

**CITY OF TAFT PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, FEBRUARY 17, 2016
CITY HALL COUNCIL CHAMBERS
209 E. KERN ST., TAFT, CA 93268**

AS A COURTESY TO ALL - PLEASE TURN OFF CELL PHONES

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda are made available for public inspection in the lobby at Taft City Hall, 209 E. Kern Street, Taft, CA during normal business hours (SB 343).

REGULAR MEETING

6:00 P.M.

Pledge of Allegiance
Invocation

Roll Call: Chairman Orrin
 Vice Chair Jones
 Commissioner Leikam
 Commissioner Livingston
 Commissioner Thompson

1. CITIZEN REQUESTS/PUBLIC COMMENTS

THIS IS THE TIME AND PLACE FOR THE GENERAL PUBLIC TO ADDRESS THE COMMISSION ON MATTERS WITHIN ITS JURISDICTION. STATE LAW PROHIBITS THE COMMISSION FROM ADDRESSING ANY ISSUE NOT PREVIOUSLY INCLUDED ON THE AGENDA. COMMISSION MAY RECEIVE COMMENT AND SET THE MATTER FOR A SUBSEQUENT MEETING. PLEASE LIMIT COMMENTS TO FIVE MINUTES.

2. MINUTES

January 20, 2016 Regular

Recommendation – Approve as submitted.

3. CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) ANNUAL PROGRESS REPORTING (APR) FOR 2015

Recommendation – Review and recommend the City Council accept the Annual Housing Element Progress Report for the 2015 calendar year.

4. ZONING ORDINANCE AMENDMENT NO. 2016-01 – GARAGE SALES

Recommendation – This is an information item only, the Planning Commission will act on final draft at a future public hearing.

5. ZONING ORDINANCE AMENDMENT NO. 2016-02 – FENCES AND WALLS

Recommendation – This is an information item only, the Planning Commission will act on final draft at a future public hearing.

6. CITY OF TAFT MUNICIPAL SERVICE REVIEW UPDATE

Recommendation – This is an information item only, the Planning Commission will act on final draft at a future public hearing.

7. **PLANNING DIRECTOR REPORT**
8. **CITY ATTORNEY STATEMENTS**
9. **COMMISSIONER COMMENTS**
10. **IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL**

ADJOURNMENT

**AMERICANS WITH DISABILITIES ACT
(Government Code Section 54943.2)**

The City of Taft City Council Chamber is accessible to persons with disabilities. Disabled individuals who need special assistance (including transportation) to attend or participate in a meeting of the Taft City Planning Commission may request assistance at the Office of the City Clerk, City of Taft, 209 E. Kern Street, Taft, California or by calling (661) 763-1222. Every effort will be made to reasonably accommodate individuals with disabilities by making meeting material available in alternative formats. Requests for assistance should be made five (5) working days in advance of a meeting whenever possible.

AFFIDAVIT OF POSTING

I, Brenda Johns, declare as follows:

That I am the Recording Secretary for the City of Taft; that an agenda was posted on a public information bulletin board located near the door of the Civic Center Council Chamber on February 10, 2016, pursuant to 1987 Brown Act Requirements.

I declare under penalty of perjury that the foregoing is true and correct.
Executed February 10, 2016, at Taft, California.

Date/Time _____ Signature _____

**CITY OF TAFT PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 20, 2016**

REGULAR MEETING

6:00 P.M.

The January 20, 2016 Regular Meeting of the Planning Commission of the City of Taft, held in the City of Taft Council Chamber, 209 E. Kern Street, Taft CA 93268, was opened by Chairman Orrin at [6:02:11 PM](#). The Pledge of Allegiance was led by Chairman Orrin. Invocation was given by Bob Jordan of the Lighthouse Foursquare Church.

PRESENT: Chairman Ron Orrin,
Commissioners, Bob Leikam, Jerry Livingston and Robert Thompson
Planning and Community Development Director Mark Staples
City Attorney Jason Epperson and Recording Secretary Brenda Johns

ABSENT: Vice Chair Shannon Jones

1. CITIZEN REQUESTS/PUBLIC COMMENTS

There were none.

2. MINUTES

December 16, 2015 Regular Meeting.

Motion: Moved by Thompson seconded by Livingston to approve Minutes as submitted.

AYES: Orrin, Livingston, Thompson
ABSENT: Jones
ABSTAINED: Leikam
PASSED: 3-0-1

3. ZONING ORDINANCE AMENDMENT – GARAGE SALES

Director Staples presented the staff report and recommendation; he also provided additional handouts (a copy was submitted to the Clerk for the permanent file).

Livingston asked if there were fines for violations of the code.

Staples clarified there were fines for specific subjects but no general fine in the zoning code.

Leikam inquired as to whether the zoning code covered South Taft or Ford City.

Staples noted both areas were covered by Kern County's zoning code.

Leikam asked how a person would differentiate a continuous garage sale from a permitted home business; he also asked if a home business could be set up as a garage sale and where someone would report violations.

Staples stated reports should be made to Code Enforcement during the week and Taft Police Department on the weekends, but calls to Taft Police Department should be made to their regular phone

line 661-763-3101 and not 911. Staples also suggested possibly reducing the frequency of yard sales permitted per year.

Orrin stated a home business is for office type work from home with limited sales and limited retail traffic, adding he is not opposed to the frequency of garage sales but is opposed to the lack of regulation.

Livingston concurred with Orrin and stated he did not have a problem with the frequency of garage sales, but he would like to further review the County's ordinance and their definitions. He suggested having an online application process for yard sales.

Counsel stated enforcement would always be a challenge but noted if violations are reported, code enforcement can then keep track of repeat violations and issue notices.

Staples confirmed with Commission the requested items for review: specifying the goods, resale items, no consignments and yard sale signs. Staples stated he would work with the Finance Director to identify the types of businesses which are defined in the code.

4. ZONING ORDINANCE AMENDMENT – FENCES AND WALLS

Director Staples presented his staff report and recommendation.

Orrin asked if a fence height of 40 to 48 inches interfered with the line of sight when driving.

Staples noted the City does not have a line of sight provision, he referred to Kern Counties zoning code and stated generally anything under 4 feet would be safe. He suggested referencing other cities for their line of sight standards and incorporating it into the zoning ordinance for fences.

Orrin commented in the past the Commission was looking to define fencing materials so that it would include new and consistent materials. He also would like for it to include substantial in workmanship.

Staples stated he would review terms in the code and look into refining them in regards to the definition of fencing materials. Staples suggested a consultant to help set general design guidelines for residential and commercial.

Livingston expressed his dislike for design guidelines, but agrees it is a good idea to look at materials definition.

5. PLANNING DIRECTOR REPORT

Director Staples shared

- Housing Element 2015-2023 was formally approved by Housing and Community Development on January 6th, 2016.
- Will look at how other cities have permitted organized pop-up businesses with limited occupancy.
- Will attend the Annual Planning Association conference in Phoenix.
- Reminded everyone of the Chamber Installation to be held February 11th.

6. CITY ATTORNEY STATEMENTS

No statement.

7. COMMISSIONER COMMENTS

Orrin wished everyone a Happy New Year and looks forward to positive changes in 2016.

Livingston announced Coffee with a Cop will begin every 2nd Thursday of the month starting in February, venues will rotate.

8. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL

Vice Chair Jones was selected to be the representative to the City Council on February 2, 2016 meeting.

ADJOURNMENT

With no further business to conduct it was moved by Livingston, seconded by Leikam and approved unanimously, to adjourn the meeting at [7:07:05 PM](#)

Brenda Johns, Recording Secretary

Ron Orrin, Chairman



City of Taft Planning Commission Staff Report

Agenda Item: #3

DATE: February 17, 2016

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Community Development

SUBJECT: California Department of Housing and Community Development (HCD) Annual Progress Reporting (APR) for 2015

RECOMMENDATION: Review and recommend that the City Council accept the Annual Housing Element Progress Report for the 2015 calendar year.

LOCATION: Citywide

PROJECT ANALYSIS:

California Government Code Section 65400 requires each governing body (City Council or Board of Supervisors) to prepare an annual progress report (APR) on the status and progress in implementing the jurisdiction's Housing Element of the General Plan using forms and definitions adopted by the Department of Housing and Community Development (HCD). Housing Element reports are due for each calendar year on the following April 1, and must be sent to HCD and the Governor's Office of Planning and Research (OPR).

The required reporting is entered into an online form setup by HCD, which allows staff to enter and edit year to year housing data. The 2015 calendar year is the first year of the newest Housing Element cycle of 2015 to 2023. The attached Annual Element Progress Report identifies the housing activity data for the 2015 calendar year as the first year of the new cycle. However, as the 5th cycle Housing Element was approved in December 2015, the City continued to refer to the 2008-2013 Housing Element programs. The Program Implementation Status (Table C) was updated by the Planning Director and Grants Administrator, with the status reflecting the program review section of the 2015-2023 Housing Element.

Staff is recommending that the Planning Commission review and recommend the City Council accept the Annual Housing Element Progress Report for the 2015 calendar year. When the Council accepts the APR, a copy of the report will be sent to the OPR and HCD.

CEQA:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the CEQA Guidelines as the proposed amendment will have no significant effect on the environment.

ATTACHMENTS:

1. Annual Housing Element Progress Report for 2015

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction TAFT

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction TAFT
 Reporting Period 01/01/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3				0		11					
(10) Total by Income Table A/A3			0	0	0	11					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction TAFT _____
Reporting Period 01/01/2015 - 12/31/2015 _____

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	1	1	Housing Rehabilitation Program - SFR moderate rehabilitation and energy effi
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	1	1	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction TAFT
 Reporting Period 01/01/2015 - 12/31/2015

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	11	0	0	0	0	11	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction TAFT

Reporting Period 01/01/2015 - 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	0	0	0	0	0	0
Above Moderate		0	11	0	0	0	0	0	0	0	-	11	0
Total RHNA by COG. Enter allocation number:		0											
Total Units ▶ ▶ ▶			11	0	0	0	0	0	0	0	0	11	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													0

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction TAFT

Reporting Period 01/01/2015 - 12/31/2015

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Amending Manufactured Housing Units	Amending the Zoning Ordinance to include single-family manufactured homes into single-family dwellings, and to permit a single-family manufactured home in Residential Suburban (R-S), Single-Family Residential Zone (R-1), and Two-Family Residential Zone (R-2) by right. Also, to amend the Zoning Ordinance to permit by right the use of a mobile home park or subdivision in a high density residential zone. The zoning amendments will be conducted by December 2009 to comply with State law.	December 2009	The Taft Zoning Ordinance was comprehensively updated in April 2010 and included provisions for manufactured housing, which is permitted where single-family units are permitted; objective met.
Adoption of General Plan and Zoning Code Consistency	To amend the Taft Zoning Ordinance within one year of the adoption of the General Plan. GP update by October 2009, revise zoning ordinance by October 2010.	GP 10/2009, ZOA 10/2010	The Taft General Plan Update was adopted in June 2010, while the Zoning Ordinance was adopted in April 2010. Objective met.

Zoning Ordinance Review	The Zoning Ordinance was completed on December 2004. The City plans to work with Habitat for Humanity to develop 2 affordable homes per year on substandard lots. Complete Ordinance review by 12/09.	2009	Objective met. Program continued in 2015-2023 HE with task of performing consistency review with Land Use Element
Multi-Family Housing Project	Develop at least 50 affordable multi-family housing units by 2012.	2012	No units developed in 2015. Program to be continued in 2015-2023 HE on identified sites on Adequate Sites Inventory list.
Land Use Element Update	The Land Use Element was updated on September 21, 2004. The City is working to update all elements (including Land Use) by December 2009.	December 2009	Objective met, program complete. No comparable program adopted for 2015-2023 HE
Creation of "Livable Communities"	Amend General Plan and Zoning Ordinance by December 2004.	December 2004(2009?)	Objective met. Revised program in 2015-2023 HE for a Sustainable Community consistent with adopted General Plan
Housing Rehabilitation	Program was established in December 1993 to target ten (10) units per year as a reasonable objective in each year of the program's operation. The City will encourage 5 rehabilitation loans per year from 2008 to 2012	2008 to 2012	In 2015, one single-family residence was rehabilitated using owner occupied single-family residential rehab funds for moderate rehab and energy efficiency upgrades. Owner qualified as Low Income at 76% AMI. Program to be continued in 2015-2023 Housing Element Programs.
Housing Rehabilitation - Public Information	A housing information brochure has been prepared and is being distributed to approximately 722 property owners in the City is ongoing.	2009	Objective was met. Program to be continued in 2015-2023 HE with more utilization of City website and social media sites.
First-Time Home Buyer (FTHB)	The Program was established in 1997 with the goal of assisting 13 families as a reasonable objective from the 97-HOME Grant. Twelve loans were funded from the first grant and three more have been funded using HOME Program Income.	Ongoing	Funded one Low Income (80% AMI) and one Very-Low Income (47% AMI) First-Time Home Buyer loans in 2015. Continuing program in 2015-2023 HE
Code Enforcement Program	Establish revised demolition and rehabilitation objective by May 2009	May 2009	Implementation ongoing, revised program in 2015-2023 HE with focus on rehabilitation and limiting demolitions
Fair Housing Support	Maintain relationships with regional fair housing services and the State and Federal district offices	Ongoing	Objective met and implementation ongoing with 2015-2023 HE program to include owner and renter fair housing support
Information Dissemination	Maintain relationships with regional fair housing services and the State and	December 2010	Objective met and implementation ongoing with 2015-2023 HE program for information dissemination

	<p>federal district offices and continue to provide informational material to the public. Continue to distribute information on fair housing laws and provide referrals to investigative or enforcement agencies.</p> <p>Obtain and/or prepare information in Spanish for distribution to the public through libraries, senior centers, civic center offices, etc., by December 2010.</p> <p>Ensure that all new multifamily construction meets the federal and state accessibility requirements.</p>		
Senior Housing Project	A needs senior study was conducted and approved by City Council on December 2007. This program is an effort to study further needs of senior housing.	Ongoing	Needs study conducted and completed in 2007. No new senior housing project developed since 2008-2013 HE. Program continued in 2015-2023 HE with an appropriate site identified on Adequate Sites Inventory list.
Homeless Services	Work with existing service providers and establish the appropriate role and/or level of service as the need may arise. Review need for transitional or supportive housing/homeless shelter.	December 2009	Program to be continued in 2015-2023 HE with joint regular meetings beginning in 2016 between representatives of service providers to determine the homeless services need
ADA Compliance	Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects by December 2009.	December 2009	Continue program, Zoning Ordinance to be amended in 2016 to include Reasonable Accommodation standards
Infrastructure Assistance	Provide assistance on Public Costs to encourage in-fill development. Support low/mod housing with assistance on public utilities costs.	Ongoing	Seeking alternative program for 2015-2023 HE, forming a Community Revitalization and Investment Authority, and develop an Infrastructure Assistance Plan in 2016
Financing Assistance	Establish project funding from CalHFA by December 2009	December 2009	New program for 2015-2023 HE to conduct annual reviews of available funding sources. Utilize funding sources to complete Mutli-Family Housing Project program.
Market Rate Entry Level Homes	Encourage developers/builders to add 100-200 homes by December 2012.	December 2012	Two single family home builders completed 11 homes in 2015, with another eight homes expected to be completed in early 2016. Program will continue with the 2015-2023 HE
In-Fill Housing	Promote 5 homes per year to be built in substandard lots that allow zero lot line developments and developments on lots less than 50 feet without requiring a variance.	Ongoing	No units developed in 2015. Program to be continued in 2015-2023 HE on identified sites on Adequate Sites Inventory list.

Self-Help Housing	Habitat for Humanity has contracted with the City to build as many single-family dwellings for very-low income and first time homebuyers by 2012	2012	No units developed in 2015. City staff have been in contact with Habitat for Humanity in early 2016 to continue the program. Program to be continued in 2015-2023 HE on identified sites on Adequate Sites Inventory list.
Senate Bill 2 Compliance (Transitional & Supportive Housing)	To amend the Taft Zoning Ordinance by December 2009 to define transitional and supportive housing as residential uses subject to the same restrictions as residential uses contained in the same type of structure.	December 2009	Zoning Ordinance amended June 2015, objective met.
Senate Bill 2 Compliance (Emergency Shelters)	No Objective stated in Element. However, it is assumed that the Objective is consistent with the Transitional and Supportive Housing Program.	December 2009	Zoning Ordinance amended June 2015, objective met.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction TAFT

Reporting Period 01/01/2015 - 12/31/2015

General Comments:

Table B's Housing Progress data reflects the City's current Housing Element cycle of 2015 to 2023. However, Table C's Program Implementation Status utilized the 2008 to 2013 Housing Element programs as the 2015 to 2023 programs weren't adopted until December 2015.



City of Taft Planning Commission Staff Report

Agenda Item #4

DATE: February 17, 2016

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Development Services

SUBJECT: Zoning Ordinance Amendment 2016-01 – Yard or Garage Sales

RECOMMENDATION: This is an informational and discussion item only as a final draft will be presented at a public hearing at a later date.

LOCATION: Citywide

PROJECT ANALYSIS:

At the January 20, 2016, Planning Commission meeting, Commissioners and staff discussed current regulations for yard or garage sales. Staff presented the current Taft section of the Zoning Ordinance, as well as, Kern County Zoning and other city ordinances on yard or garage sales. There was a concern that some may be conducting more of commercial business as opposed to selling off their personal gently worn goods and products.

Attached is a first draft of a new ordinance with definitions and regulations for yard or garage sales. There will still be no permit required to conduct a yard or garage sale, the sales are limited to four times a year for no more than 3 consecutive days for each occurrence, prohibited items for sale, and temporary signs.

Also, attached is the current ordinance in Chapter 6.1.190 the Definitions section of the Zoning Ordinance regarding a Yard or Garage Sales. For reference, Kern County Zoning Ordinance Section 19.12.130C is attached, which provides garage or yard sales standards for the Agricultural (A) zone district, which is repeated in each zone district that allows residential uses. Also attached are Garage or Yard Sale ordinances from Bakersfield, Shafter, Wasco, and McFarland to provide a full spectrum of Kern County cities.

CEQA:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the CEQA Guidelines as the proposed amendment will have no significant effect on the environment.

ATTACHMENTS:

1. Draft New Garage or Yard Sales Ordinance
2. Zoning Ordinance Chapter 6.1.190, Yard or Garage Sales
3. Kern County Zoning Ordinance Section 19.12.130C – Garage or Yard Sales
4. Bakersfield Municipal Code Section 17.04.305 and 17.04.547 – Definitions of “Garage or Yard Sales” and “Garage Sale Sign”
5. Shafter Municipal Code Section 5.52 – Yard Sales (Title 5 – Business Taxes, Licenses, and Regulations)
6. Wasco Municipal Code Section 5.36 – Yard Sales (Title 5 – Business Taxes, Licenses, and Regulations)
7. McFarland Municipal Code Section 5.58 – Garage Sales (Title 5 – Business Taxes, Licenses, and Regulations)

CITY OF TAFT - GARAGE OR YARD SALES

Section 1. Definitions

“Garage Sale” or “Yard Sale” or “Estate Sale” means the display and offering for sale to the public at large of clothing, household goods, furnishings, appliances, tools, or other items of personal property at, in or about residential premises, which items have been acquired, accumulated and kept in the course of occupancy but the residents of such residential premises primarily for household uses and purposes and not for resale.

“Garage/Yard/Estate Sale Sign” means a temporary sign which announces the directions to and advertising the sale of personal used goods, furniture, or clothing at a residence by the property owner, resident or tenant. The sign(s) shall be on display for a limited period of time, but no longer than the duration of the single garage, yard, or estate sale event.

Section 2. Frequency, Duration, Standards

Garage Sales shall be permitted in the RS, R-1, R-2, and R-3 residential zone districts. Sales may be allowed on properties with residential uses within the DC and MU commercial zone districts.

No more than four (4) sales shall be held each calendar year

Each sale shall be no longer than three (3) consecutive days

Sales shall be conducted on the owner’s or tenant’s property. No portion of the sale shall be on the sidewalk, parkway, or in the public right-of-way.

No goods purchased or imported for resale may be offered for sale

No consignment goods may be offered for sale

Garage Sale Signs may be placed within the parkway portion of the street right-of-way

Garage Sale Signs, whether directional or advertising, shall be freestanding and removed after the conclusion of the sale

Garage Sale Signs placed on private property shall have the owner’s permission

Garage Sale Signs shall not be placed on structures within the parkway such as light standards, stop signs, traffic signs, fire hydrants or other similar structures.

Section 3. Violation – Penalty

A violation of this chapter shall constitute an infraction and will be subject to code enforcement action, per Title I Chapter 3 Administrative Citations and Penalties.

19.12.130 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS

6. Signs may be illuminated only during the actual hours that the facility is open for public sale of products.
 7. Sign height shall not exceed twelve (12) feet.
 8. Signs are permitted for a temporary, cumulative period of seven (7) months within any calendar year.
 9. Any sign permitted in accordance with this section shall not be located more than five (5) miles from the direct marketing facility for which the sign provides directions, unless the facility is located more than five (5) miles from a designated County major highway or state or federal highway. In such cases, a single sign may be located at the nearest designated County major highway or state or federal highway, regardless of the distance from the facility.
 10. All signs shall comply with the provisions and regulations of the California Department of Transportation, Outdoor Advertising Branch, when located adjacent to a state or federal highway.
 11. Prior to installation of any sign, a plan showing the location and the spacing of each sign shall be submitted to the Planning Director for approval. A copy of such plan shall be retained by the Planning Department for file purposes.
- C. Garage or yard sales are permitted without special permit provided they meet the following standards:
1. Sales last no longer than three (3) days.
 2. Sales are held no more than twice yearly.
 3. Sales are conducted on the owner's or tenant's property. Multiple-family sales are permitted if they are held on the property of one (1) of the participants.
 4. No goods purchased for resale may be offered for sale.
 5. No consignment goods may be offered for sale.
 6. Directional signs may be placed on the street right-of-way.
 7. All directional and advertising signs shall be freestanding and removed after completion of the sale.
 8. All directional and advertising signs placed on private property shall have the owner's permission.
 9. No directional or advertising signs may be larger than two (2) feet by three (3) feet.
- D. An application for a bed and breakfast inn will not be considered complete until the following information is either confirmed or submitted:

Bakersfield Municipal Code[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 17 ZONING](#)[Chapter 17.04 DEFINITIONS](#)[\[remove highlighting \]](#)**17.04.305 Garage or yard sale.**

“**Garage** or yard sale” is a sale of personal goods which is undertaken by the occupant of a residence where the **garage** sale occurs, which is no longer than two consecutive days in duration, nor which occurs more frequently than twice a year. (Ord. 4710 § 1, 2012; Ord. 2694 § 2, 1982)

View the [mobile version](#).

into a sign.

“Directional sign” means an on-premises, incidental sign designed to guide or direct pedestrian or vehicular traffic.

“Directory” means any sign listing the names, and/or use, and/or location of the various businesses or activities conducted within a building or group of buildings.

“Electric message display” means a sign displaying words, symbols, figures, images or video that is automatically controlled by mechanical, electronic, or computerized means.

“Flashing sign” means any sign which contains or is illuminated by lights which flash, scintillate, blink, travel, go on and off intermittently, change in intensity or color or is illuminated by light not providing constant illumination, also including flashing beacons or flashing arrows and parts of attachments to signs which are illuminated by such lights.

“Freestanding sign” means a sign which is supported by one or more columns, uprights, or braces in or upon the ground and not attached to a building. Monument, pylon and pole signs are considered freestanding signs.

“Freeway-oriented sign” means any pylon sign identifying premises where food, lodging and places of business engaged in supplying goods and services essential to the normal operation of motor vehicles and which are directly dependent upon an adjacent freeway.

“Future facility sign” means a temporary sign which identifies the future use or tenant, consistent with what use is permitted by the existing zoning of the site.

“Garage **sale** sign” means a temporary sign which announces the **sale** of personal used goods, furniture, or clothing at a residence by the occupant for a limited period of time. Sign may also be referred to as a **yard sale** or estate **sale**.

“Indirectly illuminated sign” means a sign whose illumination is derived entirely from a light source which is arranged so that no direct rays of light are projected from such light source into adjacent properties or public streets.

“Logo” means a symbol, design, or graphic representation which may or may not include text, which identifies a business, activity or company.

“Menuboard” means a sign similar to a readerboard which is a permanent structure upon which is displayed a menu of items for **sale** and may or may not include prices, of which the copy is of a temporary or changeable nature. Advertisement or copy shall not be displayed on materials constructed of cloth, fabric, paper, cardboard, placards, or similar such materials.

“Monument sign” means a low profile freestanding sign supported from grade to the bottom of the sign face with or having the appearance of a solid base. The width of the base shall be at least seventy-five percent of the dimension of the width of the sign face, and the area of said base shall not exceed fifty percent of the allowable area of the sign face.

“Moving sign” means any sign which has any visible moving part, visible revolving parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic or kinetic means, including intermittent electrical pulsations, or by action of wind currents.

“Nameplate” means a small sign that contains the name and/or address of the occupant of a residence or building, and is located near or on the door of the entrance.

“Neighborhood/subdivision identification sign” means a sign which identifies a single-family development, condominium development, or apartment complex. This type of sign also includes signs identifying public parks.

“Nonconforming sign” means a sign which was legally installed under laws or ordinances in effect prior to the effective date of this title or subsequent revisions as they pertain to signage, but which is currently in conflict with those provisions. This definition does not include signs illegally installed contrary to the laws or ordinances

Chapter 5.52 - YARD SALES

Sections:

5.52.010 - Defined.

The term "yard sale," as used in this chapter, means the display and offering for sale to the public at large of clothing, household goods, furnishings, appliances, tools, or other items of personal property at, in or about residential premises, which items have been acquired, accumulated and kept in the course of occupancy by the residents of such residential premises primarily for household uses and purposes and not for resale. The term yard sale, as used in this chapter, includes a garage sale and any like sale under other designation.

(Ord. 431 § 1 (part), 1991: Ord. 381 § 2 (part), 1988: prior code § 5-9-1)

5.52.050 - Frequency—Duration.

No person shall be entitled to conduct a yard sale at residential premises at which two yard sales during the then current fiscal year have theretofore been held, unless there has been a complete change of occupancy and the adult occupants are all persons other than those in occupancy at the times of the two prior yard sales. The fiscal year referred to in this section is the city's fiscal year beginning July 1st and ending June 30th of the year immediately following. In addition, no single yard sale shall extend in duration beyond two consecutive days.

(Ord. 431 § 1 (part), 1991: Ord. 381 § 2 (part), 1988: prior code § 5-9-3(A))

5.52.060 - Imported items prohibited.

The display and the offering for sale at a yard sale of personal property imported to residential premises for purposes of sale, and the sale of any such imported personal property at a yard sale, are expressly prohibited.

(Ord. 431 § 1 (part), 1991: Ord. 381 § 2 (part), 1988: prior code § 5-9-3(B))

5.52.070 - Violation—Penalty.

A violation of this chapter shall constitute an infraction and shall be punishable by:

- A. A fine not exceeding fifty dollars for a first violation;
- B. A fine not exceeding one hundred dollars for a second violation within one year;
- C. A fine not exceeding two hundred fifty dollars for each additional violation within one year.

(Ord. 431 § 1 (part), 1991: Ord. 381 § 2 (part), 1988: prior code § 5-9-4)

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Chapter 5.36 YARD SALES

Sections:

- 5.36.010 Definitions.
- 5.36.020 Frequency--Duration.
- 5.36.030 Imported items prohibited.
- 5.36.040 Permit required.
- 5.36.050 Violation--Penalty.

5.36.010 Definitions.

As used in this chapter, the following definitions shall apply:

"Yard **sale**" means the display and offering for **sale** to the public at large of clothing, household goods, furnishings, appliances, tools, or other items of personal property at, in or about residential premises, which items have been acquired, accumulated and kept in the course occupancy by the residents of such residential premises primarily for household uses and purposes and not for resale. The term yard **sale**, as used in this chapter, includes a **garage sale** and any like **sale** under other designation. (Ord. 478 §1 (part), 2003: Ord. 473 §1 (part), 2002).

5.36.020 Frequency--Duration.

No person shall be entitled to conduct a yard **sale** at residential premises at which two yard **sales** during the then current calendar year have theretofore been held, unless there has been a complete change of occupancy and the adult occupants are all persons other than those in occupancy at the times of two prior yard **sales**. In addition, no single yard **sale** shall extend in duration beyond two consecutive days. (Ord. 478 §1 (part), 2003: Ord. 473 §1 (part), 2002).

5.36.030 Imported items prohibited.

The display and the offering for **sale** at a yard **sale** of personal property imported to residential premises for purposes of **sale**, and the **sale** of any such imported personal property at a yard **sale**, are expressly prohibited. (Ord. 478 §1 (part), 2003: Ord. 473 §1 (part), 2002).

