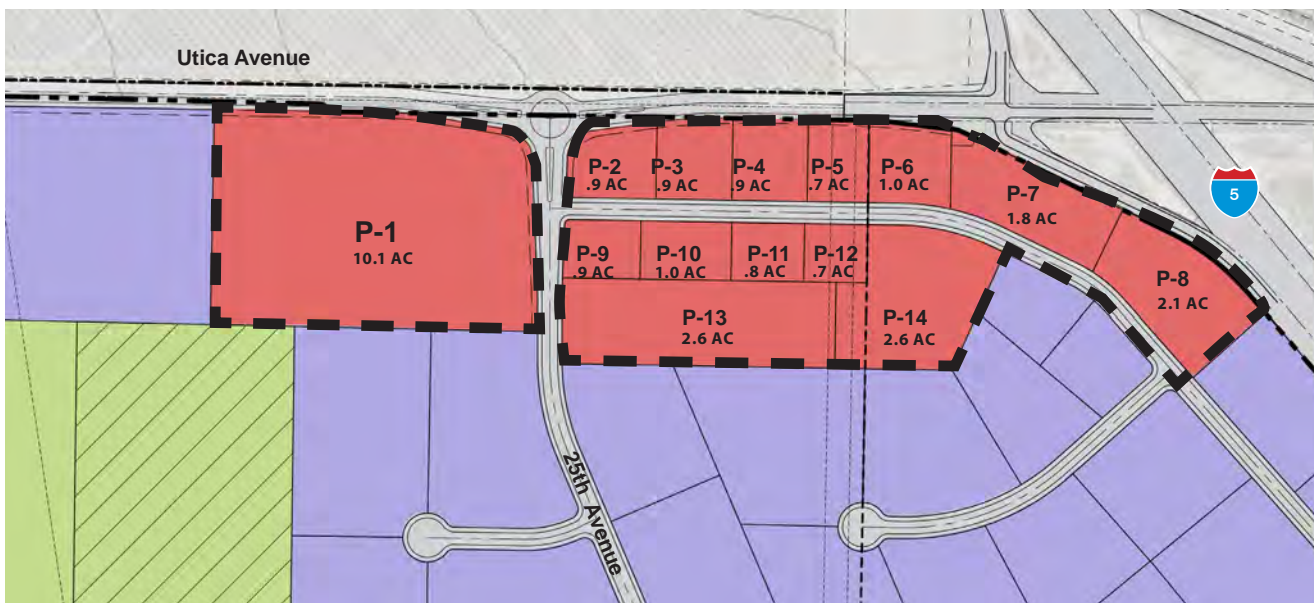
**FIGURE 3.1 LAND USE PLAN**



**TABLE 3.1 LAND USE PLAN SUMMARY**

	LAND USE AREAS	ACRES (AC)	MAX F.A.R.	MAX SQ. FT.
	Commercial Thoroughfare (CT-JR)	27.1	0.40	161,125
	Innovation Center (IC - JR)	113.7	0.45	2,230,708
	Specialty Agriculture (A-JR)	211.5	--	--
	Specialty Agriculture with Air Strip Overlay (A-JR)	56.3	--	--
	Streets	6.5	--	--
	<b>TOTAL</b>	415.1		2,385,561

**FIGURE 3.2 PHASE 1 ENLARGEMENT**





**FIGURE 3.3 PHASE 1 ILLUSTRATIVE PLAN**



## 3.2 MOBILITY PLAN

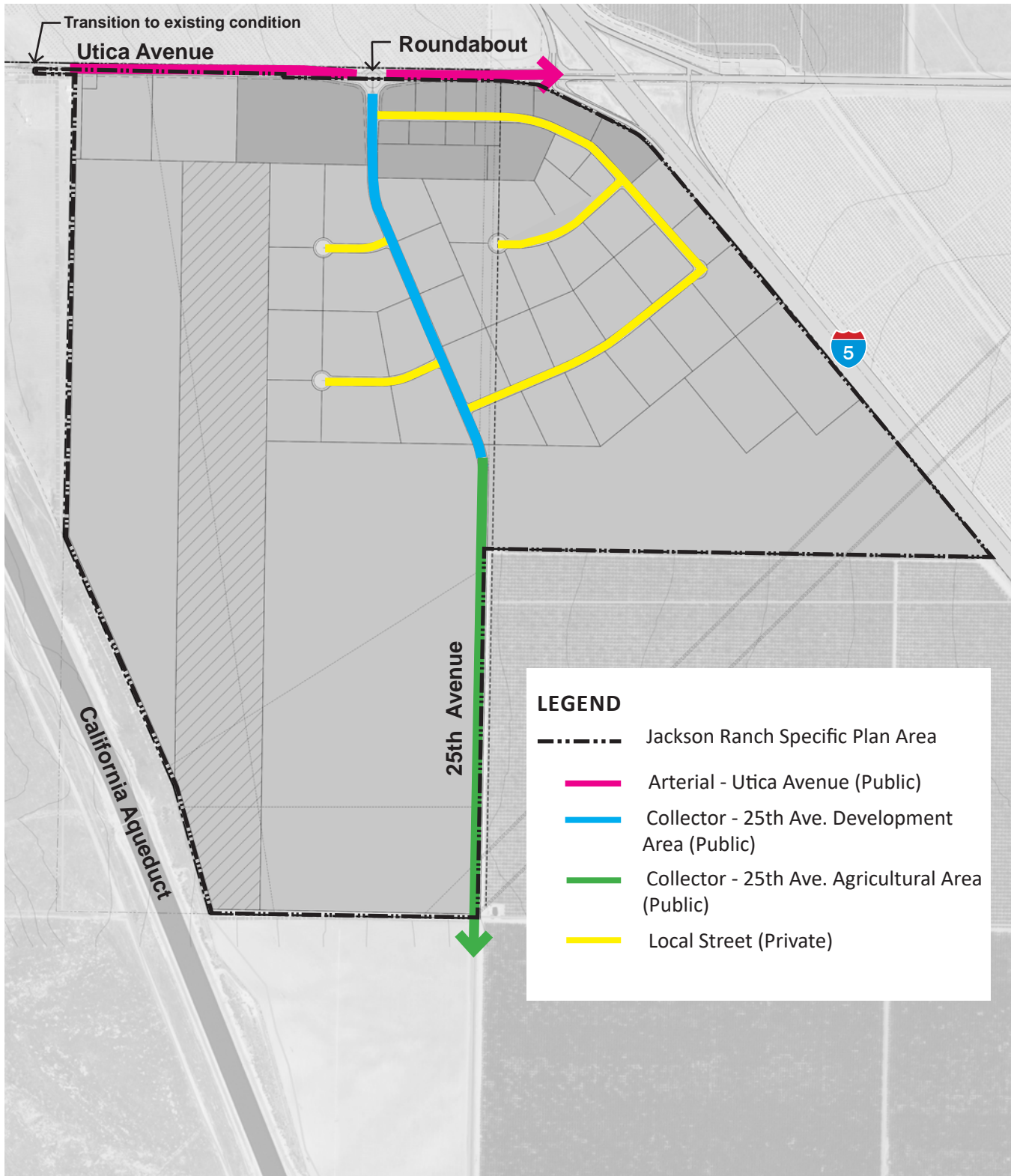
The Mobility Plan for Jackson Ranch provides an adequate level of service for the designated land uses and projected traffic loads. The fully integrated transportation network fulfills the needs of all through functional streets, and pedestrian connections. The standards depicted in this section may be modified as needed to serve the proposed uses. All components of the Mobility Plan are to meet current ADA (American Disability Act) standards. Figure 3.4, *Vehicular Circulation* depicts the street classifications within the Specific Plan Area, and each is described below.

### ARTERIAL STREET

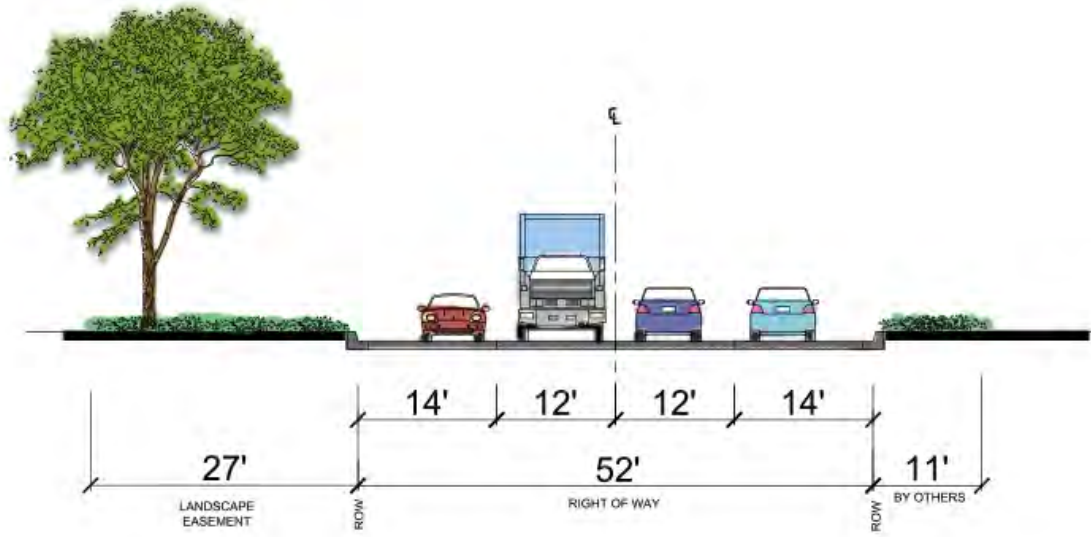
Providing the primary access to the Specific Plan area, Utica Avenue extends along the northern boundary from the western portion of the site to the I-5 interchange. The limits of improvements included within the JRSP extend to the northern curb of Utica Avenue. The improvement of the northern right-of-way is to be implemented by the adjacent landowner(s).

Utica is to include four travel lanes of travel within a fifty-two foot right-of-way. The curb to curb width varies through the transitions at the roundabout, with a typical curb-to-curb width of fifty-two feet. A twelve-foot parkway and a fifteen-foot landscape easement are to be maintained on private property along the southern edge of Utica Avenue (refer to Figure 3.5, *Utica Avenue Street Section*). An off-site transition area will occur in which Utica will narrow to the existing two-lane condition.

FIGURE 3.4 VEHICULAR CIRCULATION

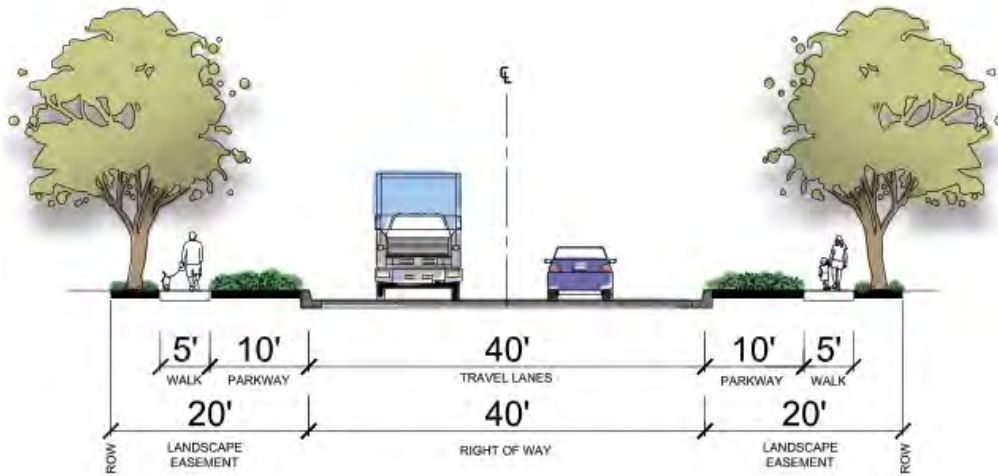


**FIGURE 3.5 UTICA AVENUE STREET SECTION**



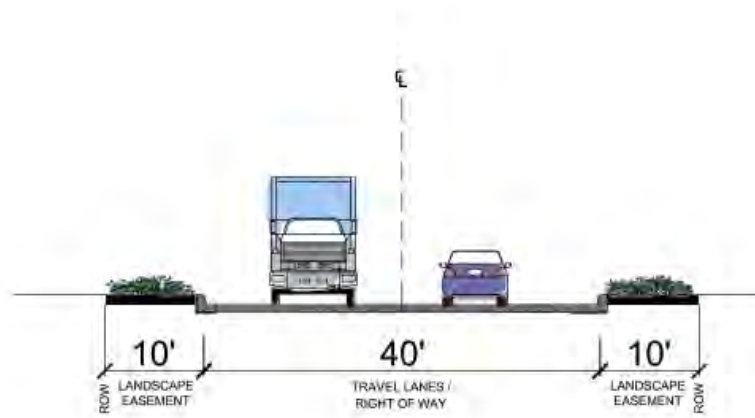
**ARTERIAL - UTICA AVENUE**

**FIGURE 3.6 25TH AVENUE STREET SECTION (DEVELOPMENT AREA)**



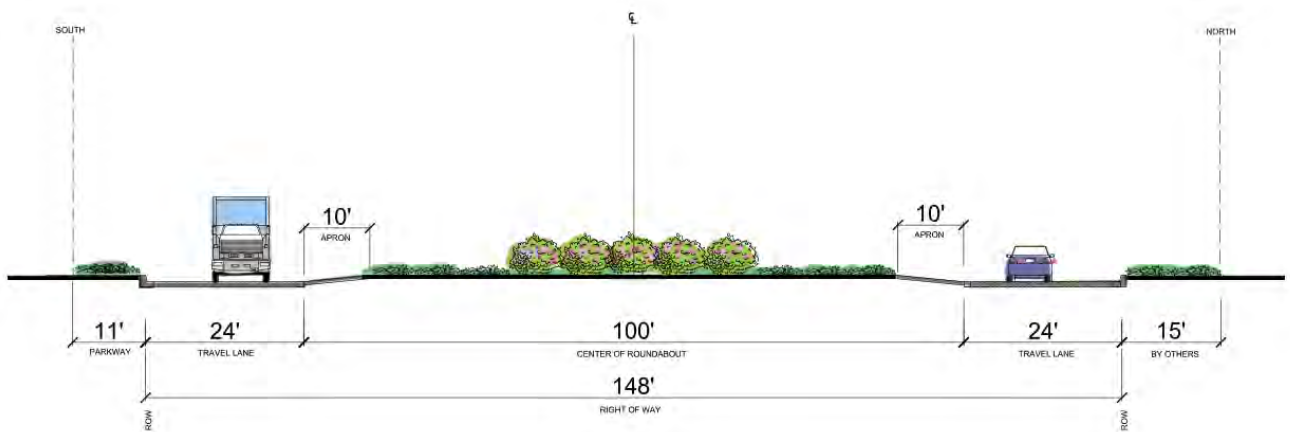
**COLLECTOR - 25TH AVENUE (PUBLIC)  
WITHIN DEVELOPMENT AREA**

**FIGURE 3.7 25TH AVENUE STREET SECTION (AGRICULTURAL AREA)**



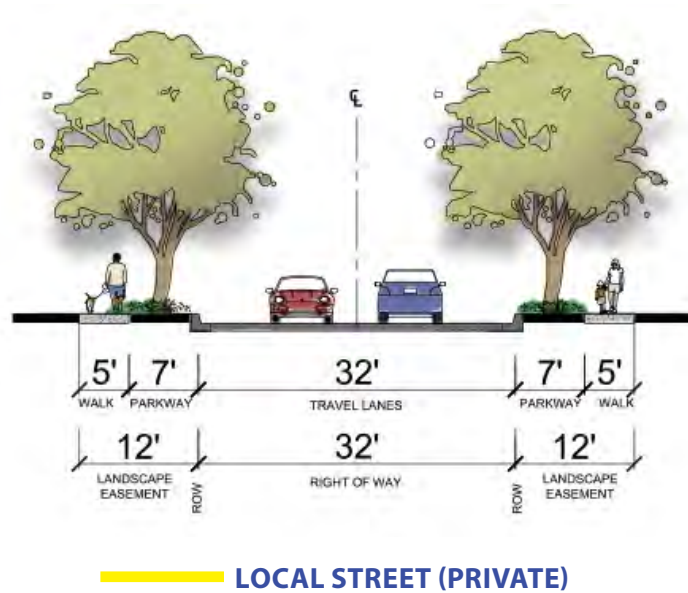
**COLLECTOR - 25TH AVENUE (PUBLIC)  
WITHIN AGRICULTURAL ZONE**

**FIGURE 3.8 ROUNDABOUT AT UTICA AND 25TH STREET SECTION**



**ROUNDABOUT AT 25TH AVENUE AND UTICA AVENUE**

**FIGURE 3.9 LOCAL STREET SECTION**



## COLLECTOR STREET

The Collector Street of the JRSP is 25th Avenue, and realigned from its original location to provide enhanced traffic pattern design for businesses and industry while creating adequate stacking distance for vehicles traveling east along Utica toward the Interstate 5 interchange. Within the Specific Plan area, 25th Avenue will have a forty foot right of way / pavement width, and easement on private property to accommodate a six-foot landscaped parkway and five-foot sidewalk on both sides as shown in Figure 3.6, *25th Avenue Street Section (Development Area)*. A section of the roundabout at Utica and 25th Avenue is depicted in Figure 3.8, *Roundabout at Utica and 25th Street Section*.

Within the agricultural area, the 25th Avenue right-of-way for pavement area will remain at forty feet, with ten-foot landscape easement on both sides as shown within Figure 3.7, *25th Avenue Street Section (Agricultural Area)*. Sidewalks are not to be included within the undeveloped agricultural area.

## LOCAL STREETS

Local streets are to be private, and provide access to individual planning areas. These streets feature a fifty-six foot right of way, with a curb to curb distance of thirty-two feet as shown in Figure 3.9, *Local Street Section*. A seven-foot landscape parkway and five-foot sidewalk are to be included on both sides of local streets to provide shading and softening as well as pedestrian circulation.

## 3.3 INFRASTRUCTURE PLAN

This section details the on-site and off-site infrastructure plans necessary to accommodate the implementation of Jackson Ranch, including the grading, stormwater management, potable water, wastewater management, utility (electricity, natural gas, and telecommunication services), and solid waste disposal plans. These plans are conceptual in nature, and will be refined during the final permitting, grading, tract map, and infrastructure plan approval processes.

### 3.3.1 PROPOSED GRADING

The site has a uniform existing gradient of approximately two percent from the northwest corner to the southeast, and proposed streets will be set to match existing topography. Graded pads will be established through the grading permit process, but the overall Specific Plan area grading will be in conformance with the conceptual grading plan depicted in Figure 3.10, Conceptual Grading Plan. The site will be graded to balance on-site. This plan may be adjusted to reflect the final roadway layout, plotting, drainage plans, and design.

### 3.3.2 STORMWATER MANAGEMENT PLAN

Stormwater within the Specific Plan area will be collected via surface flow into a master plan system of storm drain open channels, inlets and pipes that will convey flows into a retention basin (basin) that is designed to store all of the runoff from a 10-year, 10-day rainfall event, per the Kings County Improvement Standards (see Figure 3.11, *Stormwater Management Plan*). The basin will be in the eastern portion of the Specific Plan area, west of I-5 within the Specialty Agriculture area and will occupy approximately six acres.

Each individual development parcel will have the option to direct their drainage to the streets via surface flow or install an on site storm drain system that will tie into the overall storm drain system depending on the constraints of the individual parcel and/or the proposed user. The phasing of the Specific Plan area will control the basin volume and amount of detention area that is required. The basin will not need to be built to its ultimate capacity in the initial phases of development. As areas of Jackson Ranch are developed, the basin will be expanded to meet the required stormwater volume.

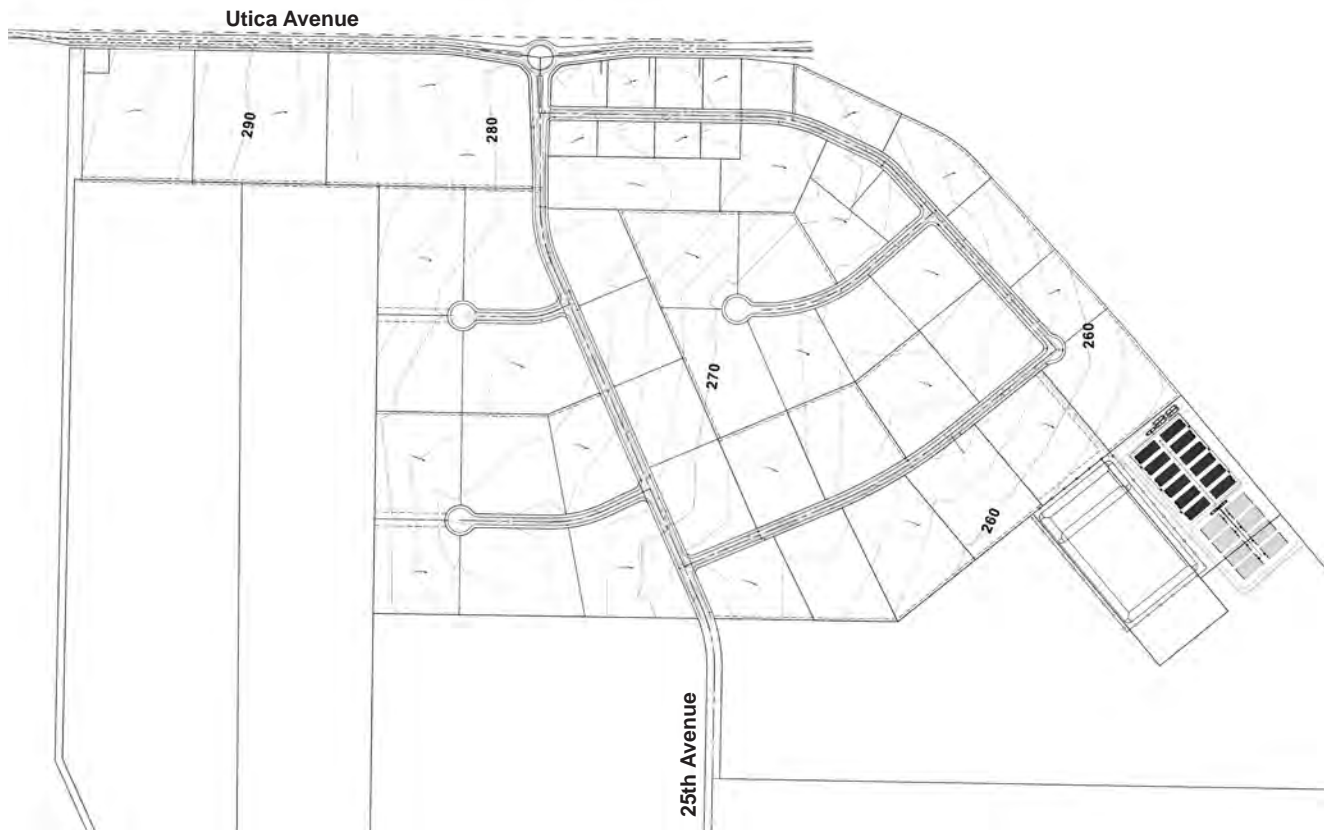
The analysis and preliminary design of the stormwater management plan are based on the Kings County Improvement Standards, and the Municipal and Industrial / Commercial California Storm Water Best Management Practice Handbooks. All stormwater, flood protection, and terminal discharge improvements necessary for the Specific Plan area shall be approved by the Business District Association (BDA), Kings County Public Works, and any other relevant flood control, State or Federal Agency having jurisdiction over the improvements, and shall be maintained by the Business District Association (see Section 5.6.2, Business District Maintenance).