5.36.040 Permit required.

No yard **sale** shall be operated, conducted or maintained except in compliance with, and as provided in, this chapter and code, and only after having first obtained a permit from the city of Wasco finance director or his designee. (Ord. 478 §1 (part), 2003: Ord. 473 §1 (part), 2002).

5.36.050 Violation--Penalty.

A violation of this chapter shall constitute an infraction and shall be punishable by:

- A. A fine not exceeding fifty dollars for a first violation;
- B. A fine not exceeding one hundred dollars for a second violation within one year; or

C. A fine not exceeding two hundred fifty dollars for each additional violation within one year. (Ord. 478 §1 (part), 2003: Ord. 473 §1 (part), 2002).

The Wasco Municipal Code is current through Ordinance 660, passed December 1, 2015.

Disclaimer: The City Clerk's Office has the official version of the Wasco Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

CHAPTER 5.48 - GARAGE SALES

Sections:

5.48.010 - Definitions.

As used herein, "garage sales" means those occasional sales conducted on residential premises other than those occurring from a home occupation as more particularly described in Section 17.04.340 of the McFarland Municipal Code.

(Ord. No. 306-2005, § 1, 11-10-05)

5.48.020 - Permit and fees.

It is unlawful for any person to conduct a garage sale without obtaining a permit in the manner as hereinafter described. The fee for a permit may be established from time to time by resolution of the city council and shall be for one garage sale. An application for a permit may be obtained from city hall. The fee shall be paid at the time the application is filed and shall be nonrefundable whether or not the permit is issued. A permit and fee shall be required for each garage sale.

(Ord. No. 306-2005, § 1, 11-10-05)

5.48.030 - Limitations.

No more than four garage sales on the same premises may be held in any calendar year. No garage sale shall be conducted for more than two consecutive days. A garage sale may not commence before six a.m. or end any later than five p.m. on the permitted days.

(Ord. No. 306-2005, § 1, 11-10-05)



City of Taft Planning Commission Staff Report

Agenda Item #5

DATE: February 17, 2016
TO: Chairman Orrin and Members of the Planning Commission
FROM: Mark Staples, Director
Planning and Development Services
SUBJECT: Zoning Ordinance Amendment 2016-02 – Fences and Walls

RECOMMENDATION: This is an informational and discussion item only as a final draft will be presented at a public hearing at a later date.

LOCATION: Citywide

PROJECT ANALYSIS:

At the January 20, 2016, Planning Commission meeting, Commissioners and staff discussed desired amendments to the Zoning Ordinance regarding fences and walls and concurred that there are many instances of non-compliance and code enforcement issues.

Attached is a draft recommended amendment to Chapter 6.11.90 Fences and Walls of the Zoning Ordinance. Revisions include further definition and standards regarding front yard fences, maintenance requirements, and code enforcement on lack of maintenance or violation of the provisions of the fence and wall standards.

Also attached is Kern County's section of their Zoning Ordinance regarding fences, walls, and landscape hedges. One recommended edit to the City section is to require front yard fences to require some spacing between pickets, wrought iron, or other fence material to have less of a solid wall barrier between the sidewalk and the front yard of any property. However, no other Kern County jurisdiction has specific standards requiring typical wooden picket fences or wrought iron fences where the solid vertical fence materials are spaced about four inches apart.

CEQA:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the CEQA Guidelines as the proposed amendment will have no significant effect on the environment.

ATTACHMENTS:

1. Draft amendment to Chapter 6.11.90, Fences and Walls
2. Kern County Zoning Ordinance Section 19.08.210 – Fences, Walls and Hedges
3. Bakersfield Municipal Code Section 17.08.180 – Fence, Walls, and Hedges Regulations
4. Wasco Residential Zone Development Standards Table 17-4
5. Delano Municipal Code Section 20.10.90 – Fences and Walls

**CHAPTER 11 OF TITLE VI
GENERAL DEVELOPMENT STANDARDS**

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6.11.10 **PURPOSE AND INTENT**

It is the purpose and the intent of the general development standards to ensure that new land uses and development will contribute to and be compatible with existing and future development in the surrounding vicinity in a manner which will enhance the quality of life for City residents, employers and visitors. It is future intended, that all proposed development is consistent with the goals, policies, objectives and implementation programs of the General Plan.

The standards contained in this Chapter apply throughout the City in each district and, as appropriate, for all land uses and development. Rather than repeat these regulations and standards throughout this Title, they have been compiled in this Chapter.

6.11.20 **APPLICABILITY**

The provisions of this Chapter shall apply to any land division or land use application which authorizes, or would authorize by its approval, new construction, new land uses, or the substantial modification of an existing structure or land use. The provisions of this Chapter shall apply in addition to all applicable standards or regulations for the zone district in which the use or structure is located.

6.11.30 **ACCESSORY STRUCTURES**

1. Accessory Structures within Residential Districts

a. Accessory Structure

Except as provided below, all accessory structures, whether attached or detached, shall meet all site development standards applicable to the main structure as required by the zone district in which the main structure is located.

b. Canopies/Patio Covers

Canopies/patio covers or roofs attached to the main building or connecting the main building to an accessory building, may extend into a required rear or interior side yard, provided that the portions of such structures extending into the yard:

- 1) Shall not exceed fifteen (15) feet in height, project closer than thirty (30) inches to an interior side lot line, project closer than thirty (30) inches to a rear lot line where the rear yard setback is five (5) feet, or project closer than five (5) feet to a rear lot line where the rear yard setback is in excess of five (5) feet.

- 2) Shall be entirely open on at least three (3) sides excluding the necessary supporting columns; except that a roof connecting a main building and an accessory building shall be open on two (2) sides.

c. Ground Mounted Mechanical Equipment

Ground mounted equipment, including but not limited to air conditioning compressors, evaporative coolers and pool equipment; if fully enclosed, may be permitted in any rear or interior side yard setback. If fully enclosed, said equipment may project a maximum of four (4) feet into the required rear yard setback, and a maximum of two (2) feet into the required interior side yard setback, but shall be prohibited from projecting into the required front or street side yard setbacks.

d. Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment, including but not limited to air conditioning compressors, evaporative coolers and pool equipment shall be located, when practical, on the rear portion of the roof ridgeline in such a manner as to be screened from public streets. On commercial property, said mechanical equipment may be placed forward of a ridge line provided screening for the equipment has been approved. Industrial property is exempt from this provision.

e. Detached Accessory Structures

- 1) A detached accessory structure may be located within an interior side yard or rear yard, provided that when such a structure is located closer than five (5) feet to an interior side or rear lot line, one-hour fire walls shall be installed on the sides located within the setback area. In no case, however, shall an accessory structure be located closer than thirty (30) inches to an interior side property line or to a rear property line.
- 2) Accessory buildings shall have a maximum height of fifteen (15) feet; provided, however, that the accessory building is no higher than the main structure.

f. Projections into Yards

Porches, steps, and other architectural features, such as eaves, awnings, fireplaces, chimneys, balconies, stairways, wing walls, and bay windows may project a maximum of thirty (30) inches into any required front, rear, or side setback area.

2. Accessory Structures: Nonresidential Districts
 - a. In any nonresidential district, accessory structures shall not be located within the “building frontage”, as defined in Section 6.1.190 of this Title.
 - b. In any nonresidential district, accessory structures shall meet all of the setback requirements for the associated main buildings.
 - c. In non-residential zone districts eaves, roof projections, awnings, and similar adjacent architectural features may project into the City right-of-way subject to receiving an approved encroachment permit from the Public Works Director.
 - d. Fireplaces, chimneys, bay windows, balconies, fire escapes, exterior stairs and landings, and similar architectural features may project into required building setback areas a maximum distance of thirty (30) inches, provided that all such features in any one setback shall not occupy more than twenty-five (25) square feet of that required building setback area.
 - e. Flues, chimneys, antennas, elevators and other mechanical equipment, spires, bell towers, or similar architectural, utility, or mechanical features may exceed the height limit of the land use district in which it is located by not more than twenty-five percent (25%), provided that such feature shall not be used for habitable space and appropriate screening is provided for mechanical equipment when possible.
 - f. Ground and wall mounted equipment incidental to industrial, commercial or office development shall be appropriately screened with solid walls and/or landscaping. Such equipment shall not be located in front of a building and any screening provided shall be architecturally compatible with adjacent architecture and materials.
 - g. Roof-mounted equipment shall be used only for the building upon which it is mounted.
 - h. Roof-mounted equipment shall be screened from public view to the extent practicable, as follows:
 - 1) All roof screens must be solid and continuous. Equipment may be covered by continuous grills or louvers provided such grills or louvers are architecturally compatible with the proposed or existing building.

2) Roof screens shall be sheathed in a matching or complimentary material to the exterior building material and may include metal panels, aluminum, copper, ceramic tile, or other surface as approved by the Project Assistance Team.

3) Mechanical plants and distribution networks shall be located in a manner that is compatible with the affected building.

6.11.40 CIRCULATION, TRANSPORTATION, AND TRAILS FACILITIES

1. Purpose and Intent

This Section is intended to ensure that development proposals which include the design and/or construction of new roads, trails, and transit facilities are consistent with the adopted Circulation Element and Open Space/Conservation Element of the General Plan, and contribute to the implementation of the goals and policies of those elements. Further, it is intended to ensure that proposed transportation improvements are consistent with efficient traffic management and good traffic engineering practices.

2 Public Street, Highway, Alleys, Easements

- a. All streets, highways, alleys and ways shall be designed and constructed in accordance with the City's Subdivision & Engineering Design Manual as may be periodically updated by the Public Works Director and City Engineer.
- b. The design of any new street system proposed as part of any new development shall, in the opinion of the Public Works Director and City Engineer, relate to the establishment street pattern in the area adjoining the proposed development.
- c. The proposed street plan shall provide for access and connection for future subdivision or development of adjoining undeveloped property when applicable.
- d. All streets shall be designed, dedicated and constructed in a manner consistent with the Circulation Element of the General Plan and the City's Subdivision & Engineering Design Manual.
- e. Additional rights-of-way or easements shall be provided when the Public Works Director and City Engineer determines that such additional rights-of-way or easements are necessary to accommodate roadway slopes, drainage structures, and other facilities related to improvements required for a development.

- f. No direct access to residential property contiguous to a freeway, highway, or arterial street, as shown on the Circulation Element of the General Plan, shall be permitted except by a frontage road, service road, or street separated from said major thoroughfare by a tier of lots.
- g. The design and construction of new, or the extension of any existing streets, shall be consistent with the surrounding street pattern, the Circulation Element of the General Plan, and the City's Subdivision & Engineering Design Manual. The design and construction of parkways, grade separations, flood control facilities, local drainage facilities and other physical constraints shall be consistent with good engineering practice and shall be subject to approval by the Public Works Director and City Engineer.
- h. Secondary or alternative access shall be provided for all new development whenever deemed necessary by the Public Works Director and City Engineer to protect the public safety.
- i. Within subdivisions and other developments where immediate full improvements are not required, the centerline alignment of the street right-of-way shall be located so that future improvements can be constructed in accordance with the conditions of approval.
- j. The type and placement of required street name signs shall conform to the City's Subdivision & Engineering Design Manual.
- k. All new or reconstructed streets which are not thru streets shall terminate in a cul-de-sac, designed to the specifications of the City's Subdivision & Engineering Design Manual, unless specifically waived by the Public Works Director and City Engineer in favor of some other design alternative.
- l. Street lights shall be installed along the right-of-way of all newly constructed or extended streets within the City, unless this requirement is exempted by City ordinance, resolution, or the City's Subdivision & Engineering Design Manual.
- m. Clear sight triangles shall be maintained at intersections of public roadways, and at intersections of private driveways or alleyways with public roadways in a manner consistent with the City's Subdivision & Engineering Design Manual.

3. Private Streets, Alleys, or Ways
 - a. Private streets, in accordance with the City's Subdivision & Engineering Design Manual, may be permitted when the Public Works Director and City Engineer determine that:
 - 1) There is adequate provision for their construction and continuous maintenance;
 - 2) The access and parking needs of the occupants of the development will be adequately served;
 - 3) The construction, use, and maintenance of private streets will not be detrimental to the public health, safety and general welfare;
 - 4) Occupants of the development are better served by private streets;
 - 5) The type of development proposed is typically served by private streets.
 - b. Private streets may, subject to approval by the Public Works Director and City Engineer, provide for access control by design, posting or gating.
 - c. The intersection of a private street or drive with a public street shall be indicated by posting, gating, or a change of pavement material and color at the entry to the private street, as approved by the Public Works Director and City Engineer.
 - d. Concrete rolled curbs may be permitted in place of standard curbs on private streets upon determination by the Public Works Director and City Engineer that the concrete rolled curbs are in accordance with the specifications of the City's Subdivision & Engineering Design Manual; that the streets are adequate to handle drainage, and that an adequate maintenance program is provided for in the covenants, conditions and restrictions, and/or some other maintenance mechanism approved by the City Attorney.
4. Sidewalks, Walking Paths, Bicycle Paths and Horse Trails
 - a. Sidewalks shall be constructed in conjunction with public and private streets unless they are determined by the Planning Commission to be unnecessary, considering the rural nature of the development and/or pedestrian circulation needs. If, however, the Planning Commission determines that sidewalks are not necessary at the time that determination is made, adequate right-of-way shall be provided for

potential need of any such sidewalks. Sidewalk construction shall be in accordance with the City's Subdivision & Engineering Design Manual.

- b. The City may require dedication of walking paths, equestrian, and/or other trails for public use when such paths are determined to be necessary to further goals and objectives, policies, or programs of the General Plan. In addition, and in conjunction with required street dedications, a project applicant may also be required to dedicate such additional land as may be necessary and feasible to provide bicycle paths for the use and safety of the residents of the development.

5. Local Transit Facilities

The City may require that dedication or irrevocable offer of dedication of land for local transit facilities such as bus turnouts, benches, shelters, loading pads and similar items. If a subdivision is involved, such requirements shall directly benefit the residents of the subdivisions, and shall apply only if the subdivision as shown on the tentative map has the potential for two hundred (200) dwelling units or more if developed to the maximum density shown on the General Plan and if the City finds that transit services are or will, within a reasonable time, be made available to the subdivision.

6.11.50

CONDOMINIUMS AND CONDOMINIUM CONVERSIONS

1. Purpose and Intent

The purpose of this Section is to establish development standards and special conditions for the protection of the community and purchasers or renters of both new and converted residential and commercial condominiums, community apartment projects and stock cooperatives, and the lessors of cooperative apartment projects and stock cooperatives, and the lessors of cooperative apartments, as well as mobile home park residents in parks proposed for subdivision activity.

2. Applicability

All new or converting residential and commercial condominiums, community apartment projects, stock cooperatives, and cooperative apartments including mobile home park conversions shall be reviewed for conformance with the provisions of this Title under the City's conditional use permit procedure, in addition to any and all requirements for preparation, review, and approval for a subdivision map, pursuant to the Subdivision Map Act and Title 10 of the Municipal Code.

This Section shall also apply to the conversion of mobile home parks to a mobile home subdivision, condominium or cooperative. Conversion of a

mobile home park to any other use, or cessation of use of the land for a mobile home park, shall be subject to Section 65863.7 and 65863.8 of the California Government Code.

3. Minimum Requirements

Except as otherwise provided by law, in approving or conditionally approving any condominium projects, including conversion of apartments or mobile home parks, the following shall be required:

a. Parking

Off-street parking shall be provided in the amount and type pursuant to standards for new construction in Chapter 6.14 of this Title.

b. Yard and Height Requirements

All new condominium projects, including conversions of apartment or conversion of mobile home park developments, shall comply with property development standards for the district in which the project is to be located, except that nothing in this Section shall be construed to prohibit the imposition of more restrictive requirements as a condition of approval by the City when necessary to protect the public health, safety, or general welfare, based upon appropriate findings.

c. Covenants, Conditions, and Restrictions (CC & R's)

The Covenants, Conditions, and Restrictions (CC &R) for the new or converting condominium project, including conversion of apartment and mobile home park projects, shall be reviewed and approved by the Planning Director and shall include an agreement that the following shall be guaranteed by the developer:

- 1) Common are items, including but not limited to; a roof, plumbing, heating, air-conditioning, and electrical systems shall be maintained by the sponsor of the conversion, or the developer, in good condition until one (1) year elapses from the date of the sale of the last individual unit sold.
- 2) Adequate provisions for maintenance, repair, and upkeep of common areas.
- 3) Provisions, that in the event of destruction, reconstruction shall be in accordance with codes in effect at the time of such reconstruction.

- 4) Provisions for dedication of land or establishment of easements for street widening or other public purpose.
 - d. The CC & R's shall provide that individual unit owners have the right to select or change the management group or the homeowner association ninety (90) days after sale or transfer of title of fifty-one percent (51%) of the units. The CC & R's shall provide that subsequent owners agree to make no changes in the CC & R's imposing restrictions on the age, race, national origin, sex, marital status or other similar restrictions of occupants, residents, or owners.
4. Condominium and Mobile Home Park Conversion
- a. Condominium conversions and mobile home park conversions may be approved in the City pursuant to the procedures in Section 6.2.50 of this Title for a conditional use permit and for a tentative map as set forth in Title 10 of the Municipal Code and the California Subdivision Map Act.
 - b. No condominium conversion or mobile home park conversion shall be approved unless and until all of the following conditions have been met by the developer:
 - 1) Tenants have received a Tenant's Notice of Intent to Convert pursuant to the provisions of California Government Code Section 66427.1 (Subdivision Map Act) prior to filing a Notice of Pending Application to Convert with the Planning Director. Such notice shall be given by the applicant, and shall contain information as to tenant's rights under state and local regulations.
 - 2) A Notice of Pending Application to Convert has been filed with the Planning Director, prior to the filing of a tentative subdivision map and conditional use permit application. The notice shall include a copy of the Tenant's Notice of Intent to Convert and a Building Condition and History Report prepared by a building inspection service or similar agency acceptable to the Building Official and Fire Department. The report shall contain information set forth on forms to be provided by the Planning Director, including, but not limited to: date of construction, a list of all repairs and renovations to be made, an analysis of building conditions and any violations of housing, fire, or building codes, a listing of the proposed improvements to be carried out, an estimated time schedule, the present rent schedule including type and length of tenancy, the estimated prices of the converted units and/or lots, a copy of the proposed CC & R's, a Tenant Relocation Assistance Plan indicating the number of tenants interested in the purchasing or relocating and detailed plans for assisting in the

relocation of tenants. The developer shall furnish each prospective buyer with a copy of this report together with the CC & R's.

- 3) The Planning Director shall prepare and deliver to the applicant a staff report including a staff recommendation for approval or denial, a listing of conditions or requirements recommended as a basis for approval, and supportive reasons or justifications for such recommendations.
 - 4) Tenants shall be notified by the developer in writing, of all public hearings in connection with an application for conversions, and all tenants subsequent to the initial notice of intent shall be notified in writing of the pending conversion prior to occupancy.
 - 5) The applicant shall comply with the latest City adopted California Building Code, California Mechanical Code, California International Plumbing Code, California Electrical Code, California Fire Code, and all other applicable codes, ordinances and regulations. The applicant shall further complete such alterations or repairs required by the Building Official prior to the sale of any such units.
 - 6) Written notice shall be given to all residential tenants not less than one (1) year from the date the tentative approval.
- c. For residential conversions, the Planning Commission shall also determine that:
- 1) The conversion is consistent with the General Plan; and
 - 2) The vacancy factor of rental housing units in the City exceeds three (3) percent of the total rental housing inventory. Existing rental units may be approved for conversion regardless of the vacancy factor if the Planning Commission determines that a new rental unit has or will be added to the City's housing inventory for each rental unit removed through conversion; and
 - 3) The developer has complied with all provisions of this Title and all other requirements and conditions as may be imposed by the Planning Commission.

6.11.60**CONVERSION OF RESIDENTIAL STRUCTURES TO NONRESIDENTIAL USE**

Except where a home occupation is involved, no structure originally designed as a residence (including hotels and motels), or as an accessory structure or addition to a

residence, shall be used for any commercial or office use unless the building and site are improved to meet all code requirements for an office or commercial development. This includes, but is not limited to building codes, fire codes, and the requirements of this Title. Such a conversion may be a permitted use or may be subject to a conditional use permit process, depending on the base district use regulations.

6.11.70 DEDICATION REQUIREMENTS

1. General Requirements

The dedication requirements, as specified by this Section, are imposed as provided by Section 66475 of the Subdivision Map Act and shall apply to all final tract and parcel maps, parcel map waivers, lot line adjustments and lot mergers unless exempted from specific dedication requirements by the Subdivision Map Act. In addition, the provisions of this Section may be imposed as necessary on projects not involving a subdivision in order to implement the provisions of the General Plan.

2. Public Streets, Highways, Alleys, Easements

All streets, highways, alleys, ways, easements, rights-of-way, and parcels of land which are shown on the final tract map, parcel map, or development plan, and which are intended for public use shall be offered for dedication for public use by appropriate certificate. All irrevocable offers of dedication shall also be shown by appropriate certificate. If a subdivision is involved, the certificate shall be on the title sheet of the final map. Where lots exist along a public street, highway, alley or easement that does not align with the subject lot, the developer of any such lot shall dedicate to the City such land necessary to assure the continued planned line of improvements along such lot prior to the issuance of a building permit.

When vehicular access rights from any lot or parcel to any highway or street are to be restricted as a requirement of a subdivision, such rights shall be forfeited in favor of the City by an appropriate certificate. A note stating: "VEHICULAR ACCESS RIGHTS DEDICATED TO THE CITY OF TAFT" shall be placed on the final map along the highway or street adjacent to the lots or parcels affected. If a subdivision is not involved, equivalent certificates and notes dedicating such vehicular access rights shall be required in a form approved by the Public Works Director and City Engineer.

3. Utility and Landscape Easements

Any public or private utility and/or landscape easements required by a utility agency or by the City shall be shown on the final tract map, parcel map, or by

the equivalent documentation if a subdivision is not involved. Said easements shall be dedicated to the appropriate party.

4. Drainage Facilities

In the event that a subdivision or development, or any part thereof is determined by the Public Works Director and City Engineer to be traversed by a major watercourse, channel, stream, or creek, the developer shall dedicate an adequate right-of-way for storm drainage purposes if, in the opinion of the Public Works Director and City Engineer, such dedication is necessary. In the event that the natural watercourse does not lie entirely within such dedication, the developer may, as approved by the Public Works Director and City Engineer, either construct an adequate channel within such dedication or delineate the course of such watercourse upon the final map or upon an equivalent document if a subdivision is not involved.

If an artificial drainage facility is necessary for the general use of lot or parcel owners in a subdivision or other development, and is necessary for adequate drainage, as may result from the development and its improvements, the developer may be required to provide such improvements. If required, an adequate right-of-way for the construction and maintenance of such drainage channel shall be dedicated on the final map, if applicable, or granted by separate instrument.

When storm drains are necessary for the general use of lot or parcel owners in a subdivision, or other developments, and such storm drains are not to be installed in the streets, alleys, or ways of such subdivision or development, then the developer shall offer to dedicate upon the final tract map, parcel map, or by separate instrument, the necessary rights-of-way for such facilities.

When property or any portion thereof being subdivided or developed is within the natural or artificially planned drainage path, as indicated in any approved city drainage plan adjoining unsubdivided or undeveloped property, and no street, alley, or way within the subdivision or development is designed to adequately provide for the drainage of such adjoining property, the developer shall dedicate drainage rights-of-way which are adequate to accommodate the flows calculated for such adjoining property based on the full development of said adjoining property.

6.11.80

DEVELOPMENT DENSITY

The maximum allowable development density or intensity of development shall be as specified in the General Plan and as specific in the zone district within which the proposed development is to be located. In determining the allowable number of dwelling units on a development parcel, all remainders of 51 percent (51%) or greater shall be rounded to the next higher whole number.

1. Density Bonuses
 - a. Affordable Housing and Qualifying Residents Projects
 - 1) Granting of a discretionary density bonus or other equivalent financial incentive is governed by Government Code Section 65915 when a developer of a residential project agrees to meet the following requirements:
 - a) Construct at least twenty (20) percent of the total units for lower income households, as defined in Section 50079.5 of the Health and Safety Code; or
 - b) Construct at least ten (10) percent of the total units for very low income households, as defined in Section 50105 of the Health and Safety Code; or
 - c) Construct at least fifty (50) percent of the total units for qualifying residents, as defined in Section 51.3 of the Civil Code; or
 - d) Provide at least thirty (30) percent of the total units within condominium conversions of apartments for low or moderate income households, as defined in Section 50093 of the Health and Safety Code; or
 - e) Provide at least fifteen (15) percent of the total units within condominium conversions of apartments for lower income households, as defined in Section 50079.5 of the Health and Safety Code.
 - 2) A request for a discretionary density bonus and regulatory concessions or incentives shall apply to projects of five (5) or more residential units, shall require the approval of a conditional use permit, and shall be subject to the following provisions:
 - a) Density bonus shall mean up to twenty-five percent (25%) density increase over the maximum allowable base General Plan Land Use density. In calculating the number of units which is equal to the required threshold as identified in Subsection a. (1) (a) through a.(1)(e) of this Section, the density bonus shall not be included in such calculation.
 - b) The policies for achieving a density bonus shall be as follows:

- (1) The City shall approve the density bonus and regulatory concessions and/or incentives only if the following findings can be made:
 - (a) Affordable Housing
 - i. The proposed project is consistent with the goals, policies and strategies of the General Plan; and
 - ii. The proponent has demonstrated that the waiving or modifying of development standards is necessary to insure the economic feasibility of the project; and
 - iii. The target units will be within the income level for those individuals for which the units are proposed to be developed.
 - (b) Qualifying Residents
 - i. The proposed project is consistent with the goals, policies and strategies of the General Plan; and
 - ii. The proponent has demonstrated that the waiving or modifying of development standards is necessary to insure the economic feasibility of the project; and
 - iii. A commitment has been submitted in writing by the developer guaranteeing that the facility or development will be used for qualifying residents.
- 3) Concurrent with the processing of a conditional use permit for an Affordable Housing or Qualifying Residents Project the developer shall enter into an Affordable Housing or Qualifying Residents Agreement for any target dwelling unit for which a bonus density regulatory concessions and/or incentives have been granted as follows:
 - a) The agreement shall be for thirty (30) years or longer, as may be required for any construction or mortgage financing

assistance program, mortgage insurance program, rental subsidy program, or other similar programs unless the City makes a written finding that an additional concession or incentive is not required in order to provide for affordable housing costs as defined in Section 50052.5 of the Health and Safety Code or for rents or equivalent housing payment for the targeted units to be set as specified herein, in which case the agreement shall be for ten (10) years.

In the event that the City Redevelopment Agency provides any assistance, the agreement shall be as follows: (1) no less than the life of the land use restriction of the Redevelopment Plan or (2) such other length of time as approved by the City Redevelopment Agency and/or the City. In any case the provisions of Section 65915 of the Government Code shall govern.

- b) Dwelling units targeted for lower income households, as defined in Section 50079.5 of the Health and Safety code, shall be targeted at a rent or equivalent monthly housing payment not to exceed thirty (30) percent of the eighty (80) percent of Kern County median income as defined by HUD or the State.
- c) Dwelling units targeted for very low income households, as defined in Section 50105 of the Health and Safety code, shall be targeted at a rent or equivalent monthly housing payment not to exceed thirty (30) percent of fifty (50) percent of Kern County median income as defined by HUD or State.
- d) The Covenants, Conditions and Restrictions (CC & R) and the Affordable Housing or Qualifying Residents Agreement shall specify the designated target units which shall be set aside for persons or households of affordable income levels or qualifying residents and shall include a covenant that the developer or his/her successor in interest shall not sell, rent, lease, sublet, assign or otherwise transfer any interest of same which no longer complies with the provisions of the CC & R and Affordable Housing Agreement or Qualifying Residents report shall be submitted by January 31 of each year to the Planning Director confirming that the rent or sales price, or age restrictions for qualifying residents of all target units for the previous calendar year is within the income levels or meets the age restrictions as specified herein.

- 4) In addition to any density bonus provided for the project, the City shall provide at least one of the following concessions or incentives or provide other incentives of equivalent financial values based upon the land cost per dwelling unit to the developer unless the City makes a finding satisfying the requirements of Section 6.11.80 of this Chapter.
- a) A reduction in site development standards or a modification of Zoning Code requirements or architectural design requirements which exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required.
 - b) Approval of mixed use zoning in conjunction with housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the areas where the proposed housing project will be located.
 - c) Other regulatory incentives or concessions proposed by the developer and/or City.

In the case of condominium conversions, the City need only grant a density bonus or other incentives of equivalent financial value. The City need not provide a cash transfer payment or other monetary compensation, but may include the reduction or waiver of requirements which the City may apply as conditions of approval.