### 3.3.3 POTABLE WATER PLAN

#### AGRICULTURAL USES

The Dudley Ridge Water District currently delivers State Water Project water from the adjacent California Aqueduct to the Specific Plan area properties for irrigation purposes of the existing agricultural uses. The aqueduct is owned by the California Department of Water Resources (CDWR) and operated and maintained by CDWR's Division of Operations and Maintenance. Irrigation water is provided via direct connections to the aqueduct, which then feeds into a system of irrigation lines. Water supply from the aqueduct will continue to be used for irrigation and fire protection purposes via the existing connections to the aqueduct. No activities or improvements within CDWR's property or easements are proposed under the Specific Plan, and no improvements or modifications to the existing aqueduct connections are proposed.

**FIGURE 3.10 CONCEPTUAL GRADING PLAN**



## NON-AGRICULTURAL USES

Potable water to the non-agricultural uses of the Specific Plan area will be provided by an off site potable water main from the new and fully operational Kettleman City Surface Water Treatment Plant (SWTP). The off site water system will be installed by and paid for by the master developer and upon completion, the system will be dedicated to the Kettleman City Community Services District (KCCSD) for ownership and maintenance. This off-site potable water main will be approximately four miles in length and constructed from the northern boundary of the Specific Plan area to a connection point in Kettleman City that ties into the SWTP service, which is owned and operated by KCCSD.

Once in full operation, the SWTP will provide potable water service to properties within the JRSP. Installation of the water main and connection to the SWTP will require review and approval by KCCSD. It will also require approval from the Local Agency Formation Commission (LAFCO) of Kings County for any KCCSD boundary or service extension needed to serve the Specific Plan's potable water service area. Expansion of the KCCSD Sphere of Influence will include the Specific Plan area, and service connection to the district is in alignment with the County's General Plan goals and policies for new highway-commercial development to have adequate water service. In this case, Jackson Ranch will connect to KCCSD and consolidate additional water resources with KCCSD from the State Water Project via the California Aqueduct.

The extension of service to Jackson Ranch will ensure a long-term adequate supply of safe drinking water. Upon LAFCO's approval of the SOI expansion and service extension approval, Jackson Ranch will be fully consolidated into KCCD's service area. Furthermore, installation of the off site water main may require Caltrans review and approval. Once the water main improvements reach the Utica Avenue overpass at I-5, two scenarios could occur:

- » Preferred Scenario. The water main will be installed in the Utica bridge deck of the overpass structure.
- » This scenario will require review and approval by Caltrans.
- » Alternative Scenario. The water main will traverse downward and under I-5, which will require boring under the freeway. This scenario will require review and approval by Caltrans, and County approval at the time of Plan Review.

In addition to installation of the off site water main, a system of underground water mains will be provided throughout the Specific Plan area to serve the individual development sites, as shown in Figure 3.12, *Potable Water Plan*. The on site water system will connect to the new off site water service being constructed in Utica Avenue. On site water systems will be located within roadways and easements as appropriate and typical for new development and will require review and approval by the County.

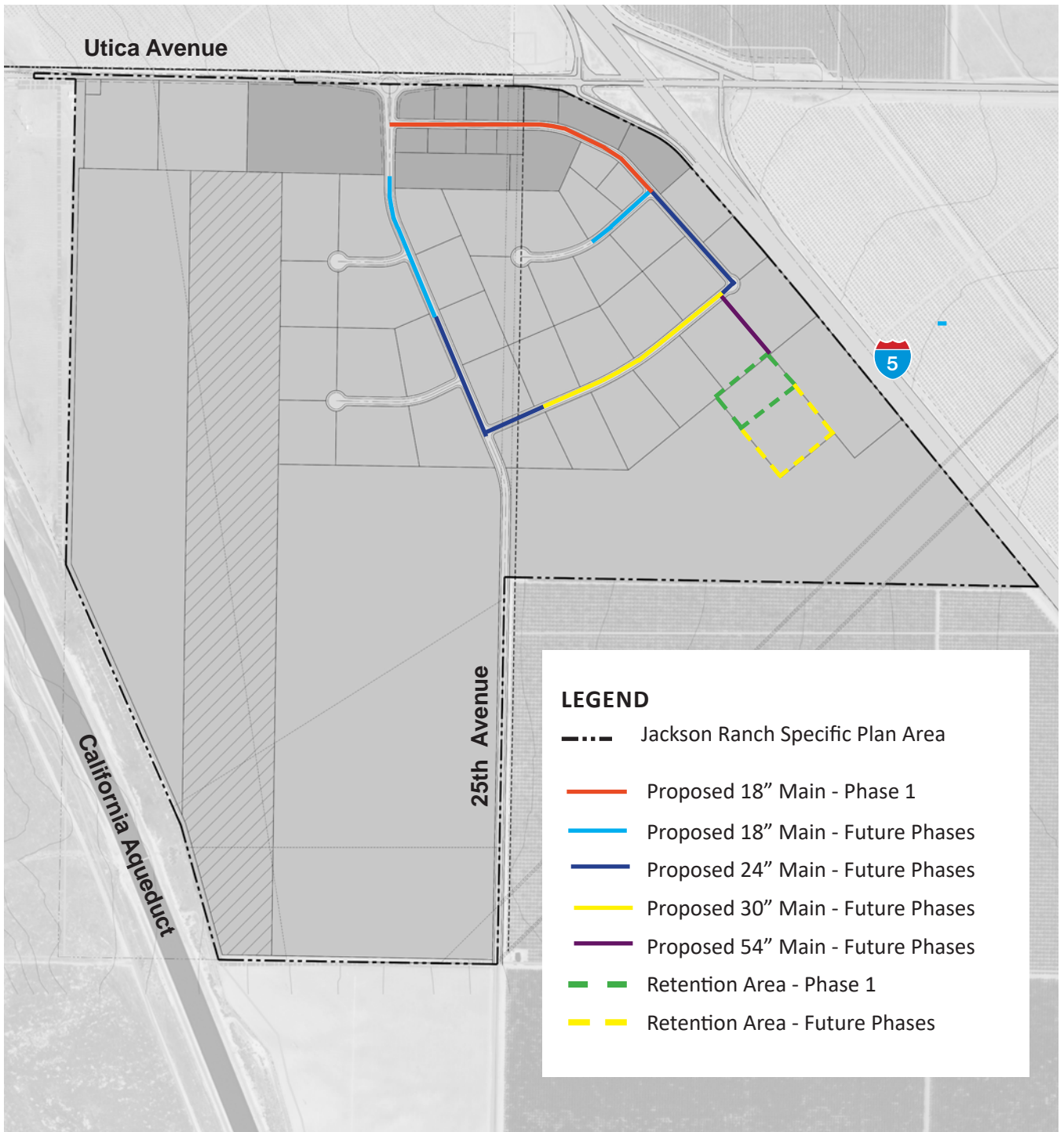
### **3.3.4 WASTEWATER MANAGEMENT PLAN**

A private operated and maintained wastewater collection and treatment system will be developed, as shown in Figure 3.13, *Wastewater Management Plan*. The system will consist of a wastewater collection system comprised of grease interceptors, influent screeners, pump tanks and associated gravity main piping; and a small domestic wastewater treatment facility (WWTF) that will provide primary and advanced secondary treatment of wastewater. The WWTF's treatment process will include primary and secondary septic tanks, flow equalization, recirculating media filter systems, denitrification, and sand filter dispersal systems. WWTF will be located in the eastern portion of the Specific Plan area, abutting I-5 and within the Specialty Agriculture area, and will occupy approximately seven acres.

Wastewater will flow by gravity through a network of privately-maintained sewer laterals and mains to the WWTF, and sewer laterals and mains will be provided throughout the Specific Plan area to serve the individual development sites. The media filter system will consist of an engineered, patented passive aerobic biological treatment system that uses naturally occurring bacteria and other microorganisms in the wastewater to digest organic contaminants. Flow to each module will be delivered in timed doses. This recycling process will provide greater than fifty percent nitrate removal. The sand filter dispersal beds will provide additional treatment and allow for the dispersal of the filtrate to the native soils. Filtrate will be delivered in timed doses and distributing valves will be used to alternate flow to each filter bed. The criteria used to plan the wastewater treatment for Jackson Ranch will meet or exceed the established Kings County and State of California guidelines and standards.



**FIGURE 3.11 STORMWATER MANAGEMENT PLAN**



**FIGURE 3.12 POTABLE WATER PLAN**

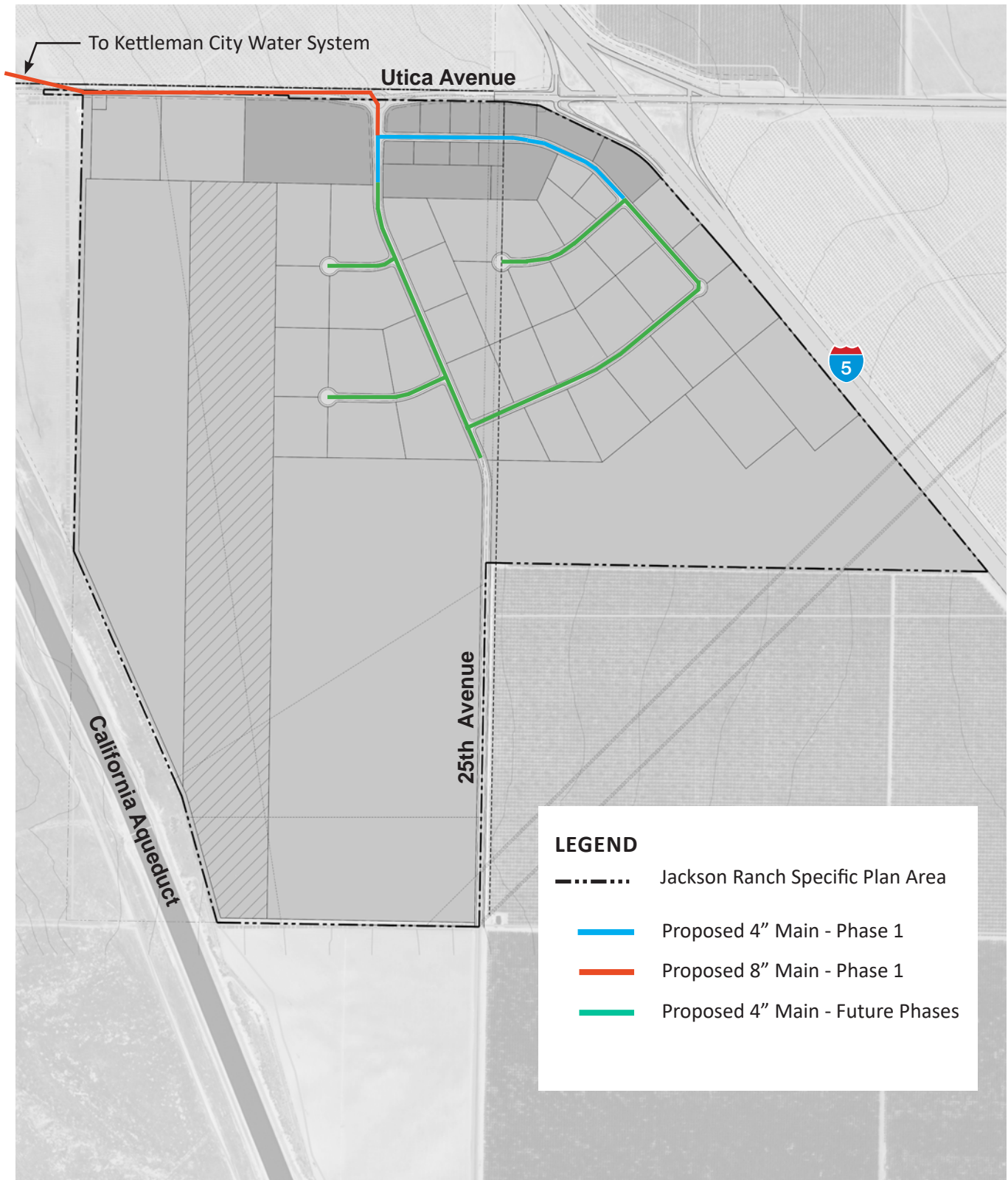
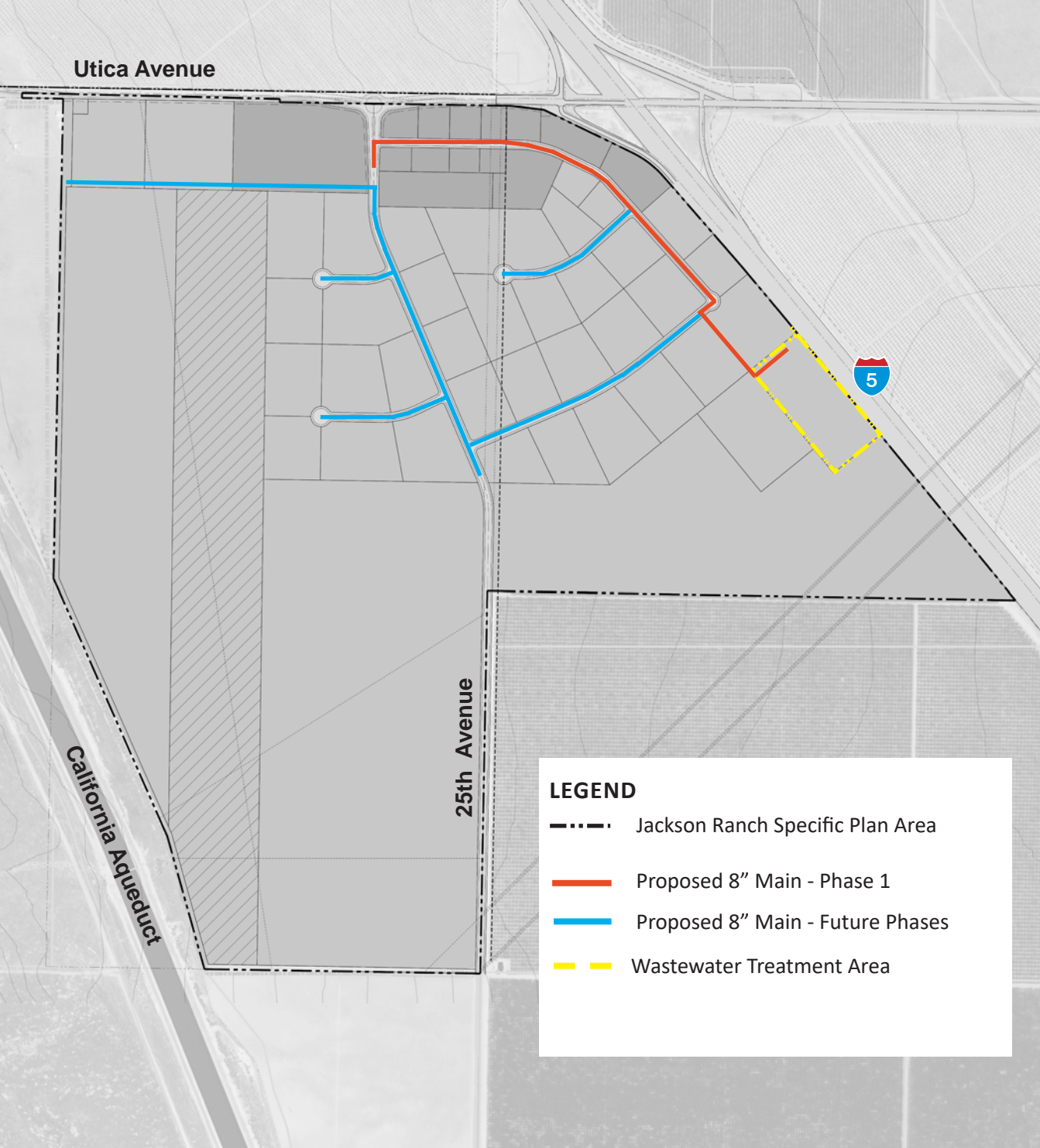


FIGURE 3.13 WASTEWATER MANAGEMENT PLAN



### 3.3.5 GAS, ELECTRIC & TELECOMMUNICATIONS

Extensive utility lines, including those providing electricity, natural gas, and telecommunication will be required to serve Jackson Ranch. Many of these services are available on-site, as described in the following sections:

#### ELECTRIC

Jackson Ranch is located within the service territory of Pacific Gas & Electric (PG & E) and will be served from an existing 230 kV transmission line. This line will provide the power supply level and capacity needed to provide electricity to Jackson Ranch. New substations will be placed near PG & E's existing lines and will provide the necessary electric distribution infrastructure, and the system will be designed and constructed to minimize off-site visual and noise impacts. All proposed plans for electrical facilities and infrastructure will require coordination with and review by the County and PG&E and will be implemented in accordance with all required guidelines and standards.

#### NATURAL GAS

As with electricity and as an option, PG&E can provide natural gas service to the Specific Plan area through new regulator stations in key areas that will connect to existing transmission pipelines off site. As an alternative, the master developer may utilize local gas providers to supply above ground natural gas tanks provided for the JRSP developments. These tanks will be in areas which allow for ease of maintenance by utility crews and will be intended to provide a safe and reliable gas service where needed. This option provides more flexibility and may be economically more suitable.

If new underground gas mains are constructed, they will be located within roadways and easements as appropriate and typical for new development. All proposed plans for natural gas facilities and infrastructure will require coordination with and review by the County and PG&E (if provided by PG&E), and will be implemented in accordance with all required guidelines and standards. Natural gas service is intended to be available through above ground tanks provided by certified tank suppliers.

#### COMMUNICATION FACILITIES

A telecommunications network serving the Specific Plan area with high speed data, voice, and video services is envisioned for Jackson Ranch. This state-of-the art system will work with Incumbent Local Exchange Carriers (ILEC's) and Competitive Local Exchange Carriers (CLEC's) to provide the JRSP developments with an advanced communication network. Local communications transmission and distribution facilities may be located in any land use designation, and where feasible, lines are to be located within underground easements or rights of way that permit access for maintenance with minimal disruption of surrounding properties.

### 3.3.6 SOLID WASTE

Solid waste will be collected by Kings Waste and Recycling Authority (KWRA) and transferred to KWRA's Material Recovery Facility and Transfer Station at 7803 Hanford Armona Road in the City of Hanford. Some waste will be recycled at KWRA's facility prior to the remainder of the waste being disposed of at a state-licensed landfill in the region. Hazardous waste will be disposed of at Kettleman Hills Hazardous Waste Facility approximately four miles northwest of Jackson Ranch. This facility is managed and operated by Waste Management. Green waste will be disposed at the Kochergen Farms Composting Facility, and is managed and operated by Kochergen Farms.



# CHAPTER 4

## DEVELOPMENT STANDARDS





## 4.1 INTRODUCTION

These development standards constitute the primary means of implementation that serves to guide all future development within the Specific Plan area. The following regulations, together with the Design Guidelines (Appendix A), set forth the standards intended to carry out the vision established by the JRSP, and forms the foundation from which all planning and implementation decisions will be based. The Development standards establish the types of permitted uses and standards allowed, as well as any additional permit approvals needed.

Application of the following standards is intended to encourage the most appropriate use of the land, ensure the highest quality of development, allow for some industry adaptable flexibility, while also protecting public health, safety, and general welfare. These JRSP standards and procedures are the governing zoning regulation for land uses within the Specific Plan area. The JRSP standards and restrictions supersede any otherwise applicable County Development Code regulations unless stated to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the Kings County Development Code (KCDC), the provisions of the Specific Plan shall take precedence. Where the JRSP is silent, the KCDC shall apply.

This chapter contains regulations and requirements by which development must abide, and are indicated by the use of the word “shall”. These regulations are mandatory and cover general development, open space, parking, non-conformities, lighting, and other standards. Provisions within this chapter may also use the word “should”, in which case the standard is encouraged, but not mandatory.

## 4.2 LAND USES

Three land use types have been included within the JRSP. These areas include the JR suffix to show they are unique within the KCGP, pertaining only to Jackson Ranch. These categories are: Innovation Center (IC-JR), Commercial Thoroughfare (CT-JR), and Specialty Agriculture (A-JR). Table 4.1, *Permitted Uses*, summarizes the appropriate category of permit for specific uses within each designation. Five permit types are identified below to ensure that appropriate activities and building types implement the intent of the plan. The categories of permit types, consistent with the KCDC are defined below:

- » **Permitted (P):** uses permitted by-right with the appropriate building permit, and JRSP conformance review. A permitted use does not require discretionary approval for the use itself, however, the Kings County Community Development Agency KCCDA building permit requires a conformance review to ensure the proposal meets JRSP and Kings County Development Code standards.
- » **Site Plan Review (S):** uses requiring the submittal of a site plan for Administrative review and approval by the (KCCDA). Allowed uses are permitted if required standards can be met. Review is subject to other County Departments and State Agencies to ensure the appropriate standards and requirements are disclosed and provided to the property owner / developer.
- » **Conditional Use Permit (C):** uses subject to discretionary review by the Kings County Planning Commission (KCPC). Uses are only allowed if approved by the KCPC, and no appeal has been filed or upheld by the Kings County Board of Supervisors.
- » **Temporary Use Permit (TUP):** temporary uses which require an over-the-counter permit from the KCCDA.
- » **Not permitted (-):** uses that are not identified in the County Development Code or considered to be determined by the KCCDA Director as similar in nature as an allowed use where authorized in the County's Development Code.





**TABLE 4.1 PERMITTED USES**

USE	A-JR	CT-JR	IC-JR
<b>Agriculture</b>			
Accessory living quarters without a kitchen	P	S	S
Agricultural operations including raising of crops, orchards, vineyards, horticultural specialties, and timber	P	P	P
Agricultural service establishments	S	-	S
Agricultural specialty stores	P	P	P
Animal keeping; raising of small animals including birds, mammals, and reptiles for non-commercial purposes, not exceeding 50 animals and their immature offspring	P	-	-
Bee keeping on a commercial basis used as pollinators	S	-	-
Commercial wedding ceremony businesses	S	-	-
Commercial stables and riding academies	C	-	-
Farm equipment service and repair, and sales	-	-	S
Farm employee housing incidental to an existing primary dwelling and farming operation with up to four units	S	-	-
Harvesting, curing, processing, packaging, packing and shipping of agricultural products, or where carried on as a part of an on site agricultural operation	P	-	P
Harvesting, curing, processing, packaging, packing and shipping of agricultural products, or where carried on as a part of an off site agricultural operation	S	-	S
Horticultural services such as plant nurseries including nurseries commercial sales of other related items	S	-	S
Landscape gardening and landscape contracting businesses	S	-	S
Livestock keeping and raising limited to 2.5 animal units and their immature offspring for each acre of land devoted to their care (25 Maximum)	P	-	-
Roadside field retail stands located at or near the point of production for the sale of California agricultural products grown by the producer on site	P	-	P
Wineries / breweries integrated with on-site growing of grapes / hops	S	-	S
Wineries / breweries combining on-site and off-site growing on a larger scale	C		C
<b>Business, Professional Services</b>			
Banks and financial institutions as an accessory use within a permitted use	-	S	S
Business support services	-	S	P
Private security services	-	S	S
Professional and administrative offices	-	S	P
Real estate brokerage offices	-	S	S
Research and development including labs			P
<b>Hospitality / Entertainment Facilities</b>			
Animal Petting Zoo	S	S	S
Bed and breakfast inns	S	P	S
Conference / convention centers	-	C	C
Festivals, outdoor concerts, circuses, and similar events under 1000 people, 4 times per year maximum	TPU	C	C

USE	A-JR	CT-JR	IC-JR
Festivals, outdoor concerts, circuses, and similar events over 1000 people	C	C	C
Guest ranches with a capacity of over 30 guests	C	-	-
Hotels / conference centers, including extended stay accommodation	-	P	S
Motels	-	P	S
Movie theaters	-	C	C
Recreation Vehicle / Campgrounds	C	-	S
<b>Light Industrial</b>			
Automotive testing facilities	-	-	S
Data Center, including processing and storage	-	-	P
E-commerce facility including distribution and logistics	-	-	P
Light manufacturing and assembly	-	-	S
Office / industrial flex space	-	-	S
Research and development facility	-	-	P
Warehouse / distribution including refrigerated storage and "high cube"	-	-	P
<b>Medical Services</b>			
Medical offices	-	-	P
Outpatient clinics	-	-	C
Urgent care facilities	-	P	S
<b>Personal Services</b>			
Accessory uses such as beauty salons, day spas	-	P	S
Dry cleaners, nail salons, tailors and dressmakers	-	-	S
Car wash (as an accessory use)	-	P	S
Veterinary clinics and hospitals	C	C	C
Kennels for domestic animals	S	S	S
Vehicle body repair	-	-	C
Vehicle leasing	-	S	S
Vehicle service and repair shops (as an ancillary use)	-	C	S
<b>Infrastructure / Utility / Energy</b>			
Biomass energy facilities and projects	C	-	C
Co-generation equipment, with a capacity of 50 megawatts or less	P	-	S
Gas and oil wells	P	C	C
Irrigation, flood control, and drainage facilities, percolation basins, groundwater recharge wells, and evaporation ponds	P	P	P
Utility structures such as electric distribution substations, electric transmission lines, pumping stations, service yards, reservoirs and service tanks	P	P	P
Solar electrical generation equipment for noncommercial private use	P	P	P
Wastewater treatment facilities and equipment (as described in Section 3.3.4)	P	-	-
Wind and solar photoelectric generating facilities producing power for sale	C	C	C

USE	A-JR	CT-JR	IC-JR
<b>Recreational &amp; Cultural</b>			
Archery ranges, public	C	-	C
Archery ranges, private	S	-	-
Community facilities and institutions including religious, philanthropic, & charitable	C		C
Learning centers	-	S	S
Golf courses and driving ranges	C	-	-
Gymnasiums and spas	-	S	S
Health and fitness clubs and spas	-	S	S
Indoor shooting areas	-	-	C
Open air plazas, parks	P	P	P
Recreational vehicle / campground	S	-	S
Recreational sports facilities including ballfields	-	-	P
<b>Retail</b>			
Bars and taverns	-	C	C
Big Box retail (over 50,000 sf)	-	-	S
Farmer's market - temporary; 4 events per year or less	TUP	TUP	TUP
Farmer's market - regular use with some permanent facilities	S	S	S
Farmer's market - permanent site with unlimited use	C	C	C
Fast food, including drive through restaurants	-	P	S
General retail including grocery and drug stores	-	P	S
Home improvement centers	-	-	S
Outdoor nursery and landscaping supplies	S	-	S
Restaurants, cafes, coffee shops, nightclubs	-	P	S
Retail shops and services	-	P	S
Signs for on-site business	P	P	P
Signs for off-site businesses, adjacent to I-5	S	-	S
Vehicle sales	-	-	S
<b>Transportation &amp; Communications</b>			
Air landing strip <sup>1</sup>	C	-	C
Alternative fuel vehicle service stations	P	P	P
Gasoline fueling and automobile service stations	-	P	P
Parking structures above ground & below ground	-	-	P
Truck Stop including service station, restaurant, maintenance & overnight facilities	-	P	S
Wireless telecommunications facilities as a public utility	P	P	P
Wireless communications as a stand-alone use	C	C	C

1. An overlay zone for a future airstrip has been included in the A-IC zone, subject to approval of federal and local agencies.

## 4.2.1 TEMPORARY USES AND SPECIAL EVENTS

Temporary uses and special events are permitted subject to approval of a Temporary Use/Special Event Permit approved by the KCCDA. The KCCDC defines a "temporary use" as a use established for a specified period of time, with the intent to discontinue the use at the end of the designated time period, and which does not permanently alter the character or physical facilities of the property.

### TEMPORARY USES

Temporary land uses are allowed, subject to submittal of a Temporary Use Permit Application Form, and review by the KCCDA. A conceptual site plan is to be submitted, as required by the KCCDC. In addition to the uses listed in Table 4.1, *Permitted Uses*, the following temporary uses are also allowed on any land use, subject to a Temporary Use Permit:

- » Parking lots within the IC-JR and CT-JR land use designations that are not being used for any other purpose, may be used on a temporary basis for special events and special event parking.
- » Sale lots for seasonal events such as pumpkin patches, Christmas tree lots, harvest festivals etc.
- » Temporary structures for classrooms, offices, or similar structures for a maximum duration of 12 months.

### SPECIAL EVENTS

The following outdoor special events are permitted within any land use district subject to Administrative approval by the KCCDC after submittal of the Temporary Use Application form, and approved under the process established by the Kings County Development Code.

- » Entertainment and assembly events such as carnivals, circuses, concerts, fairs, farmers markets, festivals, food events, fund raisers, live entertainment, outdoor sporting events, public relations activities, and other similar events held for a period of no more than seven days.
- » Display or exhibit events including art, cultural, and educational displays and arts and crafts exhibits for a period of no more than seven days.
- » Outdoor sales events, such as sidewalk sales and grand opening events, when related to an existing business with temporary outdoor sales of merchandise limited to three consecutive days.
- » Outdoor swap meets and garage sales for no more than two consecutive days and a maximum of four times per year at any one occasion.
- » Similar special events which are compatible with the land use district and surrounding land uses.



## 4.3 DEVELOPMENT STANDARDS

### 4.3.1 OVERALL DENSITY AND INTENSITY

Jackson Ranch features a mix of highway commercial, employment, public, and agricultural land use areas. Commercial areas have been designated to accommodate approximately 2,500,000 square feet of commercial uses at maximum build-out.

Ultimate build out may vary from Figure 3.1, *Conceptual Land Use Plan* provided that any cumulative proposed development remain within the impact thresholds identified in the EIR, and comply with applicable mitigation measures. If the impact thresholds analyzed in the EIR are exceeded, development shall not proceed until a Specific Plan Amendment and appropriate level of environmental assessment are approved by the County.

### INTENSITY STANDARDS AND MEASUREMENT

Table 4.2, *Development Standards* provides intensity standards to guide development within individual parcels. These regulations have been designed to provide flexibility in site design while ensuring a consistent and coordinated built environment. Maximum FAR standards incorporate building square footage and exclude areas used for structured parking. FAR is calculated by dividing the sum of development square footage proposed for an individual parcel by the total area of the parcel in square feet.

**TABLE 4.2 DEVELOPMENT STANDARDS**

TYPE	A-JR	CT-JR	IC-JR
<b>Parcel Size</b>			
Minimum lot size	10.0 acres	0.5 acres.	1.0 acres
<b>Intensity</b>			
Maximum gross floor area (FAR)	N/A	0.40	0.45
<b>Site Specifications</b>			
Maximum lot coverage	N/A	75%	65%
Minimum landscape coverage	N/A	20%	20%
Parking area landscaping (% of lot)	N/A	10%	10%
<b>Building Setbacks &amp; Separations</b>			
Setback from back of sidewalk - Local Streets <sup>1</sup>	N/A	Front: 10 ft. min. Side/Rear: 20 ft. min.	Front: 10 ft. min. Side/Rear: 20 ft. min.
Setback from ROW - 25th Avenue <sup>1</sup>	N/A	Front: 20 ft. min Side/Rear: 30 ft. min.	Front: 10 ft. min. Side/Rear: 20 ft. min.
Setback from Utica ROW <sup>1</sup>	N/A	50 ft. min	40 ft. min.
<b>Height</b>			
Maximum height <sup>2</sup>	25'	40 ft.	50 ft.
Maximum height - architectural elements <sup>3</sup>	40'	80 ft.	80 ft.

## 4.4 PARKING STANDARDS

### 4.4.1 APPLICABILITY

Parking standards apply to all land uses, buildings, additions, enhancements, and modifications to existing land uses or structures which cause a need for additional parking. For any use not specified in this section, the Community Development Director or his/her designee shall have the authority to determine the appropriate parking requirements based upon similarities between parking generation characteristics of the proposed use with other similar identified uses.

### REQUIRED PARKING

Required parking for individual uses within the Specific Plan Area are contained in Table 4-3, *Parking Requirements*. Unless otherwise provided for, the provisions of the KCDC shall apply to development within Jackson Ranch. Shared parking between adjacent, separate uses is allowed with a Site Plan Review.

**TABLE 4.3      PARKING REQUIREMENTS**

LAND USE	REQUIRED NUMBER OF PARKING SPACES <sup>1</sup>
<b>Community Uses</b>	
Church, Chapel, Religious Facility, Public Assembly	1 space per 3 fixed seats or 54" of bench seating if no fixed seating; or 1 space per 35 s.f. in main auditorium where no seats are provided.
Convalescent Hospital	1 space per 3 beds, plus one space per each employee residing on the premises.
Hospitals and Medical Center (providing acute care, clinical, surgical, teaching, research, and office services)	2 spaces per each patient bed or 1 space per each 300 sf, whichever is greater.
Libraries	1 space per each 200 s.f.
Museums, Art Galleries	1 space per each 250 s.f.
Public Utility Facilities	1 space per 2 employees in the largest shift, plus 1 space for each vehicle used in connection with the use.
Trade School, Business School, or Adult Education	1 space per 1.5 students and staff persons based on maximum number of students and staff, or 1 space per 35 s.f.
Union Halls, Lodges, and Clubs	1 space per 50 sf.
<b>Retail Commercial</b>	
Theatres: Movie – Multiple Screen	1 space per 4 seats, plus 10 employee spaces.
Restaurants: Sit Down Dining	1 spaces per 150 s.f.
Outdoor Dining	For areas of 300 s.f. or more, 1 space per 20 s.f.; 0 for areas less than 300 s.f.
General Retail	1 space per 250 s.f.
Outdoor Sales	1 space per 1,000 outdoor retail area.
Micro breweries, Wine Stores Tasting Rooms	1 space per 20 s.f.
Shopping Centers	4 spaces per 1,000 s.f.
Bars, Taverns, Nightclubs	1 spaces per 100 sf plus 1 spaces per 30 s.f. of dance floor.
Pharmacies	1 space per 250 s.f.

LAND USE	REQUIRED NUMBER OF PARKING SPACES <sup>1</sup>
Hotels and Motels	1 space per each guest room plus retail, restaurant, and conference uses calculated at 50% of the requirements of this table, and all other uses at 100% of the requirements of this table.
Conference and Convention Facilities	1 space per each 2.5 fixed seats, or 1 space per 100 s.f. of assembly or viewing area where there are no fixed seats.
Health and Fitness Centers	1 space per 100 s.f.
Personal Training Facilities	1 space per 250 s.f.
Laundromats	1 space per each 3 washing machines.
Laundries and Dry Cleaning Plants	1 spaces per 500 sf including incidental office area comprising less than 20% of the total floor area. Additional office space shall be required to provide 1 spaces per 250 s.f.
<b>Industrial Uses</b>	
General Manufacturing and Processing Uses (not including buildings used exclusively for warehouse purposes)	1 space per 400 s.f. of industrial or manufacturing area, plus 1 space per 250 s.f. of office use, plus 1 space per 1,000 s.f. of warehouse area.
Mini-Storage Warehouse	1 space per 2,000 s.f.
Recreational Vehicle and Boat Storage	5 spaces minimum or, 1 space per 10,000 s.f. of storage area, whichever is greater.
Research and Development	1 space per 250 s.f.
Warehouses (used exclusively for storage)	1 space per 1,500 s.f. of warehouse area, plus 1 space 250 s.f. of office use.
<b>Office Uses</b>	
Business and Professional Office (except medical)	1 space per 300 s.f.
Financial Services (banks, savings and loans, credit unions)	1 space per 300 s.f.
Medical and Dental Office	1 space per 150 s.f.
Veterinary Office	1 space per 200 s.f.
<b>Automotive Related Uses – Retail and Service</b>	
Automobile/Truck/RV Sales	1 space per 400 s.f. indoor floor area plus 1 space per each 4,000 s.f. of outdoor retail area..
Automobile Service and Repair	2 spaces, plus 3 spaces per each service bay (service bays do not count as parking spaces) or 1 space per 500 s.f. when no bays are defined.
Car Wash	6 spaces per tunnel plus additional stacking and drying areas as necessary to match capacity.
Other Uses Not Listed	Parking requirements for uses not listed in this table shall be determined as part of the approval of the primary use through either a Site Plan Review or Conditional Use Permit.

1. All requirements calculated as a ratio of spaces to Gross Floor Area

## 4.4.2 MINIMUM DIMENSIONS FOR OFF-STREET PARKING AND LOADING

The minimum perpendicular, open parking space or stall size shall be nine feet wide by eighteen feet deep. Handicap spaces shall be of a size, number and location that comply with all State and Federal requirements. Parallel parking spaces shall be eight feet wide by twenty-two feet long.

## 4.4.3 REDUCTION IN REQUIRED PARKING

A reduction in the total number of required parking stalls may be Administratively approved by the KCCDA, provided that the applicant provides a Site Plan Review, including a parking study adequately demonstrating that a reduction in parking is warranted due to the unique characteristics of the use, its operations, or its location within or proximate to a multi-modal center, and that adequate parking will be provided.

## 4.4.4 LANDSCAPING FOR PARKING FACILITIES.

Within all parking areas, at least ten percent of any common parking area shall be landscaped. The following requirements pertain to landscaping within open on-grade parking areas:

- » Landscaping shall be distributed throughout the entire parking lot. Not more than sixty percent shall be included as perimeter landscaping.
- » A minimum of forty percent of the required landscaping shall be distributed interior to the parking lot.
- » All landscaped areas shall be designed so that plant materials are protected from vehicle damage, from vehicle overhang.
- » All landscaping shall be provided with permanent irrigation systems.
- » At a minimum, parking lot landscaping shall include one shade tree for every ten spaces to provide vegetated, shaded areas.



EXAMPLE OF A CREATIVE ON-SITE STORMWATER DRAINAGE AREA WITHIN A PARKING LOT



The following general landscape standards apply to all portions of the Specific Plan area. Additional examples and suggestions for landscape design on both a project-wide and location specific level are found in Appendix A, Design Guidelines.

- » All landscape plans shall comply with the County’s Model Water Efficient Landscape Ordinance.
- » Landscaping within the Specific Plan area shall utilize plant materials specified within Appendix C, Plant Palette.
- » Privacy fences shall be constructed in locations and of a design consistent with the guidelines for walls and fences contained within Appendix A, Design Guidelines. Privacy fences shall not exceed six (6) feet in height from finished grade.
- » Walls constructed for sound attenuation purposes may exceed 6 feet in height pursuant to the recommendations of an acoustical study.
- » Non-toxic vegetation shall be utilized throughout all landscaped areas.
- » Trash collection areas shall be enclosed and covered.

#### **4.4.5 RIGHT TO FARM**

The County’s Right To Farm Ordinance protects the rights of productive agricultural operations in the County by defining normal, usual and customary agricultural practices as acceptable in the County. This ordinance protects agricultural practices from nuisance complaints that may occur from nearby urban uses. The following requirements are consistent with the County’s Right to Farm Ordinance and pertain to the "right to farm" policy within Jackson Ranch.

- » The agricultural activity is conducted in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality.
- » The “right to farm” policy encompass the processing of agricultural products and other activities inherent in the definition of productive agriculture.
- » All parcel maps approved for locations in or adjacent to the productive agricultural areas are to indicate the “right to farm” policy.



## 4.5 OUTDOOR LIGHTING

The following general requirements pertain to outdoor lighting. Additional suggested measures are included within Appendix "A", Design Guidelines.

- » Public street lighting and lighting within public spaces within the Specific Plan area shall be installed in accordance with the minimum state and local requirements for public safety.
- » All exterior lighting shall be designed and located to minimize power consumption and to confine direct rays to the premises.
- » Lighting standards shall be consistent in style, color, and materials in order to maintain uniformity throughout the community.
- » Lighting styles shall tie into architectural styles and provide enough illumination for the safety and wellbeing of the community.
- » The use of "Night Sky Friendly" lighting fixtures and equipment is required for all public and private outdoor spaces.

### 4.5.1 PUBLIC WALKWAY LIGHTING

Low "pedestrian" level lighting shall be installed at selected intersections (as approved by Kings County Department of Public Works), along walkways and open space areas.

- » Bollard lighting is recommended along sidewalks.
- » Fixtures shall be uniform and unobtrusive.
- » Shielded fixtures are required to prevent up-lighting and to shield lighting source.



EXAMPLE OF BOLLARD LIGHTING ALONG A PRIVATE WALKWAY



# CHAPTER 5

## ADMINISTRATION



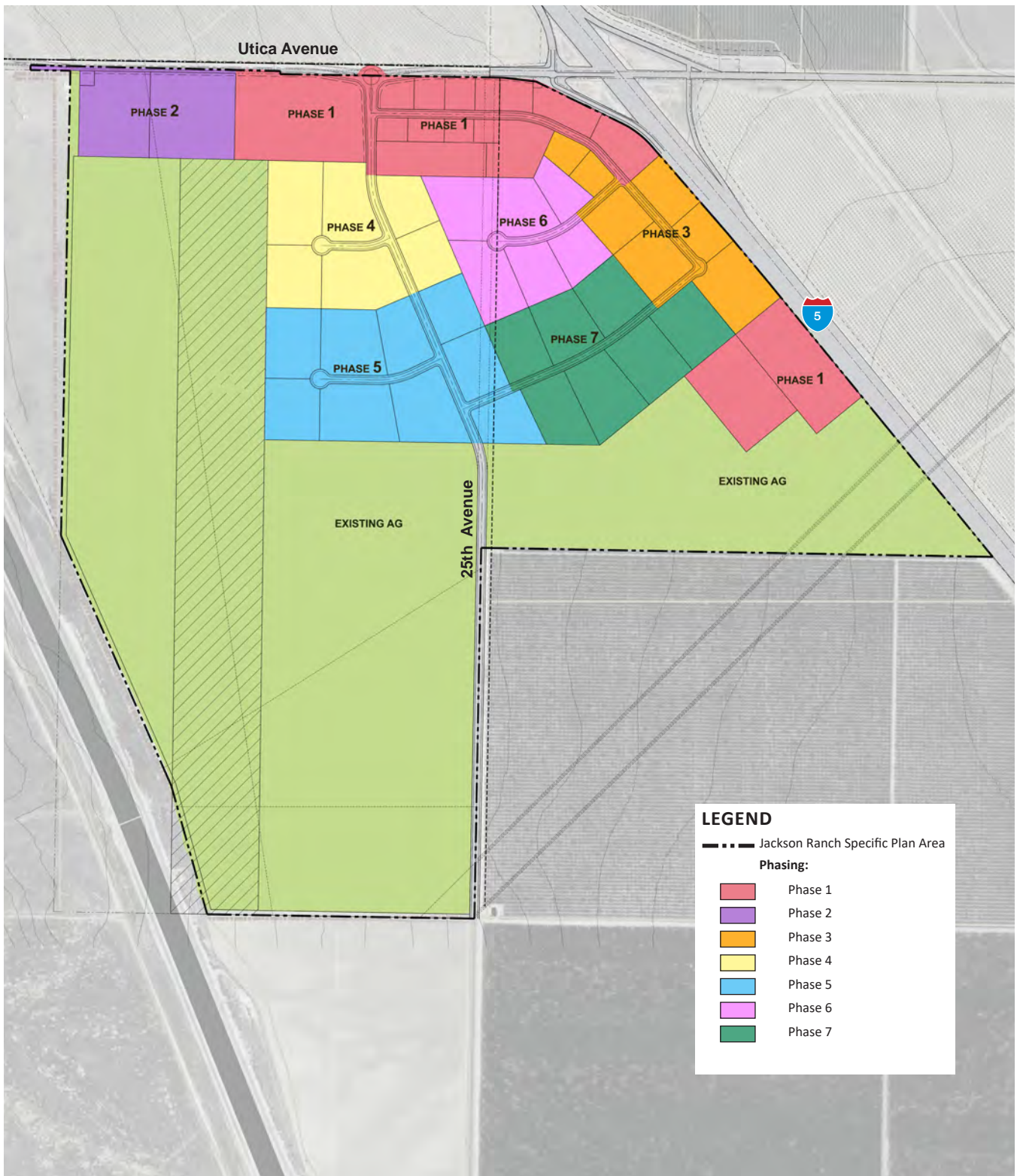


## 5.1 INTRODUCTION

This chapter provides methodology for the implementation of the JRSP, including administration, phasing, permitting, financing, and maintenance responsibility. Development within Jackson Ranch will be in conformance with the regulations and guidelines contained within this document and the accompanying EIR. Numerous actions will be required for the administration of the JRSP, and this chapter provides procedures for these as well as the process for modifications and Specific Plan Amendments.

California Government Code Section 65451 requires that all specific plans provide “a program of implementation measures, including regulations, programs, public works projects, and financing measures” needed to carry out the proposed land use, infrastructure, development standards and criteria. Upon adoption of the JRSP, the procedures established herein shall become applicable for the Specific Plan area.

**FIGURE 5.1** CONCEPTUAL PHASING PLAN



## 5.2 PHASING PLAN

Implementation of the Jackson Ranch Specific Plan will occur over many years and may evolve in a variety of ways depending upon market demand, project financing, and on-going land use requirements. Appropriate levels of infrastructure and facilities will be constructed, and public services will be available to serve each portion of development as it occurs.

The JRSP will be developed in several phases as illustrated in Figure 5.1: Conceptual Phasing Plan. An adequate level of funding and infrastructure (as described in Section 3.3, Infrastructure Plan) is to be established to serve the development within each phase. The phase boundaries are intended to be flexible and may be amended, revised or combined as development progresses, as approved by the appropriate legislative process, as determined by the Kings County Community Development Agency (KCCDA).

### 5.2.1 DESCRIPTION OF PHASING CONCEPT

#### PHASE I

Phase I consists of approximately forty-seven (47) acres of land area, of which twenty seven (27) acres are to be developed as CT-JR, Commercial Thoroughfare use. This phase also includes stormwater retention and wastewater management for the entire Specific Plan area. Approximately 160,000 square feet of travel-related commercial space is to be included consisting of restaurants, retail, a ten-acre truck stop, hotels, and fuel stations. The primary infrastructure (roads and accompanying utilities) will be constructed prior to or at the same time as Phase I. Major access will be provided by Utica Avenue and the new alignment of 25th Avenue.

#### FUTURE PHASES

Phase 2 consists of approximately thirteen acres and approximately 588,000 square feet of commercial space designated at IC-JR, Jackson Ranch Innovation Center. The primary access will be directly from Utica Avenue. Phases 3, 4, 5, 6 and 7 are also IC-JR and accessed from interior local streets.



## 5.3 ADMINISTRATION

All development within the Specific Plan area shall comply with the requirements and standards set forth in the KCGP, EIR, and Kings County Development Code. Should there occur any interpretive conflict between the JRSP and Kings County General Plan and Development Code, the JRSP regulations and standards shall take precedence. The Kings County Community Development Agency will actively seek to clarify and maintain internal consistency between the JRSP and the KCGP and the Development Code through the County's internal review processes.

### 5.3.1 APPROVAL

The responsibilities of the KCCDA shall include administering, interpreting, and enforcing all requirements and standards of the JRSP. These responsibilities follow the standard Kings County zoning permit types and approval processes which include the following:

#### PERMITTED

Permitted by right and only involves KCCDA Staff review of building permits to ensure compliance with the JRSP.