- 5) Qualifying Residents
- a) Residential occupancy shall be limited to single persons at least 62 years old, or to cohabiting couples of which one person is at least 62 years of age for projects less than 150 units. Such age restriction may be reduced to 55 years old for projects greater than 150 units.
 - b) This Section shall apply to both independent living and congregate care facilities as described below:

d) Minimum Unit Size

The minimum floor area for each residential unit shall be as follows:

Notwithstanding the provisions of Table 4.B, Chapter 6.4 of this Title, regulating minimum dwelling unit size, the units provided shall be no less than 415 square feet in floor area for efficiency units, 540 square feet in floor area for one bedroom, and 640 square feet in floor area for two bedroom, or as otherwise approved by the approving authority.

(1) Open Space Requirements

(a) Private Open Space

Notwithstanding the provisions of Section 6.4.30.4.c (4) of this Title, each dwelling unit shall be provided with a usable private open space in the form of a patio or courtyard with a minimum area of one-hundred (100) square feet and a minimum dimension of ten (10) feet or a balcony of eighty (80) square feet and a minimum dimension of eight (8) feet.

(b) Common Open Space

Notwithstanding the provisions of Section 6.4.30.4.c (3) of this Title, two-hundred twenty five (225) square feet of usable common open space per unit shall be provided within the boundaries of all projects. Usable open space shall constitute area(s) readily available, practical and generally acceptable for active and/or passive recreational uses. Up to forty (40) percent of the required common open space may be provided in the form of a common leisure/recreation room.

(2) Parking Security

Parking facilities shall be designed to provide security for residents, guests, employees, shall be integrated into the architecture of the facility, and shall comply with the provisions of Chapter 6.14 of this Title.

(3) Transit Facilities

- (a) A bus turnout and shelter along the street frontage may be required to be dedicated and constructed where the development occurs along an established or planned bus route.
- (b) In lieu of a bus turnout and shelter, the developer may provide a private, on-site taxi, or equivalent service.

b. Additional Residential Conditions

The City may impose additional standards or conditions specific to the project and/or environmental mitigation measures related to the project.

c. Qualifying Non-residential Projects

- 1) Granting of a floor area ratio bonus is governed by Government Code Section 65917.5 when a developer of a commercial or industrial project agrees to meet the following requirements:
 - a) The commercial or industrial project must consist of at least fifty-thousand (50,000) square feet of floor area.
 - b) The developer must agree to set aside at least two thousand (2,000) square feet of floor area and three-thousand (3,000) outdoor square feet to be used for a child care facility.
- 2) Requests for a floor area ratio density bonus shall apply to commercial and industrial projects of fifty-thousand (50,000) square feet or greater shall require approval of a conditional use permit, and shall be subject to the following provisions:
 - a) Floor area ratio bonus means a floor area ratio bonus over the otherwise maximum allowable density permitted under the applicable zoning and general plan requirements including:
 - (1) A maximum of five (5) square feet of floor area for each one (1) square foot of floor area contained in the child care facilities for existing structures.
 - (2) A maximum of ten (10) square feet of floor area for each one square foot of floor are contained in the child care facilities for new structures.

- (3) Projects constructed under this Section shall conform to height, setback, lot coverage, parking, site plan review, fees, charges and other health, safety and zoning requirements generally applicable construction in the zone in which the property is located except as may be modified in this Chapter.
 - b) The day care facility may be located either on-site or off-site as agreed upon by the developer and the City, and shall be of a size to comply with all state licensing requirements in order to accommodate a minimum of forty (40) children. A consortium with more than one developer may be used in order to achieve the threshold amount for the available floor area ratio density bonus and with each developer's bonus density pro rated based on the percentage participation of each developer.
 - c) The developer may either operate the day care facility itself or may contract with a licensed child care provider to operate the facility. In all cases, the developer must coordinate with a local child care resource and referral network in order to qualify for the floor area ratio bonus.
 - d) Once the child care facility has been established, prior to any closure, change in use, or reduction in the size of the facility, the City Council shall find that the need for child care is no longer present, or is not present to the same degree as it was at the time the day care facility was developed.
- 3) Additional Non-Residential Conditions

The City may impose additional standards or conditions specific to the project and/or environmental mitigation measures related to the project.

6.11.90 FENCES AND WALLS

1. Residential Districts

- a. In any required front yard or street side yard of a reversed corner lot, a wall or fence shall not exceed forty (40) inches in height.

1) A front yard fence or wall shall not have more than the first twenty-four (24) of said fence or wall above grade be of a solid material.

2) A wooden picket, vinyl/composite picket, wrought iron, tube steel, or other similar semi-transparent fence shall have pickets no more than four (4) inches in width and space said pickets no closer than two (2) inches apart and no more than four (4) inches apart

3) Any front yard fence that is part of a retaining wall that exceeds two (2) feet in height shall have no portion of said fence be solid; such fence shall have a picket design per Section 2 above.

- b. A wall or fence not more than six (6) feet in height, as measured from the adjacent grade on the same parcel may be maintained along any interior side yard, rear yard or street side yard provided that such wall or fence does not extend into the required front yard or the street side yard of a reverse corner lot.
- c. Fences and walls located between residential lots shall be constructed of wood, metal rail, masonry block or other durable materials.
- d. Fences and walls placed between residential lots and adjoining rights-of-way, Arterial streets, and Arterial Highways shall be constructed of wood, metal rail, masonry block or other decorative and durable materials. Solid masonry walls for visual screening and sound attenuation may be required for residential uses or residentially zoned property or where more sensitive adjacent land uses exist, as required and approved by the Planning Director.
- e. Except where the Planning Director determines that screening is needed, open walls and fences shall be placed alongside and rear yards that are adjacent to open space areas.
- f. No barbed wire shall be used or maintained as a fence or wall, or as any part of a fence or wall when located along a front, side, or rear property line of any lot or within three (3) feet of any such property line; nor shall any sharp wire or points project to the side or above the top of any fence or wall.
- g. Prohibited fence and wall materials include, but are not limited to, scrap metal, scrap wood, or scrap masonry block; chicken wire or other wire fencing; corrugated metal or plastic; or other similar non-durable or non-traditional fence and wall materials.

2. Non-Residential Districts

- a. Within any required front building setback area, wall or fences shall not exceed forty (40) inches in height. However, walls or fences may be permitted up to a maximum height of five (5) feet provided that the

portion of the fence or wall above forty (40) inches in height is ninety (90) percent light-emitting wrought iron or other similar material.

- b. Fences and walls for the purpose of screening commercial and industrial activities from more sensitive land uses, and for sound attenuation, shall be required as a condition of approval for commercial or industrial development:
 - 1) Open fences may be used so long as solid, durable, and opaque screening materials are applied to provide the required screening.
 - 2) Plastic slats in chain link fencing shall be made of an opaque, durable material and occupy the full width of the chain link fence openings.

The height, placement and design of such walls shall be determined based on the required sound attenuation and/or need for visual screening to ensure consistency with General Plan policies and performance standards. In some instances, site specific conditions may require a variance to maximum wall height requirements in order to meet the provisions of this paragraph.

- c. In any required rear or interior side building setback area, except as provided by Section 10.90.2.b above, walls and fences shall not exceed six (6) feet in height except with an approved conditional use permit.
- d. No barbed wire shall be used or maintained as a fence or wall, or as any part of a fence or wall, when located along a front, side, or rear property line, or when placed in such a manner as to be visible from a public or private street; not shall any sharp wire or points project above the top of any fence or wall that is either less than six (6) feet in height or is visible from any public or private street in a commercial zone district, however, such barbed wire may be permitted in an industrial zone district.
- e. Prohibited fence and wall materials include, but are not limited to, scrap metal, scrap wood, or scrap masonry block; fabric screening; chicken wire or other wire fencing; corrugated metal or plastic; or other similar non-durable or non-traditional fence and wall materials.

3. Maintenance and Nuisances

Every owner of real property and every occupant, lease, or holder of any interest in real property is required to maintain such property, including fences and walls, in a manner so as not to violate the public nuisance provisions in Chapter 4, Title 3 of the Taft Municipal Code. Any violation of this chapter

or Chapter 4 of Title 3 may be subject to code enforcement citations and penalties per Title 3 and 1 of the Taft Municipal Code.

6.11.100 GRADING

Whenever a tentative map or other residential, commercial or industrial development is approved, which will require grading or other preparation of the soil, the City may impose conditions relating to grading on the approval of the development. Such grading conditions shall be in addition to any other provisions of the Building Code applicable to the project. Such conditions shall be included by the Building Official or Public Works Director and City Engineer in any grading permit thereafter issued. Such conditions may include, but are not limited to, the following:

1. A requirement that lands slope toward rather than away from the street.
2. Requirements for planting and landscaping of slopes.
3. Requirements for the irrigation of slopes.
4. Limitations on the amount of soil to be imported or exported from the site.
5. A designation of the streets over which trucks or equipment may travel for the purpose of importing or exporting soil.
6. A limitation on the periods during which grading operations may occur.
7. Such other conditions as will facilitate an orderly development of the property in accordance with the provisions of the General Plan and the project's approval.

6.11.110 HAZARDOUS MATERIALS MANAGEMENT

1. Purpose and Intent

In accordance with State law and the adopted Kern County Hazardous Waste Management Plan, the purpose of this Section is to ensure that businesses locating or operating within the City, which utilize, store, transport or dispose of hazardous materials, incorporate available risk management and waste minimization practices into their operations. Furthermore, the intent of this Section is to minimize the risk of exposure to hazardous materials for residents and property within the City.

2. Preliminary Information Requirements

- a. All land use applications submitted for a new business or for expansion, or modification of an existing business shall provide information disclosing the amount and type of hazardous materials used and hazardous waste generated, the business practices for management and reduction of these substances, and emergency response procedures in the event of an accidental release.
 - b. A preliminary hazardous waste minimization plan which identifies proposed waste management and reduction efforts shall be submitted to the City with all applications for land uses which are potential hazardous waste generators, as defined by the Kern County Hazardous Waste Management Plan.
3. Hazardous Materials Notification Requirements
- a. Any land use which handles or will handle any hazardous material or hazardous waste (as defined by the County Hazardous Waste Management Plan) in excess of fifty-five (55) gallons of liquid, three hundred (300) pounds of solid, two hundred (200) cubic feet of compressed gases, or any combination thereof, unless the federal threshold is lower, shall prepare and submit a Business Plan to the County Department of Environmental Health Services and the City Fire Department prior to final approval of any permits. The contents of said business plan shall be as required by the County Hazardous Waste Management Plan.
 - b. Prior to final approval, a Risk Management and Prevention Program as defined in the County Hazardous Waste Management Plan shall be submitted to the County Department of Environmental Health Services and City Fire Department for review and approval by any new, modified or expanded land use within the City which handles or will handle “acutely hazardous materials” (AHM), as defined in the County Hazardous Waste Management Plan, in amounts greater than fifty-five (55) gallons of liquid, five hundred (500) pounds of solid or two hundred (200) cubic feet of a compressed gas.
 - c. Commercial and industrial uses which propose to locate within the City provide the Fire Department with a list of all hazardous materials used at the site, a description of where and how each is stored, and how each react in a fire.
 - d. Placards or other appropriate signage shall be placed on all buildings or structures which are used for the storage of hazardous materials or wastes.

4. The unlawful discharge of hazardous wastes into the air, land, or water resources within City boundaries is prohibited.

6.11.120 **HEIGHT LIMITATIONS**

Unless modified by this Chapter; Chapter 6.12 (Specific Use Development Standards), or Chapter 6.13 (Performance Standards), the maximum allowable height of a structure shall conform to the regulations of the zone district within which the structure is to be located.

6.11.130 **IMPROVEMENT STANDARDS AND PLANS**

1. Improvement Standards
 - a. Standards for the design and improvements of subdivision and other developments shall be in accordance with the applicable Sections of Title 10 of the Municipal Code, the Subdivision Map Act, the General Plan, any specific plans adopted by the City, and such other standards, regulations, or ordinances as may, from time to time, be adopted by the City Council.
 - b. In the absence of a standard for an improvement, the Public Works Director and City Engineer may establish a standard in keeping with good construction and engineering practices.
2. Improvement Plans Required
 - a. All improvements proposed to be constructed or installed in subdivisions or other residential, commercial, or industrial developments shall be in accordance with detailed plans and specifications approved in writing by the Public Works Director and City Engineer prior to commencement of said improvement work.
 - b. Improvement plans in sufficient detail shall be submitted to and shall be approved by the Public Works Director and City Engineer prior to submitting a final subdivision map to the City Council, or if no final subdivision map to the City Council, or if no final subdivision map is required, prior to commencement of construction.
 - c. Required improvement plans shall show the location of all existing improvements, including but not limited to electrical, natural gas, telephone, and any other service facilities adjacent to or potentially affected by the proposed improvements. Specific improvement plan requirements shall be compiled and made available to the public by the Public Works Director and/or the City Engineer. Improvement plans

shall be prepared by a professional civil engineer registered in the State of California.

- d. All improvement plans shall be prepared by a registered civil engineer. Said improvements shall be completed or shall be bonded for, in accordance with adopted city bonding requirements, by each developer, as required by the conditions of approval, prior to acceptance of the final tract map, or the equivalent, if a final subdivision map is not required.
- e. Improvements which are proposed to be or are required to be located within State highway rights-of-way shall be shown on the improvement plans and shall be desired to California Department of Transportation standards. Prior to approval by the Public Works Director and City Engineer, the developer shall acquire the Department of Transportation's approval of such improvements.
- f. An encroachment permit shall be obtained prior to commencement of any work done in connection with subdivisions or other residential, commercial, or industrial development projects, within the public right-of-way.

6.11.140 LIGHTING

1. Non-Residential
 - a. All outdoor lighting associated with nonresidential uses, excluding recreational uses, shall be shielded and directed away from surrounding residential uses. Such lighting shall not exceed 0.5 foot-candles of illumination beyond the property containing the nonresidential use, and shall not blink, flash, oscillate or be of unusually high intensity of brightness.
 - b. Parking areas of five (5) or more spaces shall have an average of one-half (0.5) foot-candles of illumination per square foot of parking area for visibility and security during hours of darkness.
 - c. Each parking area of five (5) or more spaces existing prior to the effective date of this Section, which is enlarged, re-constructed, altered or changed from its previous configuration shall be subject to the above illumination requirements.
 - d. Wiring for illumination shall be underground.
 - e. The following types of outdoor lighting usage shall be prohibited between 10:00 p.m. and dawn:

- 1) The operation of searchlights for advertising purposes; and
 - 2) The illumination of outdoor public recreational facilities, unless a specific recreational activity requiring the lighting is already in progress. All lighting shall be on a time clock or photo-sensor system.
2. Residential
- a. All single-family, duplex and triplex residential dwelling units shall be equipped with security lighting affixed to the exterior of each garage and above the exterior of each front and rear door.
 - 1) Lights shall be installed and shall be hard-wired into the electrical power source.
 - 2) Lights shall be shielded and directed away from surrounding residential uses and shall not blink, oscillate or be of unusually high intensity.
 - b. Outdoor light poles within residential areas, except for street lighting, shall not exceed twelve (12) feet in height. Such lighting shall be designated to project downward, and shall not create glare on adjacent properties.
3. Recreational
- a. A conditional use permit shall be required for all sport and athletic field, stadium, or major event lighting.

6.11.150 MINIMUM BUILDING SITES

Unless otherwise specified in Chapter 6.12 (Specific Use Development Standards), the minimum allowable building site size shall be in accordance with the regulations of the zone district within which the structure is to be located.

6.11.160 MANUFACTURED HOUSING

Manufactured housing, fabricated off-site and to be installed on a parcel of land, including mobile homes, manufactured homes, and modular homes, may be permitted on individual lots that permit single family detached housing subject to the following requirements:

1. The manufactured home is permanently attached to a permanent foundation in compliance with all applicable building regulations.

2. If the manufactured home is a mobile home, construction shall be certified under the National Mobilehome Construction and Safety Standards Act of 1974, (42 U.S.C Section 5401 et seq.) pursuant to Section 18551 of the Health and Safety Code. Documentation indicating certification and construction date must be submitted to the building Department in order to secure a valid building permit.
3. The manufactured home is no less than sixteen (16) feet wide and no less than eight hundred and fifty (850) square feet in area.
4. The Planning Director determines that the placement of the manufactured home is compatible with the existing development in the immediate area in which it is being placed, in accordance with the following criteria:
 - a. The design of the manufactured home shall be similar in character and appearance to other dwellings in the immediate vicinity relative to design features including, but not limited to: unit size, roof overhangs, roof materials, roof pitch, and exterior materials; and
 - b. All building setbacks, parking, coverage, height, and sign requirements of the base district shall apply.
5. Manufactured housing shall comply with the following architectural requirements:
 - a. A minimum three (3) in twelve (12) inches vertical to 12 inches horizontal, roof pitch and a minimum of one (1) foot eave around the entire perimeter of the manufactured home, as measured from the vertical wall surface is required.
 - b. Roofing material customarily utilized in the construction of a conventional single family dwelling, such as but not limited to; wood, shingles, tiles, asphalt, or composition shingles is required.
 - c. Only non-reflective or non-glassy siding materials customarily utilized in the construction of conventional single family housing shall be permitted. These materials may include, but are not limited to: brick, stucco, wood or plaster.
 - d. The predominant shape and form of the manufactured home shall be compatible with that of the surrounding neighborhood.
 - e. The design and materials of any enclosed garage, porch, or other structure that is visible from the street, shall be compatible with the requirements and architecture of the main dwelling.

6. Manufactured homes, not meeting installation and architectural requirements specified in this Section, shall be permitted only upon approval of a conditional use permit, pursuant to the provisions of this Title.

6.11.170 MOBILE HOME PARKS

1. Purpose and Intent

The intent and purpose of this Section is to establish standards to be used in the development of mobile home parks within the City. These standards are intended to assure a suitable living environment for those persons residing within mobile home parks and within nearby residential neighborhoods.

2. Objectives

- a. Encourage the use of private streets and the private maintenance thereof.
- b. Provide for recreational amenities and common areas, with controls and maintenance thereof by the mobile home park owner, homeowners association, or common interest group.
- c. Provide a design that is related to and compatible with existing and planned land uses and circulation patterns on adjoining properties.

3. Conditional Use Permit

A conditional use permit, as provided in Section 6.2.50 of this Title, shall be required for development of a new mobile home park and/or for modification or expansion of an existing mobile home park. Whenever a difference occurs between the standards of this Section and an underlying zone district, the standards of this Section shall apply.

4. Site Development Standards

The following standards shall apply to the development of a mobile home park. Additional requirements may be specified in conditions of approval of a conditional use permit.

- a. A mobile home park shall be no less than five (5) acres in size and the minimum area of a mobile home space shall be no less than three thousand five hundred (3,500) square feet.
- b. No more than seven (7) mobile home spaces per gross acre shall be permitted. Rights-of-way of interior streets may be included in the gross acre figure.

- c. The maximum permitted coverage of mobile homes and all necessary buildings and/or structures shall be seventy-five (75) percent of the total area of the individual lot.
- d. Each mobile home space shall comply with the following minimum yard setbacks. There shall be no encroachments on any yard setback.
 - 1) Front yard- ten (10) feet.
 - 2) Rear yard- five (5) feet.
 - 3) Side yard- five (5) feet.
- e. Parking within a required access drive is prohibited. Width of access drives shall be determined by the Public Works Director and Planning Director.
- f. Off-street parking.
 - 1) Two parking spaces, at least one of which shall be covered, shall be provided on each mobile home space. Each parking space shall be no less than nine (9) feet by nineteen (19) feet in size. No parking space may be located within the front yard setback area; tandem parking may be permitted.
 - 2) One (1) guest parking space shall be provided for each four (4) mobile homes located within the development. Guest parking may be permitted on interior street rights-of-way if the street has been designed to accommodate on-street parking.
- g. Interior streets.
 - 1) Private streets within a mobile home park shall be a minimum of twenty-four (24) feet wide with no on-street parking, a minimum of thirty-two (32) feet wide if parking is permitted on one side of the street, and a minimum of forty (40) feet wide if parking is permitted on both sides of the street.
 - 2) A roadway divided into separate one way traffic lanes, by a curbed divider, or similar device, shall be no less than fifteen (15) feet in clear width on each side of the divider. Automobile parking shall be prohibited on a divided roadway except where the unobstructed width of the roadway on the side of the divider used for parking is increased by eight (8) feet for each parking lane.

- h. A minimum of ten (10) percent of the net mobile home park site shall be maintained for permanent open space and recreational facilities. Open space areas shall not include any portion of a mobile home space for exterior perimeter landscaping. Usable open space may be occupied by recreational facilities such as recreation centers, swimming pools, golf courses, tennis, basketball, volleyball, badminton courts, children's play areas, trails, and picnic areas.
- i. All areas within a mobile home park not used for recreational facilities, streets, driveways, parking structures, building and service areas shall be landscaped, shall be provided with an automated irrigation system, and shall be permanently maintained in a manner approved by the Planning Director.
- j. A common storage area, equivalent in size to one-hundred (100) square feet for each mobile home space, shall be provided within the mobile home park. The purpose of this storage is to store such items as recreational vehicles, boats, and trailers. The storage area shall be paved and enclosed by a solid wall or durable view-obscuring fence that is at least six (6) feet in height.
- k. Recreational vehicles, boats, and trailers shall not be permitted on individual mobile home spaces, interior streets, or parking spaces designated for automobile parking.
- l. Each mobile home park shall have a landscaped area, served by an automatic irrigation system, of no less than fifteen (15) feet between the property line and the required perimeter wall if adjoining a public or private street. Where a property line is not adjacent to a public or private street, a perimeter wall shall be provided along said property line.
- m. Except where otherwise required, a perimeter wall shall be no less than six (6) feet in height. Where there is a difference in elevation on opposite sides of a wall, the height shall be measured from the exterior side of said wall. The following design elements shall be incorporated into all perimeter walls:
 - 1) The wall shall consist of concrete, stone, bricks, tile or a similar type of masonry material and shall be at least four (4) inches thick.
 - 2) Berms, if incorporated into the project, shall be constructed of earthen materials, landscaped and provided with an automatic irrigation system.
- n. Perimeter yard walls and landscaping shall be limited to a height of forty (40) inches within five (5) feet on either side of street openings for non-

vehicular traffic and within ten (10) feet on either side of street openings for vehicular traffic.

- o. Adjoining streets shall be improved, as required by the Public Works Director and City Engineer, to include all or any of the following: curb, gutters, street paving, sidewalks, and street lighting. This requirement shall include preparation of street improvement plans and any other engineering deemed necessary by the Public Works Director and City Engineer.
- p. All utility lines, including water, sewer, electric, gas, telephone and television distribution systems, shall be placed underground.
- q. Trash storage areas shall be provided as follows:
 - 1) Every mobile home space shall have individual curb site pick-up, or
 - 2) If common trash facilities are used, they shall be contained within an enclosed masonry structure no less than six (6) feet in height.
- r. Adequate lighting shall be provided throughout a mobile home park to ensure for pedestrian and vehicular safety and to minimize potential security problems.
- s. Each mobile home space shall be numbered, lettered or identified in such a manner as to be clearly visible from the street. A map and directory of the mobile home park shall be installed near the primary access drive. Said map and directory shall be equipped with a lighting system adequate for nighttime visibility.

6.11.180 NOISE HAZARDS

- 1. Intent
 - a. Noise hazard provisions are intended to protect public health and safety by identifying high noise areas in the City and establishing regulations to mitigate those identified high noise levels.
 - b. The noise hazard provisions shall be applied to those areas where the projected Community Noise Equivalency Level (CNEL) is sixty-five (65) decibels (65 dBA) or greater.
- 2. Development Standards

- a. When a land use application or development permit is proposed within the sixty-five (65) dBA CNEL noise contour and such a proposed use or noise associated with such a use is adjacent to a residential zone district or residential use, the following standards shall apply:
 - 1) Noise levels shall be identified. An acoustical report shall be performed to identify noise impacts and any recommendation for noise attenuation or other mitigation measures to be incorporated into the design standards or conditions of approval as applicable.
 - 2) Interior noise levels in residences dwelling units and educational institutions shall not exceed forty-five (45) dBA CNEL emanating from sources outside the affected building.
 - 3) Exterior noise levels in residential land use areas shall not exceed sixty-five (65) dBA CNEL.
 - 4) Ability to mitigate exterior noises to the levels of sixty-five (65) dBA CNEL shall be considered by the reviewing authority when determining the actual CNEL level with which the land uses must comply.
 - 5) In areas where noise exceeds the noise standard, steps shall be taken to mitigate noise levels. An acoustical report identifying mitigation measures shall be required and reviewed by Environmental Health Services Department prior to issuance of any required development permits or approval of land use applications.
- b. All other structures shall be sound attenuated against the combined input of all present and project exterior noise to not exceed the following criteria.

Typical Uses	12-Hour Equivalent Sound Level (Interior) dB(A) CNEL
Educational Institutions, Libraries, Churches	45 dB(A)
General Office, Reception	50 dB(A)
Retail Stores, Restaurants	55 dB(A)
Other Areas for Manufacturing Assembly, Test, Warehousing	65 dB(A)

- c. In addition, the average of the maximum levels on the loudest of intrusive sounds occurring during a 24-hour period shall not exceed 65 dBA interior.

6.11.190 OFF-SITE IMPROVEMENTS

The City shall require, as a condition of approval, the dedication of improvements such as rights-of-way, easements, and the construction of reasonable off-site improvements when required by any City ordinance, resolution, or standard in conjunction with the parcel(s) being developed or created.

6.11.200 PARK AND RECREATION FACILITIES

The City may, as established by the Open Space and Conservation Element of the General Plan and this Title, require, as a condition of approval for development projects, the payment of fees and/or dedication of land for the provision of neighborhood or community parks and/or recreational facilities. The General Plan establishes the ultimate proportion of three (3) acres of neighborhood park, community park, and recreational facilities per 1,000 persons residing in the City.

1. Definitions

For the purposes of this subsection, the number of actual or potential dwelling units created by a subdivision or development shall be as follows:

- a. One dwelling unit per unit approved.
- b. Where the number of units to be built in a multi-family residential district is unknown, the maximum number of dwelling units allowed under that zone classification shall be used.
- c. For a condominium project, the number of dwelling units created shall be the number of condominium units approved.

2. Exemptions

This Section shall not apply to the following subdivisions:

- a. Commercial or industrial developments.
- b. Condominium projects or stock cooperatives, which consist of the subdivision of air space in an existing apartment building that is more than five (5) years old and in which no new dwelling units have been added by the subdivision.

- c. Subdivisions containing less than five (5) parcels and not used for residential purposes, provided, however, that a condition of approval shall be placed on those maps stating that if a building permit is requested for the construction of a residential structure or structures on one or more of the parcels within four (4) years after recordation of the subdivision map, the fees shall be paid by the owner of each parcel as a condition to the issuance of such permit.

3. Dedication Requirements

- a. Whenever a tentative tract map or other residential project, which is subject to the provisions of this subsection, is submitted to the Planning Department, the submittal shall be accompanied by a written statement from the applicant stating whether the applicant intends to dedicate land and/or pay fees in lieu thereof for park and recreational purposes. If the applicant intends to dedicate land for this purpose, such area shall be shown on the proposed tentative tract map, or site plan. If fees are to be paid, the conditions of approval shall specify the amount of fees to be paid to the City and shall include the schedule for such payment. Dedications of park land shall be reviewed and, if acceptable, approved by the City Council.
- b. Land shall be conveyed fee simple to the City by grant deed, free and clear of all encumbrances except for those encumbrances which will not interfere with the use of the property for its intended purposes and which the City before the approval of the final map, or as required by the final conditions of approval if no final map is required.
- c. Deeds for park land dedications shall be returned to the developer, project applicant or developer, as applicable, upon:
 - 1) Withdrawal of a final map, if a final map is required or
 - 2) Withdrawal of the application for the development permit by the applicant.

Deeds shall be returned under the circumstances described above within a reasonable time period, not to exceed ninety (90) days from date of withdrawal or disapproval, or as otherwise established by City Ordinance.

- d. Deeds shall be recorded by the City upon recordation of the final map or at the discretion of the City Clerk if no final map is recorded.

- e. Deeds shall not be accepted for the dedication of park land unless accompanied by a title insurance policy, secured by and at the expense of the grantor, in an amount equal to the land dedication.
 - f. When required, fees shall be paid at such time as established by conditions of approval for a project. Payment may be required prior to approval of a final map if the fees are to reimburse the City for expenditures previously made or for an account which has been established wherein the City has adopted a proposed construction schedule or plan.
 - g. Whenever land has been conveyed or fees paid to the City, as a condition of approval of a subdivision, and a final map for the subject subdivision is not recorded, or, if recorded, the land is thereafter reverted to acreage, the City may, at its option, either reconvey all land dedicated or fees paid to be applied only to a new subdivision on the same property, or make other mutually agreeable arrangements with the developer.
4. Determination of Land Dedication and Payment of Fees

When conditions of approval for a subdivision or other residential development, subject to the provisions of this Section, require dedication of land and/or payment of fees, the conditions shall be based on the following:

- a. The natural features of the area, available access, location, size and shape of the land available for dedication, feasibility of dedication, location of existing and proposed park sites and trailways, and the compatibility of the dedication with the General Plan.
- b. Whenever the actual amount of land to be dedicated is less than the amount of land required to be dedicated, the developer shall pay fees for the value of any additional land that otherwise would have been required to be dedicated.
- c. The amount and location of the land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision or other residential development.
- d. The amount of land to be dedicated or fees paid shall be based on the residential density of the subdivision. The residential density shall be determined by multiplying the number of dwelling units of the subdivision by the number of persons per unit by the ratio which the number of acres of park land is required for each 1,000 persons (i.e., .0025). The average number of persons per unit shall be the most recent

such average established by the Department of Finance of the State of California or by Kern Council of Governments.