#### SITE PLAN REVIEW

Administrative approval by the KCCDA, pursuant to submittal of a site plan and meeting standard conditions and requirements. Review is subject to other County departments and State agencies.

#### TEMPORARY USE PERMIT

Administrative approval by the KCCDA, pursuant to the project meeting standard conditions and requirements. Designed for temporary uses and events up to four times a year.

#### CONDITIONAL USE PERMIT

Discretionary approval by the Kings County Planning Commission and may be appealed to the Kings County Board of Supervisors. KCCDA Director and/or assigned serve to provide recommendations.

#### SPECIFIC PLAN AMENDMENT

Legislative approval (Board Resolution) by the Kings County Board of Supervisors, which is first reviewed, and recommendation made by the Kings County Planning Commission.

#### BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY

Administrative approval by the KCCDA –with Planning Division JRSP compliance review, and Building official and or assigned approval.

#### ENCROACHMENT PERMITS

Administrative approval by the KCCDA, and Kings County Public Works.

#### SIGN PERMITS AND TEMPORARY USE PERMITS

Administrative approval by the KCCDA.



## 5.3.2 ENFORCEMENT

The JRSP serves as the adopted zoning and development guidelines for the Specific Plan area. This plan establishes allowed land uses, infrastructure, permitted uses, development regulations, and design guidelines. The standards described in Chapter 4, Development Regulations, are adopted by County Ordinance, and take precedence over other County Development Code regulations.

## 5.3.3 SUBSEQUENT REVIEWS

Subsequent reviews of the JRSP shall be administered by KCCDA utilizing the same County's General Plan and Development Code Amendment processes. Proposals shall be reviewed for consistency and compliance with the JRSP, KCGP, Kings County Development Code, and CEQA document for compliance with California State regulations.

## SUBDIVISION MAPS

Tentative and Final Subdivision Maps for development within the Specific Plan area shall be submitted to and reviewed by the KCCDA. These maps will divide the plan area into legal parcels of record. Following approval, Tentative Subdivision Maps ("A" level maps), and Final Subdivision Maps ("B" level maps) are to be recorded as legal separate development parcels. The State of California Subdivision Map Act (Government Code Section 66410 through 66499), Kings County Code of Ordinances, and this document regulate the Tentative and Final Subdivision Map approval process.

## 5.3.4 APPEALS

Appeals of any Site Plan Review determination by KCCDA shall be reviewed according to the process described in Development Code Section 1605, page 16-7. The process for Conditional Use Permit appeals is described in Section 1711, page 17-6 of the Kings County Development Code.



## 5.4 AMENDMENTS AND MINOR REVISIONS

Final development plans for each phase of the Specific Plan may be adjusted or modified based on final design and engineering and the precise development plans. Documentation for any proposed project shall be submitted for review and demonstrate how the modification supports the implementing map, plot plan, or use permit. Possible changes may require revisions to the JRSP. Three types of revisions are defined in the following sections: Minor Modifications, Specific Plan Amendments, and Variances.

### 5.4.1 MINOR MODIFICATIONS

Minor modifications are generally defined as adjustments in substantial conformance with the JRSP, which qualify for Administrative approval. "Substantial Conformance" is defined as a non-substantial modification of a condition of approval, diagram, or text of the specific plan that does not change the basic design or improvements required and is consistent with the original resolution adopting the specific plan, the conditions of approval, the specific plan text and the adopted environmental document. This definition of Minor Modifications is in alignment with Sections 1606 and 1607 of the Kings County Development Code, which allow for Minor Revisions to Site Plans and Conditional Use Permits. The following list substantiates the qualifications for minor modifications to the JRSP. These modifications are subject to review by KCCDA, which has the discretion to refer any such request to the Planning Commission and / or the Board of Supervisors for action.

- ◆ A modification or deletion of a condition which will not substantially or adversely affect the purpose, for which the condition was initially required,
- ◆ Construction of an implementing project out of phase so long as all infrastructure and public facilities required for the intervening phases are provided, Modifications necessary to comply with final Conditions of Approval or CEQA Mitigation Measures.
- ◆ A modification of the approved land uses in a phase which does not increase the land use density or intensity in any phase;
- ◆ A modification of the project design that improves circulation, protects topographic features, minimizes grading, improves drainage, or improves infrastructure;
- ◆ Minor changes to Appendix A: Design Guidelines which are intended to be conceptual in nature and flexible in implementation;
- ◆ Changes due to technological advances such as driverless vehicles and ride sharing.

The minor modifications listed above are not exhaustive. Any modification that is deemed by the Community Development Director to be in substantial conformance with the purpose and intent of the JRSP shall be permitted.

### 5.4.2 SPECIFIC PLAN AMENDMENTS

If a project applicant seeks an amendment to the JRSP, the procedure shall follow the established process for amending the County' General Plan and Development Code, requiring Public Hearings by both the Kings County Planning Commission, and the Kings County Board of Supervisors. The JRSP Specific Plan Amendment procedure shall follow Article 21 of the Kings County Development Code, "Changes of Zoning District Boundaries, and Development Code Text Amendments".

### 5.4.3 VARIANCES

Where practical difficulties or unnecessary hardships would occur as a result of the strict interpretation and application of the JRSP, a variance may be considered, according to the established procedure of Article 18 of the Kings County Development Code.

## 5.5 ENVIRONMENTAL REVIEW

All applications for development shall be reviewed for conformity and compliance with the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) accompanies the JRSP which identifies required mitigation measures to reduce significant impacts to a less than significant level. The EIR serves as the base environmental document for subsequent entitlement approvals within the Specific Plan area. Individual applications will be reviewed for consistency with the EIR. In some cases, additional environmental information will be requested if the proposed individual project will cause more significant environmental impacts beyond the scope originally anticipated during the JRSP EIR analysis.

## 5.6 MAINTENANCE

In order to ensure that all infrastructure improvements are well maintained, this section sets forth the long-term maintenance responsibilities of the improvements constructed as part of development of the JRSP. A combination of public and private entities will be responsible for maintenance as shown in Table 5-1, Maintenance Responsibility Matrix.

**TABLE 5.1 MAINTENANCE RESPONSIBILITY MATRIX**

AREA	CONSTRUCTED BY	OWNED BY	MAINTAINED BY
<b>Streetscape</b>			
Utica Ave. ( half R.O.W.)	Master Developer	Kings County	Kings County
25th Ave (R.O.W.)	Master Developer	Kings County	Kings County
Local Streets (R.O.W.)	Master Developer	BDA	BDA
Sidewalks (outside ROW)	Master Developer	BDA	BDA
Public Street Parkway Landscaping	Master Developer	BDA	BDA
Private Street Parkway Landscaping	Master Developer / Guest Builder	BDA	BDA
Major Entry and Minor Entry Monuments	Master Developer	BDA	BDA
Utica Ave. Street Lighting	Master Developer	BDA	BDA
25th Ave. Street Lighting	Master Developer	BDA	BDA
Private Street Lighting	Master Developer	BDA	BDA
Project Walls	Master Developer / Guest Builder	BDA	BDA
<b>Infrastructure</b>			
Water Systems	Master Developer / Guest Builder	BDA	BDA
Sewer Systems	Master Developer/ Guest Builder	BDA	BDA
Stormwater Systems	Master Developer Guest Builder	BDA	BDA

BDA = Business District Association

## 5.6.1 PUBLIC FACILITIES MAINTENANCE

Utica Avenue and 25th Avenue are public streets, owned and maintained by Kings County. All on-site water facilities, sewer facilities, and drainage facilities within the Specific Plan area shall be privately constructed and operated. Local streets and public landscaped areas will be privately constructed and maintained. Freeway improvements including interchanges improved or constructed as part of the project will be owned and maintained by Caltrans.

## 5.6.2 BUSINESS DISTRICT MAINTENANCE

A Business District Association (BDA) is to be established for the maintenance of common area improvements within the Specific Plan area. The BDA will be responsible for maintenance of areas within the areas between the curb and sidewalks including landscape improvements. Arterial streets, lighting and storm drains will be the responsibility of the BDA.

## 5.7 FINANCING PLAN

The fair-share cost of both on-site and off-site public infrastructure required to support the JRSP will be funded first and foremost from private financing and revenues generated by development within the JRSP area. The financing of construction, operation, and maintenance of public improvements and facilities may include funding through a combination of financing mechanisms.

The implementation plan for Jackson Ranch will be sequenced with first phase improvements put in place to provide the backbone infrastructure to support Phase 1 development. Future phases of infrastructure improvements are to be required as each remaining parcel within the Specific Plan area is developed.

Financing may involve a combination of private funding, Business Maintenance Districts (BMD's), or other mechanisms agreed to by the Master Developer and the County. Developer or builder-funded improvements may be subject to a reimbursement agreement or credits against fees pursuant to provisions of conditions of approval. The Master Developer or guest builders will ensure public facilities are built in accordance with requirements of the JRSP.



# APPENDIX A

## DESIGN GUIDELINES

### A.1 PURPOSE AND INTENT

This appendix provides a general framework for the physical design of Jackson Ranch and ensures the creation of a high quality commercial center with cohesive character. The establishment of unified criteria for design elements is instrumental in guiding the successful implementation of a plan, and assures that the overall vision is achieved. Four sections have been included: General Guidelines (Section A.2) including site design and other criteria that apply to the site as a whole, Architectural Guidelines (Section A.3) covering building design for commercial and light industrial uses, Section A.4, pertaining to landscape guidelines, and Section A.4 including requirements for signage.

These Design Guidelines are advisory in nature and supplement, rather than supersede, the requirements in JRSP, including *Chapter 4 Development Regulations*, and the Kings County Development Code. The pictures presented in this appendix are intended to convey the general concept of the text, and are not to be interpreted literally. These guidelines supplement, but do not override, the Americans with Disabilities Act, Title 24 of the California Code of Regulations, and all other local, State of California, and federal requirements. When implementing the guidelines, the overall object is to ensure that the intent and spirit of the guidelines are followed and that the proposal respects its surroundings and honors the desired character as described in this Specific Plan.

It is the intent that these guidelines provide design techniques that can be applied to an array of site plan types, and uses seeking to create a business center that conveys a sense of quality, yet economically constructed development. A degree of flexibility is to be applied during the interpretation of these guidelines to encourage creativity, respond to user needs, and allow distinctions that create visual interest. The application of these guidelines will vary based on the use, level of public exposure, and prominence of a design feature. Proposals that substantially conform with and meet the spirit and intent of these guidelines will be considered consistent with the JRSP.

## A.2 GENERAL GUIDELINES

The following Specific Plan area-wide Guiding Principles apply to layout and design of the public realm, in order to achieve a cohesive identity. This section establishes broad design goals for Jackson Ranch to fulfill the overall vision and provide a framework for the design guidelines:

**Create a Strong Identity:** Memorable design features creating a unique "sense of place" should be integrated at significant locations. Inclusion of entry monuments that reflect the spirit of the center and create a unique identity is highly encouraged.

- ◆ **Achieve Design Consistency:** The spatial layout shall maintain a strong relationship between the natural and built environments where resources are preserved through responsible design practices.
- ◆ **Maintain Dynamic Streetscapes:** Visually attractive, cohesive streetscapes and well maintained streetscapes will create a prosperous business environment for tenants and landowners.
- ◆ **Promote Safety:** Primary considerations for design features shall be safety, accessibility, visibility, and privacy for all spaces within the public realm.
- ◆ **Maintain High Quality Construction:** Buildings and public spaces shall be constructed of high-quality, durable materials that are environmentally friendly and contribute to long-term sustainability.

### A.2.1 SITE DESIGN

The integration of buildings, entries, parking lot layout, open spaces, and vehicular circulation is critical to achieving an aesthetically pleasing environment. The following guidelines provide direction for building placement and orientation, creating a well defined streetscape and character readily distinguishable from the surrounding area. The following guidelines refer to overall site design:

- ◆ Building Orientation should create visual interest along the public right-of-way. Multiple buildings in a single area should demonstrate a functional relationship to one another.
- ◆ Front entry doors should be clearly visible from the street, and easily accessible from the pedestrian walkway system. When possible, windows and entries should face the street or pedestrian walkways, avoiding dominant blank walls.
- ◆ Landmark structures, open plazas, and/or entry monuments should be located at prominent intersections and other areas of high visibility.
- ◆ Outdoor eating areas for visitors and employees is highly encouraged.
- ◆ Hotel recreation amenities such as swimming pools should be located and designed to provide privacy for the users.
- ◆ Plazas or common areas should be located near building entrances or areas of high pedestrian traffic to ensure visibility and facilitate use.
- ◆ Outdoor storage areas and loading docks should be architecturally screened from the street.
- ◆ Well-marked passenger pickup and drop-off areas should be provided, and not interfere with site access, internal circulation, or pedestrian circulation.
- ◆ The use of common or shared driveways between adjacent uses is strongly encouraged. driveways should be cited to avoid interfering with traffic flow along adjacent streets and located as far as possible from intersections.

## A.2.2 VEHICULAR AND PEDESTRIAN ACCESS

Streetscapes visually tie together the various land uses and amenities of the community using elements such as landscaping, signage, street furniture, lighting, and sidewalks. Streetscapes represent highly visible and heavily used public space and exert a strong influence on the experience and perception of the Specific Plan area. The following guidelines apply to the layout of roads and sidewalks within Jackson Ranch:

### PEDESTRIAN CROSSINGS

Crossings shall be located in areas that are useful, visible and compact. Access shall comply with all ADA (Americans with Disabilities Act) regulations, and be clearly marked. Pedestrians waiting to cross shall be easily viewed by passing cars and crossing length shall be as short as possible, minimizing the amount potential conflict with cars. Careful consideration shall be given to areas where pedestrians come in close contact to cars, especially in areas of high volumes of truck traffic. To ensure safety, the key elements of the pedestrian network shall adhere to the following guidelines:

- ◆ Major crossings shall be striped as wide or wider than the connecting walkway in order to reinforce yielding of vehicles. High-visibility lighted crosswalk markings are preferable to standard parallel or dashed markings.
- ◆ Car and pedestrian entries to a site shall be separated, and clearly defined. Pedestrian walkways should be a minimum of four feet clear, and shall be protected from driveways by a six-inch minimum curb.
- ◆ Access points should be coordinated with adjacent properties as much as possible to minimize disruption of landscaped street edges, and to minimize conflict with pedestrian use of sidewalks.
- ◆ Street lighting shall be provided at all intersections with additional care and emphasis taken at and near crosswalks. Pedestrian routes from parking to building entrances should be clearly defined, and pedestrian crossing of parking aisles should be minimized.
- ◆ Street furniture, utility boxes and poles, signal poles, signage, and trees shall be placed to maintain visibility at corners.



## PARKING AREAS

Parking and service areas should be designed as integral parts of the buildings they serve, and should be located to minimize visual impacts from the public right-of-way. The design, functionality, and accessibility of parking areas, exerts significant influence on a person's first and last impression when visiting a commercial center.

- ◆ Where possible, parking shall be relegated to the side and rear of buildings. Parking should not be the dominant element of the streetscape.
- ◆ Parking aisles or spaces shall not directly abut a building. A minimum four foot wide sidewalk and landscape area shall be provided, except at areas used predominantly for loading.
- ◆ Parking lots and garages shall be screened from major streets through appropriate site planning, and secondarily through the use of landscape screening.
- ◆ Parking areas should be designed to minimize the conflict between pedestrian and vehicular traffic.
- ◆ Planter islands and pedestrian circulation extending the full length of drive aisles shall be provided within parking lots over fifty spaces. Planter islands shall also be provided at the end of parking aisles.
- ◆ Tree cover shall be provided in parking lots to reduce the amount of heat absorbed by paved parking areas where feasible.
- ◆ All parking areas shall be ADA compliant.

## SERVICE AND LOADING AREAS

- ◆ Loading facilities shall be located at the rear or side of buildings, and screened with a combination of solid walls and landscaping.
- ◆ Service entrances shall be sited so they do not interfere with customer access.
- ◆ Loading areas shall not interact with pedestrian areas, and shall not impede normal traffic flow.

## EQUIPMENT AREAS / ACCESSORY STRUCTURES

- ◆ Refuse / recycling areas shall be adequate to contain all waste generated on-site between collections.
- ◆ All roof-mounted equipment shall be screened so that it is not visible from public streets, walks, or parking lots. Screening shall be achieved through the use of a parapet, wall screen, or other methods appropriate for the structure's architecture.
- ◆ Storage and maintenance areas and other ancillary uses shall be screened from public view whenever possible utilizing solid walls, landscaping or trellis work.
- ◆ When possible, accessory structures shall be located away from roadways and public views, behind buildings, or in enclosed structures. Effective shielding methods include landscaping, berms, walls and fences, and ornamental screening.
- ◆ Accessory structures shall be designed to look like a continuation or extension of the primary structure, with architectural detailing and landscaping designed to be similar to the primary structure.



## A.3 ARCHITECTURAL DESIGN

The following standards and guidelines are outlined to ensure that buildings within Jackson Ranch contribute to a high-quality business center, and create a comfortable and memorable experience that will draw people to stop, shop, dine, and rest during a long journey through central California. A commitment to lasting and durable building design is the primary intent, and individual creativity in interpreting the application of these standards is encouraged to create a unique and exemplary buildings within Jackson Ranch.

### A.3.1 ARCHITECTURAL STYLES

The following description of preferred styles is intended to provide builders and architects with a clear vision of the desired character for Jackson Ranch. Two styles, Modern Farmhouse and Utilitarian have been chosen in response to the architectural heritage of the region. The Modern Farmhouse style applies to Phase 1, the Commercial Center area, and the Utilitarian style applies to the Innovation Center area.

The following style descriptions and imagery have been assembled to inspire the creation of a comfortable and attractive business center where travelers along Interstate 5 can enjoy a memorable and refreshing stop, and to create a favorable location where businesses can flourish.



## A.3.2 MODERN FARMHOUSE STYLE

### STYLE DESCRIPTION

A contemporary interpretation of rural American architecture, the modern farmhouse style utilizes recognizable traditional forms like silos, barns, sheds, granary towers, wells and front porches. Roofs are typically medium to high pitched, and elevations feature large openings patterned after functional agricultural structures. Typical materials exemplifying the textures of the style are corrugated metal, wood, stone, and board and batten siding.

#### FORM & MASSING

- ◆ Horizontal orientation with vertical accents at corners and entries
- ◆ Utilitarian farm and ranch buildings such as silos, sheds, tank houses, and granary towers
- ◆ Windows and doors with large openings, reminiscent of farm structures



#### ROOF DESIGN

- ◆ Medium to high pitched roofs
- ◆ Variation in roof heights
- ◆ Front or side facing roof gables
- ◆ Exposed rafter tails and brackets
- ◆ Corrugated metal roofs



## WALLS & WINDOWS

- ◆ Large openings, typical of traditional agricultural functions
- ◆ Variation of walls achieved through textures: corrugated metal, or board and batten siding
- ◆ Reflective glass is prohibited



## MATERIALS AND COLORS

- ◆ High-quality materials convey a sense of permanence
- ◆ Primary colors combined with neutral or earth tones
- ◆ Unadorned materials: corrugated metal, wood, siding, or stone



## A.3.3 UTILITARIAN STYLE

### STYLE DESCRIPTION

An expression of Modernism's simple forms and honest materials, the Utilitarian style uses geometric forms in a combination of horizontal and vertical elements. Extensive use of glass brings high visibility to interior spaces. Wide, overhanging roofs may be employed to create shadows, reduce glare and avoid solar heat gain. Colors are typically muted with natural, bright tones used as accents.

#### FORM & MASSING

- ◆ Horizontal, box-like forms are emphasized
- ◆ Overlapping rectangular planes are used to avoid long, unbroken expanses
- ◆ Unified patterns are articulated on all sides of structure



#### ROOF DESIGN

- ◆ Flat or low-pitched roofs (Maximum 1:12 slope)
- ◆ Minimum 24" roof overhangs, or roof is concealed behind parapet
- ◆ Roof may be topped by metal coping



## WALLS & WINDOWS

- ◆ Extensive glazing; primary elevation 40% glass
- ◆ Fenestration arranged in square or rectangular patterns
- ◆ Use of reflective glass is discouraged



## MATERIALS AND COLORS

- ◆ High quality materials to convey a sense of permanence
- ◆ Neutral or earth tones
- ◆ Unadorned materials: glass, metal, wood
- ◆ Variations in textures to break down large expanses



## A.3.4 BUILDING DESIGN

The purpose of the building design guidelines is to ensure a high level of architectural quality and attention to detail. The treatment of massing, roof forms, and facades is important to maintain a consistent style motif. The following guidelines direct building form, design details, and materials:

- ◆ Building architecture shall engage the street with public entrances and contain significant elements relating to the pedestrian scale.
- ◆ Large, singular-building massing is prohibited. Horizontal building masses shall not exceed a height-to-width ratio of 1:3 without inclusion of projecting or recessed elements.
- ◆ Facades wider than sixty feet shall be designed with a modular expression breaking the facade to a width of thirty feet or less.
- ◆ Recesses and architectural detailing should be used to avoid a monotonous streetscape. Openings should be recessed two to four inches to further articulate the facade.
- ◆ Buildings above three stories should have an expressed base, middle, and top as a part of the architectural composition, as a way to reduce the apparent height and promote pedestrian scale.
- ◆ Additional height in prominent areas is encouraged for architectural features such as corner elements and entrance structures.
- ◆ A high level of building articulation including variations in wall planes, roof heights, and color blocking is encouraged. Buildings should provide human scaled architectural features such as arcades, texture, and upgraded materials in areas of pedestrian activity.
- ◆ Materials that perform well in the local environment are required. Prohibited materials include: plain concrete block, plain concrete, plywood, and sheet pressboard.
- ◆ Franchise architecture is strongly discouraged.

## WINDOWS AND DOORS

The effective configuration and placement of windows and doors creates a strong visual impact, and should be the dominant elements of the front facades of buildings within Jackson Ranch. Careful attention should be given to the exterior pattern of windows. and recessing or projecting glass at entry ways is an effective way of providing architectural emphasis at these points.

## AWNINGS, CANOPIES, AND MARQUEES

Encroachments such as awnings, canopies, and marquees are encouraged but must be well designed and proportioned so they do not adversely impact the sidewalk environment. Canopies and awnings are encouraged along all retail street frontages.

- ◆ The minimum vertical clearance between the ground or street level and overhead encroachment shall be a minimum of eight feet.
- ◆ Awnings, canopies, and marquees shall not project more than two-thirds the width of the sidewalk, pursuant to the California Building Code. At least two feet of horizontal clearance must be maintained from the street curb line.
- ◆ Awnings or canopies that require ground support are prohibited on sidewalks. In areas where setbacks are required, awnings, canopies, and marquees shall not project past the setback line.
- ◆ Materials, shape, rigidity, reflectance, color, lighting, and signage shall relate to the architectural design of the building.



## A.4 LANDSCAPE DESIGN

The over arching vision for Jackson Ranch is the creation of a high-quality and cohesive business center. Landscaping is an important element contributing to the identity and unity of the Specific Plan area. Landscape treatments shall be used extensively along street frontages, and around buildings and parking lots to soften and beautify the appearance of the built form. The following standards and guidelines set general criteria for landscaping on a Specific Plan area-wide level.

- ◆ Promote a pleasant, distinctive, environment that aesthetically integrates with the agricultural landscape.
- ◆ Enhance internal cohesion and continuity within the Specific Plan area.
- ◆ Emphasize the architectural design concept of Jackson Ranch.
- ◆ Encourage water conservation through the use of native and low-water use plant species.
- ◆ Emphasize shade trees to create an attractive, pedestrian-friendly environment. Canopy trees are encouraged to reduce solar heat gain within buildings and the amount of heat absorbed by paved areas.
- ◆ Minimize potential loss due to tree diseases. No single species shall dominate the landscape palette. A variety of tree and shrub species shall be specified.

### A.4.1 WATER CONSERVATION MEASURES

Sustainability an important consideration within Jackson Ranch, and the following landscape design elements and practices shall be incorporated to minimize the use of water resources:

- ◆ Design landscaping in visitor parking areas, courts, plazas, and any other areas visible from public view with a higher level of landscape treatment and utilize an automatic irrigation system to maintain the desired level of landscape appearance.
- ◆ Design landscape to meet peak moisture demand of all plant materials within design zones and avoid flow rates that exceed infiltration rate of soil.
- ◆ Maximize the use of drought tolerant plant species.
- ◆ Group landscape materials with similar water needs together.
- ◆ Minimize large or inefficiently small turf areas by incorporating native ground covers or perennial grasses, and drought-tolerant shrubs.
- ◆ Select plant palettes tolerant of periodic inundation from storm water runoff, where appropriate.

## A.4.2 LANDSCAPE BUFFER AREAS

To protect the rural atmosphere of Jackson Ranch, a landscape buffer shall be established along Utica Avenue. This buffer will be located within the fifteen-foot (15') landscape easement parallel to the Utica right-of way, and within the forty-foot building (40') setback. Refer to Figure A-1, *Rural Landscape Buffer Area* for an artist's concept of the landscaping within the buffer area. This buffer should be consistent with rural plantings in the area and be partially composed of windrows, remnant orchards or vineyards.

## A.4.3 STREETSAPES, ENTRIES, AND KEY INTERSECTIONS

Streetscapes visually tie together land uses and amenities using elements such as landscaping, signage, street furniture, lighting, and sidewalks. Representing highly visible and heavily used public space, streetscapes exert a strong influence on the experience and perception of the Specific Plan area.

- ◆ Landscaping along major roadways and entries shall be consistent and composed of signature plants, such as flowering shrubs planted together in a mass to create an attractive and cohesive identity.
- ◆ Informal groupings of ornamental trees, shrubs, and vines shall be planted between sidewalks and walls to soften their appearance.
- ◆ A variety of heights and textures of landscape materials are to be incorporated along streetscapes, to enhance the impact of highly visible areas such as entries and key intersections. Flowering trees, shrubs, and seasonal flowers are encouraged to add color and interest.
- ◆ Sidewalks may be expanded to include zones for window shopping, pedestrian traffic, outdoor eating, street trees, and landscape buffers.
- ◆ Streetscape elements, such as landscaping, lighting, street furniture, and signage shall be employed to create an attractive, consistent, and cohesive community image while also complementing surrounding architectural styles.
- ◆ Furnishings shall be constructed of high-quality, durable materials that can withstand outdoor elements without showing wear. Furnishings should be placed where pedestrian traffic or building access will not be obstructed.

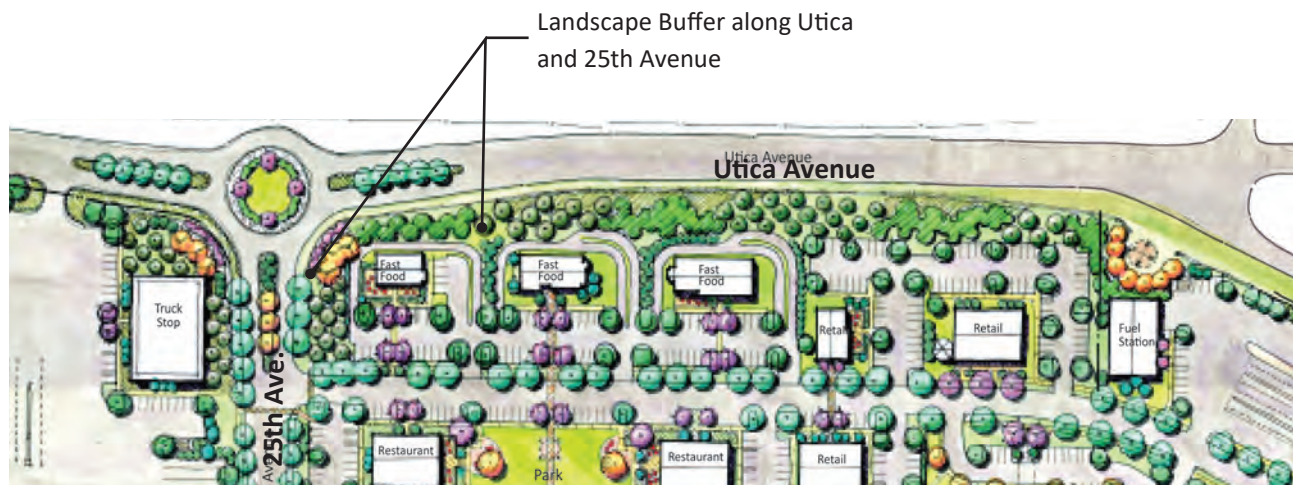
## A.4.4 OPEN SPACE

A public gathering space is located within Phase 1, which will serve as an outdoor area for special events, farmer's market, or local art shows. Refer to Figure A-2, *Conceptual Park Plan* for an artist's interpretation of the plan. The following guidelines pertain this open space:

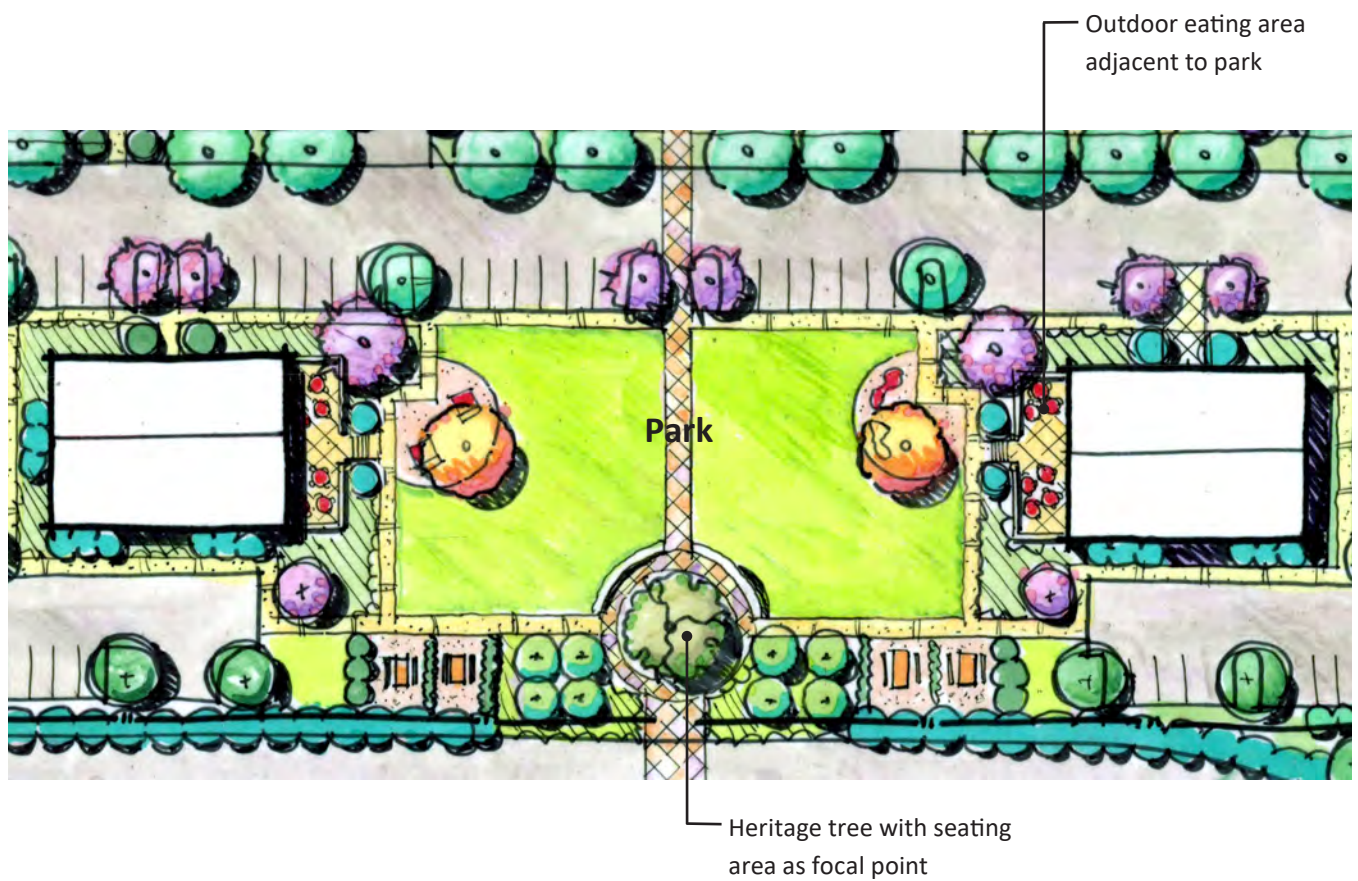
- ◆ The park shall include a central focal point that draws attention, connects visitors, and further enhances the sense of place. Examples of a focal point include a heritage tree, sculpture, historical reference, or public art display.
- ◆ Generous pedestrian amenities shall be included such as canopy trees, seating and special paving features.
- ◆ Buildings shall be oriented toward the open space if possible, including positioning seating and / or outdoor eating areas directly adjacent to the park.



**FIGURE A.1 RURAL LANDSCAPE BUFFER**



**FIGURE A.2 CONCEPTUAL PARK PLAN**



## A.4.5 WALLS AND FENCES

Fences and walls may be used through the Specific Plan area to provide privacy and security, enhance the aesthetic character, and maintain safety. Maintenance of fences and walls will be by the respective property owner. As a pedestrian-oriented center, walls, fences, and gates are generally discouraged unless necessary for privacy, screening, or shielding of incompatible adjacent uses. The following guidelines pertain to all walls and fences within the Specific Plan area:

- ◆ Street-adjacent wall and fence design, location, and height shall reflect the character and overall aesthetic of the respective area and be consistent in quality and color palette to create a consistent character.
- ◆ Walls and fences shall be made of durable yet attractive materials that complement the adjacent architecture such as split-face block, precast concrete with textured or stone finishes, wood, wrought iron, tubular steel, or similar material.
- ◆ Landscaping shall be incorporated at the base of walls within highly-visible areas to soften the pedestrian experience.

## A.4.6 LIGHTING

Lighting shall be used to highlight design and landscaping features, reinforce themes, and help ensure pedestrian and vehicular safety. The following objectives pertaining to exterior lighting shall be considered:

- ◆ Exterior lighting is to be provided to enhance the safety and security of motorists, pedestrians and cyclists.
- ◆ Lighting is intended to create a nighttime character that contributes to the identity and unity of Jackson Ranch as a quality location.
- ◆ To reinforce identity and unity, all exterior lighting is to be consistent in height, spacing, color and type of fixture throughout the building site.

## GENERAL LIGHTING STANDARDS

- ◆ Lighting shall be installed, as necessary, within common covered and enclosed parking areas. Lighting should be automatically dimmed or extinguished at set hours based on typical use patterns.
- ◆ Outdoor lighting shall not blink, flash, oscillate, or be unusually bright or intense.
- ◆ Lighting shall be designed to define vehicular and pedestrian circulation patterns, distinguish entries and ensure safe pedestrian movement.
- ◆ All exterior lighting shall be shielded and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets or adjacent lots.
- ◆ Lighting fixtures are to be of clean, contemporary design.
- ◆ Lights mounted to a roof parapet are not permitted.

## PARKING LOT LIGHTING STANDARDS

- ◆ Wall-mounted light fixtures used to illuminate vehicular parking lots are not encouraged, but may be used for security.
- ◆ Driveways and parking lot lighting shall utilize cut-off fixtures (i.e. the lens is not visible from an angle).
- ◆ Pole height for typical lots should not exceed 25'.

## A.5 MONUMENTS AND SIGNAGE

Appropriate signage is an important element in the establishment of a cohesive theme, as well as for providing a system of identification. Additionally, signage plays an important role in way-finding by offering directional information to shoppers and visitors. Because of the center's tourist appeal, it is important to include thematic signs that enhance the overall image, enable way-finding, and serve to properly identify and market commercial enterprises.

### A.5.1 ENTRY MONUMENTS

Entry monuments serve as the visual gateway for Jackson Ranch, announcing arrival points and acting as identity symbols. The combination of materials, signage, lighting, and landscaping should present a harmonious and aesthetically pleasing entry statement. Distinctive signage, attractive landscaping, and special intersection treatments shall be incorporated, as well as distinguishing elements such as thematic lighting, and the use of coordinating materials and textures.

#### MAJOR ENTRIES

The first impression of any development is vital to achieving a perception of quality, and should be treated with a high degree of importance. The major entry at the intersection of Utica and 25th Avenue defines the primary portal into Jackson Ranch, and should provide a strong entry statement. Figure A.3, *Conceptual Water Tower Placemaking Element* depicts a preliminary view of the Jackson Ranch monument visible from the Interstate 5 exit ramp. Figure A.4, *Conceptual Entry Monument* depicts a preliminary concept for the monuments to be located on both sides of 25th Avenue near the Utica roundabout.

Within the portions of the Specific Plan area adjacent to Interstate 5, both on-premise and off premise display signs are allowed by the JRSP (refer to Figure A.5, *Potential Sign and Entry Monument Locations*). Off-premise signs are subject to review and approval by Caltrans, and are allowed only in the A-JR area. The following signage guidelines are not intended to dictate an exact style, but serve as a baseline for themes, scale, and quality.

### A.5.2 SIGNAGE GUIDELINES

Signage is an important element of placemaking, and the purpose of this section is to promote an overall “sense of place” through architecturally integrated, visually coordinated, balanced, and appealing signs, while conforming to applicable code requirements. The signage and graphics described in this section have been designed to enhance Jackson Ranch and encourage unity within the business center.

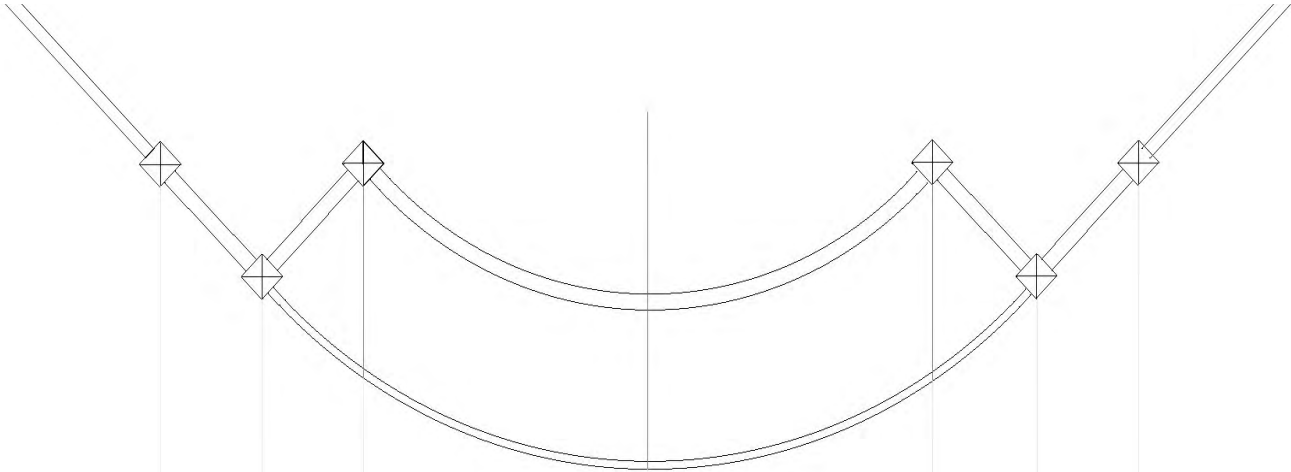
#### DIRECTIONAL SIGNAGE

- ◆ Directional signs shall be located at appropriate vehicular or pedestrian decision points as necessary to facilitate vehicular, pedestrian and bicycle access to all major destinations.
- ◆ Location and placement of signs shall not obstruct pedestrian or vehicular movement.
- ◆ Vehicular directional signs shall be consistent in size, shape, and design, and shall be legible and have enough contrast to be read through a windshield from an appropriate distance.
- ◆ Vehicular directional signs shall incorporate reflective vinyl copy for night-time illumination and shall have no more than three messages per sign.
- ◆ Directional signs shall not contain any advertising or trade name information.

FIGURE A.3 CONCEPTUAL WATER TOWER PLACEMAKING ELEMENT



**FIGURE A.4 CONCEPTUAL ENTRY MONUMENT**

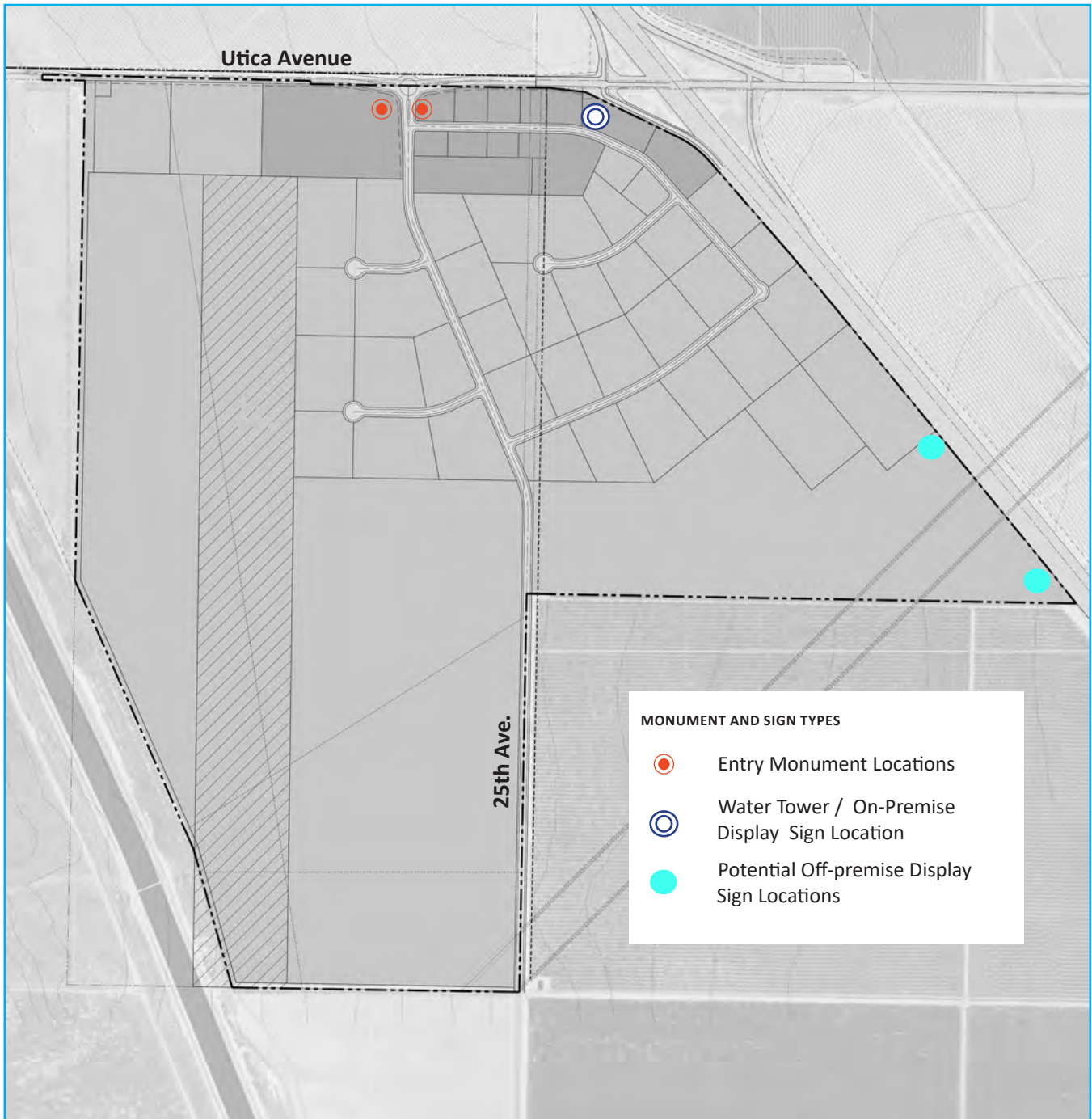


**PLAN VIEW**



**ELEVATION**

**FIGURE A.5 POTENTIAL SIGN AND ENTRY MONUMENT LOCATIONS**



## MULTI-TENANT IDENTIFICATION SIGNAGE

- ◆ Free-standing multi-tenant signage is encouraged at appropriate locations to minimize visual clutter. Inclusion of too many tenant signs should be avoided.
- ◆ The location, number, and size of free standing signage shall be approved by the Jackson Ranch Design Review Committee.
- ◆ The total sign area of primary signage shall not exceed 10% of the area to which the sign is attached or 100 square feet, whichever is less.
- ◆ No more than three wall signs are allowed per business. Multi-tenant signage is encouraged to minimize visual clutter. However, multi-tenant signage designs should avoid the inclusion of too many tenant signs.
- ◆ Signs should be compatible with the character of the center and site design in terms of color, material, and placement. The design and style of a sign should complement the architectural style of the building.
- ◆ The use of pole signs, roof signs, temporary lettering on windows, and blinking / flashing signs is prohibited. The use of temporary signs is discouraged.
- ◆ Signs should be backlit or down lit to prevent glare and spillover onto adjacent properties. Any illuminated sign or lighting device shall emit a constant intensity of light, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lighting.
- ◆ All finished work shall be of high quality and constructed to eliminate burrs, dents, cutting edges, and sharp corners. Finish welds on exposed surfaces shall be imperceptible in the finished work.
- ◆ Surfaces that are intended to be flat shall be without dents, bulges, oil canning, gaps, or other physical deformities. Painted, polished, and plated surfaces shall be unblemished in the finished work.
- ◆ All fasteners shall be concealed, and access panels shall be tight fitting, light proof, and flush with adjacent surfaces.
- ◆ Manufacturers' recommended fabrication procedures shall be carefully followed regarding expansion/contraction, fastening, and restraining of acrylic plastic.



EXAMPLES OF MULTI-TENANT DISPLAY SIGNAGE



**SIGNAGE IS AN IMPORTANT ELEMENT OF PLACEMAKING**

### **A.5.3 PYLON SIGNS**

- ◆ Two potential freestanding pylon sign locations have been identified within the A-JR area, immediately adjacent to the I-5 (refer to Figure A.5, *Potential Sign and Entry Monument Locations*).
- ◆ Freestanding pylon signs shall include a maximum sign area of 800 square feet per face (a maximum of 1,600 square feet of sign area for double-faced signs) and a maximum height of 50 feet, and may be digital.
- ◆ For wall signs on secondary elevations that face the freeway, the letter height and sign area may be increased to match that of the primary entry elevation.
- ◆ Pylon signs shall not be placed within street right-of-ways.

### **A.5.4 BUILDING SIGNAGE**

- ◆ As a means of identifying the tenant of a commercial building, signage shall be permitted to be mounted on the building wall above the storefront. The maximum sign area shall be 1.0 square feet per linear foot of tenant street frontage, up to a total of 50 square feet.
- ◆ If a primary or major tenant has a nationally recognized logo and /or established signage layout that cannot be modified to meet the criteria standards, the JRDC may approve a larger sign area and letter height. The sign must be well designed and in keeping with the character of the center.
- ◆ All signage shall be located within the space and surface specifically provided for signage on the building.
- ◆ One square foot of wall signage is permitted per linear foot of secondary elevation leasehold frontage where applicable.
- ◆ Signs should be consistently located and integrated into the architectural design of the building entry. Distinctive and eye-catching yet simple and tasteful signs are encouraged.