- e. Whenever land is dedicated pursuant to this subsection, the developer may be required to provide the following for the benefit of the land dedicated:
- 1) Full street improvements and utility connections including, but not limited to: curbs, gutters, sidewalks, relocation or under grounding of existing public utility facilities, street paving, traffic control devices, and street trees.
 - 2) Block wall fencing, masonry wall, or some other material approved by the Planning Director.
 - 3) Improve drainage through the park site.
 - 4) Minimal physical improvements, not including recreational facilities, building or equipment, which the Public Works Director and City Engineer determines are necessary for acceptance of the land for park and recreational purposes.
 - 5) Access to the park and recreational facilities from an existing or proposed public street, unless the Public Works Director and City Engineer determines that such access is unnecessary for maintenance of the park areas or use of the park by residents of the area.
 - 6) Grading and drainage improvements, irrigation, and planting improvements as required by this Title. All land is to be dedicated and improvements to be made shall be approved by the Public Works Director and City Engineer prior to final approval or disapproval of a subdivision or development plan by the City.
 - 7) No grading, drainage, irrigation, planting, street or utility improvements required under this subsection shall be eligible for a credit against the land to be dedicated or fees paid under the provisions of this Ordinance.
 - 8) Whenever a fee is to be paid, in lieu of the dedication of land, the following provisions shall apply:
 - a) The fee shall be established by resolution of the City Council. Said fee shall bear a reasonable relationship to the value of land which would otherwise be required if land dedication were being made.

- b) Whenever fees are paid pursuant to this Section, the City shall deposit them into a separate park fund. All fees paid may be used only for the purpose of developing new or rehabilitating existing neighborhoods, community parks, or recreational facilities to serve the subdivision. The development of new park and recreational facilities includes, but is not limited to, the acquisition of land for neighborhood or community parks for recreational purposes. Fees shall be expended for use only within the boundaries of the City.
- c) The developer may receive a credit against fees as follows:
 - (1) A credit may be given against the requirements for the payment of fees or the dedication of land required by this subsection for the reasonable value of park and recreation improvements provided by the developer, if approved and accepted by the City. The amount of the credit shall be determined prior to the approval or conditional approval of a tentative map or equivalent for other residential projects not involving a subdivision.
 - (2) A credit may be given where private areas for park and recreational purposes are provided in a subdivision or other residential development, when such areas are for active recreational uses, are to be privately owned, and are to be maintained in common by the future owner(s) of the development. Upon approval by the City, such areas may be credited against a maximum fifty (50) percent of the requirement of land dedication or fees. Approval of such credits shall be based on a determination by the City that it is in the public interest to allow such credits, and that all of the following standards have been met or will be met prior to approval of the final map or development permit:
 - (a) That yards, court areas, setbacks, and other open space areas, which are required to be established and maintained by other provisions of this Title, are satisfactorily incorporated into the project design; and
 - (b) That evidence is provided that the private ownership and maintenance of the area will be

adequately provided for by record written agreement, covenants or restrictions; and

- (c) That the use of the private area is restricted to park and recreational purposes by an open space easement or other instrument in favor of or enforceable by the City; and
 - (d) That the proposed private area is reasonably adaptable for use for park or recreational purposes, taking into consideration such factors as size, shape, topography, geology, access, and location; and
 - (e) That the private recreational areas can be utilized by project residents in a manner which would reduce the need for public recreational facilities in proportion to the requested park land credit.
- 9) Land which has been dedicated and accepted by the City may be sold by the City if a developer has not begun substantial construction within two (2) years following recordation of a final map or final approval of a project other than a subdivision, provided the City determines that another site would be more suitable for park or recreational facilities. In that situation, the proceeds from the sale of the dedication land must be used for the purchase or improvement of the more suitable site.
- 10) All fees collected pursuant to this subsection shall be committed by the City to develop park or recreation facilities to serve residents of the subdivision or other residential development if a subdivision is not involved.
- 11) The commitment required by Section 66477 (f) of the Government Code for using fees collected by the City pursuant to this Subsection shall be the applicable annual budget of the City unless the City adopts a separate schedule.

6.11.210 PARKING REQUIREMENTS

Off-street parking facilities shall be provided in accordance with the provisions of Chapter 6.14 of this Title.

6.11.220 PERMITTED OUTDOOR USES

1. When identified as a permitted use or a use permitted subject to an approved conditional use permit in the zone district in which outdoor uses are to be located, the following uses may be permitted outside of an enclosed building, provided they are located entirely on private property. No other uses shall be allowed unless permitted under the express provisions of Section 6.11.220 of this Chapter.
 - a. Drive-in and drive-through restaurants.
 - b. Patio tables, chairs, umbrellas, and similar outdoor accessories used in connection with a restaurant business which does not impede pedestrian or vehicular circulation.
 - c. Outdoor vending machines or displays, including weighing scales, when accessory to a business is conducted within a building.
 - d. Lumber/material yard in conjunction with a principal retail store and contractor supply yards provided the outdoor storage is screened from view from a public street as approved by the Planning Department.
 - e. Border materials, flower pots, trellises and the like, provided they are accessory to an established business.
 - f. Automobile dealership sales, leasing, and rental display and automobile storage lots.
 - g. Dealership sales, leasing, and rental display of mobile homes, farm equipment, recreational vehicles, travel trailers, motorcycles, and boats. Additionally, outdoor storage of materials and product is permitted if said storage of materials and product is completely screened from view from the public right-of-way and from adjacent properties. Said screening shall be subject to approval by the Planning Director and shall conform to the provisions of Section 6.2.90 (Design Review) of this Title.
 - h. Temporary Christmas trees sales.
 - i. Recycling facilities.
 - j. Other uses determined by the Planning Commission to be similar to and no more objectionable than those uses listed above in accordance with the provision of Section 6.1.90 of this Title.
2. An outdoor use, which is not specifically listed as a permitted outdoor use in Section 6.11.220.1 of this Chapter and which became a nonconforming use after the effective date of this Title (Zoning Ordinance), shall be removed or made to conform to the provisions of this Chapter.

- a. Within thirty (30) days after the effective date of Section 6.11.220.1 and 6.11.220.0 of this Chapter, the Code Enforcement Officer shall commence giving written notice to the owners of nonconforming outdoor uses informing them of the nature of the nonconformity, their responsibilities, and the City's intent to enforce this subsection. Following such notice, nonconforming outdoor uses shall be removed or made to conform to the provisions of this subsection within one hundred eighty (180) days.
- b. Enforcement of this subsection shall be in accordance with the provisions of Section 6.1.40 of this Title and the General Penalty imposed in enforcement of this subsection shall be in accordance with the provision of Section 6.1.50 of this Title.

6.11.230 PUBLIC ACCESS TO OPEN SPACE AND RECREATION AREAS

In any subdivision, or other development application, wherein any parcel of land borders a public open space or recreational area, pedestrian access to such areas shall be dedicated or permanently preserved.

6.11.240 RESERVATION OF LANDS FOR PUBLIC FACILITIES

1. The City may require that areas of real property within a subdivision or other residential, commercial, or industrial development be reserved for parks, and recreational facilities, fire stations, libraries, or other public uses such as, but not limited to, domestic water and sewage facilities subject to the following conditions.
 - a. The proposed use of the land reserved is in accordance with General Plan policies and standards, any adopted specific plans, and all provisions of this Title.
 - b. The reserved area is of such size and shapes as to permit the balance of the property, within which the reservation is located, to be developed in an orderly and efficient manner.
 - c. The amount of land reserved will not make development of the remaining land held by the developer economically unfeasible.
2. The City shall, at the time of approval of a final map, parcel map, or approval of other residential, commercial, or industrial development, enter into a binding agreement to acquire such reserved areas within two years after the completion and acceptance of all improvements, unless such period of time is extended by mutual agreement. The purchase price shall be the market value thereof at the time of filing the tentative map, or other development request,

plus the taxes against such reserved area from the date of the reservation and any other costs incurred by the developer in the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area. If the City fails to enter into such a binding agreement, the requirement of reservation shall automatically terminate.

6.11.250 **REFLECTIVE MATERIAL**

Roofing materials which will be visible to the public from adjacent streets or property shall be of a non-reflective composition.

6.11.260 **RELOCATED STRUCTURES**

1. Structures may be relocated from one parcel to another subject to the following requirements:
 - a. Upon relocation of a structure to a new parcel, the parcel, including the relocated structure, shall comply with all regulations of this Title including all development standards, regulations, and restrictions for the use and the district in which the structure is to be relocated, including but not limited by this reference to building height, setback, parcel coverage, and unit density requirements.
 - b. The structure proposed to be moved or relocated shall be placed and, if necessary reconstructed, in the district within which it is to be located under all existing standards, regulations and restrictions.
 - c. Construction of residential structures proposed to be moved or replaced shall commence within thirty (30) days, and shall be completed within three hundred sixty-five (365) days, of the date the structure is relocated onto the property.
 - d. Prior to issuance of a building permit, a “Notice of Intent to Relocate” form, approved by the Building Official, shall be posted on the property proposed to contain the relocated structure for a minimum period of one (1) week.

6.11.270 **RIGHT TO FARM PROVISIONS**

1. Intent

It is the intent of this Section to conserve, protect, and encourage the development, improvement, and continued viability of agricultural land and industries for the long-term production of food and other agricultural products; support the economic well-being of the City’s residents; balance the rights of farmers to produce food and other agricultural products with the

rights of non-farmers who own, occupy, or use land within or adjacent to agricultural areas; and reduce the loss to the City of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

2. Applicability

All agricultural activity, operations, facilities, or appurtenances thereof shall comply with the provisions of this Chapter and with the applicable provisions of the zone district in which the land use is located.

3. Protection from Nuisance

a. No agricultural activity, operation, facility, or appurtenances thereof shall be, or become a nuisance if the following standards are met:

1) The agricultural use is conducted or maintained for commercial purposes; and

2) The agricultural use 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; and

3) The agricultural use has been in operation for more than three (3) years and was not a nuisance at the time it began.

b. This Section shall not invalidate any provision contained in the Government Code of the State of California associated with agricultural activities, operation, facility, or appurtenances thereof, constitutes a nuisance, public or private, as specifically defined or described in any such provision.

c. This Section is not to be construed to modify or abridge State law, as set out in the California Civil Code relative to nuisances, but rather to be utilized in the interpretation and enforcement of the provisions of City ordinances and regulations.

4. Notice to Buyers of Land

The Planning Director shall cause the following notice to be included on any proposed land division that lies partly or wholly within three hundred (300) feet of any land zoned for primarily agricultural purposes:

a. Lot(s) No. ____, as shown on this map, is (are) located partly or wholly within, or within three hundred (300) feet of land zoned primarily for

agricultural purposes by the City of Taft. It is the declared policy of the City of Taft that no agricultural activity, operation, facility, or appurtenances thereof, conducted or maintained for commercial purposes within the City of Taft and conducted in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it was not a nuisance at the time it began. The term "agricultural activity, operation, facility, or appurtenances thereof" includes, but is not limited to: the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity, including apiculture, horticulture, the raising of livestock, fur bearing animals, fish or poultry; and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

- b. The Public Works Director and City Engineer shall cause the notice described in subsection (a) to be included on any final land division proposed for recordation that lies partly or wholly within, or within three hundred (300) feet of any land zoned for agricultural purposes.

6.11.280**SCENIC RESOURCES**

1. Intent

The scenic resources regulations are intended to establish development standards which protect, preserve and enhance the aesthetic resources of the City by incorporating design considerations that minimize interference with The preservation of unique natural resources, roadside views and scenic corridors. It is also the intent of the Scenic Resources regulations to implement state and federal programs and regulations regarding scenic highway routes.

2. Location Requirements

The Scenic Resources regulations may be applied to the following areas:

- a. Areas with unique views of mountain and valley areas or any other aesthetic natural land formations.

3. Development Standards

- a. When a land is proposed within a scenic area, the following criteria shall be used to evaluate the project compliance with the intent of the district:

1) Building and Structure Placement

The building and structure placement shall be compatible with and shall not detract from the visual setting or obstruct significant views.

2) Setbacks

Intensive land development proposals, including, but not limited to, residential facilities, commercial, and industrial activities shall be designed to blend into the natural landscape and maximize visual attributes of the natural vegetation and terrain. The design of such development proposals shall also provide for maintenance of a natural open space parallel to the right-of-way. This represents the visible land area outside the highway right-of-way which may be described as the “view from the road”.

3) Access Drives

Right-of-way access drives shall be minimized. Developments involving concentrations of commercial activities shall be designated to function as an integral unit with common parking and right-of-way access drives when feasible.

4) Roads, Pedestrian Walkways, Parking and Storage Areas

Large scale development shall restrict the number of access points by providing common access roads. Parking and outside storage areas shall be screened from view, to the maximum extent feasible from adjacent scenic or recreational resources by placement of buildings and structures, or by landscaping and plantings.

5) Above Ground Utilities

Utilities shall be constructed and routed underground except in those situations where natural features prevent the underground routing or where safety considerations necessitate above ground construction and routing. Above ground utilities shall be constructed and routed to minimize detrimental effects on the visual setting of the designated area. Where practical, above ground utilities shall be screened from view from adjacent scenic or recreational resources by placement of buildings and structures.

6) Grading

The alteration of the natural topography of the site shall be minimized and shall, to the extent feasible and practical, avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system.

7) Storage Areas

Outside storage areas associated with commercial or industrial activities shall be completely screened, in a manner approved by the Planning Department, from view from the right-of-way with landscaping and plantings.

6.11.290 SCREENING REQUIREMENTS

1. Screening of Commercial and Industrial Uses

- a. Wherever any building or structure is erected or enlarged on any property which is zoned for commercial or industrial purposes and abuts a residentially zoned parcel, screening shall be erected and maintained along the property line(s) abutting the residential zone(s).
- b. The screening between commercial or industrial zoned districts and adjacent existing or planned residential uses shall consist of a decorative masonry wall sufficient for sound attenuation, and shall have a minimum height of six (6) feet on the commercial side of the wall, except for front yard or street side yard setback area of the existing or planned residential uses, where it will be reduced to forty (40) inches in height.

2. Screening of Storage Areas

Where permitted, all outdoor storage of materials, wares, crates, bottles, or similar items necessary to, or part of a permitted land use within an industrial, commercial, or special district shall be screened from view on at least three (3) sides by a solid opaque impact-resistant wall not less than five (5) feet in height, and on the fourth side by a solid opaque-resistant gate not less than five (5) feet in height or, alternatively, such other material or design approved by the Planning Director.

3. Screening of Refuse Storage Areas

Outdoor trash receptacles for multiple family and nonresidential uses shall be of sufficient size to accommodate the trash generated by the uses on the parcel(s) being served. All outdoor storage of trash, garbage, refuse, and other items or material intended for discarding or collection shall be screened from

public view on at least three (3) sides by a solid decorative wall not less than five (5) feet in height or, alternatively, such other material or design approved by the Planning Director. The fourth side shall contain an opaque gate maintained in working order and shall remain closed except when in use.

6.11.300 SETBACK REQUIREMENTS

Unless otherwise specified in this Chapter; Chapter 6.12 (Specific Use Development Standards), or Chapter 6.13 (Performance Standards), front, side, and rear setbacks for structures shall be maintained in accordance with the regulations of the district within which the structure is located.

6.11.310 SIGNS

Unless otherwise specified within Chapter 6.13 (Performance Standards) of this Title, signs shall comply with the provisions of Chapter 6.15 (Sign Requirements) of this Title.

6.11.320 SOIL REPORTS

1. A preliminary soils report, prepared by a civil engineer registered in the State of California, based upon adequate test borings, shall be required for every subdivision for which a final tract map is required, and may be required by the Public Works Director and City Engineer for other development applications. The preliminary soils report requirement may be waived if the Public Works Director and City Engineer finds that sufficient knowledge exists as to the quality of the soils located on the development site.
2. In the event the preliminary soils report indicates the presence of critically expansive soils or other soils problems which, if not corrected, could lead to structural defects, a soils investigation of each lot, parcel, or building site in the subdivision or development may be required. Such soils reports must be performed by a civil engineer, registered in the State of California, who shall recommend a corrective action likely to prevent structural damage to each structure proposed to be constructed in the area where such an identified soils problem exists.
3. The subdivision, or other type of development, or any portion thereof where soil problems exist, may be approved by the Public Works Director and City Engineer if it is determined that a recommended action would prevent an occurrence of damage to any structure to be constructed and that the issuance of a building permit be subject to the inclusion of such recommended action(s) for the construction of each structure involved.

4. All soils reports prepared specifically for subdivisions shall be kept on file for public inspection by the City, pursuant to the provisions of Section 66434.5 of the Subdivision Map Act.
5. Final soils reports shall certify that all soils meet engineering requirements prior to issuance of any building permit.

6.11.330 SOLAR ENERGY DESIGN

1. Purpose and Intent

These provisions are intended to incorporate, to the extent feasible, passive heating and cooling opportunities into the design or modifications of residential, commercial, and industrial developments. They are further intended to ensure that solar energy systems in residential, commercial, and industrial areas do not detract from the appearance of the surrounding neighborhood.

2. Design Requirements

a. Active Solar Design

Notwithstanding any provisions included in this Title related to screening roof-mounted equipment, the following standards shall apply to the design of all solar energy systems:

- 1) To the extent practical, roof-mounted solar collectors shall be placed in the location least visible from a public right-of-way without significantly reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted solar collectors shall be screened from public view at street level.
- 2) When feasible, collectors shall be integrated into the design of a building. Structural support for the collectors shall be screened in a manner that is compatible with the design of the building.
- 3) Appurtenant equipment, including plumbing and related fixtures, shall be installed in an attic or basement, where feasible.
- 4) Large accessory fixtures which must be exposed (e.g., storage tanks) shall be screened, where possible, through architectural features that harmonize with other design elements of the structure.
- 5) Storage tanks shall not be located in any required front or side yards except as permitted by Section 6.11.30.1.c, and they shall be screened from view from any public right-of-way.

- 6) Exterior collector surfaces shall have a matte finish, and shall be color-coordinated to harmonize with roof materials or other dominant colors of the structure.
 - 7) Any pool or spa facilities, other than those intended for a single family detached residence, shall be provided with a solar cover or solar water heating system.
3. Passive Solar Design in accordance with Section 66473.1 of the Subdivision Map Act.

- a. The design of a subdivision for which a tentative map is required pursuant to Section 66426 of the Subdivision Map Act, or other development, shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the development. Examples of passive or natural heating opportunities in subdivision design, or within other development include, but are not limited to:
 - 1) Design of lot size and configuration to permit orientation of structures in an east-west alignment for southern exposure.
 - 2) Design of lot size and configuration to permit orientation of a structure to take advantage of shade or prevailing breezes.
- b. In providing for future passive or natural heating or cooling opportunities in the design of a subdivision or within other residential, commercial, or industrial development for which a subdivision is not involved, consideration shall be given to local climate, contour, configuration of the parcel to be developed, and to other design improvement requirements. However, such provisions shall not result in reducing allowable densities or the applicable planning and zoning regulations in force at the time the tentative map or other development is filed.
- c. The requirements of this Section do not apply to condominium projects which consist of the subdivision of airspace in an existing building when no new structures area added.

6.11.340**SOLID WASTE REUSE AND RECYCLING REGULATIONS****1. Purpose and Intent**

Since January, 2000, California Cities must divert fifty percent (50%) of all solid waste through source reduction, recycling, and composting activities, pursuant to Chapter 18, Part 3 of Division 30 of the Public Resources Code (California Solid Waste Reuse and Recycling Access Act of 1991). Diverting fifty percent (50%) of all solid waste requires participation by residential, commercial, industrial, and public sectors.

The lack of adequate areas for collecting and loading recyclable materials that are compatible with surrounding land uses is a significant impediment to diverting solid waste and constitutes an urgent need for state and local agencies to address access to solid waste for source reduction, recycling, and composting activities. This Section has been developed to meet that need.

2. General Requirements

- (30%)
- a. Any new development project for which an application for a building permit is submitted shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials.
 - b. Any improvements for areas of a public facility used for collecting and loading solid waste shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials.
 - c. Any existing development project for which an application for a building permit is submitted for a single alteration which is subsequently performed that adds thirty percent (30%) or more to the existing floor area of the development project shall provide adequate, accessible, and convenient areas for collecting and loading recyclable materials.
 - d. Any existing development project for which an application for a building permit is submitted for multiple alterations which are conducted within a twelve month period which collectively add thirty percent (30%) or more to the existing floor areas of the development project shall provide adequate, accessible, and convenient areas for collecting and loading recyclable materials.
 - e. Any existing development project for which multiple applications for building permits are submitted for multiple alterations that are subsequently performed , and which collectively add thirty percent or more to the existing floor area of the development project, shall provide adequate, accessible, and convenient areas for collecting and loading recyclable materials.
 - f. Any existing development project occupied by multiple tenants, of whom one submits an application for a building permit for a single alteration which is subsequently performed that adds thirty percent (30%) or more to the existing floor area of that portion of the development project which said tenant leases, shall provide adequate, accessible and convenient areas for collecting and loading recyclable materials. Such recycling areas shall, at a minimum be sufficient in capacity, number, and distribution to serve that portion of the development project which said tenant leases.
 - g. Any existing development project occupied by multiple tenants, one of whom submits an application for a building permit for multiple alterations that are conducted within a twelve (12) months period which collectively add thirty percent (30%) or more to the existing floor area of that portion of the development project which said tenant leases, shall provide adequate, accessible, and convenient areas for collecting and loading recyclable materials. Such recycling areas shall, at a

minimum be sufficient in capacity, number, and distribution to serve that portion of the development project which said tenant leases.

- h. Any existing development project occupied by multiple tenants, one of whom submits multiple applications for building permits for multiple alterations which are subsequently performed, that portion of the development project which said tenant leases, shall provide adequate, accessible, and convenient areas for collecting and loading recyclable materials. Such recycling areas shall, at a minimum be sufficient in capacity, number, and distribution to serve that portion of the development project which said tenant leases.
 - i. Any costs associated with adding recycling space to existing development projects shall be the responsibility of the party or parties who are responsible for financing the alterations.
3. Guidelines for all Development Projects
- a. Recycling areas should be designed to be architecturally compatible with nearby structures and with the existing topography and vegetation, in accordance with such standards.
 - b. The design and construction of recycling areas shall not prevent security of any recyclable materials placed therein.
 - c. The design, construction, and location of recycling areas shall not be in conflict with any applicable federal, state, or local laws relating to fire, building, access, transportation, circulation, or safety.
 - d. Recycling areas, or bins and/or containers placed therein, must provide protection against adverse environmental conditions, such as rain, which might render the collected materials unmarketable.
 - e. Driveways and/or travel aisles shall, at a minimum, conform to local building code requirements for garbage collection access and clearance. In the absence of such building code requirements, driveways and/or travel aisles should provide unobstructed access for collection vehicles and personnel.
 - f. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling areas.
 - g. Developments and transportation corridors adjacent to recycling areas shall be adequately protected for any adverse impacts such as noise,

odor, vectors, or glare through measure including, but not limited to maintaining adequate separation, fencing, and landscaping.

4. Additional Guidelines for Single Tenant Development Projects
 - a. Areas for recycling shall be adequate in capacity, number, and distribution to serve the development project.
 - b. Dimensions of the recycling area shall accommodate receptacles sufficient to meet the recycling needs of the development project.
 - c. An adequate number of bins or containers to allow for the collection and loading of recyclable materials generated by the development project should be located within the recycling area.
5. Additional Guidelines for Multiple Tenant Development Projects
 - a. Recycling areas shall, at a minimum, be sufficient in capacity, number, and distribution to serve that portion of the development project by the tenant(s) who submitted an application or applications resulting in the need to provide recycling area(s).
 - b. Dimensions or recycling areas shall accommodate receptacles sufficient to meet the recycling needs of that portion of the development project by the tenant who submitted an application or applications resulting in the need to provide recycling area(s).
 - c. An adequate number of bins or containers to allow for the collection and loading of recyclable materials generated by the portion of the development project by the tenant(s) who submitted an application or applications resulting in the need to provide recycling area should be located within the recycling area.
6. Location
 - a. Recycling areas shall not be located in any area required to be constructed or maintained as unencumbered, according to any applicable federal, state, or local laws relating to fire, access, building, transportation, circulation, or safety.
 - b. Any and all recycling areas shall be located so they are at least as convenient to those persons who deposit, collect, and load the recyclable materials placed therein as the location(s) where the solid waste is collected and loaded. Whenever feasible, areas for collecting and loading recyclable materials shall be adjacent to the solid waste collection areas.

6.11.350 **STORAGE**

The following outdoor storage regulations shall apply in addition to any other standards and requirements of the various districts established by this Title:

1. No sales, rentals, long-term storage, repair work, dismantling, or servicing of any motor vehicle, trailer, airplane, boat, loose rubbish, garbage, junk, or building materials shall be permitted in any front or street side yard of any property, except where such property is an automobile dealership or an automobile rental lot, in which case long term storage for purpose of sale or rental shall be permitted. Repair or servicing of any motor vehicle may occur provided that the work continues for a period not to exceed seventy-two (72) hours. Long-term storage shall mean storage for a period of seventy-two (72) or more consecutive hours.
2. In any residential district, no portion of any vacant or undeveloped parcel, or a parcel where no main building exists, shall be used for storage of the items listed above.
3. Building materials for use on the same parcel or building site may be stored on the parcel or building site during the time that a valid building permit is in effect for construction on the premises.

6.11.360 **STREET LIGHTING AND TREE PLANTING**

1. Street Lighting
 - a. The provision of street lights shall be required for all tentative tract maps and other residential, commercial, or industrial developments. Street lights shall be placed in accordance with improvement standards approved by City Council.
 - b. At a minimum, a developer of a residential, commercial, or industrial development shall construct or enter into an agreement to construct, prior to acceptance and approval of a final map or equivalent approval if a subdivision is not involved, a street lighting system of a utility-owned ornamental system consisting of standard ornamental electroliers customarily furnished by the utility or other design approved by the utility and the Public Works Director; or
 - c. The developer of a residential, commercial, or industrial development shall be liable for and shall pay charges of such utility attributable to such installation.

- d. Installation of street lighting shall be underground and shall be in accordance with plans and specification of or as approved by the serving utility and the Public Works Director and City Engineer.
2. Front Yard Tree Planting
 - a. All land divisions governed by this Section, or by Title X of the Municipal Code, shall be required to plant a minimum of one (1) tree per parcel frontage prior to final building inspection based on the following standards:
 - 1) Trees shall be chosen from the approved City of Taft Street Tree List for trees, shrubs, and ground covers. Each choice should reflect consideration of the geographic zone involved.
 - 2) Trees shall be located a minimum of ten (10) feet from driveways and from any public sidewalk.
 - 3) For corner lots, street trees shall be required on both street frontages, provided such planting does not interfere with sight distances and setbacks.
 - 4) Exceptions to street tree planting may be permitted by the Public Works Director in cul-de-sac and on those lots where proper spacing is not possible. Requests for exception shall be made, in writing, to the Planning Director.
 - b. The proposed location of all street trees shall be indicated on the site plans submitted to the Public Works Director for comment and final approval.
 - c. All trees planted in the public right-of-way or closer than fifteen (15) feet to a public sidewalk, curb and gutter, and street shall require installation of a root barrier as approved by the Public Works Director.

6.11.370 TRANSPORTATION CONTROL MEASURES

1. Intent

It is the intent of this Section, along with other provisions of this Title, to implement the transportation control measures called for in both the latest adopted San Joaquin Air Quality Management Plan and the latest adopted Federal Attainment Plan for Carbon Monoxide and green house gases as defined by the Environmental Protection Agency and the State of California.

2. On-Site Pedestrian Walkways and Bicycle Pathways

All new non-residential and multi-family developments of ten (10) or more units shall provide on-site walkways and bicycle pathways connecting each building to adjacent public streets where feasible.

3. Passenger Loading Facilities

All new non-residential and multiple-family developments of ten (10) or more units with at least one hundred (100) parking spaces shall provide a minimum of one (1) passenger loading area equivalent to five (5) parking spaces in close proximity to the building entrances and located to avoid interference with on-site vehicle circulation.