## A.5.5 SIGN ILLUMINATION

- ◆ Signs shall be internally and/or externally illuminated. Hot spots and light leaks are not permitted and must be repaired.
- ◆ Signs shall be backlit or down lit to prevent glare and spillover onto adjacent properties. Canned signs and raceways are prohibited. Interior illuminated channel letters should be used instead.
- ◆ Any illuminated sign or lighting device shall emit a constant intensity of light, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lighting.
- ◆ Lighting shall be circuited and switched separately from other building fixtures on the leaseholders' panel and controlled by a time clock.

## A.5.6 SIGN MANAGEMENT

- ◆ Tenants shall be responsible for the fulfillment of all requirements of the sign criteria, except for entry signage. Each tenant shall be responsible for keeping its signage in good working order.
- ◆ Each tenant shall be responsible for the repair of any damage to the building caused by the installation of said tenant's sign. Only state licensed and insured sign contractors shall perform sign manufacturing and installations.
- ◆ Tenants shall be responsible for removal of signage within 30 days after vacating the site. Removal of the sign shall include repair and restoration of the roof and wall surface to its original condition.
- ◆ All signs shall be kept in "like new" condition, and shall be promptly restored to such condition if damaged or otherwise marred. Copy and text employed on signs shall be kept accurate and current.
- ◆ The property owner or the Jackson Ranch Business District Association shall inform tenants in writing of non-acceptable conditions such as burned out lights. Repairs shall be made by tenant within 30 days of receipt of such written notice.

## A.5.7 PROHIBITED SIGNS

The following types of building signage is prohibited within Jackson Ranch:

- ◆ Luminous vacuum-formed acrylic signs and letters, including pre-manufactured and franchise signs.
- ◆ Paper, cardboard, and Styrofoam stickers or decals, except for vinyl lettering on doors and windows that provide store name, hours of operation, and contact information.
- ◆ Inflatable displays, of any size or type.
- ◆ Box-type signs except for federally registered logos.
- ◆ Channel lettering with any exposed neon or other lighting.
- ◆ Letters with exposed fastening and unfinished edges (unless architecturally consistent).
- ◆ Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating, or otherwise animated lighting.



# APPENDIX B

## GENERAL PLAN CONSISTENCY

### B.1 GENERAL PLAN CONSISTENCY

The overall objective of Jackson Ranch is the creation of a center that respects the rural nature of the land, inspires technological innovation, enhances economic development within Kings County. The scale of the Specific Plan area presents a unique opportunity to implement some of the goals, policies, and programs of the 2035 Kings County General Plan (KCGP). The JRSP encourages job growth, as well as the creation of a healthy working environment to enable the County to become a leader in innovative commercial development.

California state law requires a Specific Plan to be consistent with the corresponding General Plan. Adoption of the JRSP as a comprehensive plan for the future development of Jackson Ranch establishes appropriate development standards and guidelines to ensure the development of Jackson Ranch will occur in a manner consistent with the guiding policies of the KCGP.

Upon adoption by ordinance of the JRSP, development or land use activities which are found consistent with this Specific Plan will be found to be consistent with the County's General Plan and its adopted elements and policies. The JRSP will serve as the zoning ordinance for the subject property. All other County codes and ordinances shall continue to be applicable, unless expressly superseded by the terms of this Specific Plan, or unless they are inconsistent with this Specific Plan, in which case they are superseded. Any proposed parcel or subdivision maps, site plans, agreements or any development approvals must be consistent with this Specific Plan.

The following table outlines relevant General Plan policies that will be implemented and / or facilitated, and demonstrates areas of consistency between the JRSP and the KCGP.

**TABLE B.1 GENERAL PLAN CONSISTENCY**

APPLICABLE GENERAL PLAN POLICY	JACKSON RANCH RESPONSE
<b>LAND USE ELEMENT</b>	
<p><b>LU Goal B1: Protect agricultural lands throughout the County, and in particular along the edges of community districts and Urban Fringe by maintaining large parcel sizes and preventing the premature development of incompatible uses.</b></p> <p><b>LU Objective B1.2:</b> Maintain large parcel sizes of Agricultural designated land within Urban Fringe areas and around Community Districts to retain viable agricultural production until such time as land is planned and ready for other uses.</p>	<p>The Jackson Ranch Land Use Plan (see Figure 3.1) designates 268 acres as A-JR, which is agricultural use with a minimum parcel area of 10-acres. This allows over 65% of the site to remain as an agricultural designation. Table 3.1, Land Use Plan Summary shows 141 acres of the 415.1 acre site as designated for development.</p>
<p><b>LU Goal B2: Agricultural production continues to be supported, and enhanced in areas designated for agriculture, while conflicts between agriculture and non-agriculture uses are minimized.</b></p> <p><b>LU Policy B2.1.3:</b> Maintain implementation of the County's "Right to Farm Ordinance" adopted in 1996 to continue placing land owners on notice that they live within an agriculture County, and may be subject to agriculture related inconveniences or discomforts.</p>	<p>Section 4.6.1 covers the County right to Farm Ordinance. All parcel maps approved for locations in or adjacent to productive agricultural areas are subject to the "right to farm" policy..</p>
<p><b>LU Objective B2.2: Minimize and reduce the potential for conflicts between agriculture and non-agriculture urban uses.</b></p> <p><b>LU Policy B2.2.1:</b> Apply the Limited Agriculture or Open Space land use designation around community districts and Urban Fringe areas to serve as a buffer between urban and intensive agricultural uses.</p>	<p>The A-JR designation serves as a buffer between the commercially developed areas, and the AG-40 areas at the perimeter of the site. The A-JR zone excludes new large-scale livestock operations, large processing activities, and intensive agri-service establishments. Allowed uses include farm related homes and shops, as well as field crops, farmers markets, and limited livestock keeping.</p>
<p><b>LU Goal B4: Housing within agricultural designated areas are primarily intended for the purposes of those engaged in farming, and for seasonal farm employee housing.</b></p> <p><b>LU Objective B4.1:</b> Allow the permitting and construction of on-site farm employee housing uses that are incidental to an existing farming operation.</p> <p><b>LU Policy B4.1.1:</b> Base the number of agricultural housing units permitted per farm on the nature, intensity, and employment needs of the agricultural use of that farming operation.</p>	<p>The A-JR designation allows for one single family dwelling per parcel, and accessory living quarters without a kitchen. Up to four units of farm employee housing incidental to an existing primary residence is allowed with site plan approval. Additional farm employee housing required a Conditional Use Permit.</p>

<p><b>LU GOAL C1: Rural pockets of urban uses in the agricultural areas remain limited in geographic area to the extent of pre-existing residential, commercial, and industrial land uses to prevent conflicts between agricultural and non-agricultural interests.</b></p> <p><b>LU Objective C1.1:</b> Prohibit the expanse of new residential, commercial, and industrial land use designations within areas identified as Rural interface areas of Kings County.</p> <p><b>LU Policy C1.1.4:</b> Creation of new Rural Interface area (s) shall be prohibited. However, exceptions to the restriction may be considered when the new land use proposal meets the following criteria:</p> <ol style="list-style-type: none"> <li>1. The new proposal is processed as a General Plan Amendment and is simultaneously reviewed along with a detailed development proposal, which are both evaluated jointly under CEQA review.</li> <li>2. The proposal does not include residential land uses.</li> <li>3. Establishment of new commercial or industrial uses are limited in scope and serve to enhance the economic vitality of the County.</li> <li>4. The new proposal is located along a highway interchange or major arterial intersection, and is not located within an existing Urban Fringe or Community District area.</li> <li>5. Proposed new use(s) rely primarily on existing traffic volumes, and do not serve as a new attractor or destination that creates substantial amounts of additional traffic.</li> <li>6. The project demonstrates that provision of adequate services can be achieved to accommodate the full extent of proposed development.</li> <li>7. Property owner(s) and / or new businesses establish a zone of benefit to facilitate assessment(s) to cover additional service delivery costs determined necessary to support the new development.</li> </ol>	<p>As a new commercial land use designation in the Rural Interface area of Kings County, the Specific Plan area meets the LU Policy C1.1.4 exception criteria as follows:</p> <ul style="list-style-type: none"> <li>◆ The Specific Plan area is being submitted as a GPA, and is being reviewed as a development proposal and is also being evaluated under CEQA review.</li> <li>◆ No residential development is proposed.</li> <li>◆ New commercial and light industrial uses are proposed that will enhance the economic viability of Kings County, as described in section 1.5, Guiding Vision.</li> <li>◆ The Specific Plan area is directly adjacent to Interstate 5, at the existing Utica interchange, as outlined in Section 2.1, Site Location and Context.</li> <li>◆ As stated in Section 3.1, Land Use Plan, the Specific Plan area will capture existing traffic along Interstate 5.</li> <li>◆ Adequate services will be provided, as outlined in Section 3.3, Infrastructure Plan.</li> <li>◆ Section 5.6.2, Business District Maintenance, outlines the establishment of a Business District, and Table 5.1, Maintenance Responsibility Matrix outlines the entity responsible for maintenance of each component of the streetscape and infrastructure of the project.</li> </ul>
<p><b>LU Goal D1: Community districts establish sustainable community areas that meet the needs of existing residents and serve to accommodate unincorporated urban growth that is guided to individual community plans.</b></p> <p><b>LU Objective D1.3:</b> Preserve the identity of rural communities and enhance the sustainability of those unincorporated communities by improving the quality of life for residents, visitors, and business owners.</p> <p><b>LU Policy D1.3.3:</b> Require all new development to improve all access roads to the nearest maintained right-of-way.</p> <p><b>LU Policy D1.3.4:</b> Preserve existing nighttime environment by limiting the illumination of areas surrounding new development. New lighting that is part of residential, commercial, industrial, or recreational development shall be oriented away from sensitive areas, and should be hooded, shielded, and located to direct light pools downward and prevent glare.</p>	<p>The Jackson Ranch Mobility Plan (Section 3.2) calls for improvements of Utica Avenue to accommodate the additional traffic generated from vehicles exiting Interstate 5 to enter the Specific Plan area. 25th Avenue will also be improved within the boundaries of Jackson Ranch. Refer to Figures 3.5 - 3.9 for detailed information on roadway improvements.</p> <p>Section 4.7, Outdoor Lighting requires the use of "Night Sky Friendly" lighting fixtures and standards. These standards are more restrictive than the policies regarding lighting in LU Policy D1.3.4, as listed at right.</p>

<p><b>LU Policy D1.5.1:</b> Locate retail and commercial uses within close proximity to transportation routes and residential areas.</p> <p><b>LU Policy D1.5.2:</b> Locate industrial uses near transportation corridors and multi-modal facilities, and away from residential concentrations.</p>	<p>The site location of Jackson Ranch along Interstate 5, and the inclusion of designations allowing retail, light industrial, and other non-residential uses provides employment opportunities along an existing transportation route, as outlined in LU Policies D1.5.1 and D1.5.2 (See Figure 2.2, <i>Regional Location Map</i>).</p>
<p><b>LU Policy D1.5.3:</b> Leverage the County's Enterprise Zone to increase commercial and industrial business development.</p>	<p>The site is located within a federal Enterprise Zone, and designates areas for commercial and industrial business development, thus fulfilling the intention of LU Policy D1.5.3 (see Section 1.5, <i>Guiding Vision, Economic Growth</i>).</p>
<b>RESOURCE CONSERVATION ELEMENT</b>	
<p><b>RC Goal A1: Beneficially use, efficiently manage, and protect water resources while developing strategies that may become available to ensure long-term sustainable water supplies for the region.</b></p> <p><b>RC Objective A1.1:</b> Maintain and protect Existing Water Supplies.</p> <p><b>RC Policy A1.1.2:</b> Review new discretionary development proposals, including new or expanded uses within agricultural districts, to ensure that there are adequate water supplies to accommodate such uses. Projects should provide evidence of adequate and sustainable water availability prior to approval of a tentative map or other land use approval.</p>	<p>Section 3.3.3, Potable Water Plan describes the sources of potable water for the Specific Plan area. Agricultural uses will continue to derive water from the California Aqueduct. Non-agricultural uses would connect to KCCSD in lieu of developing on-site private water system that would depend on water from the State Water Project via the California Aqueduct. Evidence of adequate water availability is included in the EIR document.</p> <p>Expansion of the KCCSD sphere of influence to include the Interstate 5/Utica Avenue area and annexation into the district is in line with the County's General Plan goals and policies that direct highway-commercial development projects to consolidate with the most adjacent water service provider.</p>
<p><b>RC Objective A1.2:</b> Conserve and reuse water to provide for the effective use of water resources.</p> <p><b>RC Objective A1.2.2:</b> Require the use of low water consuming, drought-tolerant and native landscaping and other water conserving techniques, such as mulching, drip irrigation, and moisture sensors for new development.</p>	<p>The Jackson Ranch Plant Palette (Appendix C) provides the Water Factor for each plant listed, so that the most drought tolerant plants can be grouped together (hydrozoning), as called for in Section A.2.4, <i>Landscape Design</i>. Water conservation techniques are also emphasized in this section.</p>
<p><b>RC Objective A1.4:</b> Protect the quality of surface water and groundwater resources in accordance with applicable federal, state, and regional requirements and regulations.</p> <p><b>RC Policy A1.4.3:</b> Require the use of feasible and cost effective Best Management Practices (BMP's) and other measures.</p>	<p>As described in Section 3.3.2, Stormwater Management Plan, the Jackson Ranch protects the quality of surface and groundwater resources through a state of the art conveyance and detention system which will meet all applicable federal, state, and regional requirements.</p>
<b>OPEN SPACE ELEMENT</b>	
<p><b>OS GOAL A1: Preserve agricultural land as open space.</b></p> <p><b>OS Policy A1.1.1:</b> Preserve agricultural land in open and economically sustainable sized parcels for farming and establishment of agricultural processing facilities.</p> <p><b>OS Policy A1.1.2:</b> Recognize agricultural land as valued open space feature within the County that promotes the economy, public welfare, and quality of life for Kings County residents.</p>	<p>The Jackson Ranch Land Use Plan includes 268 acres of designated agricultural land within the A-JR zone. This area acts as a buffer between the surrounding agricultural areas and the Innovation Center. Permitted uses include cultivation of crops, limited livestock raising, roadside retail stands, and agricultural specialty stores.</p> <p>The agricultural theme of the plan, plus uses allowed within the agriculturally designated areas promote the economy, public welfare, and quality of life for Kings County residents.</p>

CIRCULATION ELEMENT	
<p><b>C OBJECTIVE A1.3</b> Maintain an adequate Level of Service operation for County roadways and ensure proper maintenance occurs along critical routes for emergency response vehicles.</p> <p><b>C Policy A1.3.1:</b> Maintain and manage County roadway systems to maintain a minimum Level of Service Standard “D” or better on all major roadways and arterial intersections.</p> <p><b>C Policy A1.3.2:</b> Require proposed developments that have the potential to generate 100 peak hour trips or more to conduct a traffic impact study that follows the most recent methodology outlined in Caltrans Guide to the Preparation of Traffic Impact Studies.</p>	<p>The Jackson Ranch Circulation system has been planned to maintain an adequate level of service, as described in Section 3.2, Mobility Plan. A full traffic impact study following the most recent methodology outlined by Caltrans has been completed, and is available for reference within the EIR.</p>
<p><b>C Policy A1.3.5:</b> Require new development to pay its fair share of costs for street and traffic improvements based on traffic generated and its impact to traffic levels of service.</p>	<p>All proposed street and traffic improvements will be funded by the Applicant, as described in Section 5.7, Financing Plan.</p>
<p><b>C Policy A1.3.6:</b> Require dedication of right of way to county standards for all new development projects.</p>	<p>The Utica Avenue planned improvements include dedication of additional right-of-way, as described in Section 3.2, Mobility Plan.</p>
HEALTH AND SAFETY ELEMENT	
<p><b>HS GOAL A4 Prevent unnecessary exposure of people and property to flood damage.</b></p> <p><b>HS OBJECTIVE A4.1</b> Direct new growth away from designated flood hazard risk areas, and regulate new development to reduce the risk of flood damage to an acceptable level.</p> <p><b>HS Policy A4.1.6:</b> New development shall provide on site drainage or contribute towards their fair share cost of off-site drainage facilities to handle surface runoff.</p>	<p>Jackson Ranch is not located within a designated flood hazard area, and will provide an extensive on site stormwater drainage system to handle all surface runoff generated within the Specific Plan area, as described in Section 3.3.2, Stormwater Management Plan.</p>
<p><b>HS GOAL C1 Ensure the protection and well being of residents, visitors and businesses that enables long term sustainability for future generations.</b></p> <p><b>HS Policy C1.1.3:</b> Implement traffic calming measures at key interchanges and routes to schools to improve street safety and access.</p>	<p>The Utica Avenue improvements proposed in Section 3.2, Mobility Plan, include a roundabout at the intersection with 25th Avenue as a traffic calming measure. This roundabout at a key intersection will enhance safety by slowing down traffic. Refer to Figure 3.4, Vehicular Circulation, and Figure 3.8, Roundabout at Utica and 25th Street Section.</p>
NOISE ELEMENT	
<p><b>N OBJECTIVE B1.2:</b> Properly consider the potential for excessive noise generated from transportation projects within the County and seek mitigation measures where feasible to reduce the potential for sensitive land use exposure to excessive noise from transportation related projects.</p>	<p>A full noise impact analysis has been prepared for Jackson Ranch, and the impacts were found to be less than significant (Refer to the EIR for additional information).</p>
GREENHOUSE GAS ELEMENT	
<p><b>AQ OBJECTIVE C1.1:</b> Accurately assess and mitigate potentially significant local and regional air quality and climate change impacts from proposed projects within the County.</p> <p><b>AQ Policy C1.1.3:</b> Ensure that air quality and climate change impacts identified during CEQA review are minimized and consistently and fairly mitigated at a minimum, to levels as required by CEQA.</p>	<p>The potential regional air quality impacts resulting from the development of Jackson Ranch have been assessed and identified within the EIR. Mitigation measures to minimize impacts have also been identified (refer to the EIR for additional information).</p>





# APPENDIX C

## PLANT PALETTE

### C.1 PURPOSE AND INTENT

The following appendix provides a list of preferred plant materials for Jackson Ranch. Trees, shrubs, grasses, vines, and groundcover species are included, but additional materials may be used if approved by the Jackson Ranch Design Review Committee (JRDC). The list includes species that require a low to moderate amount of water as a part of the overall sustainability plan. The Water Factor requirement is listed with the following symbols: M -

TABLE C - 1 TREES

BOTANICAL NAME	COMMON NAME	TYPE	WATER FACTOR
Acacia melanoxylon	Blackwood Acacia	E	M/L
Aesculus californica	California Buckeye	D	L/VL
Arbutus 'Marina'	Marina Madrone	E	M/L
Arbutus unedo	Strawberry Tree	E	M/L
Callistemon citrinus	Bottlebrush	E	M/L
Calocedrus decurrens	Incense Cedar	E	M/L

<i>Casuarina cunninghamiana</i>	River She Oak	E	M/L
<i>Cedrus deodara</i>	Deodara Cedar	E	M/L
<i>Celtis occidentalis</i>	Common Hackberry	E	M
<i>Cercis occidentalis</i>	Western Redbud	D	L
<i>Citrus</i> sp	Citrus cultivars	E	M
<i>Eriobotrya deflexa</i>	Bronze Loquat	E	M
<i>Fraxinus americana</i>	White Ash	D	M
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	D	M
<i>Geijera parviflora</i>	Australian Willow	E	M/L
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	D	M
<i>Lagerstoemia indica</i>	Crepe Myrtle	D	M/L
<i>Pinus coulteri</i>	Coulter Pine	E	L/VL
<i>Pinus pinea</i>	Italian Stone Pine	E	M/L
<i>Pistacia chinensis</i>	Chinese Pistacio	D	M
<i>Platanus acerfolia</i>	London Plane Tree	D	M
<i>Prunus caroliniana</i>	Carolina Laurel Cherry	D	M
<i>Punica granatum</i>	Pomegranate	D	M
<i>Pyrus calleryana</i>	Flowering Pear	D	M
<i>Quercus douglasii</i>	Blue Oak	D	L/VL
<i>Quercus suber</i>	Cork Oak	E	M/L
<i>Rhus lancea</i>	African Sumac	E	M/L
<i>Robinia ambigua</i>	Purple Robe Locust	D	M/L
<i>Schinus molle</i>	California Pepper Tree	E	L/VL
<i>Sophora japonica</i>	Japanese Pagoda Tree	D	M
<i>Ulmus parvifolia</i>	Chinese Elm	D	M
<i>Zelkovia serrata</i>	Sawleaf Zelkova	D	M

TABLE C - 2 SHRUBS

BOTANICAL NAME	COMMON NAME	TYPE	WATER FACTOR
<i>Achillea millefolium</i>	Common Yarrow	E	L
<i>Artemisia californica</i>	California Sagebrush	D	L/VL
<i>Berberis thunbergii</i> 'Concorde'	Concord Purple Leafed Barberry	E	M/L
<i>Callistemon viminalis</i>	Dwarf Bottlebrush	E	M/L
<i>Cercocarpus betuloides</i>	Mountain Mahogany	E	L/VL
<i>Chaenomeles</i> spp.	Flowering Quince	E	L
<i>Cistus ladanifer</i>	Crimson Spot Rockrose	E	M/L

<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster	E	L
<i>Cotoneaster lacteus</i>	Red Clusterberry	E	M
<i>Dendromecon rigida</i>	Bush Poppy	D	L/VL
<i>Dietes iridioides</i>	Fortnight Lily	E	M
<i>Elaeagnus angustifolia</i>	Russian Olive	D	M/L
<i>Elaeagnus pungens</i> 'Maculata'	Golden Elaeagnus	E	M/L
<i>Eremophila</i> spp.	Emu Bush	E	M/L
<i>Euryops pectinatus</i> 'Viridis'	Shrub Daisey		L
<i>Hemerocallis arbutifolia</i>	Daylily	E	M
<i>Heeromeles arbutifolia</i>	Toyon	E	M/L
<i>Iris</i> SP	Bearded Iris	E	L
<i>Juniperus californica</i>	California Juniper	E	L
<i>Lantana camara</i>	Common Lantana	E	M/L
<i>Lavendula</i> spp.	Lavender	E	L
<i>Leucophyllum</i> spp.	Texas Ranger	E	L/VL
<i>Lobelia laxiflora</i>	Mexican Bush Lobelia	E	L/VL
<i>Myoporum parvifolium</i>	Creeping Myoporum	E	M
<i>Myrtus communis</i>	Dwarf Myrtle	E	M
<i>Nandina domestica</i>	Heavenly Bamboo	E	M
<i>Nerium oleander</i> 'Casablanca'	Oleander	E	M/L
<i>Perovskia atriplicifolia</i>	Russian Sage	D	M/L
<i>Phormium</i> spp.	Jerusalem Sage	E	L
<i>Photinia serrulata aculeata</i>	Chinese Photina	E	M
<i>Pinus mugo</i>	Mugo Pine	E	M/L
<i>Punica granatum</i>	Pomegranate	E	M
<i>Prunus ilicifolia</i>	Hollyleaf Cherry	E	M/L
<i>Pyracantha</i> spp.	Firethorn	E	M/L
<i>Rosa californica</i>	California Wild Rose	D	M/L
<i>Rosmarinus officinalis</i>	Dwarf Rosemary	E	M/L
<i>Salvia apiana</i>	California White Sage	E	L/VL
<i>Salvia leucophylla</i> 'Figueroa'	Purple Sage	E	L
<i>Santolina chamaecyparissus</i>	Lavender Cotton	E	L
<i>Senecio cineraria</i>	Dusty Miller	E	L
<i>Verbena</i> spp.	Verbena	E	L
<i>Viburnum tinis</i>	Laurustinus	D	M/L
<i>Xylosma congestum</i>	Shiny Xylosma	E	M

**TABLE C - 3 GRASSES**

BOTANICAL NAME	COMMON NAME	TYPE	WATER FACTOR
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama	E	L/VL
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	E	M/L
<i>Chondropetalum tectorum</i>	Small Cape Rush	E	M
<i>Festuca glauca</i> 'Elijah Blue'	Blue Fescue	E	M
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	E	M
<i>Muhlenbergia rigens</i>	Deer Grass	E	M/L
<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	E	M/L
<i>Sisyrinchium bellum</i>	Blue-Eyed Grass	E	M/L

**TABLE C - 4 GROUND COVER**

BOTANICAL NAME	COMMON NAME	TYPE	WATER FACTOR
<i>Cistus salvifolius</i>	Sageleaf Rockrose	E	M/L
<i>Cistus x skanbergii</i>	NCN	D	L/VL
<i>Cotoneaster horizontalis</i>	Rock cotoneaster	E	M/L
<i>Kniphofia uvaria</i>	Red Hot Poker	E	M
<i>Lavandula dentata</i>	French Lavender	E	M/L
<i>Mahonia repens</i>	Creeping Mahonia		
<i>Ribes viburnifolium</i>	Catalina Fragrance Currant	E	M/L
<i>Rosmarinus o.</i> 'Collinwood Ingram'	Ingram Rosemary	E	M/L
<i>Salvia clevelandii</i>	Cleveland Sage	E	L/VL
<i>Salvia spicata</i>	Hummingbird Sage	E	L/VL
<i>Teucrium fruticans</i>	Germander	E	M/L

**TABLE C - 5 VINES / ESPALIERS**

BOTANICAL NAME	COMMON NAME	TYPE	WATER FACTOR
<i>Campsis x. tagliabuana</i>	NCN	D	M
<i>Clytostoma callistefiodes</i>	Blue Trumpet Vine	E	M
<i>Distictus buccinatoria</i>	Blood-red Trumpet Vine	E	M
<i>Ficus pumila</i>	Creeping Fig	E	M
<i>Gelsemium sempervirens</i>	Carolina Jessamine	E	M
<i>Jasminium polyanthum</i>	Pink Jasmine	E	M
<i>Lonicera japonica</i> "Halliana'	Hall's Hoeyesuckle	E	M
<i>Vitis californica</i>	Germander	D	M
<i>Wisteria floribunda</i>	Japanese Wisteria	D	M
<i>Wisteria sinensis</i>	Chinese Wisteria	D	M

# APPENDIX D

## GLOSSARY OF TERMS

### D.1 DEFINITION OF PLANNING TERMS

**Accessory use.** A use incidental and subordinate to the principle use of a lot or building located upon the same lot as the accessory use.

**Acres, gross.** The total area of a site including portions that cannot be developed (e.g., right-of-way, open space).

**Acres, net developable.** The total area of a site excluding portions that cannot be developed (e.g., right-of-way, open space). Sometimes referred to as the “buildable” area of the Specific Plan area.

**Allocate.** To apportion for a specific purpose or to particular persons or things.

**Allow.** To make a possibility or admit.

**Amend.** To alter especially in phraseology; especially: to alter formally by modification, deletion, or addition.

**Anticipate.** To give advance thought, discussion, or treatment.

**Approve.** To accept as satisfactory.

**Arterial.** See “Street, arterial.”

**Attract.** To pull to or draw toward oneself or itself.

**Best Management Practices (BMP).** A policy, rule, or regulation that results in greater efficiency or benefits than from standard practices.

**Buffer Zone.** An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

**Building Codes.** State regulation enforced by the most recently updated codes in Title 15 of the Municipal Code, Title 24 of the California Building Code, California Mechanical, Plumbing, Electrical, Fire, and California Energy Code.

**Build-Out.** Development of land to its planned potential under proposed planning and zoning designations.

**Collector Street.** See "Street, Collector"

**Consider.** To think of especially with regard to taking some action.

**Consistent.** Free from variation or contradiction. State law requires consistency between the Floriani Ranch Specific Plan, the San Benito County General Plan and implementation measures such as the County Code and infrastructure projects.

**County.** County with a capital "C" generally refers a County as a proper name. County with a lower case "c" may refer to any county, the geographical area of a county, or the government or administration of a county.

**Create.** To produce or bring about by a course of action or behavior.

**Developable land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Designate.** To indicate and set apart for a specific purpose, office, or duty.

**Discharge.** Flow of surface water in a stream or canal or the outflow of ground water from a flowing artesian well, ditch, or spring.

**Discourage.** A less rigid directive to be honored in the absence of compelling or contravening considerations. Discourage communicates a clear commitment against a particular topic, but permits flexibility if circumstances so dictate.

**Distribute.** To divide among several or many.

**Drainage.** The control and removal of excess rainfall runoff or groundwater by the use of surface or subsurface features or drains.

**Encourage.** A less rigid directive to be honored in the absence of compelling or contravening considerations. Encourage communicates a clear commitment in favor of a particular topic, but permits flexibility if circumstances so dictate.

**Enhance.** To improve by increasing the quantity or quality of beneficial uses or features.

**Entry (Major or Minor).** Denotes the locations of prominent structural and/or landscape features that announce the arrival into a particular neighborhood, district, or activity area.

**Environmental Impact Report (EIR).** A detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a proposal and discussing ways to mitigate or avoid the effects.

**Establish.** To bring into existence.

**Evaluate.** To determine the significance, worth, or condition by careful appraisal and study.

**Expand.** To increase the extent, number, volume, or scope of.

**Facilitate.** To make easier or help bring about.

**Floor Area Ratio (FAR).** The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square feet of floor area; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow only 5,000 square feet.

**Focus.** To concentrate attention or effort.

**General Plan.** A compendium of goals, objectives, policies, and implementation programs regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 et seq. and adopted by either a City Council or a Board of Supervisors.

**Give.** To grant or bestow.

**Greenhouse Gases.** Gases in an atmosphere that absorb and emit radiation within the thermal infrared range. The primary greenhouse gases in the Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone.

**Groundwater.** Water beneath the surface of the earth, often confined to aquifers capable of supplying wells and springs.

**Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land areas, lakes, or streams through permeable soils into water-holding rocks that provide underground storage.

**Impact Fee.** A fee, also called a development fee, levied on the applicant by a city, county, or other public agency as compensation for otherwise unmitigated impacts the proposal will produce. Government Code §66000, et seq., Specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund. Impact/development fees may be used to pay for preparing and updating general and specific plans.

**Intensity, building.** For nonresidential uses, the actual or maximum permitted floor area ratios (FARs).

**Implement.** Carry out or accomplish. To give practical effect to and ensure of actual fulfillment by concrete measures.

**Implementation.** An action, procedure, program, or technique that carries out general plan policy.

**Improve.** To advance or make progress in what is desirable.

**Include.** To take in or comprise as a part of a whole or group.

**Increase.** To make greater.

**Infrastructure.** Public services and facilities such as sewage-disposal systems; water-supply systems; electricity, gas, or other utility systems; and roads.

**Integrate.** To form, coordinate, or blend into a functioning or unified whole.

**Issue.** To put forth or distribute usually officially.

**Jobs/housing balance; jobs/housing ratio.** The availability of housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute and a ratio of less than 1.0 indicates a net out-commute.

**Landfill.** A disposal facility for solid wastes using a system of trash and garbage disposal in which the waste is buried between layers of earth to build up low-lying land.

**Land use classification.** A system for classifying and designating the appropriate use of properties. The land use classifications for the County of San Benito are defined in the San Benito County General Plan. The County classification for Floriani Ranch will be changed to Specific Plan (SP), and all land use classifications within the Floriani Ranch Specific Plan are defined in the Specific Plan itself.

**Landmark.** A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

**Limit.** To curtail or reduce in quantity or extent.

**Local Street.** See "Street, Local"

**Low Impact Development (LID).** An approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

**Maintain.** To keep in an existing state (as of repair, efficiency, or validity). To preserve from failure or decline.

**Maximize.** To make the most of.

**Minimize.** To reduce or keep to a minimum.

**Mitigate, v.** To ameliorate, alleviate, or avoid.

**Nonconforming use.** A lawful use of a building or land, or any part thereof, existing at the time of the adoption of this title that does not conform to the regulations for the district in which it is located as set forth in this title.

**Open space.** Any parcel or area of land or water that is essentially unimproved and devoted to (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

**Ordinance.** A law or regulation adopted by a governmental authority, usually a city or county.

**Overlay.** A land use designation on the land use map or a zoning designation on a zoning map that modifies the basic underlying designation in some manner.

**Parcel.** A lot in single ownership or under single control; usually considered a unit for purposes of development.

**Parkway.** A piece of land between the rear of a curb and the front of a sidewalk, usually used for planting low ground cover and/or street trees; also known as "planter strip."



**Paseo.** A system of pedestrian and bicycle trails that emanates from the center of residential quarter-sections providing connection to nearby schools, activity areas, and signalized intersections.

**Pedestrian Path.** A path that is physically separated by distance or barrier from the roadway.

**Permit.** To consent to expressly or formally.

**Plan.** To devise or project the realization or achievement of.

**Preserve.** To keep alive, intact, or free from decay.

**Prohibit.** A directive to not allow a particular use, activity, or action.

**Promote.** To contribute to the growth or prosperity of.

**Protect.** To maintain the status or integrity of.

**Provide.** To supply or make available.

**Renewable Energy.** Energy that is produced by effectively using naturally-replenished resources such as sunlight, wind, rain, tides and geothermal heat.

**Require.** An unequivocal directive that communicates a mandatory requirement.

**Restrict.** To confine within bounds.

**Review.** To go over or examine critically or deliberately.

**Right-of-way.** A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads, railroads, and utility lines.

**Runoff.** Drainage water or flood discharge that leaves an area as surface flow or as pipeline flow.

**Seismic.** Terrestrial movement that is caused by or subject to earthquakes or earth vibrations.

**Sidewalk.** A dedicated paved pedestrian walkway located adjacent to streets and roadways.

**Solid Waste.** A waste type that includes predominantly household waste (domestic waste) with sometimes the addition of commercial wastes collected by a municipality within a given area.

**Specific Plan.** A legal tool authorized by Article 8 of the Government Code (Section 65450 et seq.) for the systematic implementation of the general plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

**Sphere of Influence.** The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission of the county.

**Stormwater Management System.** A system for collecting surface runoff of stormwater and removing it to appropriate outlets. The system may include inlets, catch basins, storm sewer pipes, channels, detention basins, and pump stations.

**Stormwater.** Precipitation from rain or snow that accumulates in a natural or man-made watercourse or conveyance system.

**Strive.** To devote serious effort or energy.

**Street, arterial.** A four-lane roadway with limited/controlled access to minimize conflicts and accommodate higher speeds. Arterial streets provide intra- and intercommunity travel and access to the regional highway and freeway system. Access to arterial streets should be provided at collector roads, discouraging direct access from local streets and parcels. All pedestrian, and bicycle travel adjacent to arterial streets should be accommodated in Class I multi-use facilities that are separated from vehicle lanes by a landscaped buffer.

**Street, collector.** A roadway that provides a balance between mobility and access. These roadways serve to “collect” traffic from the local streets and deliver it to the arterial network at a moderate rate of speed.

**Street, local.** A street whose primary function is to provide direct access to adjacent properties and to connect to the collector network. Local streets can serve residential, commercial, or institutional uses. Local streets provide direct access to fronting properties and are not intended for through traffic.

**Structure.** Anything constructed or erected on the ground (excluding swimming pools, fences, and walls used as fences).

**Target.** To set a defined goal.

**Utilities.** Infrastructure such as water, sewer, stormwater drainage, solid waste, electricity, gas, and telecommunications systems.

**Vacant.** Lands or buildings that are not actively used.

**Wastewater.** Water that has previously been used and/or adversely affected in quality, including sewage materials produced by residents, wastewater from industrial processes, and stormwater runoff captured during rain storms.

**Waste Water Treatment Plant.** A municipal or public service district which provides treatment of collected waste water.

**Watershed.** A regional land area, defined by topography, soil, and drainage characteristics, within which raw waters collect and replenish supplies.

**Williamson Act.** Known formally as the California Land Conservation Act of 1965, it was a program designed as an incentive to retain prime agricultural land and open-space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between the city or county and an owner of land whereby the land is taxed on the basis of agricultural usage.

**Zoning.** The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

**Zoning Ordinance.** The regulatory ordinance that contains all applicable use and size restrictions by zones, used to implement the General Plan.

# APPENDIX E

## **RESOLUTIONS & ORDINANCES OF ADOPTION**



# COUNTY OF KINGS BOARD OF SUPERVISORS

GOVERNMENT CENTER HANFORD, CALIFORNIA 93230 (559) 852-2362  
Catherine Venturella, Clerk of the Board of Supervisors

## AGENDA ITEM January 26, 2021

**SUBMITTED BY:** Community Development Agency – Greg Gatzka  
**SUBJECT:** ORDINANCE TO AMEND THE COUNTY OF KINGS DEVELOPMENT CODE BY ADOPTING TEXT CHANGE NO. 668.16, AND CHANGE OF ZONE DISTRICT BOUNDARIES NO. 20-01

**SUMMARY:**

**Overview:**

On December 8, 2020, this Board adopted the Jackson Ranch Specific Plan as a part of the Kings County General Plan. Proposed Ordinance 668-2-20 will amend the County of Kings Development Code by adopting Development Code Text Change No. 668.16 and Change of Zone District Boundaries No. 20-01 to establish the development standards and land use regulations necessary to implement the Jackson Ranch Specific Plan. On January 12, 2021, this Board introduced the ordinance, held a public hearing, and waived the first reading.

**Recommendation:**

**Adopt Ordinance No. 668-2-20, and waive the second reading for the Jackson Ranch Specific Plan.**

**Fiscal Impact:**

None to the General Fund. The applicant covers the application and any extraordinary processing costs. On January 5, 2021, the Board adopted a new Specific Plan Conformance review fee as part of its Master Fee Schedule to cover County costs for future processing of new construction within the Specific Plan area. This fee is part of the Master Fee Update for 2020. Once the project is developed, the Jackson Ranch development is anticipated to generate increased property and sales tax generation for the County and contribute additional General Fund revenue.

(Cont'd)

BOARD ACTION: APPROVED AS RECOMMENDED:  OTHER:

**ROLL CALL: FAGUNDES, VALLE, NEVES, PEDERSEN - AYE  
VERBOON - ABSENT**

*[Reference: See Ordinance No. 668-2-20, which by reference hereto, is made part of these minutes.]*

I hereby certify that the above order was passed  
and adopted on January 26 2021.  
CATHERINE VENTURELLA, Clerk to the Board  
By Catherine Venturella Deputy.

## **Agenda Item**

### **ORDINANCE TO AMEND THE COUNTY OF KINGS DEVELOPMENT CODE BY ADOPTING TEXT CHANGE NO. 668.16, AND CHANGE OF ZONE DISTRICT BOUNDARIES NO. 20-01**

**January 26, 2021**

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#### **Advisory Board Statement:**

The Kings County Planning Commission, after receiving the staff report and holding a public hearing, adopted Resolution No. 20-11 on October 5, 2020 and recommends the Board adopt the Jackson Ranch Specific Plan and associated Development Code Text Change No. 668.16, and Change of Zone District Boundaries No. 20-01.

#### **BACKGROUND:**

The 2035 Kings County General Plan adopted on January 26, 2010, sets the County's land use goals, objectives and policies. The County has limited allowance for establishment of new areas for urban growth. One exception related to the County's economic growth strategy allows the creation of commercial and industrial uses along highway corridors and where services can be adequately provided. The segment of Interstate 5 through Kings County has only two interchange areas. One is at State Highway 41 in Kettleman City where highway commercial uses already exist, and the other location is an underutilized on-ramp/off-ramp area at Utica Avenue. This specific area is in an area that qualifies for the Federal Opportunity Zone designed to encourage job growth and investment through tax incentives over a ten-year period to businesses investing in the area. The County has encouraged development consideration at this location since the General Plan adoption, and has been working with property owners for the past several years. The Jackson Ranch Specific Plan (JRSP) proposal is the culmination of the applicant's efforts to provide a complete development proposal with provision of adequate services to the area to facilitate highway commercial development and other future growth expansion.

A Specific Plan is a different land use regulatory approach than the County's General Plan, Community Plans and Development Code as it establishes a framework of specific development policies, development standards, and design guidelines in establishing a more cohesive planned development approach for an entire project area. The JRSP is intended to shape development within the plan area through 2040 with a guiding vision defined by the plan. The JRSP will establish a Land Use Plan, Development Standards, administration for implementing the plan, and Design Guidelines. Three land use designations and one overlay designation are proposed and include Commercial Thoroughfare (CT-JR), Innovation Center (IC-JR), Specialty Agriculture (A-JR), and an Air Strip Overlay in the Specialty Agriculture area.

Under the JRSP, approximately 2.4 million square feet of commercial space is planned and designed around a full array of amenities as a rest stop and commercial hub along Interstate 5 that serves travelers. The plan encourages future growth and expansion through the creation of a variety of industrial and commercial uses that can centralize business operations along a midway point on Interstate 5 between Los Angeles and San Francisco. The first phase of development is the Commercial Thoroughfare consisting of 27.2 acres and envisioned as a transportation plaza providing food, lodging, amenities, and entertainment to both professional and leisure travelers along Interstate 5. The Innovation Center will allow future expansion and diversification on 114 acres through commercial office, light industrial, and other facilities. The remaining majority of the plan area will remain designated for agricultural uses on 267.8 acres providing greater opportunities for agricultural businesses, and have an airstrip overlay for future consideration.

## Agenda Item

### ORDINANCE TO AMEND THE COUNTY OF KINGS DEVELOPMENT CODE BY ADOPTING TEXT CHANGE NO. 668.16, AND CHANGE OF ZONE DISTRICT BOUNDARIES NO. 20-01

January 26, 2021

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The Community Development Agency has the responsibility to administer and maintain the Kings County General Plan and Kings County Development Code. In consideration of the JRSP and in conducting an internal consistency review of the County's General Plan, the Development Code and Zone Districts, staff is proposing minor changes to the 2035 Kings County General Plan, Kings County Development Code Text, and Change of Zone District Boundaries. These changes are outlined below in the staff report and will incorporate the JRSP by reference into these documents and make minor changes to maintain consistency between all documents.

On December 8, 2020, this Board reviewed and considered the Jackson Ranch Specific Plan and approved the plan as part of General Plan Amendment No. 19-01. Proposed Ordinance 668-2-20 will establish the development standards and land use regulations necessary to implement the Jackson Ranch Specific Plan. On January 12, 2021, this Board introduced the ordinance and held a public hearing. The Board considered the Ordinance and waived the first reading. The ordinance is now being brought back to the Board for the second reading and for adoption consideration.

The proposed ordinance is attached and will make the following changes:

#### DEVELOPMENT CODE TEXT CHANGE

The Kings County Development Code must be amended to incorporate by reference the Jackson Ranch Specific Plan as it will serve to implement the specific plan area land use regulations. (Ordinance No. 668.16)

The following staff recommended changes are proposed:

#### 1. TABLE OF CONTENTS

Amend the Table of Contents to add the underlined text.

<u>Article 26</u>	<u>Jackson Ranch Specific Plan</u>	<u>§§2601</u>	<u>26-1</u>
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#### 2. Article 1. Development Code Enactment, Applicability, General Provisions and Exceptions Section 102 Relationship to General Plan

On page 1-1 by changing the following text with underlined added text.

**Sec. 102. Relationship to General Plan:** This Development Code implements the goals and policies of the *2035 Kings County General Plan*. Any permit or approval issued in compliance with this Development Code shall be consistent with the General Plan and all specific plans. In any case where there is a conflict between this Development Code and the General Plan, the General Plan governs. In relation to a specific plan area, the specific Plan regulations and standards apply.

#### 3. Article 1. Development Code Enactment, Applicability, General Provisions and Exceptions Section 107 Applicability of the Development Code

On page 1-4 by adding the following underlined text.

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### ORDINANCE TO AMEND THE COUNTY OF KINGS DEVELOPMENT CODE BY ADOPTING TEXT CHANGE NO. 668.16, AND CHANGE OF ZONE DISTRICT BOUNDARIES NO. 20-01

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H. Specific Plan: All development within a Specific Plan area shall comply with the requirements of this Development Code and the regulations and standards set forth in the relevant specific plan. Should there be an interpretive conflict between a specific plan and this Development Code, the specific plan takes precedence.

#### 4. Article 2. Zoning Plan

##### Section 201 Adoption of Zoning Plan

On page 2-1 by changing the following text with underlined added text.

**Sec. 201. Adoption of Zoning Plan:** In order that comprehensive zoning regulations may be uniformly applied to all unincorporated territory with the adoption of this Development Code, an Official Zoning District Map is on file in the Kings County Community Development Agency office. The zoning plan divides the county into the separate zoning districts established by the Development Code text, consistent with the land use figures in the *2035 Kings County General Plan*.

The Zone Plan also maintains consistency with the four Community Plans and one Specific Plan adopted as part of or incorporated by reference in the General Plan. These include the Armona Community Plan, Home Garden Community Plan, Kettleman City Community Plan, Stratford Community Plan, and the Jackson Ranch Specific Plan.

#### 5. Article 3. Establishment and Designation of Zoning Districts and Overlay Zones

On page 3-1 and 3-4 by changing the following text with underlined added text and adding Table 3-4.

##### Sections:

- Sec. 301 - Zoning Districts
- Sec. 302 - District Boundaries
- Sec. 303 - Effect of District Regulations
- Sec. 304 - Land Use Designation Equivalency
- Sec. 305 - Overlay Zoning Districts
- Sec. 306 - Jackson Ranch Specific Plan

Sec. 306. Jackson Ranch Specific Plan: The following Specific Plan Zone Districts are hereby established and incorporated in this Development Code by reference.

Table 3-4 Jackson Ranch Specific Plan Land Use	
Symbol	Agricultural District

## Agenda Item

### ORDINANCE TO AMEND THE COUNTY OF KINGS DEVELOPMENT CODE BY ADOPTING TEXT CHANGE NO. 668.16, AND CHANGE OF ZONE DISTRICT BOUNDARIES NO. 20-01

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A-JR	Specialty Agriculture (Air Strip Overlay allowance)
	<b>Commercial Districts</b>
CT-JR	Commercial Thoroughfare
IC-JR	Innovation Center

6. Add Article 26. Jackson Ranch Specific Plan and the following underlined text to incorporate the Jackson Ranch Specific Plan by reference.

#### Article 26. Jackson Ranch Specific Plan

##### Sections:

##### Sec. 2601 - The Jackson Ranch Specific Plan

Sec. 2601. Jackson Ranch Specific Plan Adoption. The Jackson Ranch Specific Plan is adopted as part of the Kings County Development Code by reference, and is incorporated in its entirety as Chapter 15 of the Kings County General Plan. As the Jackson Ranch Specific Plan serves as a land use policy document as well as applicable land use regulations and standards, the plan is adopted by Resolution for integration into the General Plan, as well as by Ordinance to serve as enforceable land use regulations and standards.