4. Vanpool Parking Facilities

All new non-residential developments with a minimum of one-hundred (100) spaces shall provide preferential vanpool parking facilities for a minimum of one (1) space which has a minimum vertical clearance of nine (9) feet for each one hundred (100) parking spaces.

5. Transit Improvements

All new non-residential and multiple-family developments, along existing or planned transit routes, shall provide transit improvements such as bus pullouts, bus pads, and bus shelters if determined necessary in consultation with Taft Area Transit, or other locally operated transit systems.

6. Reduced Parking Requirements

Provisions shall be made by the Planning Commission for reduction of on-site parking space requirements for all new non-residential developments on a case by case basis when such developments are linked to other actions which reduce vehicle trips.

7. Country Wide Bicycle Plan

The City shall consider participation in implementation of the Country Wide Bicycle Plan upon its adoption.

6.11.380 UNDERGROUND UTILITIES

1. Requirement for Underground Installation of Utility Lines

All permits dealing with utility lines shall be consistent with all applicable State laws and regulations.

Except as provided in this Title, the following utility lines, existing and proposed, shall be installed underground in conjunction with new development projects. Said undergrounding of utility lines shall include, but not be limited to, all new electrical distribution lines, existing electrical distribution lines of 34,500 Volts (V) or less, telephone, street light service lines, cable television and similar service wires or cable which:

- a. Provides new service to the property being developed;
- b. Are existing and located within the boundaries of the property being developed;
- c. Are existing between property line and the centerline of the peripheral streets of the property being developed; or
- d. Are along the project perimeter boundary.

2. Responsibility for Compliance

Arrangements, including payment for all costs for undergrounding utility lines, shall be made by the developer or owner of the property to be developed with the serving utility company(s). Undergrounding of utility lines and structures may be done by the developer, or owner, with permission from the serving utility.

3. Timing of Compliance

Undergrounding shall be completed:

- a. prior to the inspection approval of related street improvements; or
- b. prior to building occupancy, if no related street improvements are required.

4. General Exceptions

The following exceptions shall apply:

- a. Temporary overhead utility lines including necessary service poles, wires, and cables may be permitted and installed to the satisfaction of the Building Official for the period during which authorized construction is continuing for which valid building permits have been issued. All temporary overhead utility lines shall be removed prior to the issuance of the Certificate of Occupancy.

- b. Appurtenances and associated equipment including, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system, may be placed above ground and installed to the satisfaction of the Public Works Director and City Engineer.
 - c. In established residential areas where overhead utility lines presently exist along or near lot lines and where an in-fill single family dwelling unit is being developed on a single lot, or where an in-fill two family or duplex dwelling unit is being developed on a single lot, overhead utility lines may be permitted and installed to the satisfaction of the Public Works Director and City Engineer.
5. Exceptions Approved by the Public Works Director and City Engineer

The following further exceptions may apply, subject in each case to the specific written approval of the Public Works Director and City Engineer, and then only on the basis of a formal request detailing the reasons therefore:

- a. On developments consisting of three (3) lots or less that do not in total exceed one hundred and fifty feet (150') of frontage for residential, commercial, office professional, business park, public/institutional, or industrial development, the Planning Commission, on recommendation of the Public Works Director and City Engineer, may waive construction of underground utility lines along the peripheral streets or property lines; however, all on-site utility service lines shall be installed underground. In such a situation, the developer or property owner shall deposit the cost, as determined by the Public Works Director and/or City Engineer, for undergrounding utility lines along the peripheral streets or property lines with the City for future undergrounding work to be done by the City.
 - b. A new single family residence constructed in rural undeveloped areas where there are no existing utility lines within a quarter (.25) mile radius. However, in such a situation, the developer or property owner shall deposit the cost as determined by the Public Works Director and City Engineer for undergrounding utility lines along the peripheral streets or property lines with the City for future undergrounding work to be done by the City.
6. Non Conforming Structures

Buildings and structures which, on the effective date of this Title or any subsequent amendments thereto, are nonconforming in regard to above ground on-site utility lines and structures, may continue to be used, altered or

enlarged in the same manner, as if such nonconforming utility lines did not exist.

7. Appeals

An appeal, along with the appropriate fee, may be submitted to the City Council for the consideration of waiving all or portions of the requirements of this Section due to topographic conditions, soil or other factors that render under grounding unreasonable or impractical. All appeals shall be in writing, and shall state the reason why under grounding is unreasonable or impractical. Appeals shall include a preliminary estimate of cost, in writing, from the serving utility company(s).

6.11.390 VACANT BUILDING REGISTRATION

1. Purpose

Abandoned or vacant buildings are a major cause and source of blight in both residential and nonresidential neighborhoods, especially when the owner of the property fails to actively maintain and manage it. Boarded buildings, substandard or unkempt properties, and long-term vacancies discourage economic development, lower property values or degrade their appreciation, and constitute a public nuisance.

Vacant properties are often overgrown with weeds and other vegetation, used as a dumping ground for debris, toxic or other hazardous substances, and illegal personal storage of potentially combustible materials. Blighted vacant properties also attract vagrants, squatters, and other criminal elements as prime locations to conduct illegal activities.

When the owner of a vacant or abandoned building allows the building to deteriorate to such an extent that the building must be demolished, persons and neighboring properties could be endangered. In these circumstances, the owner of the building can often evade notice and hearing procedures that would otherwise be required, and the neighborhood and the City as a whole lose an important and sometimes historical significant resource

2. Definition.

A building shall be defined as vacant or abandoned if it:

- a. Is unoccupied or unsecured; or
- b. Is unoccupied and secured by boarding or other similar means; or
- c. Is unoccupied and unsafe as defined in Section 102 of this Code; or

- d. Is unoccupied and has multiple code violations; or
- e. Has been unoccupied for over 30 days; or
- f. Has an expired business license for over 30 days.

A building shall not be considered vacant or abandoned if:

- a. There is a valid building permit for repair, rehabilitation, or construction of a building on the parcel and the owner completes the repair, rehabilitation, or construction within one year from the date the initial permit was issued; or
 - b. The building complies with all codes, does not contribute to blight, is ready for occupancy, and is actively being offered for sale, lease, or rent.
 - c. The property owner suffers an unforeseen and undue hardship that limits their ability to comply with sections (B)1 and (B)2 above, as determined by the Director.
3. Vacant Building Registration.

The owner of a building defined as vacant or abandoned shall register that building with the Planning and Community Development Department within 30 days after it has become vacant or abandoned on a form provided by the Department. The form shall describe the methods by which the owner has secured the property against unauthorized entry, declare any future plans for the property, state whether or not there is fire and liability insurance coverage, and provide such other information as the Department may require. A registration fee shall be paid at the time of registration and annually thereafter.

4. Notice to Owner.

Whenever the Director has probable cause to believe, based upon an inspection, complaint, or report from another agency of the City of Taft or other governmental agency, that a building is vacant or abandoned and it has not been registered as required by this Section, the Director shall serve the owner of record, as shown on the Assessor's Records, or authorized agent with a written notice requiring the owner to register the building with the Department as vacant or abandoned and pay the registration fee within the period of time specified in the notice, which shall be no greater than 30 days.

5. Posting.

The owner of record of the vacant or abandoned building is required to post a sign at the front of the building, in a conspicuous location protected from the weather, which provides the current name, address, and phone number of the owner of record and authorized agent if different from the owner. If a notice of default or foreclosure has been recorded for the property, the lender's name, address, and telephone number must also be provided. The sign shall be no smaller than 8 ½ inches by 11 inches.

6. Vacant Building Maintenance and Security Requirements.

The following maintenance and security requirements shall apply to a vacant or abandoned building. The Director has the discretion to modify these requirements in the case of a partially vacant building, and to modify or waive some or all of these requirements in the case of a building that has been damaged by fire, a natural disaster, or other calamity.

- a. The property owner shall actively maintain and monitor the exterior of the building and the grounds so that they remain in compliance with all applicable codes and regulations, and do not contribute to and are not likely to contribute to blight. Active exterior maintenance and monitoring shall include, but not limited to:
 - 1) Maintenance of landscaping and plant materials in good condition;
 - 2) Regular removal of all exterior trash, debris, and graffiti;
 - 3) Maintenance of the exterior of the building in a good condition that is structurally safe and preserves the physical integrity of the structure, including but not limited to paint and finishes, foundation, roof, chimneys, flues, gutters, downspouts, scuppers, flashing, skylights, windows, exterior stairs and decks;
 - 4) Removal of business identification signs; repair, patch and paint sign area; and replace existing cabinet sign faces with a black face so electrical and lighting is not exposed;
 - 5) Prevention of criminal activity on the premises and trespass by unauthorized persons;
 - 6) Turning off all utilities that are not necessary for the upkeep and maintenance of the building.
- b. The property owner shall preserve the interior of the building from damage by the elements or plumbing leaks, and keep it free from accumulation of garbage and other debris, and from infestation by rodents,

insects, or other pests. Active interior maintenance shall include, but not limited to:

- 1) Removal of interior furnishings, racks, displays, trash, debris, vehicles, business identification signs, and other potential combustible materials to reduce the risk of a potential fire and provide clear paths of travel for emergency personnel;
 - 2) Maintenance of the interior of the building in a good condition that is structurally safe and preserves the physical integrity of the structure, including by not limited to paint, wall and floor finishes, lighting fixtures and switches, plumbing fixtures, heating and air conditioning systems, and doorways and openings;
 - 3) Prevention of criminal activity and trespass within the interior of the vacant or abandoned building by unauthorized persons;
 - 4) The personal use of or leasing to other individuals for use of a vacant or abandoned buildings for storage of personal items, commercial goods, personal or commercial vehicles, and other similar items, as determined by the Director, are prohibited.
- c. The building shall be secured against unauthorized entry. The methods of security shall be as approved by the Director, who shall take into consideration whether the property has been cited for nuisance activities or criminal conduct by another department of the City of Taft or other government agency.

7. Insurance.

The owner of record of a vacant building shall maintain a minimum fire and liability insurance coverage. The insurance policy shall be required to provide notice to the Department in the event of cancelation of insurance or a reduction in coverage.

8. Violation and Enforcement.

A property in violation of the provisions of this section is deemed to be a public nuisance and subject to enforcement by the Department and other departments, as necessary. The property owner may be subject to violation fees in addition to the vacant building registration fee.

6.11.400 WATER EFFICIENT LANDSCAPE REQUIREMENTS (Ord. 778-10)

1. Purpose and Intent

The California State Legislature has found:

- a. That the waters of the state are of limited supply and are subject to ever increasing demands;
- b. That the continuation of California's economic prosperity is dependent on the availability of adequate supplies of water for future uses;
- c. That it is the policy of the State to promote the conservation and efficient use of water and to prevent the waste of this valuable resource;
- d. That landscapes are essential to the quality of life in California by providing areas for active and passive recreation and as an enhancement to the environment by cleaning air and water, preventing erosion, offering fire protection, and replacing ecosystems lost to development; and
- e. That landscape design, installation, maintenance and management can and should be water efficient; and
- f. That Section 2 of Article X of the California Constitution specifies that the right to use water is limited to the amount reasonably required for the beneficial use to be served and the right does not and shall not extend to waste or unreasonable method of use.

2. Consistent with these legislative findings, the purpose of this ordinance is to:

- a. Promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible;
- b. Establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction and rehabilitated projects;
- c. Establish provisions for water management practices and water waste prevention for existing landscapes;
- d. Use water efficiently without waste by setting a Maximum Applied Water Allowance as an upper limit for water use and reduce water use to the lowest practical amount;
- e. Promote the benefits of consistent landscape ordinances with neighboring local and regional agencies;
- f. Encourage the use of economic incentives that promote the efficient use of water, such as implementing a tiered-rate structure; and

of

- g. Encourage cooperation between the City of Taft and local agencies to implement and enforce of this ordinance.

Note: Authority cited: Section 65593, Government Code. Reference: Sections 65591, 65593, 65596, Government Code.

3. Applicability

- a. After January 1, 2010, this ordinance shall apply to all of the following landscape projects:

- 1) New construction and rehabilitated landscapes for public agency projects and private development projects with a landscape area equal to or greater than twenty-five hundred (2,500) square feet requiring a building or landscape permit, plan check, or design review;
- 2) New construction and rehabilitated landscapes which are developer installed in single-family and multi-family projects with a landscape area equal to or greater than twenty-five hundred (2,500) square feet requiring a building or landscape permit, plan check, or design review;
- 3) New construction landscapes which are homeowner-provided and/or homeowner-hired in single-family and multi-family residential projects with a total project landscape area equal to or greater than five thousand (5,000) square feet requiring a building or landscape permit, plan check, or design review;
- 4) Existing landscapes limited to Sections 22, 23, and 24; and
- 5) Cemeteries. Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to Section 22, 23, and 24.

- b. This ordinance does not apply to:

- 1) Registered local, state or federal historical sites;
- 2) Ecological restoration projects that do not require a permanent irrigation system;
- 3) Mined-land reclamation projects that do not require a permanent irrigation system; or

- 4) Plant collections, as part of botanical gardens and arboretums open to the public.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

3. Definitions.

The terms used in this ordinance have the meaning set forth below:

- a. “Applied water” means the portion of water supplied by the irrigation system to the landscape.
- b. “Automatic irrigation controller” means an automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.
- c. “Backflow prevention device” means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.
- d. “Certificate of Completion” means the document required under Section 13.
- e. “Certified irrigation designer” means a person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency’s Water Sense irrigation designer certification program and Irrigation Association’s Certified Irrigation Designer program.
- f. “Certified landscape irrigation auditor” means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency’s Water Sense irrigation auditor certification program and Irrigation Association’s Certified Landscape Irrigation Auditor program.
- g. “Check valve” or “anti-drain valve” means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

- h. “Common interest developments” means community apartment projects, condominium projects, planned developments, and stock cooperatives per Civil Code Section 1351.
- i. “Conversion factor (0.62)” means the number that converts acre-inches per acre per year to gallons per square foot per year.
- j. “Drip irrigation” means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
- k. “Ecological restoration project” means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.
- l. “Effective precipitation” or “usable rainfall” (Eppt) means the portion of total precipitation which becomes available for plant growth.
- m. “Emitter” means a drip irrigation emission device that delivers water slowly from the system to the soil.
- n. “Established landscape” means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.
- o. “Establishment period of the plants” means the first year after installing the plant in the landscape for the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth.
- p. “Estimated Total Water Use” (ETWU) means the total water used for the landscape as described in Section 8.
- q. “ET adjustment factor” (ETAF) means a factor of 0.7, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. A combined plant mix with a site-wide average of 0.5 is the basis of the plant factor portion of this calculation. For purposes of the ETAF, the average irrigation efficiency is 0.71. Therefore, the ET Adjustment Factor is $(0.7) \div (0.5/0.71)$. ETAF for a Special Landscape Area shall not exceed 1.0 ETAF for existing non-rehabilitation landscapes is 0.8.

- r. “Evapotranspiration rate” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.
- s. “Flow rate” means the rate at which water flows through pipes, valves and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.
- t. “Hardscapes” means any durable material (pervious and non-pervious).
- u. “Homeowner-provided landscaping” means any landscaping either installed by a private individual for a single family residence or installed by a licensed contractor hired by a homeowner. A homeowner, for purposes of this ordinance, is a person who occupies the dwelling he or she owns. This excludes speculative homes, which are not owner-occupied dwellings.
- v. “Hydro zone” means a portion of the landscaped area having plants with similar water needs. A hydro zone may be irrigated or non-irrigated.
- w. “Infiltration rate” means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).
- x. “Invasive plant species” means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by county agricultural agencies as noxious species. “Noxious weeds” means any weed designated by the Weed Control Regulations in the Weed Control Act and identified on a Regional District noxious weed control list. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.
- y. “Irrigation audit” means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution infirmity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.
- z. “Irrigation efficiency” (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average irrigation efficiency for purposes of this ordinance

is 0.71. Greater irrigation efficiency can be expected from well designed and maintained systems.

- defined
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- aa. “Irrigation survey” means an evaluation of an irrigation system that is less detailed than an irrigation audit. An irrigation survey includes, but is not limited to: inspection, system test, and written recommendations to improve performance of the irrigation system.
 - bb. “Irrigation water use analysis” means an analysis of water use data on meter readings and billing data.
 - cc. “Landscape architect” means a person who holds a license to practice landscape architecture in the State of California Business and Professions Code, Section 5615.
 - dd. “Landscape area” means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).
 - ee. “Landscape contractor” means a person licensed by the state of California to construct, maintain, repair, install, or subcontract the development of landscape systems.
 - ff. “Landscape Documentation Package” means the documents required under Section 7.
 - gg. “Landscape project” means total area of landscape in a project as in “landscape area” for the purposes of this ordinance, meeting requirements under Section 2.
 - hh. “Lateral line” means the water delivery pipeline that supplies water to emitters or sprinklers from the valve.
 - ii. “Local water purveyor” means any entity, including a public agency, county, or private water company that provides retail water service.
 - jj. “Low volume irrigation” means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

- kk. “Main line” means the pressurized pipeline that delivers water from the water source to the valve or outlet.
- ll. “Maximum Applied Water Allowance” (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in Section 8. It is based upon the area’s reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the Maximum Applied Water Allowance. Special Landscape Areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ETAF not to exceed 1.0.
- mm. “Microclimate” means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.
- nn. “Mined-land reclamation projects” means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.
- oo. “Mulch” means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.
- pp. “New construction” means, for the purpose of this ordinance, a new building with a landscaped for other new landscape, such as a park, playground, or greenbelt without an associated building.
- qq. “Operating pressure” means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.
- rr. “Overhead sprinkler irrigation systems” means systems that deliver water through the air (e.g., spray heads and rotors).
- ss. “Overspray” means the irrigation water which is delivered beyond the target area.
- tt. “Permit” means an authorizing document issued by local agencies for new construction or rehabilitated landscapes.
- uu. “Pervious” means any surface or material that allows the passage of water through the material and into the underlying soil.

- vv. “Plant factor” or “plant water use factor” is a factor, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this ordinance, the plant factor range for low water use plants is 0 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this ordinance are derived from the Department of Water Resource 2000 publication “Water Use Classification of Landscape Species”.
- ww. “Precipitation rate” means the rate of application of water measured in inches per hour.
- xx. “Project applicant” means the individual or entity submitting a Landscape Documentation Package required under Section 7, to request a permit, plan check, or design review from the City. A project applicant may be the property owner or his or her designee.
- yy. “Rain sensor” or “rain sensing shutoff device” means a component Which automatically suspends an irrigation event when it rains.
- zz. “Record drawing” or “as-builts” means a set of reproducible drawings which show significant changes in the work made during construction and which are usually based on drawings marked up in the field and other data furnished by the contractor.
- aaa. “Recreational area” means areas dedicated to active play such as parks, sports fields, and golf courses where turf provides a playing surface.
- bbb. “Recycled water”, “reclaimed water”, or “treated sewage effluent water” means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.
- ccc. “Reference evapotranspiration” or “ETo” means a standard of environmental parameters which affect the water use of plants. ETo is expressed in inches per day, month, or year as represented in Appendix A, and is an estimate of the evapotranspiration of a large field of four- to seven-inch (4” -7”) tall, cool-season grass that is well watered. Reference evapotranspiration is used as the bases of determining the Maximum Applied Water Allowance so that regional differences in climate can be accommodated.
- ddd. “Rehabilitated landscape” means any re-landscaping project that requires a permit, plan check, or design review, meets the requirements of Section 2, and the modified landscape area is equal to or greater than twenty-five hundred (2,500) square feet, is fifty percent (50%) of

- the total landscape area, and the modifications are complete within one (1) year.
- eee. “Runoff” means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.
- fff. “Soil moisture sensing device” or “soil moisture sensor” means a device that measure the amount of water in the soil. The device may also suspend or initiate an irrigation event.
- ggg. “Soil texture” means the classification of soil based on its percentage of sand, silt, and clay.
- hhh. “Special Landscape Area” (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.
- iii. “Sprinkler head” means a device which delivers water through a nozzle.
- jjj. “Static water pressure” means the pipeline or municipal water supply pressure when water is not flowing.
- kkk. “Station” means an area served by one valve or by a set of valves that operate simultaneously.
- lll. “Swing joint” means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.
- mmm. “Turf” means a ground cover surface of mowed grass. Annual bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermuda grass, Kikuyu grass, Seashore Paspalum, St. Augustine grass, Zoysia grass, and Buffalo grass are warm-season grasses.
- nnn. “Valve” means a device used to control the flow of water in the irrigation system.
- ooo. “Water conserving plant species” means a plant species identified as having a low plant factor.

ppp. “Water feature” means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydro zone of the landscape area. Constructed wetlands used for on-site wastewater treatment or storm water best management practices that are not irrigated and used solely for water treatment or storm water retention are not water features and, therefore, are not subject to the water budget calculation.

qqq. “Watering window” means the time of day irrigation is allowed.

rrr. “WUCOLS” means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension, the Department of Water Resources and the Bureau of Reclamation, 2000.

Note: Authority Cited: Section 65595, Government Code. Reference: Sections 65592, 65596, Government Code.

4. Provisions for New Construction or Rehabilitated Landscapes

- a. The City may designate another agency, such as the West Kern Water District, to implement some or all of the requirements contained in this ordinance. The City may collaborate with water purveyors to define each entity’s specific responsibilities relating to this ordinance.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Governmental Code.

5. Compliance with Landscape Documentation Package

- a. Prior to construction, the City shall:
 - 1) provide the project applicant with the ordinance and procedures for permits, plan checks, or design reviews;
 - 2) review the Landscape Documentation Package submitted by the project applicant;
 - 3) approve or deny the Landscape Documentation Package;
 - 4) issue a permit or approve the plan check or design review for the project applicant; and

- 5) upon approval of the Landscape Documentation Package, submit a copy of the Water Efficient Landscape Worksheet to the West Kern Water District.
- b. Prior to construction, the project applicant shall:
 - 1) submit a Landscape Documentation Package to the City.
- c. Upon approval of the Landscape Documentation Package by the City, the project applicant shall:
 - 1) receive a permit or approval of the plan check or design review record the date of the permit in the Certificate of Completion;
 - 2) submit a copy of the approved Landscape Documentation Package along with the record drawings, and any other information to the property owner or his/her designee; and
 - 3) submit a copy of the Water Efficient Landscape Worksheet to the West Kern Water District.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

6. Penalties

The City may establish and administer penalties to the project applicant for non-compliance with the ordinance to the extent permitted by law.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

7. Elements of the Landscape Documentation Package

- a. The Landscape Documentation Package shall include the following six (6) elements:
 - 1) Project information;
 - a) date
 - b) project applicant
 - c) project address (if available, parcel and/or lot number(s))
 - d) total landscape area (square feet)

- e) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
 - f) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
 - g) checklist of all documents in Landscape Documentation Package
 - h) project contacts to include contact information for the project applicant and property owner
 - i) applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package".
- 2) Water Efficient Landscape Worksheet;
 - a) hydro zone information table
 - b) water budget calculations
 - i. Maximum Applied Water Allowance (MAWA)
 - ii. Estimated Total Water Use (ETWU)
 - 3) soil management report;
 - 4) landscape design plan;
 - 5) irrigation design plan; and
 - 6) grading design plan.
8. Water Efficient Landscape Worksheet
- a. A project applicant shall complete the Water Efficient Landscape Worksheet which contains two sections (see sample worksheet in Appendix B):
 - 1) a hydro zone information table (see Appendix B, Section A) for the landscape project; and

- 2) a water budget calculation (see Appendix B, Section B) for the landscape project. For the calculation of the Maximum Applied Water Allowance and Estimated Total Water Use, a project applicant shall use the ETo values from the Reference Evapotranspiration Table in Appendix A. For geographic areas not covered in Appendix A, use data from other cities located nearby in the same reference evapotranspiration zone, as found in the CIMIS reference Evapotranspiration Zones Map, Department of Water Resources, 1999.
- b. Water budget calculations shall adhere to the following requirements:
- 1) The plant factor used shall be from WUCOLS. The plant factor ranges from 0 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.
 - 2) All water features shall be included in the high water use hydro zone and temporarily irrigated areas shall be included in the low water use hydro zone.
 - 3) All Special Landscape Areas shall be identified and their water use calculated as described below.
 - 4) ETAF for Special Landscape Areas shall not exceed 1.0.

c. Maximum Applied Water Allowance

The Maximum Applied Water Allowance shall be calculated using the equation:

$$\text{MAWA} = (\text{ETo}) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})]$$

d. Estimated Total Water Use

The Estimated Total Water Use shall be calculated using the equation below. The sum of the Estimated Total Water Use calculated for all hydro zones shall not exceed MAWA.

$$\text{ETWU} = (\text{ETo})(0.62) \frac{(\text{PF} \times \text{HA})}{\text{IE}} + \text{SLA}$$

Where:

ETWU=Estimated Total Water Use per year (gallons)

ETo =Reference Evapotranspiration (inches)

- PF =Plant Factor from WUCOLS (see Section 491)
HA =Hydro zone Area [high, medium, and low water use areas](sq. ft.)
SLA =Special Landscape Area (sq. ft.)
0.62 =Conversion Factor
IE =Irrigation Efficiency (minimum 0.71)

9. Soil Management Report

- a. In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, as follows:
- 1) Submit soil samples to a laboratory for analysis and recommendations.
 - a) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
 - b) The soil analysis may include:
 - i. soil texture;
 - ii. infiltration rate determined by laboratory test or soil texture infiltration rate table;
 - iii. pH;
 - iv. total soluble salts;
 - v. sodium;
 - vi. percent organic matter; and
 - vii. recommendations.
 - 2) The project applicant, or his/her designee, shall comply with one of the following:
 - a) If significant mass grading is not planned, the soil analysis report shall be submitted to the City as part of the Landscape Documentation Package; or
 - b) If significant mass grading is planned, the soil analysis report shall be submitted to the City as part of the Certificate of Completion.

- 3) The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
- 4) The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the City with Certification of Completion.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

10. Landscape Design Plan

- a. For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. A landscape design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

- 1) Plant Material

- a) Any plant may be selected for the landscape, providing the Estimated Total Water Use in the landscape area does not exceed the Maximum Applied Water Allowance. To encourage the efficient use of water, the following is highly recommended:
 - i. protection and preservation of native species and natural vegetation;
 - ii. selection of water-conserving plant and turf species;
 - iii. selection of plants based on disease and pest resistance;
 - iv. selection of trees based on applicable City tree ordinances or tree shading guidelines; and
 - v. selection of plants from City and regional landscape plant lists.
- b) Each Hydro zone shall have plant materials with similar use, with the exception of hydro zones with plants of mixed water use, as specified in Section 11.a.2.d.

water

- c) Plants shall be selected and planted appropriately based upon their adaptability to the climate, geologic, topographical conditions of the project site. To encourage the efficient use of water, the following is highly recommended:
 - i. use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
 - ii. recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure [e.g., buildings, sidewalks, power lines]; and
 - iii. consider the solar orientation for plant placement to maximize summer shade and winter solar gain.
 - d) Turf is not allowed on slopes greater than twenty-five percent (25%) where the toe of the slope is adjacent to an Impermeable hardscape and where twenty-five percent (25%) means one (1) foot vertical elevation change for every four (4) feet of horizontal length (rise divided by run x 100= slope percent).
 - e) A landscape design plan for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Public Resources Code Section 4291(a) and (b). Avoid fire-prone plant materials and highly flammable mulches.
 - f) The use of invasive and/or noxious plant species is strongly discouraged.
 - g) The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.
- 2) Water Features
- a) Recirculation water systems shall be used for water features.

- b) Where available, recycled water shall be used as a source for decorative water features.
 - c) Surface area of a water feature shall be included in the high water use hydro zone area of the water budget calculation.
 - d) Pool and spa covers are highly recommended.
- 3) Mulch and Amendments
- a) A minimum of two inch (2”) layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
 - b) Stabilizing mulching products shall be used on slopes.
 - c) The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
 - d) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 9).
- b. The landscape design plan, at a minimum, shall:
- 1) delineate and label each hydro zone by number, letter, or other method;
 - 2) identify each hydro zone as low, moderate, high water, or mixed water use. Temporary irrigated areas of the landscape shall be included in the low water use hydro zone for the water budget calculation;
 - 3) identify recreational areas;
 - 4) identify areas permanently and solely dedicated to edible plants;
 - 5) identify areas irrigated with recycled water;
 - 6) identify type of mulch and application depth;
 - 7) identify soil amendments, type, and quantity;
 - 8) identify type and surface area of water features;

- 9) identify hardscapes (pervious and non-pervious);
- 10) identify location and installation details of any applicable storm water best management practices that encourage on-site retention and infiltration of storm water. Storm water best management practices are encouraged in the landscape design plan and examples include, but are not limited to:
 - a) infiltration beds, swales, and basins that allow water to collect and soak into the ground;
 - b) constructed wetlands and retention ponds that retain water, handle excess flow, and filter pollutants; and
 - c) pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete, etc.) that minimize runoff.
- 11) identify any applicable rain harvesting or catchment technologies (e.g., rain gardens, cisterns, etc.);
- 12) contain the following statement: “I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan”; and
- 13) bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.)

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code and Section 1351, Civil Code.

11. Irrigation Design Plan

- a. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturer’s recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

- 1) System
 - a) Dedicated landscape water meters are highly recommended on landscape areas smaller than five thousand (5,000) square feet to facilitate water management.
 - b) Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data shall be required for irrigation scheduling in all irrigation systems.
 - c) The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
 - i. if the static pressure is above or below the required dynamic pressure for the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
 - ii. static water pressure, dynamic or operating pressure and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
 - d) Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems as appropriate for local climate conditions. Irrigation should be avoided during windy or freezing weather or during rain.
 - e) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
 - f) Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable City code (i.e., public health) for additional backflow prevention requirements.

- g) High flow sensors that detect and report high flow conditions created by system damage, or malfunction are recommended.
- h) The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
- i) Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
- j) The design of the irrigation system shall conform to the hydro zones of the landscape design plan.
- k) The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section 8 regarding the Maximum Applied Water Allowance.
- l) It is highly recommended that the project applicant or City inquire with the West Kern Water District about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.
- m) In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
- n) Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
- o) Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
- p) Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to high traffic areas.
- q) Check valves or anti-drain valves are required for all irrigation systems.

- r) Narrow or irregularly shaped areas, including turf, less than eight (8) feet in width in any direction, shall be irrigated with subsurface irrigation or low volume irrigation system.
 - s) Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:
 - i. the landscape area is adjacent to permeable surfacing and no runoff occurs; or
 - ii. the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or
 - iii. the irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package and clearly demonstrates strict adherence to irrigation system design criteria in Section 11.a.1.h. Prevention of overspray and runoff must be confirmed during the irrigation audit.
 - t) Slopes greater than twenty-five percent (25%) shall not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.
- 2) Hydro zone
- a) Each valve shall irrigate a hydro zone with similar site, slope, sun exposure, soil conditions, and plant material with similar water use.
 - b) Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydro zone.
 - c) Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf.

- d) Individual hydro zones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:
 - i. plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
 - ii. the plant factor of the higher water using plant is used for calculations.
 - e) Individual hydro zones that mix high and low water use plants shall not be permitted.
 - f) On the landscape design plan and irrigation design plan, hydro zone areas shall be designed by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the Hydro Zone Information Table (see Appendix B Section A). This table can also assist with the irrigation audit and programming the controller.
- b. The irrigation design plan, at a minimum, shall contain:
- 1) location and size of separate water meters for landscape;
 - 2) location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices;
 - 3) static water pressure at the point of connection to the public water supply;
 - 4) flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;
 - 5) recycled water irrigation systems as specified in Section 18;
 - 6) the following statement: “I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan”; and
 - 7) the signature of a licensed architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 5500.1, 5615, 5641,

5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

12. Grading Design Plan

- a. For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan shall be submitted as part of the Landscape Documentation Package. A comprehensive grading plan prepared by a civil engineer for other City permits satisfies this requirement.
 - 1) The project applicant shall submit a landscape grading plan that indicates finished configurations and elevations of the landscape area including:
 - a) height of graded slopes;
 - b) drainage patterns;
 - c) pad elevations;
 - d) finish grade; and
 - e) storm water retention improvements, if applicable.
 - 2) To prevent excessive erosion and runoff, it is highly recommended that project applicants:
 - a) grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable hardscapes;
 - b) avoid disruption of natural drainage patterns and undisturbed soil; and
 - c) avoid soil compaction in landscape areas.
 - 3) The grading design plan shall contain the following statement: “I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design

plan” and shall bear the signature of a licensed professional as authorized by law.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

13. Certificate of Completion

a. The Certificate of Completion (see Appendix C for a sample certificate) shall include the following six (6) elements:

- 1) project information sheet that contains:
 - a) date;
 - b) project name;
 - c) project applicant name, telephone, and mailing address;
 - d) project address and location; and
 - e) property owner name, telephone, and mailing address;
- 2) certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package;
 - a) where there have been significant changes made in the field during construction, these “as-built” or record drawings shall be included with the certification;
- 3) irrigation scheduling parameters used to set the controller (see Section 14);
- 4) landscape and irrigation maintenance schedule (see Section 15);
- 5) irrigation audit report (see Section 16); and
- 6) soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of soil report recommendations (see Section 9).

b. the project applicant shall:

- 1) submit the signed Certificate of Completion to the City for review;

- 2) ensure that copies of the approved Certificate of Completion are submitted to the West Kern Water District and property owner or his or her designee.
- c. The City shall:
- 1) receive the signed Certificate of Completion from the project applicant;
 - 2) approve or deny the Certificate of Completion. If the Certificate of Completion is denied, the City shall provide information to the project applicant regarding reapplication, appeal, or other assistance.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

14. Irrigation Scheduling

- a. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
- 1) Irrigation scheduling shall be regulated by automatic irrigation controllers.
 - 2) Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless the weather conditions prevent it. If allowable hours of irrigation differ from the City or West Kern Water District, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
 - 3) For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
 - 4) Parameters used to set the automatic controller shall be developed and submitted for each of the following:

- a) the plant establishment period;
 - b) the established landscape; and
 - c) temporarily irrigated areas.
- 5) Each irrigation schedule shall consider for each station of the following that apply:
- a) irrigation interval (days between irrigation);
 - b) irrigation run times (hours or minutes per irrigation event to avoid runoff);
 - c) number of cycle starts required for each irrigation event to avoid runoff);
 - d) amount of applied water scheduled to be applied on a monthly basis;
 - e) application rate setting;
 - f) root depth setting;
 - g) plant type setting;
 - h) soil type;
 - i) slope factor setting;
 - j) shade factor setting; and
 - k) irrigation uniformity or efficiency setting.

15. Landscape and Irrigation Maintenance Schedule

- a. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.
- b. A regular maintenance schedule shall include, but not be limited to, routine inspection; adjustment and repair of the irrigation system and its components; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; weeding in all landscape areas, and removing and obstruction to emission devices. Operation of the irrigation system

outside the normal watering window is allowed for auditing and system maintenance.

- c. Repair of all irrigation equipment shall be done with the originally installed components of their equivalents.
- d. A project applicant is encouraged to implement sustainable or environmentally-friendly practices for overall landscape maintenance.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

16. Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis

- a. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.
- b. For new construction and rehabilitation landscape projects installed after January 1, 2010, as described in Section 2:
 - 1) the project applicant shall submit an irrigation audit report with the Certificate of Completion to the City that may include, but is not limited to: inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule;
 - 2) the City shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation surveys for compliance with the Maximum Applied Water Allowance.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

17. Irrigation Efficiency

- a. For the purpose of determining Maximum Applied Water Allowance, average irrigation efficiency is assumed to be 0.71. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average landscape irrigation efficiency of 0.71.

Note. Authority Cited: Section 65595, Government Code. Reference: Section 65596. Government Code.

18. Recycled Water

- a. The installation of recycled water irrigation systems that allow for the current and future use of recycled water, unless a written exemption has been granted as described in Section 18.b.
- b. Irrigation systems and decorative water features shall use recycled water unless a written exemption has been granted by the City and West Kern Water District stating that recycled water meeting all public health codes and standards is not available and will not be available for the foreseeable future.
- c. All recycled water irrigation systems shall be designed and operated in accordance with all applicable City and State laws.
- d. Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for Special Landscape Areas shall not exceed 1.0.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

19. Storm water Management

- a. Storm water management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality. Implementing storm water best management practices into the landscape and grading design plans to minimize runoff and to increase on-site retention and infiltration are encourage.
- b. Project applicants shall refer to the City or Regional Water Quality Control Board for information on any applicable storm water ordinances and storm water management plans.
- c. Rain gardens, cisterns, and other landscapes features and practices that increase rainwater capture and create opportunities for infiltration and/or onsite storage are recommended.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

20. Public Education

- a. Publications. Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principals of design, installation, management, and maintenance that save water is encouraged in the community.

- 1) The City or West Kern Water District shall provide information to owners of new, single-family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes.
- b. Model Homes. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscape described in this ordinance.
 - 1) Signs shall be used to identify the model as an example of a water efficient landscape featuring elements such as hydro zones, irrigation, equipment, and other that contribute to the overall water efficient theme.
 - 2) Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

21. Environmental Review

- a. The City must comply with the California Environmental Quality Act (CEQA), as appropriate.

Note: Authority Cited: Section 21082, Public Resources Code. Reference: Sections 21080, 21082, Public Resources Code.

22. Provisions for Existing Landscapes

- a. The City may designate the West Kern Water District to implement some or all of the requirements contained in this ordinance. The City may collaborate with the West Kern Water District to define each entity's specific responsibilities relating to this ordinance.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

23. Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis

- a. This section shall apply to all existing landscapes that were installed before January 1, 2010 and are over one (1) acre in size.
 - 1) For all landscapes in Section 32.a that have a water meter, the City shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation surveys, and irrigation

audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the Maximum Applied Water Allowance for existing landscapes. The Maximum Applied Water Allowance for existing landscapes shall be calculated as: $MAWA = (0.8) (ET_o)(LA)(0.62)$

- 2) For all landscapes in Section 23.a that do not have a meter, the City or the West Kern Water District shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendation as necessary in order to prevent water waste.

- b. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

24. Water Waste Prevention

- a. The City shall prevent water waste resulting from inefficient landscape irrigation by prohibiting runoff from leaving the target landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures. Penalties for violation of these prohibitions shall be established locally.
- b. Restrictions regarding overspray and runoff may be modified if:
 - 1) the landscape area is adjacent to permeable surfacing and no runoff occurs; or
 - 2) the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.

Note. Authority cited: Section 65594, Government Code. Reference: Section 65596, Government Code.

25. Effective Precipitation

- a. The City may consider Effective Precipitation twenty-five percent (25%) of an annual precipitation) in tracking water use and may use the following equation to calculate Maximum Applied Water Allowance:

$$MAWA = (ET_o - E_{ppt}) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

26. Evaluation of Landscape Plans

- a. All landscape projects shall be evaluated according to an objective system. Points shall be awarded for each water-saving component of the plan as provided in this section. A minimum of eighty (80) points must be attained in the landscape planting category and one hundred twenty (120) points in the irrigation category for a total of two hundred (200) points for landscape project approval and permit issuance.
- b. Notwithstanding other provisions of this Title, for purposes of the approval of landscaping projects submitted pursuant to this section, the following point values which correspond to specific landscaping and irrigation techniques shall apply:

**POINT VALUES FOR
LANDSCAPING & PLANTING**

Landscaping Planting: 120 Points Possible (40%)	Maximum Points
Water Conserving Plants Used:	
25 – 100% of total plant material count*	25 pts
25% or less of total count of water conserving plants used	0 pts
Plant groups by water needs	10 pts
Spacing of Plants based on mature growth	10 pts
Low water turf type	15 pts
Soil amendment (healthy soil, use less water)	10 pts
Deep root water sleeve for trees	10 pts
Turf 30 – 75% of total landscape area**	20 pts
(Turf 100% of total landscape area)	0 pts
Hardscape of 20% total	5 pts
Mulch 25 – 100% of total shrub area*	15 pts
Mulch 25% or less of total shrub area	0 pts
Landscape planting minimum requirements	80 pts

* Points allocated on a percentage basis

** Points allocated on a reserve percentage basis

Irrigation System: 180 Points Possible (60%)	Maximum Points
Low gallonage spray	40 pts
Drip/micro spray/bubbler	35 pts
Automatic controller	10 pts
Scheduling based on C.I.M.I.S. (California Irrigation Management Information System)	15 pts
Soil moisture sensors	15 pts
Rain sensors	15 pts
Sensitivity to slop factors (head spacing and valving)	15 pts
Sensitivity to climatic factors	5 pts
Sensitivity to aspect (orientation N-S-E-W)	10 pts
Check valves	20 pts
Irrigation minimum requirement	120 pts

Appendices

Appendix A. Reference Evapotranspiration (ETo) Table

County And City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
KERN													
Taft	1.3	1.8	3.1	4.3	6.2	7.3	8.5	7.3	5.4	3.4	1.7	1.0	51.2

The values in this table were derived from:

- 1) California Irrigation Management Information System (CIMIS);
- 2) Reference Evapotranspiration Zones Map, UC Dept. of Land, Air & Water Resources and California Dept of Water Resources 1999; and
- 3) Reference Evapotranspiration for California, University of California, Department of Agriculture and Natural Resources
- 4) (1987) Bulletin 1922,
- 5) Determining Daily Reference Evapotranspiration, Cooperative Extension UC Division of Agriculture and Natural Resources (1987), Publication Leaflet 21426

Appendix B-Sample Water Efficient Landscape Worksheet

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Documentation Package.

Please complete all section (A and B) of the worksheet.

SECTION A. HYDRO ZONE INFORMATION TABLE

Please complete the hydro zone table(s) for each hydro zone. Use as many tables as necessary to provide the square footage of landscape area per hydro zone.

Hydro zone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
Total				100%

*Hydro zone
 HW=High Water Use Plants
 MW=Moderate Water Use Plants
 LW=Low Water Use Plants

**Irrigation Method
 MS=Micro-spray
 S=Spray
 R=Rotor
 B=Bubbler
 D=Drip
 O=Other

SECTION B. WATER BUDGET CALCULATION

Section B1. Maximum Applied Water Allowance (MAWA)

The project’s Maximum Applied Water Allowance shall be calculated using this equation:

$$MAWA = (ET_o) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

Where:

- MAWA=Maximum Applied Water Allowance (gallons per year)
- ET_o =Reference Evapotranspiration from Appendix A (inches per year)
- 0.7 =ET Adjustment Factor (ETAF)
- LA =Landscaped Area includes Special Landscape Area (square feet)
- 0.62 =Conversion factor (to gallons per square foot)
- SLA =Portion of the landscape area identified as Special Landscape Area (square feet)
- 0.3 =the additional ET Adjustment Factor for Special Landscape Area (1.0-0.7=0.3)

Maximum Applied Water Allowance = _____ gallons per year

Show Calculations.

Effective Precipitation (Eppt)

If considering Effective Precipitation, use twenty-five percent (25%) of annual precipitation. Use the following equation to calculate Maximum Applied Water Allowance:

$$MAWA= (ET_o - Eppt) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

Maximum Applied Water Allowance = _____ gallons per year

Show calculations.

Section B2. Estimated Total Water Use (ETWU)

The project’s Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

Where:

ETWU=Estimated total water use per year (gallons per year)

ETo =Reference Evapotranspiration (inches per year)

PF =Plant Factor from WUCOLS (see Definitions)

HA =Hydro zone Area [high, medium, and low water use areas] (square feet)

SLA =Special Landscape Area (square feet)

0.62 =Conversion Factor (to gallons per square foot)

IE =Irrigation Efficiency (minimum 0.71)

Hydro zone Table for Calculating ETWU

Please complete the hydro zone table(s). Use as many tables as necessary.

Hydro zone	Plant Water Use Type(s)	Plant Factor (PF)	Area (HA) (square feet)	PR x HA (square feet)
			Sum	
	SLA			

Estimated Total Water Use= _____ gallons

Show Calculations.

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Name	Parcel, tract or lot number, if available.	
City	Latitude/Longitude (optional)	
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

“I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.”

Property Owner Signature

Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the City _____
2. Date the Landscape Documentation Package was approved by the City _____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the West Kern Water District _____

PART 2. CERTIFICATE OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

“I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package.”

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinances Section 14.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 15.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape and Irrigation Audit Report per ordinance Section 16.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 9. Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 9.

Appendix D. Maximum Allowed Water Allowance (Reference Section 8.c).

The example calculations below are hypothetical to demonstrate proper use of the equations and do not represent an existing or planned landscape project. The ETo values used in these calculations are from the Reference Evapotranspiration Table in Appendix A, for planning purposes only. For actual irrigation scheduling, automatic irrigation controllers are required and shall use current references evapotranspiration data, such as from the California Irrigation Management Information System (CIMIS), other equivalent data, or soil moisture sensor data.

- 1) Example MAWA calculation: a hypothetical landscape project in Fresno, CA with an irrigated landscape area of 50,000 square feet without any Special Landscape Area (SLA-0, no edible plants, recreational area, or use of recycled water). To calculate MAWA, the annual reference evapotranspiration value for Fresno is 51.1 inches as listed in the Reference Evapotranspiration Table in Appendix A.

$$\begin{aligned} \text{MAWA} &= (\text{ETo}) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})] \\ \text{MAWA} &= \text{Maximum Applied Water Allowance (gallons per year)} \\ \text{ETo} &= \text{Reference Evapotranspiration (inches per year)} \\ 0.62 &= \text{Conversion Factor (to gallons)} \\ 0.7 &= \text{ET Adjustment Factor (ETAF)} \\ \text{LA} &= \text{Landscape Area including SLA (square feet)} \\ 0.3 &= \text{Additional Water Allowance for SLA} \\ \text{SLA} &= \text{Special Landscape Area (square feet)} \\ \text{MAWA} &= (51.1 \text{ inches}) (0.62) [(0.7 \times 50,000 \text{ square feet}) + (0.3 \times 0)] \\ &= 1,108,870 \text{ gallons per year} \\ &\text{To convert from gallons per year to hundred-cubic-feet per year:} \\ &= 1,108,870 / 748 = 1,482 \text{ hundred-cubic-feet per year} \\ &(110 \text{ cubic feet} = 748 \text{ gallons}) \end{aligned}$$

- 2) In this next hypothetical example, the landscape project in Fresno, CA has the same ETo value of 51.1 inches and a total landscape area of 50,000 square feet. Within the 50,000 square foot project, there is now a 2,000 square foot area planted with edible plants. This 2,000 square foot area is considered to be a Special Landscape Area.

$$\begin{aligned} \text{MAWA} &= (\text{ETo}) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})] \\ \text{MAWA} &= (51.1 \text{ inches})(0.62) [(0.7 \times 50,000 \text{ square feet}) + (0.3 \times 2,000 \text{ square feet})] \\ &= 31.68 \times [35,000 + 600] \text{ gallons per year} \\ &= 31.68 \times 35,600 \text{ gallons per year} \\ &= 1,127,808 \text{ gallons per year or } 1,508 \text{ hundred-cubic-feet per year} \end{aligned}$$

Appendix E. Estimated Total Water Use (Reference Section 8.d).

- 1) Example ETWU calculation: landscape area is 50,000 square feet; plant water use type, plant factor, and hydro zone area are shown in the table below. The ETo value is 51.1 inches per year. There are no Special Landscape Areas (recreational area, area permanently and solely dedicated to edible plants, and are irrigated with recycled water) in this example.

Hydro zone	Plant Water Use Type(s)	Plant Factor (PF)*	Hydro zone Area (HA) (square feet)	PF x HA (square feet)
1	High	0.8	7,000	5,600
2	High	0.7	10,000	7,000
3	Medium	0.5	16,000	8,000
4	Low	0.3	7,000	2,100
5	Low	0.2	10,000	2,000
			Sum	24,700

WUCOLS

$$ETWU = (51.1)(0.62) \left(\frac{24,700}{0.71} + 0 \right) = 1,102,116 \text{ gallons per year}$$

Compare ETWU with MAWA: For this example MAWA = (51.1)(0.62) [(0.7 x 50,000) + (0.3 x 0)] = 1,108,870 gallons per year. The ETWU (1,102,116 gallons per year) is less than MAWA (1,108,870 gallons per year). In this example, the water budget complies with the MAWA.

2) Example ETWU calculation: total landscape area is 50,000 square feet, 2,000 square feet of which is planted with edible plants. The edible plant area is considered a Special Landscape Area (SLA). The reference evapotranspiration value is 51.1 inches per year. The plant type, plant factor, and hydro zone area are shown in the table below.

Hydro zone	Plant Water Use Type(s)	Plant Factor (PF)*	Hydro zone Area (HA) (square feet)	PF x HA (square feet)
1	High	0.8	7,000	5,600
2	High	0.7	9,000	6,300
3	Medium	0.5	15,000	7,500
4	Low	0.3	7,000	2,100
5	Low	0.2	10,000	2,000
			Sum	23,500
6	SLA	1.0	2,000	2,000

WUCOLS

$$ETWU = (51.1)(0.62) \left(\frac{23,500}{0.71} + 2,000 \right) = (31.68) (33,099 + 2,000) = 1,111,936 \text{ gallons per year}$$

Compare ETWU with MAWA. For this example:
 MAWA = (51.1)(0.62) [(0.7 x 50,000) + (0.3 x 2,000)]

$$\begin{aligned} &=31.68 \times [35,000 + 600] \\ &=31.69 \times 35,600 \\ &=1,127,808 \text{ gallons per year} \end{aligned}$$

The ETWU (1,111,936 gallons per year) is less than MAWA (1,127,808 gallons per year). For this example, the water budget complies with the MAWA.

19.08.210 FENCES, WALLS, AND HEDGES

- A. In the E (1/4), E (1/2), E (1), E (2 1/2), R-1, R-2, and R-3 Districts, no fence, wall, or hedge located in the rear or side yards shall exceed a height of six (6) feet, except when a higher fence, wall, or hedge is required as a condition of approval of a discretionary permit except when approved by the Director in the manner contained in Subsection G of this section.
- B. In the E (1/4), E (1/2), E (1), E (2 1/2), R-1, R-2, and R-3 Districts, no fence, wall, or hedge located in the required front yard shall exceed a height of four (4) feet, except when a higher fence, wall, or hedge is required as a condition of approval of a discretionary permit or except when approved by the Director in the manner contained in Subsection paragraph G of this section.
- C. Maximum fence, wall, or hedge height shall be measured from the finished interior grade. That portion of a wall or fence functioning as a retaining wall shall not be counted in determining overall fence or wall height. (See Figure 19.08.210)
- D. In the E (1/4), E (1/2), E (1), E (2 1/2), R-1, R-2, and R-3 Districts, no barbed wire shall be used or maintained as part or on any fence, wall, or hedge located along the front, side, or rear lines of any lot, or within three (3) feet of said lines, and no sharp wire or points shall project at the top of any fence or wall less than six (6) feet in height. No electrified fences shall be permitted, regardless of location, except for purposes of animal containment on lots zoned with the Residential Suburban (RS) Combining District and which contain a minimum lot size of 2 1/2 acres.
- E. In the E (1/4), E (1/2), E (1), E (2 1/2), R-1, R-2, and R-3 Districts, no fence, wall, or hedge located in the rear twenty-five (25) feet of a through lot shall exceed four (4) feet in height, except when a higher fence, wall, or hedge is required as a condition of approval of a discretionary permit, or except when approved by the Director following the procedure described in Subsection G of this section.
- F. In the E (1/4), E (1/2), E (1), E (2 1/2), R-1, R-2, and R-3 Districts, no fence, wall, or hedge located within ten (10) feet of the rear lot line of a reversed corner lot between the street and the established front-yard setback line on the key lot to the rear shall exceed a height of four (4) feet, except when a higher fence, wall, or hedge is required as a condition of an approval of a discretionary permit, or except when approval by the Planning Director following the procedure described in Subsection G of this section.
- G. A public hearing is conducted using the procedure in Chapter 19.110, except that Section 19.110.050 shall not apply to such hearing. Heights exceeding the maximum heights otherwise permitted by this section may be allowed if the Director makes the following findings:
 - 1. The increased height will permit appropriate development on the property;
 - 2. The increased fence height is compatible with development in the vicinity; and
 - 3. The increased fence height will not create traffic hazards in the project vicinity.

**FIGURE 19.08.210
MAXIMUM FENCE HEIGHT**

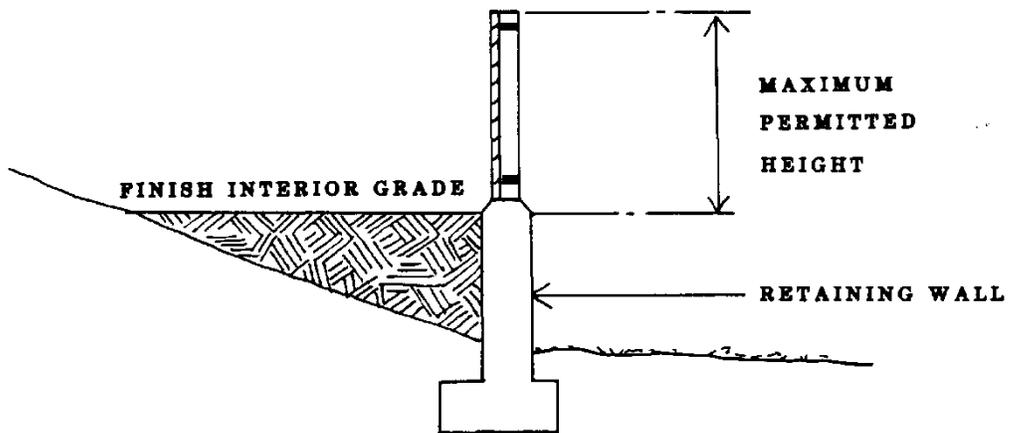
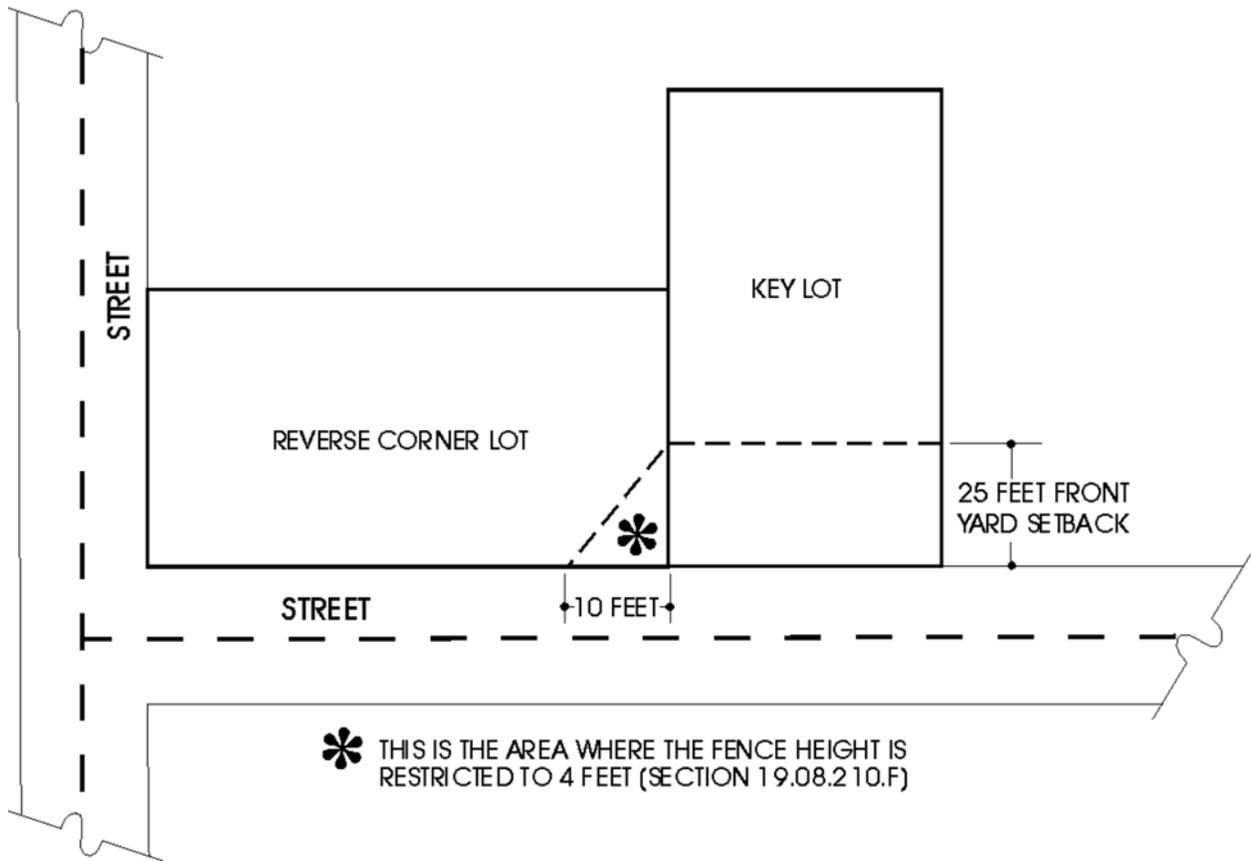


FIGURE 19.08.210.B
FENCE HEIGHT RESTRICTIONS
REVERSE CORNER LOTS



Bakersfield Municipal Code[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 17 ZONING](#)[Chapter 17.08 GENERAL REGULATIONS INCLUDING SITE PLAN REVIEW](#)**17.08.180 Fence, walls and hedges—Regulations.**

A. In the R-1, R-2, R-3 and R-4 zones, no fence, wall or hedge located in the rear or side yards shall exceed a height of six feet unless a greater height is required by city or state regulations for noise attenuation or sight screening. On all through lots located in these zones in which the rear lot line abuts a state highway, major highway or secondary highway and is below the grade of the roadway, at the roadway grade, or less than ten feet above the roadway grade, a masonry wall as defined by Section 17.04.462 shall be provided.