#### ZONE DISTRICT BOUNDARY CHANGE

The current zoning covering the entire plan area is zoned AG-40 (General Agriculture – 40 Acre min.). The Zone District Boundary must be changed to remove the AG-40 zone district and redefine the entire plan area as Jackson Ranch Specific Plan. The JRSP establishes three land use areas as defined on Figure 3.1 Land Use Plan on page 3-3 of the JRSP.

#### ENVIRONMENTAL REVIEW:

In conformance with the California Environmental Quality Act (CEQA), the County of Kings conducted an extensive environmental review of the Jackson Ranch Specific Plan. The environmental review process completed an Initial Study (IS)/Notice of Preparation (NOP) on August 29, 2019 with a public review period that concluded on September 29, 2019. The NOP was posted at the County of Kings Community Development Agency. Copies of the IS were also made available at County library branches in Armona, Corcoran, Hanford, Lemoore, Stratford, and Kettleman City. The County completed the scoping process where the public was invited to participate in providing comments from August 29, 2019 through September 29, 2019, and held a scoping meeting on September 18, 2019 at the Board of Supervisors Chambers.



## **Agenda Item**

### **ORDINANCE TO AMEND THE COUNTY OF KINGS DEVELOPMENT CODE BY ADOPTING TEXT CHANGE NO. 668.16, AND CHANGE OF ZONE DISTRICT BOUNDARIES NO. 20-01**

**January 26, 2021**

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The Final Environmental Impact Report (FEIR) State Clearinghouse No. 2019080497 has been prepared in accordance with the CEQA as amended (Public Resources Code § 2100 et seq.) and CEQA Guidelines (California Code of Regulations § 15000 et seq.).

The FEIR contains responses to comments received on the DEIR for Jackson Ranch Specific Plan during the 45 day public review period, which began June 30, 2020, and closed August 14, 2020. The FEIR has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgement of the Lead Agency. This document and the circulated DEIR comprise the FEIR, in accordance with CEQA Guidelines, Section 15132.

The Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a program for monitoring mitigation measures as outlined in the Draft and Final Environmental Impact Reports for JRSP. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and Kings County monitoring requirements. The MMRP serves to document compliance with adopted/certified mitigation measures that are formulated to minimize impacts associated with future development that would be accommodated by the JRSP.

A Statement of Overriding Considerations has been prepared to address significant and unavoidable impacts related to Air Quality, Greenhouse Gas Emissions, and Transportation.

The Kings County Board of Supervisors approved the Final EIR for the Jackson Ranch Specific Plan on December 8, 2020.

The Ordinance has been reviewed and approved as to form by County Counsel.

ORDINANCE NO. 668-2-20

AN ORDINANCE APPROVING THE JACKSON RANCH SPECIFIC PLAN; AMENDING ARTICLE 1, SECTIONS 102 AND 107, ARTICLE 2, SECTION 201, AND ARTICLE 3, SECTION 306 OF THE KINGS COUNTY DEVELOPMENT CODE TO IMPLEMENT THE JACKSON RANCH SPECIFIC PLAN; CHANGING THE BOUNDARIES OF CERTAIN ZONES AND THE ZONE DISTRICTS OF AFFECTED PROPERTIES IN ACCORDANCE WITH THE PROVISIONS OF THE DEVELOPMENT CODE, ORDINANCE NO. 668; AND AMENDING THE OFFICIAL KINGS COUNTY ZONE DISTRICT MAPS

The Board of Supervisors of the County of Kings, State of California ordains as follows:

SECTION 1. Findings and Declarations.

A) On December 8, 2020, the Board of Supervisors approved Resolution No. 20-077 thereby amending the 2035 Kings County General Plan to include the Jackson Ranch Specific Plan as Chapter 15.

B) The Board of Supervisors now desires to amend the Kings County Development Code, codified as Appendix A of the Kings County Code of Ordinances, to establish consistency between the Kings County General Plan, the Development Code and the Jackson Ranch Specific Plan by establishing land uses, development standards, administration for implementation, and design guidelines for the Jackson Ranch Specific Plan area.

C) The Board of Supervisors further desires to amend the Kings County Zoning District boundaries as necessary to achieve the objectives of the Kings County Development Code, and consistency with both the 2035 Kings County General Plan and the Jackson Ranch Specific Plan, and finds that the changes designated in Exhibit "A" are consistent with the purposes and intended application of the zone classifications.

D) The Board of Supervisors specifically finds that these actions and changes, including but not limited to changes to the Zoning District boundaries, are in the public interest,

SECTION 2. Development Code Text Change No. 668.16 is hereby approved and the following amendments and additions to the Kings County Development Code are hereby made:

A) That Table of Contents of the County of Kings Development Code is hereby amended to add the underlined text as follows:

<u>Article 26</u>	<u>Jackson Ranch Specific Plan</u>	<u>§§ 2601</u>	<u>26-1</u>
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B) That Section 102 of the County of Kings Development Code is amended to add the underlined text and shall read as follows:

**Sec. 102. Relationship to General Plan:** This Development Code implements the goals and policies of the 2035 Kings County General Plan. Any permit or approval issued in compliance with this Development Code shall be consistent with the General Plan and all specific plans. In any case where there is a conflict between this Development Code and the General Plan, the General Plan governs.

In relation to a specific plan area, the specific plan regulations and standards apply.

- C) That Section 107 of the County of Kings Development Code is amended to add the underlined text and shall read as follows:

**Sec. 107. Applicability of the Development Code:**

**A. Applicability to Property:** This Development Code shall apply to the extent permitted by law to all property whether owned by private persons, firms, corporations, or organizations; by the United States of America or any of its agencies; by the State of California or any of its agencies or political subdivisions; by any County or City including the County of Kings or any of its agencies; or by any authority or public entity organized under the laws of the State of California; all subject to the exception of the following properties:

1. Public streets and alleys, except as described in Subdivision G of this Section
2. Underground utility lines and facilities
3. Underground communications lines
4. Overhead communications lines
5. Overhead electric distribution facilities, not to include overhead transmission lines, transmission substations and distribution substation
6. Railroad rights-of-way to the extent of 100 feet in width.

**B. Compliance with Regulations:** An existing land use is lawful only when it was legally established in compliance with all regulations applicable at the time the use was established and when it is operated and maintained in compliance with all applicable provisions of this Development Code. No land shall be used and no structures built or occupied except in compliance with the provisions of this Development Code.

**C. Conflicting Regulations:** Where conflict occurs with other County regulations or with state or federal laws, higher law shall control over lower law unless local variation is permitted. Where conflicting laws are of equal stature, the more specific provision shall control unless otherwise specified in this Development Code or in state or federal law. Where two conflicting laws are equally specific, the more recently enacted law controls.

**D. Private Agreements:** It is not intended that the requirements of this Code shall interfere with, repeal, abrogate or annul any easement, covenant, or other agreement that existed when this Development Code became effective. This Code applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than an applicable private agreement or restriction, without affecting the applicability of any agreement or restriction. The County shall not enforce any private covenant or agreement unless it is a party to the covenant or agreement.

**E. Conditional Zoning:** This Development Code shall not interfere with, repeal, abrogate, or annul any Conditional Zoning Agreement established between the County and an applicant prior to the effective date of this Development Code.

**F. Other Requirements May Still Apply:** Nothing in this Development Code eliminates the need for obtaining any permit, approval or entitlement required by other provisions of the Code of Ordinances or complying with regulations of any city, county, regional, state or federal agency where applicable.

**G. Certain Events in Public Rights-of-Way:** Notwithstanding Subdivision A.1 of this Section, a temporary event held in any right-of-way in any subdivision, which right-of-way is open to the public and has been accepted on behalf of the public but not into the County maintained system pursuant to Streets and Highways Code section 941, shall require a temporary land use permit pursuant to Section 1107.G of this Development Code.

**H. Applicability to Specific Plan:** All development within a specific-plan area shall comply with the requirements of this Development Code and the regulations and standards set forth in the relevant specific plan. Should there be an interpretive conflict between a specific plan and this Development Code, the specific plan shall take precedence.

- D) That Section 201 of the County of Kings Development Code is amended to add the underlined text and shall read as follows:

**Sec. 201. Adoption of Zoning Plan:** In order that comprehensive zoning regulations may be uniformly applied to all unincorporated territory with the adoption of this Development Code, an Official Zoning District Map is on file in the Kings County Community Development Agency office. The zoning plan divides the county into the separate zoning districts established by the Development Code text, consistent with the land use figures in the *2035 Kings County General Plan*.

The zoning plan also maintains consistency with the four community plans and one specific plan adopted as part of or incorporated by reference in the General Plan. These include the Armona Community Plan, Home Garden Community Plan, Kettleman City Community Plan, Stratford Community Plan, and the Jackson Ranch Specific Plan.

- E) Article 3, Section 306 and Table 3-4 are hereby added to the County of Kings Development Code Article 3 with the text underlined below and shall read as follows:

**Sections:**

**Sec. 301 - Zoning Districts**

**Sec. 302 - District Boundaries**

**Sec. 303 - Effect of District Regulations**

**Sec. 304 - Land Use Designation Equivalency**

**Sec. 305 - Overlay Zoning Districts**

**Sec. 306 – Jackson Ranch Specific Plan**

**Sec. 306. Jackson Ranch Specific Plan:** The following specific plan zones are hereby established and incorporated in this Development Code by reference.

<b>Table 3-4 Jackson Ranch Specific Plan Land Use</b>	
<u>Symbol</u>	<u>Agricultural District</u>
<u>A-JR</u>	<u>Specialty Agriculture</u>
	<u>Commercial Districts</u>
<u>CT-JR</u>	<u>Commercial Thoroughfare</u>
<u>IC-JR</u>	<u>Innovation Center</u>

- F) Article 26 is hereby added to the County of Kings Development Code with the underlined text and shall read as follows:

**Article 26. Jackson Ranch Specific Plan**

**Sections:**

**Sec. 2601 - The Jackson Ranch Specific Plan**

**Sec. 2601. Jackson Ranch Specific Plan Adoption.** The Jackson Ranch Specific Plan is adopted as part of the Kings County Development Code by reference, and is incorporated in its entirety as Chapter 15 of the Kings County General Plan. As the Jackson Ranch Specific Plan serves as a land use policy document as well as applicable land use regulations and standards, the plan is adopted by Resolution for integration into the General Plan, as well as by Ordinance to serve as enforceable land use regulations and standards.

SECTION 3. Zone District Boundary Change No. 20-01 is hereby approved which incorporates the following actions:

- A) The Board of Supervisors of the County of Kings finds that amendment of the Kings County Zone District Maps is required to achieve the objectives of the Kings County Development Code and consistency with both the 2035 Kings County General Plan and the Jackson Ranch Specific Plan, and that the changes designated in Exhibit “A” are consistent with the purposes and intended application of the zone classifications.
- B) All those portions of the unincorporated area of the County of Kings designated in Exhibit “A” of Change of Zone District Boundaries No. 20-01 which is attached hereto and fully incorporated by reference, are hereby adopted.
- C) The foregoing zone district changes shall be applied to official Kings County Zone District Maps.

SECTION 4. The Board of Supervisors of the County of Kings relies upon the Environmental Impact Report for the Jackson Ranch Specific Plan adopted by the Board on December 8, 2020, as the CEQA document for Development Code Text Change No. 668.16 and Change of Zone District Boundaries No. 20-01.


SECTION 5. This ordinance shall take effect and be in force thirty (30) days after its adoption, and before the expiration of fifteen (15) days after its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same in the Hanford Sentinel, a newspaper of general circulation published in the County of Kings.

The foregoing ordinance was introduced at a regular meeting of this Board of Supervisors of the County of Kings held on January 12, 2021, and was adopted at a regular meeting of the Board of Supervisors on January 26, 2021, by the following vote:

AYES: SUPERVISORS VALLE, FAGUNDES, NEVES, PEDERSEN  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: SUPERVISOR VERBOON

  
\_\_\_\_\_  
Craig Pedersen, Chairman  
Board of Supervisors

WITNESS my hand and seal of said Board of Supervisors this 26<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
Catherine Venturella  
Clerk of said Board of Supervisors

**EXHIBIT "A"**  
**General and Geographical Descriptions**  
**Change of Zone District Boundaries No. 20-01**

**1. Zone Map No. 301**

**Jackson Ranch Specific Plan**

General Agriculture (AG-40) to Commercial Thoroughfare (CT-JR) (Map Attachment)

General: A portion of Assessor Parcel Number 048-010-016, 048-010-018 and 048-020-030

**Geographic**

**Description:** All that portion of Section 15 and the East half of Section 16, Township 23 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the unincorporated area of the County of Kings, State of California, described as follows:

BEGINNING at the Northwest corner of Section 15; thence South 89°06'11" East, 83.50 feet along the North line of the Northwest quarter of said Section 15 to a point on the Northeasterly line of the land described per the deed recorded April 26, 2011 as Document No. 1107278, Kings County Records; thence South 83°19'30" East, 208.79 feet along said Northeasterly line to a point on the Southwesterly Right-of-Way line of the West Side Freeway I-5; thence along said Northeasterly line and Right-of-Way line, the following 3 courses:

1. South 64°06'26" East, 597.90 feet to a point on a tangent curve; thence
2. Southeasterly 242.23 feet along said tangent curve concave to the Southwest and having a radius of 600.00 feet, through a central angle of 23°07'54"; thence
3. South 40°58'32" East, 74.34; thence

South 48°25'24" West, 301.70 feet; thence North 41°34'39" West, 266.92 feet to the beginning of a tangent curve; thence Northwesterly, 126.62 feet along said tangent curve concave to the Southwest, having a radius of 322.00 feet, through a central angle of 22°31'46"; thence North 64°06'26" West, 176.54 feet; thence South 24°09'17" West, 325.30 feet; thence North 89°00'54" West, 1051.81 feet; thence North 0°14'49" West, 5.44 feet; thence North 0°00'00" West, 74.14 feet; thence North 88°45'13" West, 830.66 feet; thence North 1°04'14" East, 543.57 feet to a point on the North line of said Section 16; thence South 89°04'32" East, 1598.74 feet along said North line to the POINT of BEGINNING;

Containing an area of 30.82 acres, more or less.

**2. Zone Map No. 301**

**Jackson Ranch Specific Plan**

General Agriculture (AG-40) to Innovation Center (IC-JR) (Map Attachment)

General: A portion of Assessor Parcel Number 048-010-016, 048-010-018 and 048-020-030

**Geographic**

**Description:** All that portion of Sections 15 and 16, Township 23 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official United States Government

Township Plat thereof, in the unincorporated area of the County of Kings, State of California, described as follows:

COMMENCING at the Northwest corner of Section 15; thence South  $89^{\circ}06'11''$  East, 83.50 feet along the North line of the Northwest quarter of said Section 15 to a point on the Northeasterly line of the land described per the deed recorded April 26, 2011 as Document No. 1107278, Kings County Records; thence South  $83^{\circ}19'30''$  East, 208.79 feet along said Northeasterly line to a point on the Southwesterly Right-of-Way line of the West Side Freeway I-5; thence along said Northeasterly line and Right-of-Way line, the following 3 courses:

1. South  $64^{\circ}06'26''$  East, 597.90 feet to a point on a tangent curve; thence
2. Southeasterly 242.23 feet along said tangent curve concave to the Southwest and having a radius of 600.00 feet, through a central angle of  $23^{\circ}07'54''$ ; thence
3. South  $40^{\circ}58'32''$  East, 74.34 to the TRUE POINT of BEGINNING of this description; thence continuing along said Northeasterly line and Right-of-Way line, the following 2 courses:

1. South  $40^{\circ}58'32''$  East, 810.84 feet continuing along said Northeasterly line; thence
2. South  $39^{\circ}14'08''$  East, 365.02 feet; thence

South  $50^{\circ}45'52''$  West, 1471.17 feet; thence North  $88^{\circ}59'03''$  West, 738.74 feet; thence North  $89^{\circ}40'30''$  West, 65.22 feet; thence North  $89^{\circ}05'57''$  West, 1306.41 feet; thence North  $0^{\circ}32'56''$  East, 1758.40 feet; thence South  $88^{\circ}45'13''$  East, 616.87 feet; thence South  $0^{\circ}00'00''$  East, 74.14 feet; thence South  $0^{\circ}14'49''$  East, 5.44 feet; thence South  $89^{\circ}00'54''$  East, 1051.81 feet; thence North  $24^{\circ}09'17''$  East, 325.30 feet; thence South  $64^{\circ}06'26''$  East, 176.54 feet to the beginning of a tangent curve; thence Southeasterly, 126.62 feet along said tangent curve concave to the Southwest, having a radius of 322.00 feet, through a central angle of  $22^{\circ}31'46''$ ; thence South  $41^{\circ}34'39''$  East, 266.92; thence North  $48^{\circ}25'24''$  East, 301.70 feet to the TRUE POINT of BEGINNING;

Together with all that portion of said Section 16, described as follows:

COMMENCING at the Northwest corner of said Section 15; thence North  $89^{\circ}04'32''$  West 1598.74 feet along the North line of said Section 16 to the TRUE POINT of BEGINNING of this description; thence South  $1^{\circ}04'14''$  West, 543.57 feet; thence North  $88^{\circ}45'13''$  West, 982.02 feet; thence North  $1^{\circ}09'00''$  East, 538.05 feet to the North line of said Section 16; thence South  $89^{\circ}04'32''$  East, 981.28 feet to the TRUE POINT of BEGINNING;

Containing an area of 122.90 acres, more or less.

### **3. Zone Map No. 301**

#### **Jackson Ranch Specific Plan**

General Agriculture (AG-40) to Specialty Agriculture (A-JR) (Map Attachment)

General: A portion of Assessor Parcel Number 048-010-016, 048-010-018 and 048-020-030



Geographic

Description: A portion of Sections 15 and 16, Township 23 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the unincorporated area of the County of Kings, State of California, described as follows:

The East half of Section 16 lying North and East of the California Aqueduct together with that portion of land beginning at the Northwest corner of Section 15, Township 23 South, Range 19 East MDBM; thence South  $89^{\circ} 01' 11''$  East along the North line thereof a distance of 83.55 feet to a point on the Westerly Right of Way of Interstate 5; thence along said Right of Way the following courses;

- 1) South  $83^{\circ} 21' 55''$  East 208.80 feet;
- 2) South  $64^{\circ} 07' 50''$  East 598.02 feet;
- 3) thence along a 600 feet radius curve through a central angle of  $23^{\circ} 07' 09''$ , from a radius point which bears south  $25^{\circ} 54' 28''$  West an arc length of 242.10 feet;
- 4) South  $40^{\circ} 58' 35''$  East 885.28 feet;
- 5) South  $39^{\circ} 14' 12''$  East 2473.14 feet;
- 6) North  $88^{\circ} 58' 56''$  West 3219.54 feet to a point on the West line of said section; thence North  $01^{\circ} 03' 04''$  East along said line a distance of 2959.98 feet to a point of beginning.

Excepting therefrom the following two described areas:

BEGINNING at the Northwest corner of Section 15; thence South  $89^{\circ} 06' 11''$  East, 83.50 feet along the North line of the Northwest quarter of said Section 15 to a point on the Northeasterly line of the land described per the deed recorded April 26, 2011 as Document No. 1107278, Kings County Records; thence South  $83^{\circ} 19' 30''$  East, 208.79 feet along said Northeasterly line to a point on the Southwesterly Right-of-Way line of the West Side Freeway I-5; thence along said Northeasterly line and Right-of-Way line, the following 3 courses:

1. South  $64^{\circ} 06' 26''$  East, 597.90 feet to a point on a tangent curve; thence
2. Southeasterly 242.23 feet along said tangent curve concave to the Southwest and having a radius of 600.00 feet, through a central angle of  $23^{\circ} 07' 54''$ ; thence
3. South  $40^{\circ} 58' 32''$  East, 74.34; thence

South  $48^{\circ} 25' 24''$  West, 301.70 feet; thence North  $41^{\circ} 34' 39''$  West, 266.92 feet to the beginning of a tangent curve; thence Northwesterly, 126.62 feet along said tangent curve concave to the Southwest, having a radius of 322.00 feet, through a central angle of  $22^{\circ} 31' 46''$ ; thence North  $64^{\circ} 06' 26''$  West, 176.54 feet; thence South  $24^{\circ} 09' 17''$  West, 325.30 feet; thence North  $89^{\circ} 00' 54''$  West, 1051.81 feet; thence North  $0^{\circ} 14' 49''$  West, 5.44 feet; thence North  $0^{\circ} 00' 00''$  West, 74.14 feet; thence North  $88^{\circ} 45' 13''$  West, 830.66 feet; thence North  $1^{\circ} 04' 14''$  East, 543.57 feet to a point on the North line of said Section 16; thence South  $89^{\circ} 04' 32''$  East, 1598.74 feet along said North line to the POINT of BEGINNING; and

COMMENCING at the Northwest corner of Section 15; thence South  $89^{\circ} 06' 11''$  East, 83.50 feet along the North line of the Northwest quarter of said Section 15

to a point on the Northeasterly line of the land described per the deed recorded April 26, 2011 as Document No. 1107278, Kings County Records; thence South  $83^{\circ}19'30''$  East, 208.79 feet along said Northeasterly line to a point on the Southwesterly Right-of-Way line of the West Side Freeway I-5; thence along said Northeasterly line and Right-of-Way line, the following 3 courses:

1. South  $64^{\circ}06'26''$  East, 597.90 feet to a point on a tangent curve; thence
2. Southeasterly 242.23 feet along said tangent curve concave to the Southwest and having a radius of 600.00 feet, through a central angle of  $23^{\circ}07'54''$ ; thence
3. South  $40^{\circ}58'32''$  East, 74.34 to the TRUE POINT of BEGINNING of this description; thence continuing along said Northeasterly line and Right-of-Way line, the following 2 courses:

1. South  $40^{\circ}58'32''$  East, 810.84 feet continuing along said Northeasterly line; thence
2. South  $39^{\circ}14'08''$  East, 365.02 feet; thence

South  $50^{\circ}45'52''$  West, 1471.17 feet; thence North  $88^{\circ}59'03''$  West, 738.74 feet; thence North  $89^{\circ}40'30''$  West, 65.22 feet; thence North  $89^{\circ}05'57''$  West, 1306.41 feet; thence North  $0^{\circ}32'56''$  East, 1758.40 feet; thence South  $88^{\circ}45'13''$  East, 616.87 feet; thence South  $0^{\circ}00'00''$  East, 74.14 feet; thence South  $0^{\circ}14'49''$  East, 5.44 feet; thence South  $89^{\circ}00'54''$  East, 1051.81 feet; thence North  $24^{\circ}09'17''$  East, 325.30 feet; thence South  $64^{\circ}06'26''$  East, 176.54 feet to the beginning of a tangent curve; thence Southeasterly, 126.62 feet along said tangent curve concave to the Southwest, having a radius of 322.00 feet, through a central angle of  $22^{\circ}31'46''$ ; thence South  $41^{\circ}34'39''$  East, 266.92; thence North  $48^{\circ}25'24''$  East, 301.70 feet to the TRUE POINT of BEGINNING;

Together with all that portion of said Section 16, described as follows:

COMMENCING at the Northwest corner of said Section 15; thence North  $89^{\circ}04'32''$  West 1598.74 feet along the North line of said Section 16 to the TRUE POINT of BEGINNING of this description; thence South  $1^{\circ}04'14''$  West, 543.57 feet; thence North  $88^{\circ}45'13''$  West, 982.02 feet; thence North  $1^{\circ}09'00''$  East, 538.05 feet to the North line of said Section 16; thence South  $89^{\circ}04'32''$  East, 981.28 feet to the TRUE POINT of BEGINNING;

Containing an area of 261.40 acres, more or less.





**PLACEWORKS**