B. In the R-1, R-2, R-3 and R4 zones, no fence, wall or hedge located in the required front yard shall exceed a height of four feet, except in the following situations, in which such fence or wall may be higher but shall not exceed a height of six feet:

1. Where, as determined by the planning commission, a side yard is adjacent to an arterial or collector street and a

higher wall is necessary to finish the required subdivision wall.

2. Where, as determined by the city council, planning commission, or board of zoning adjustment, a higher fence or wall is necessary for purpose of noise attenuation.

C. Reserved.

D. In the R-1, R-2, R-3 and R-4 zones no barbed or electrified wire shall be used or maintained in or about the construction of a fence, wall or hedge along the front, side or rear lines of any lot, or within three feet of said lines, and no sharp wire or points shall project at the top of any fence or wall less than six feet in height.

E. In the C-O, C-C, C-1, C-2, M-1 and M-2 zones no barbed or electrified wire shall be erected, installed, used or maintained or caused to be erected, installed, used or maintained on, in or about any fence, wall or hedge along the front, side or rear lines of any lot, nor shall any barbed wire be erected, installed, used or maintained or caused to be erected, installed, used or maintained, for fencing purposes, or as a barrier across or around any lot, or portion thereof, or around any building or structure upon or along any street, alley or public way, unless the lowest strand of barbed wire is installed not less than six feet three inches above the highest adjoining grade on either side of such fence; where barbed or electrified wire is erected, installed, used or maintained in accordance with this subsection, it shall not extend over or into any abutting property or public right-of-way and shall, in all cases, either extend in toward the owner's side of such fence or directly vertical, subject to approval by the building director.

F. In the A zone barbed or electrified wire for agricultural fencing purposes shall be permitted to be erected, installed, used or maintained at locations at least one thousand three hundred feet from any residential area as defined in Section 17.32.020, and not otherwise, subject to approval by the building director.

G. Fences constructed prior to September 1, 1983, intended to act as protective enclosures and to make canals inaccessible to small children, are exempted from the restrictions of subsections D, E and F of this section. (Ord. 4781 § 1, 2014; Ord. 3824 § 3, 1998; Ord. 3610 § 2, 1994; Ord. 3021 § 3, 1986; Ord. 2696 § 7, 1982; prior code § 17.52.170)

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**Table 17-4
Residential Zone Development Standards**

	Rural Residential	Residential Estate	Low Density Residential Large Lot Size	Low Density Residential Medium Lot Size	Low Density Residential	Medium Density Residential	High Density Residential
PARCEL STANDARDS	R-R	R-E	R-1-10	R-1-8	R-1-6	R-2	R-3
Minimum lot size	20,000 s.f.	12,000 s.f.	10,000 s.f.	8,000 s.f.	6,000 s.f.	6,000 s.f.	6,000 s.f.
Minimum lot area per dwelling unit (square feet of lot area per dwelling unit)	1 per lot	1 per lot	1 per lot	1 per lot	1 per lot	3,000 s.f.	2,000 s.f.
Minimum lot width	85'	70'	65'	60'	60*	60'	60'
Minimum lot width (corners)	90'	75'	70'	65'	65'	65'	65'
Maximum lot width to depth ratio	1:3	1:3	1:3	1:3	1:3	1:3	1:3
Minimum lot width (cul-de-sac lots)	40'	40'	35'	35'	35'	40'	40'
Required setbacks							
- Front yard	35 ³	25 ³	20 ⁶	20 ⁶	20 ⁶	20 ⁶	20 ⁶
- Side yard	15'	5'	5'	5'	5'	5'	5'
- Side yard street side	20'	10'	10'	10'	10'	10'	10'
- Rear yard	15'	15'	15'	15'	15'	15'	15'
- Rear yard through lot	25 ³	25 ³	25 ⁶	25 ⁶	25 ⁶	25 ⁶	25 ⁶
Height limit/stories ^{16 - 17}	35/3	35/3	35/3 ¹⁰	35/3 ¹⁰	35/3 ¹⁰	35/3 ¹⁰	45/4 ¹⁰
Minimum distance between residential structures	10'	10'	10'	10'	10'	10 ¹⁵	10 ¹⁵
Minimum distance between residential structures and residential accessory structures	10'	10'	10'	10'	10'	10'	10'
Minimum distance between on-site or off-site residential structures and structures used for the purpose of housing livestock or for processing, packing or storing agricultural produce	100'	30 ¹¹	30 ¹¹	30 ¹¹	30 ¹¹	30 ¹¹	30 ¹¹
Fence, wall or hedge height							
- Within front yard setback	3.5'	3.5'	3.5'	3.5'	3.5'	3.5'	3.5'
- Within side yard setback	6'	6'	6'	6'	6'	6'	6'
- Within rear yard setback	6'	6'	6'	6'	6'	6'	6'
- Within rear yard setback through lot	6'	6'	6'	6'	6'	6'	6'

* Provided that for every two lots that are a minimum of sixty feet in width, one lot that is less than sixty feet in width may be allowed. In no case, however, shall any lot be less than six thousand square feet in lot area.

1. See Section [17.30.050](#) for details.
2. No more than one legal dwelling unit per legal lot or parcel. See appropriate section for details.
3. Or seventy-five feet from legal centerline of existing or proposed street, whichever is greater.

4. There is no height limitation for nonresidential structures in this zone. Radio and television antenna, chimneys, and other similar structures shall not exceed eighty feet in height.
5. Except when combined with a cluster district. See Chapter [17.52](#) for details.
6. Or fifty feet from the legal centerline of any existing or proposed local street or minor collector; seventy feet from legal centerline of any existing or proposed collector street.
7. Heights of structures may exceed forty-five feet or four stories in height if the building envelope above this height line is set back five feet for every additional ten feet in height. All rooflines above forty-five feet or four stories shall be articulated to add interest to the architectural skyline.
8. Residential may be successfully integrated within this zone with a specific plan or precise development plan and adhering to the applicable design district standards.
9. Residential is not applicable or permitted except when combined with a specific plan or precise development plan as a manager/caretakers quarters, and complies with the applicable design district standards. In this case the distance between residential and nonresidential on-site may be zero feet, but the distance to the nearest residential off-site will be as stated.
10. Detached accessory structures shall be limited to one story by right and may exceed one story with the approval of a conditional use permit.
11. And at least one hundred feet away from the front property line, and at least twenty-five feet from the street side of a corner lot and at least one hundred feet away from any public parks, schools, hospitals or similar institution.
12. Community recreational facilities shall not exceed two stories or twenty-five feet in height.
13. Minimum lot size shall be determined by the general plan.
14. Four thousand square feet is the minimum square footage per mobilehome space.
15. Plus an additional ten feet for each story to achieve a setback of two feet for every three feet of height.
16. Cannot obstruct existing solar collectors.
17. Residential units may have two-story residence where the second story is situated to the rear of the dwelling and is permitted by right in new subdivisions and not adjacent to existing single-story residences. The addition of a second story of an existing residence or the construction of a new two-story home in an established neighborhood shall be subject to a conditional use permit to insure that the design of the second story will provide privacy to adjacent single-family residences.

N/A - Not Applicable or Not Permitted

(Ord. 658 §1 (Exh. A), 2015).

The Wasco Municipal Code is current through Ordinance 660, passed December 1, 2015.

Disclaimer: The City Clerk's Office has the official version of the Wasco Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.ci.wasco.ca.us/> (<http://www.ci.wasco.ca.us/>)

City Telephone: (661) 758-7214

Code Publishing Company (<http://www.codepublishing.com/>)

20.10.90 - Fences and walls.

1. *Residential Districts.*

- a. In any required front yard or street side yard of a reversed corner lot, a wall or fence shall not exceed forty inches in height.
- b. A fence or fence wall not more than six feet in height, as measured from the adjacent grade on the same parcel may be maintained along any interior side yard, rear yard or street side yard provided that such wall or fence does not extend into the required front yard or the street side yard of a reverse corner lot, with the following exception:
For lots adjacent to a sidewalk, that portion of section 20.10.90.1.b, above which provides for a six-foot high fence may be increased to a maximum height of eight feet above the grade of the adjacent sidewalk when the final grade of the subject lot is at least two feet higher than the adjacent sidewalk; provided that for each one foot of fence height above the six feet, two feet of landscaped area shall be provided between the sidewalk and the subject fence.
- c. No barbed wire shall be used or maintained as a fence or wall, or as any part of a fence or wall when located along a front, side, or rear property line of any lot; nor shall any sharp wire or sharp points project above the top of any fence or wall.

2. *Nonresidential Districts.*

- a. Within any required front building setback area, walls or fences shall not exceed forty inches in height. However, walls or fences may be permitted up to a maximum height of five feet provided that the portion of the fence or wall above forty inches in height is ninety percent light-emitting wrought iron or other similar material.
- b. Walls for the purpose of screening commercial and industrial activities from more sensitive land uses, and for sound attenuation, shall be required as a condition of approval for commercial or industrial development. The height, placement and design of such walls shall be determined based on the required sound attenuation and/or need for visual screening to ensure consistency with General Plan policies and performance standards. In some instances, site specific conditions may require a variance to maximum wall height requirements in order to meet the provisions of this subsection.
- c. The screening between commercial or employment districts and adjacent existing or planned residential uses shall consist of a decorative masonry wall sufficient for sound attenuation, and shall have a minimum height of six feet on the commercial side of the wall, except for front yard or street side yard setback area, where it will be reduced to forty inches in height.
- d. In any required rear or interior side building setback area, except as provided by section 20.10.90.2.b above, walls and fences shall not exceed six feet in height except with an approved conditional use permit.
- e. No barbed wire or any other sharp point wire, such as razor sharp chain link fence topping, or points shall be permitted as a fence or part of a fence or wall in a DC or NC zone district.
- f. In a GC, CRC, AP, or CF zone district, barbed wired may be used as part of a fence or wall as set forth hereunder:
(1)

Where permitted by the Community Development Director, barbed wire shall be limited to three strands, no more than one foot in height, when placed on top of a fence or wall when that fence or wall is no less than six feet in height. All other types of fences, or parts of fences or walls, that have sharp wire, such as razor sharp chain link fence topping, or points projecting above the top or to the side of a fence or wall, are prohibited.

- (2) Said barbed wire, when in compliance with the requirements of subsection 20.10.90.2 above, shall be located no less than twenty-five feet from a front or street side property line, unless otherwise approved by the Community Development Director.



City of Taft Planning Commission Staff Report

Agenda Item #6

DATE: February 17, 2016

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Community Development

SUBJECT: City of Taft Municipal Service Review Update

RECOMMENDATION: This is an information item only, the Planning Commission will act on final draft at a future public hearing.

LOCATION: Citywide

PROJECT ANALYSIS:

On September 17, 2014, the Planning Commission reviewed and recommended approval by the City Council of an update to the Municipal Service Review (MSR) for the City of Taft, which included sections on the West Side Recreation and Park District. A MSR is a comprehensive study designed to better inform Local Agency Formation Commissions (LAFCo), local agencies, and the community about the provision of municipal services. Service reviews attempt to capture and analyze information about the governance structures and efficiencies of service providers, and to identify opportunities for greater coordination and cooperation between providers. The service review is a prerequisite to a sphere of influence determination and may also lead a LAFCo to take other actions under its authority.

Kern LAFCo has yet to take the updated MSR to their board as state law requires that adequate water utilities are available to the City of Taft and the adjacent county communities. They are working with the West Kern Water District to update their MSR, so that both documents can be approved together. Furthermore, the City needs to update their MSR once more to include discussion on Disadvantaged Unincorporated Communities (DUCs) per state Senate Bill 244. Attached is an excerpt from Kern County's 2015-2023 Housing Element Update that discusses the DUCs in the county. However, they did not include Ford City and South Taft on their list, which have median incomes below the state median. The Planning Director is drafting a comment letter on the County's Housing Element regarding the DUCs. Also attached are printouts from the U.S. Census with the household incomes for Ford City, South Taft, and Taft Heights for the 2009-2013 years.

CEQA:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the CEQA Guidelines as the proposed amendment will have no significant effect on the environment.

ATTACHMENTS:

1. Kern County 2015-2023 Housing Element Update Chapter 7 – Analysis of Underserved Disadvantaged Unincorporated Communities
2. U.S. Census American Community Survey 2009-2013 – Ford City Household Income
3. U.S. Census American Community Survey 2009-2013 – South Taft Household Income
4. U.S. Census American Community Survey 2009-2013 – Taft Heights Household Income

Chapter 7

Analysis of Underserved Disadvantaged Unincorporated Communities

A. Introduction

Senate Bill (SB) 244 (Wolk) was approved by the state in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUC) in city and county general plans, Local Agency Formation Commission (LAFCo) Municipal Service Reviews (MSR), and annexation decisions.

Government Code Section 65302.10(a) requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to identify and describe each DUC (fringe community, legacy community, and/or island community) that exists within unincorporated areas of the county or in spheres of influence of each city; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to any identified communities. SB 244 defines a DUC as a place that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another where 12 or more registered voters reside. For the purpose of this analysis, “close proximity” in the Kern County analysis was based on the threshold of more than one dwelling unit per acre. Information on the exact number of dwelling units was sometimes not available; in these cases, the number of residential units was used, and an assumption was made that one unit was equivalent to approximately one dwelling unit.
- Is either within a city sphere of influence (also known as a fringe community), is an island within a city boundary (also known as an island community), or is geographically isolated and has existed for at least 50 years (also known as a legacy community). Figure 1 graphically depicts these types of communities. Only legacy communities potentially occur in the unincorporated area of Kern County. The other two types of unincorporated communities occur in city spheres of influence or in unincorporated areas surrounded by incorporated cities.

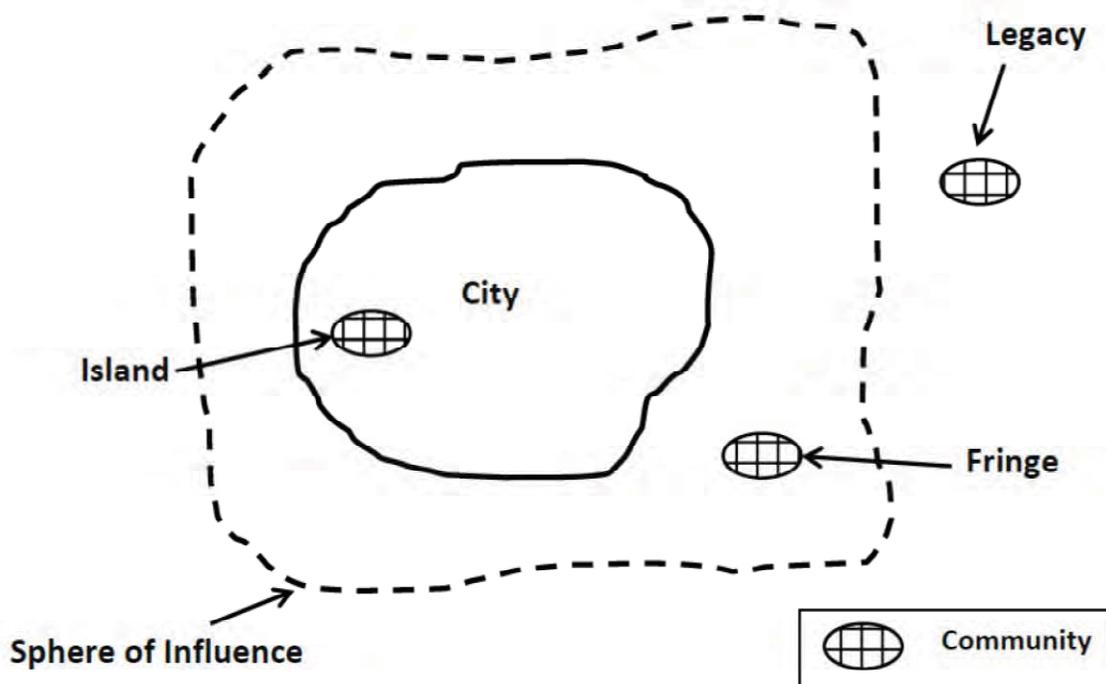
- Has a median household income that is 80 percent or less of the statewide median household income. (According to the US Census Bureau, American Community Survey (ACS), the median household income for California between 2009 and 2013 was \$61,094; therefore, communities with an area median income of \$48,875 or lower qualify.)

Table 69 lists the DUCs assessed in unincorporated Kern County.

Table 69. Assessed DUC Communities in Kern County

DUC Community
DUC 1: Bodfish
DUC 2: Boron
DUC 3: Buttonwillow
DUC 4: Cherokee Strip
DUC 5: Edmundson Acres
DUC 6: Fuller Acres
DUC 7: Johannesburg
DUC 8: Lake Isabella
DUC 9: Lake of the Woods
DUC 10: Lamont
DUC 11: Lost Hills
DUC 12: Mettler
DUC 13: Mojave
DUC 14: Mountain Mesa
DUC 15: Oildale
DUC 16: Onyx
DUC 17: Randsburg
DUC 18: USDA Lamont H.R. Olson
DUC 19: USDA Ruben J. Blunt Village
DUC 20: Weedpatch
DUC 21: Weldon
DUC 22: Wofford Heights

Source: Kern County 2015

Figure 1: Types of Communities That May Be DUCs

Source: OPR 2013

B. Analysis of Kern County Disadvantaged Unincorporated Communities

An analysis to identify DUCs in unincorporated Kern County was conducted in order to address the requirements of SB 244. In conducting the analysis, resources utilized included the SB 244 Technical Advisory (OPR 2013); the Municipal Service Reviews (MSR) of Kern County, independent agencies, and special districts in the county; and the city limit boundary maps of the cities in Kern County using geographic information systems (GIS).

Disadvantaged Unincorporated Communities

Twenty-two unincorporated communities were identified using Census Designated Place (CDP) information as possible DUCs and were considered for inclusion as communities for analysis. Several additional unincorporated agricultural labor communities were also identified for analysis as DUCs. Some CDPs and agricultural labor communities were eliminated because they did not meet the qualifications, based on census income data, mapping information, County staff knowledge, and plat records. Twenty-two communities met all of the criteria for analysis of services. Services to these communities were then assessed. **Figure 2** shows the relative location of the disadvantaged unincorporated communities in the county. **Figures 3-7** show the more specific DUCs by region. In these figures, some of the DUCs are divided into several clusters of housing and are labeled A, B, C, D, etc.

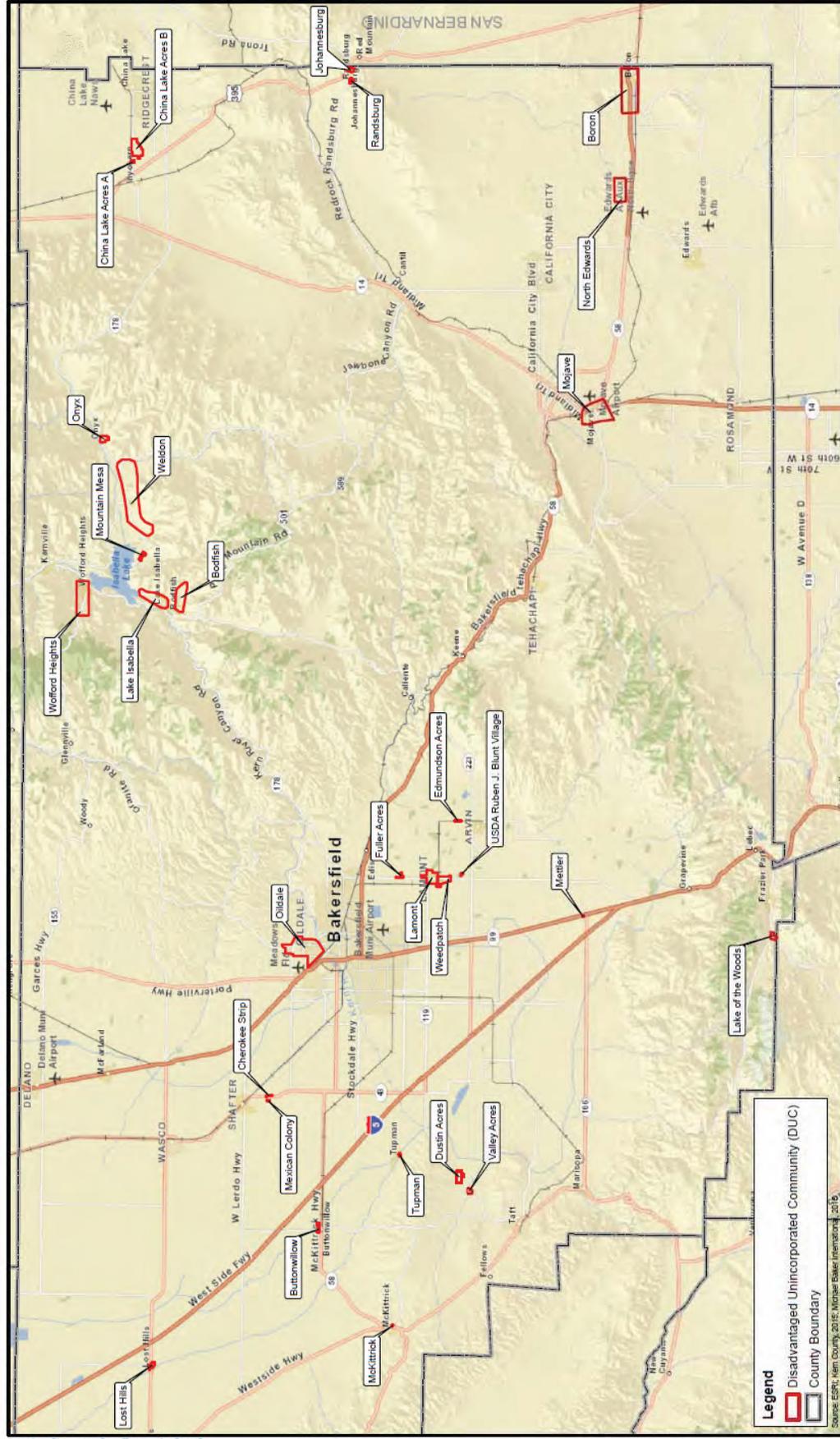


Figure 2 Disadvantaged Unincorporated Communities (DUCs) in Kern County

Michael Baker INTERNATIONAL



Figure 3
Disadvantaged Unincorporated Communities in Kern County
Western Kern

Michael Baker
INTERNATIONAL

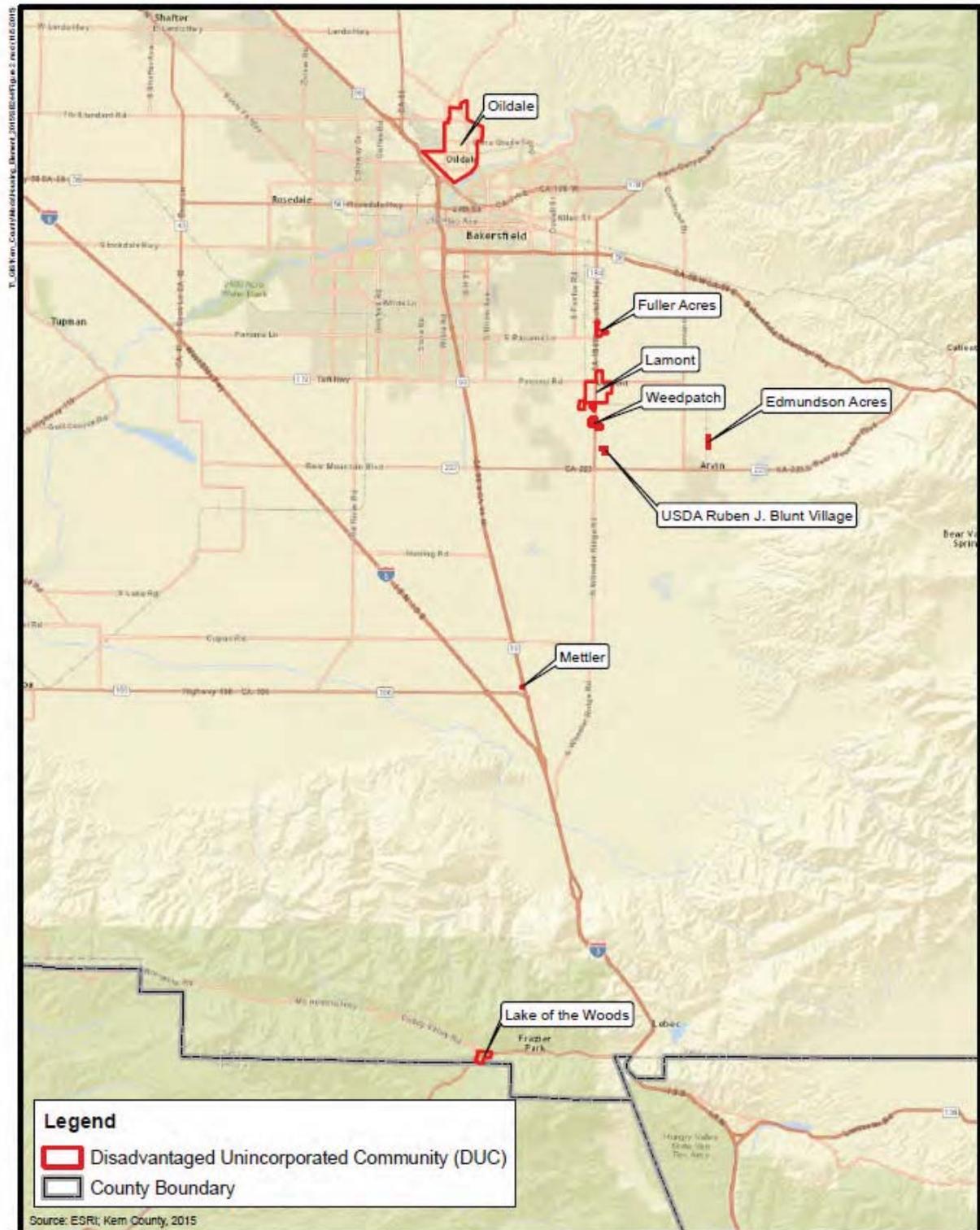


Figure 4
Disadvantaged Unincorporated Communities in Kern County
Metro Bakersfield and South Kern

Michael Baker
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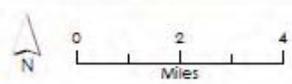
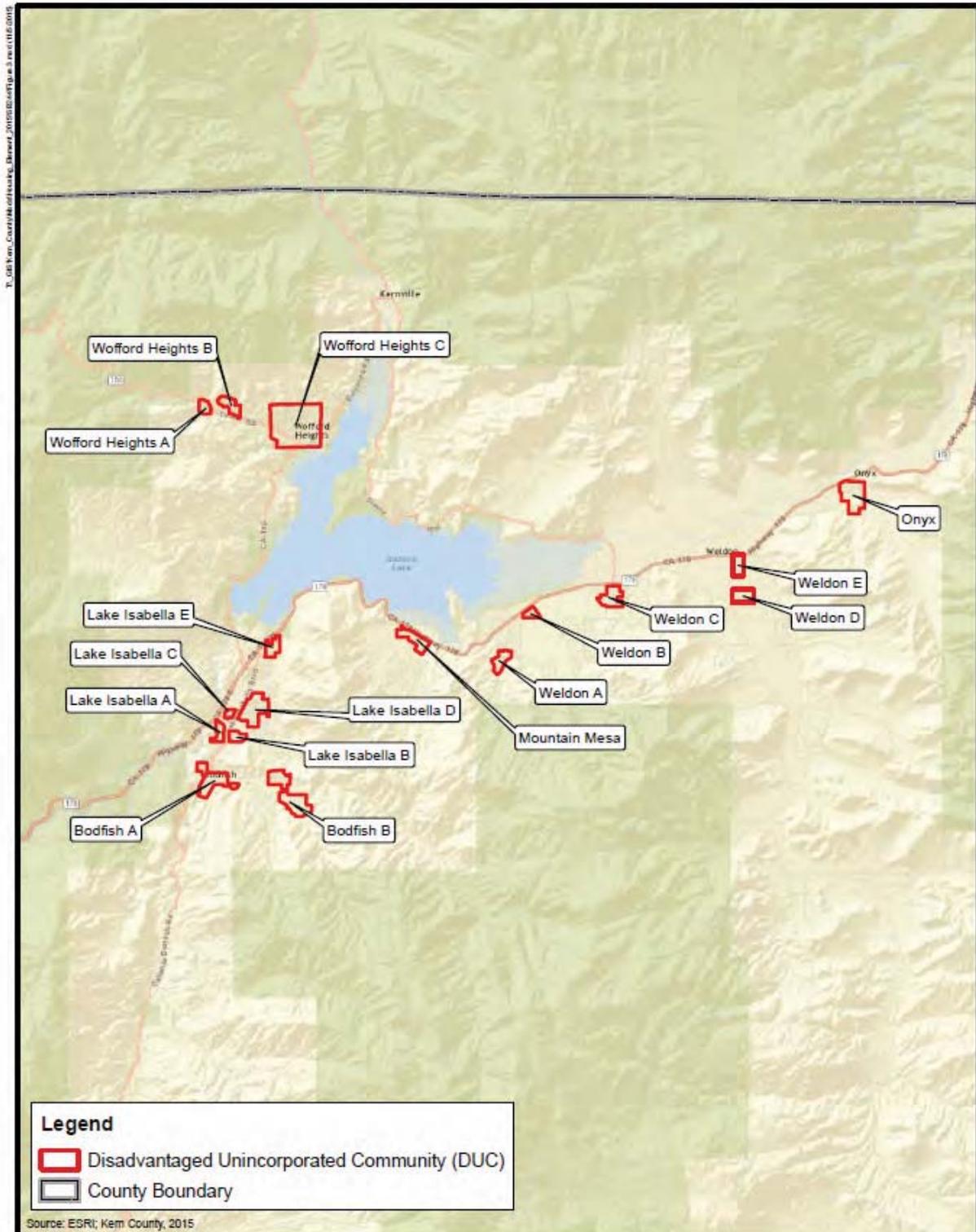


Figure 5
Disadvantaged Unincorporated Communities in Kern County
Isabella Lake/North Kern

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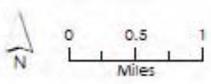
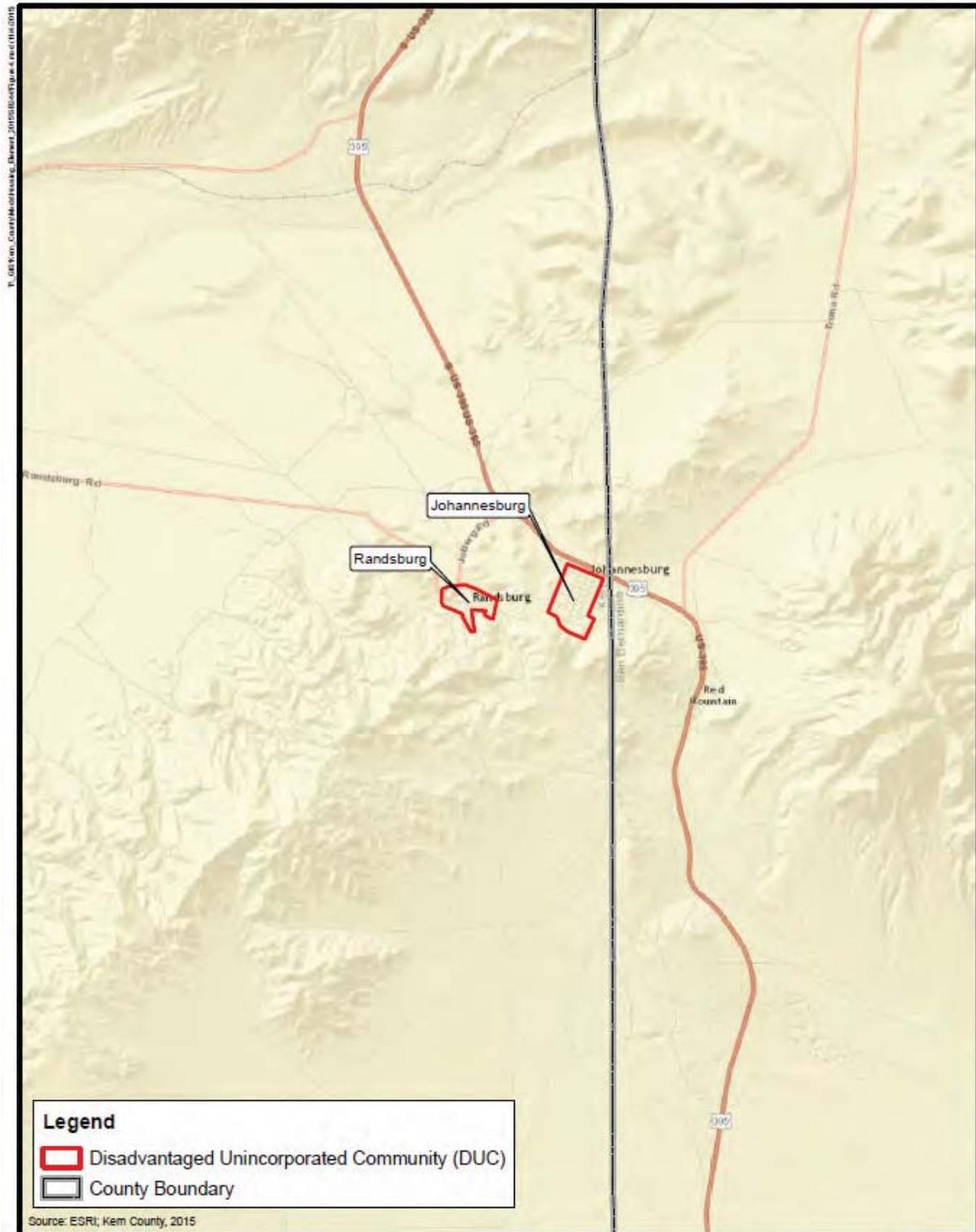


Figure 6
Disadvantaged Unincorporated Communities in Kern County
East Kern

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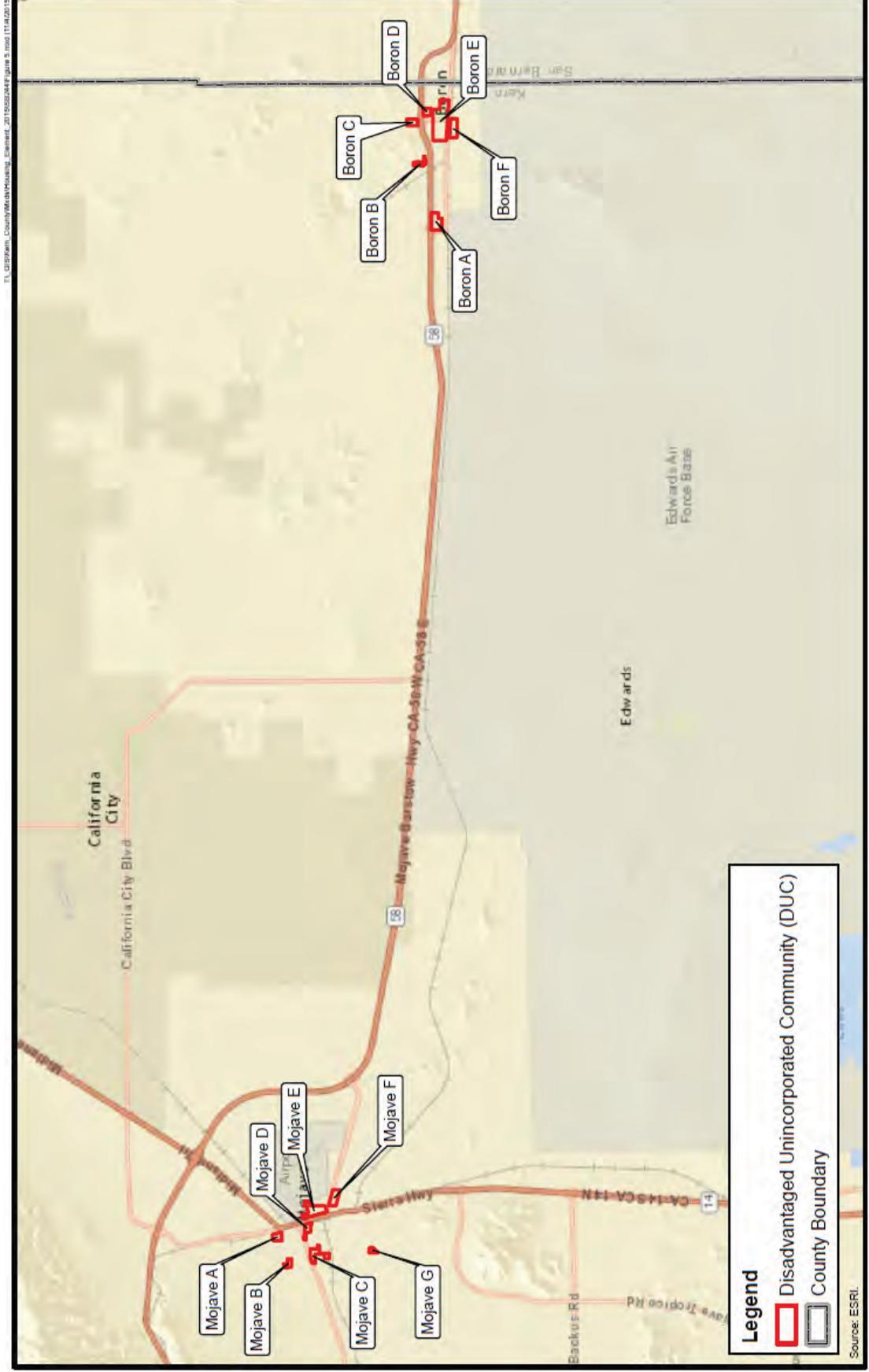


Figure 7
Disadvantaged Unincorporated Communities in Kern County
Southeast Kern

Michael Baker
INTERNATIONAL

DUC 1 (Bodfish)

DUC 1 is the Census Designated Place known as Bodfish, approximately 40 miles northeast of Bakersfield. The community is located off State Route (SR) 178, south of Lake Isabella, as shown on **Figure 5**. Bodfish has two concentrations of residential development; together containing 838 units over 334 acres. This results in an approximate density of 2.51 units per acre. The CDP has a median household income of \$21,461 according to the 2009–2013 ACS, according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 2 (Boron)

DUC 2 is the Census Designated Place of Boron, located on the southeast corner of Kern County, approximately 20 miles south of California City. The community is directly west of the intersection of SR 58 and US Route 395, as shown on **Figure 7**. Boron has six clusters of residential units, covering 212 acres of land. This results in an approximate density of 3.53 units per acre. The median income in Boron, \$36,308, is below the qualifying income threshold for DUCs.

DUC 3 (Buttonwillow)

DUC 3 is the Census Designated Place of Buttonwillow, approximately 25 miles west of Bakersfield. The community is a concentration of 336 units at the intersection of SR 58 with Interstate 5 (I-5), as shown on **Figure 3**. The community is approximately 66 acres, with an overall density of approximately 5 units per acre. Buttonwillow has a median household income of \$34,732, according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 4 (Cherokee Strip)

DUC 4 is the Census Designated Place known as Cherokee Strip, located approximately 17 miles northwest of Bakersfield, as shown on **Figure 3**. The community is a small concentration of residences surrounded by agricultural fields west of SR 43. Cherokee Strip has 60 residential units making up 17 acres, which results in an overall density of approximately 3.5 units per acre. The CDP has a median household income of \$43,125, according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 5 (Edmundson Acres)

DUC 5 is the Census Designated Place known as Edmundson Acres. This community is adjacent to the northern boundary of Arvin, as shown on **Figure 4**. The community has a single concentration of residences on approximately 62 units making up 17 acres. The community has an overall density of approximately 3.6 units per acre. The 2009–2013 ACS reports that Edmundson

Acres has a median household income of \$35,833, which is less than the qualifying income threshold of \$48,856.

DUC 6 (Fuller Acres)

DUC 6 is a Census Designated Place known as Fuller Acres, approximately 7 miles southeast of Bakersfield. The community is south of SR 58 and centered around SR 184, as shown on **Figure 4**. Residences are concentrated in one area containing 213 units over 67 acres. The community has an overall density of approximately 3.2 units per acre. The 2009–2013 ACS reports that Fuller Acres has a median household income of \$35,833, which is less than the qualifying income threshold of \$48,856.

DUC 7 (Johannesburg)

DUC 7 is the Census Designated Place known as Johannesburg, approximately 15 miles northeast of California City. The community is located off US Route 395, as shown on **Figure 6**. Johannesburg has a single concentration of residential development, containing 106 units over 29 acres, which results in an approximate density of 3.56 units per acre. The CDP has a median household income of \$32,360 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 8 (Lake Isabella)

DUC 8 is the Census Designated Place of Lake Isabella, approximately 40 miles northeast of Bakersfield. The community is located off SR 178, adjacent to the south side of Lake Isabella, as shown on **Figure 5**. The Lake Isabella CDP has five clusters of residences in close proximity, totaling 1,323 units on 278 acres. This results in an approximate density of 4.2 units per acre. The CDP has a median household income of \$20,678 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 9 (Lake of the Woods)

DUC 9 is the Census Designated Place known as Lake of the Woods, approximately 40 miles northeast of Bakersfield. The community is located off SR 178, adjacent to the south side of Lake Isabella, as shown on **Figure 4**. Lake of the Woods is a cluster of residences on 384 units in close proximity, making up 49.6 acres, which results in an approximate density of 7.74 units per acre. The CDP has a median household income of \$48,750 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 10 (Lamont)

DUC 10 is the Census Designated Place of Lamont, approximately 10 miles southeast of Bakersfield. The community is south of SR 58 and centered around SR 184. Residences are concentrated in one area containing 2,361 units over 452 acres as shown on **Figure 4**. The community has an overall density of

approximately 3.2 units per acre. The 2009–2013 ACS reports that Lamont has a median household income of \$35,833, which is less than the qualifying income threshold of \$48,856.

DUC 11 (Lost Hills)

DUC 11 is the Census Designated Place of Lost Hills, approximately 25 miles west of Wasco. The community is centered at the intersection of I-5 and CA-46. Residences are concentrated in one area containing 296 units over 56.8 acres, as shown on **Figure 3**. The community has an overall density of approximately 5.2 units per acre. The 2009–2013 ACS reports that the Lost Hills CDP has a median household income of \$30,795, which is less than the qualifying income threshold of \$48,856.

DUC 12 (Mettler)

DUC 12 is the Census Designated Place known as Mettler, in the southeast portion of Kern County. The community is located along SR 99 just north of the intersection with I-5, as shown on **Figure 4**. Mettler has roughly 26 residential units in close proximity across 5.3 acres, which results in an approximate density of 4.9 units per acre. The CDP has a median household income of \$38,750 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 13 (Mojave)

DUC 13 is the Census Designated Place of Mojave, approximately 14 miles southwest of California City. The community is located along SR 14, as shown on **Figure 7**. Mojave includes seven small clusters of residences on 894 units in close proximity on a total of 182 acres, which results in an approximate density of 4.9 units per acre. The CDP has a median household income of \$48,750 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 14 (Mountain Mesa)

DUC 14 is the Census Designated Place known as Mountain Mesa, in the northeast portion of Kern County, located below the Sequoia National Forest. The community is 48 miles from downtown Bakersfield, as shown on **Figure 5**. Mountain Mesa has roughly 349 residential units in close proximity across 73 acres, which results in an approximate density of 4.8 units per acre. The CDP has a median household income of \$29,712 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 15 (Oildale)

DUC 15, Oildale, is a Census Designated Place located along Bakersfield's northern border, as shown on **Figure 4**. Oildale contains 8,739 residential units across 1,832 acres, which results in an approximate density of 2.0 units per acre.

The CDP has a median household income of \$33,305 according to the 2009-2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 16 (Onyx)

DUC 16 is the Census Designated Place of Onyx in northeast Kern County. The community is located along SR 178 about 20 miles east of Lake Isabella, as shown on **Figure 5**. Residences are concentrated in one area containing 259 units over 104 acres. The community has an overall density of approximately 2.5 units per acre. The 2009–2013 ACS reports that the Onyx CDP has a median household income of \$32,679, which is less than the qualifying income threshold of \$48,856.

DUC 17 (Randsburg)

DUC 17, Randsburg, is a Census Designated Place located along Kern County's eastern border, as shown on **Figure 6**. The community is adjacent to US Route 395. Randsburg contains 77 residential units across 17 acres, which results in an approximate density of 4.5 units per acre. The CDP has a median household income of \$26,280 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 18 (USDA Lamont H.R. Olson)

DUC 18 is a farmworker housing community located along Bakersfield's northern border. It is a separate agricultural community contained within the larger community of Lamont, as shown on **Figure 4**. The community contains 8,739 residential units across 1,832 acres, which results in an approximate density of 2.0 units per acre. The CDP has a median household income of \$33,305 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 19 (USDA Ruben J. Blunt Village)

DUC 19 is the Census Designated Place located along Bakersfield's northern border, as shown on **Figure 4**. The CDP contains 8,739 residential units across 1,832 acres, which results in an approximate density of 2.0 units per acre. The community has a median household income of \$33,305 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 20 (Weedpatch)

DUC 20, Weedpatch, is a Census Designated Place located in central Kern County 15 miles south of Bakersfield's northern border, as shown on **Figure 4**. Weedpatch has two clusters of residential units in close proximity that together contain 363 residential units across 80 acres. This results in an approximate density of 4.5 units per acre. The CDP has a median household income of \$28,508 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 21 (Weldon)

DUC 21, Weldon, is the Census Designated Place located along Lake Isabella in the northeastern part of Kern County, as shown on **Figure 5**. The community has five clusters of residential units in close proximity that together contain 925 residential units across 332 acres, which results in an approximate density of 1.6 units per acre. The Weldon CDP has a median household income of \$24,972 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

DUC 22 (Wofford Heights)

DUC 22 is a Census Designated Place known as Wofford Heights located along the northwestern side of Lake Isabella, as shown on **Figure 5**. Wofford Heights contains three clusters of residential units that together contain 1,087 residential units across 327 acres. This results in an approximate density of 3.3 units per acre. The CDP has a median household income of \$28,917 according to the 2009–2013 ACS, which is less than the qualifying income threshold of \$48,856.

C. Municipal Infrastructure and Services Review

1. Water

DUC 1 (Bodfish)

The community of Bodfish has two water providers. The California Water Service (Cal Water) Kern River Valley District serves lower Bodfish, and the Canyon Meadows Water Company serves upper Bodfish. According to the Cal Water 2010 Urban Water Management Plan, it has adequate water supply to meet service connection needs throughout the district. The Canyon Meadows Water Company is a small co-op with 150 connections on several groundwater wells. The co-op president (Cannell 2015) indicates that water levels in the wells remain high and that the current wells have enough capacity to meet current need. The wells meet water quality standards.

DUC 2 (Boron)

Water service to Boron is provided by the Boron Community Services District. The district has 600 connections and is supplied by groundwater or through the Antelope Valley-Eastern Kern Water Agency (Dewar 2015). Supply from these sources is blended and then distributed. The current groundwater well owned by the district is contaminated with arsenic but its concentrations are below the US Environmental Protection Agency's (EPA) maximum contaminant level for arsenic. The district is drilling an additional well, due to be completed by 2016.

DUC 3 (Buttonwillow)

Buttonwillow is provided water by the Buttonwillow County Water District. The district has 150 connections and 434 residential and business units. The district solely uses groundwater, which is adequate to meet current water needs (Houchin 2015a). The groundwater wells owned by the district provide water that meets standards and is of good quality.

DUC 4 (Cherokee Strip)

County staff (Downs 2015) indicates that water here is provided by the City of Shafter.

DUC 5 (Edmundson Acres)

Water to Edmundson Acres is provided by the Edmundson Acres Water System. The system provides all supply through groundwater. Future projects involve replacing old wells with new wells that will not require treatment for arsenic or other constituents. Arsenic is a contaminant that is above the maximum concentration limit of 10 ug/l in all of the system's older wells. Edmundson Acres Water System is upgrading its distribution system and being consolidated with neighboring Arvin Community Services District (ACSD) to correct high arsenic problems. The ACSD is currently under a compliance order from the EPA to solve the problem. Because of arsenic concerns, the Edmundson Acres Water System applied for a Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84) grant to help it achieve compliance with the order. The system is implementing a plan to drill new replacement wells in areas with unacceptable water quality, including arsenic contamination. If wells do not have acceptable levels of arsenic, centralized arsenic treatment will be installed.

DUC 6 (Fuller Acres)

[this information still to be updated]

DUC 7 (Johannesburg)

Water service in Johannesburg is provided by the Rand Communities Water District. The district provides water to Johannesburg, as well as to Randsburg and Red Mountain in San Bernardino County, serving a total population of 920. The district has roughly 220 connections in Kern County and another 40 connections in San Bernardino County. Based on communications with the district's general manager (Powell 2015), water levels in the district's three wells have remained constant, even during recent drought conditions, and the district has ample supply to meet existing and projected water demand. One of the wells does not meet the EPA's maximum contaminant level for arsenic. The district is currently able to meet demand with only one of the two remaining wells. In addition, the district's distribution system is failing due to age, and breaking or leaking occurs with relative frequency. The district has applied for funds through Proposition 84

grant funding to make infrastructure improvements. This funding may result in an additional well but will not address all of the district's infrastructure needs.

DUC 8 (Lake Isabella)

Water service in Lake Isabella is primarily provided by the Lake Isabella Community Services District. Additionally, small numbers of residences are served by Cal Water and the Kern River Valley Community Services District. The Lake Isabella Community Services District has 184 total service connections, of which 145 are active. Based on communications with the district's office manager (Loseph 2015), the district purchases water from the Urston Creek Water District and operates three groundwater wells. The district reports that it has ample supply to meet existing and projected water demand. All water sources meet quality standards.

DUC 9 (Lake of the Woods)

[this information still to be updated]

DUC 10 (Lamont)

Water service in Lamont is provided by the Lamont Public Utility District, which currently serves a population of 19,152. Currently, the entire district is on groundwater wells. The district's 2014 Urban Water Management Plan reports that the district is currently in overdraft during the drought period and is working with neighboring water jurisdictions to secure additional supply. The district has adequate financing to develop projects to continue to meet current and projected demand. The district's water sources meet quality standards.

DUC 11 (Lost Hills)

County staff (Downs 2015) indicates that residents in this area receive water and sewer service from a local Public Utilities District.

DUC 12 (Mettler)

Water service in Mettler is provided by the Mettler County Water District. The district supplies water for 45 connections, supplied through two groundwater wells. District staff (Houchin 2015b) indicates that water supply is adequate to meet needs and that no water quality problems exist.

DUC 13 (Mojave)

Water service in Mojave is provided by the Mojave Public Utility District, which currently has 112 water connections. The district has two sources of water, including local groundwater wells and contract supply through the Antelope Valley-East Kern Water Agency. Combined, the sources provide 1,600 acre-feet of water per year, which is greater than the current and projected needs of the community. The district's water sources meet water quality standards.

DUC 14 (Mountain Mesa)

Water service in Mountain Mesa is provided by the Mountain Mesa Water Company, which is operated by Cal Water by contract. The water supply has ongoing quality issues with nitrate and arsenic, but detected levels do not exceed standards. The district is currently making improvements to the treatment plant in order to reduce nitrate and arsenic concentrations in the groundwater supply.

DUC 15 (Oildale)

Water service in Oildale is provided by the Oildale Mutual Water Company, which has 10,200 connections supplied through groundwater wells. The company manager indicates that groundwater levels are sufficient and that the company has adequate supply to meet current and projected needs (Nunneley, 2015). All water sources meet water quality standards.

DUC 16 (Onyx)

[this information still to be updated]

DUC 17 (Randsburg)

Water service in Randsburg is provided by the Rand Communities Water District. The district also provides water to Johannesburg and Red Mountain in San Bernardino County, serving a total population of 920. The district has roughly 220 connections in Kern County and another 40 connections in San Bernardino County. Based on communications with the district's general manager (Powell 2015), water levels in the district's three wells has remained constant, even during recent drought conditions, and the district has ample supply to meet existing and projected water demand. One of the wells does not meet the EPA's maximum contaminant level for arsenic. The district is currently able to meet demand with only one of the two remaining wells. In addition, the district's distribution system is failing due to age, and breaking or leaking occurs with relative frequency. The district has applied for funds through Proposition 84 grant funding to make infrastructure improvements. This funding may result in an additional well but will not address all of the district's infrastructure needs.

DUC 18 (USDA Lamont H.R. Olson)

[this information still to be updated]

DUC 19 (USDA Ruben J. Blunt Village)

[this information still to be updated]

DUC 20 (Weedpatch)

Water service in Weedpatch is provided by the Lamont Public Utility District, which currently serves a population of 19,152. Currently, the entire district is on groundwater wells. The district's 2014 Urban Water Management Plan reports that the district is currently in overdraft during the drought period and is working with neighboring water jurisdictions to secure additional supply. The district has adequate financing to develop projects to continue to meet current and projected demand. The district's water sources meet water quality standards.

DUC 21 (Weldon)

According to County staff, Weldon gets its water supply from several small water co-ops and private entities, including the Long Canyon Water Company, Rainbird Valley Mutual Water Company, Tradewinds Water Association, Inc., Bella Vista Mutual Water Company, South Fork Women's Club, and Lake Isabella Kern River KOA Campground. Several of these private entities have arsenic and nitrate quality concerns.

DUC 22 (Wofford Heights)

County staff (Downs 2015) indicates that water here is provided by the California Water Service Company.

Wastewater

DUC 1 (Bodfish)

All of Bodfish depends on small private septic systems. County staff (Popiemplarp 2015) indicates that many of these systems are old and in need of replacement, but they are located on very small lot sizes and in some cases are in poor soils. Both lot size and soils can present challenges for replacement with modern and effective septic systems. Other infrastructure improvements may therefore be necessary.

DUC 2 (Boron)

All of Boron depends on small private septic systems. County staff (Popiemplarp 2015) indicates that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 3 (Buttonwillow)

The Buttonwillow County Water District provides wastewater collection, treatment, and disposal in limited areas of the community. The district has adequate infrastructure to meet current demand. The rest of the community is on private septic systems. County staff (Popiemplarp 2015) indicates that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 4 (Cherokee Strip)

County staff (Downs 2015) indicates that the two portions this area have different wastewater systems. The area to the west, know as La Colonia or Mexican Colony, is on sewer; while in the area to the east, on Beech Street, residences are on small private septic systems. The sewer system has no known capacity or water quality issues. However, the La Colonia or Mexican Colony area has experienced numerous septic failures and resultant water quality impacts. State funding is currently being sought to remedy this situation.

DUC 5 (Edmundson Acres)

County staff (Downs 2015) indicates that residents in this area are on small private septic systems and that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 6 (Fuller Acres)

All of Fuller Acres depends on small private septic systems. County staff (Popiemplarp 2015) indicates that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 7 (Johannesburg)

All of Johannesburg depends on small private septic systems. County staff (Popiemplarp 2015) indicates that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 8 (Lake Isabella)

As seen in Figure 5, there are four portions (labeled A-D) which comprise the Lake Isabella DUC. County staff (Downs 2015) indicates that residents in Lake Isabella A are served by sewer. The sewer system in this area is 27 years old. A portion of residents in Lake Isabella D are on a private sewer that serves some commercial and a mobile home park. Lake Isabella areas B and C depend on small private septic systems. County staff (Popiemplarp 2015) indicates that many of these systems are old and in need of replacement, but they are located on very small lots and in some cases are in poor soils. Both lot size and soils can present challenges for replacement with modern and effective septic systems. Other infrastructure improvements may therefore be necessary.

DUC 9 (Lake of the Woods)

County staff (Downs 2015) indicates that residents in this area are on small private septic systems and that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 10 (Lamont)

Wastewater service in Lamont is provided by the Lamont Public Utility District. The district's service area comprises approximately 2,000 acres, and it operates 35 miles of sewer collection pipes and one secondary-level wastewater treatment plant. The district does not indicate that there are currently any wastewater infrastructure needs.

DUC 11 (Lost Hills)

All of Lost Hills depends on small private septic systems. County staff (Popiemplarp 2015) indicates that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 12 (Mettler)

County staff (Downs 2015) indicates that residents in this area are on small private septic systems and that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 13 (Mojave)

Portions of Mojave depend on small private septic systems. County staff (Popiemplarp 2015) indicates that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time. The remaining portions of the community are served by the Mojave Public Utility District wastewater system, which has adequate infrastructure and wastewater treatment capacity to meet current needs.

DUC 14 (Mountain Mesa)

All of Mountain Mesa depends on small private septic systems. County staff (Popiemplarp 2015) indicates that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 15 (Oildale)

Wastewater service in Oildale is provided by the North of River Sanitary District. The district operates four treated effluent storage ponds and one wastewater treatment plant. The district has the infrastructure to meet sanitary needs. However, the existing sewers will eventually need to be paralleled and/or replaced with larger diameter sewers as flow from Oildale increases. The district's 2013 Master Sewer Plan establishes a timeline and financing options for making capacity improvements as demand increases.

DUC 16 (Onyx)

All of Onyx depends on small private septic systems. County staff (Popiemplarp 2015) indicates that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 17 (Randsburg)

All of Randsburg depends on small private septic systems. County staff (Popiemplarp 2015) indicates that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 18 (USDA Lamont H.R. Olson)

County staff (Downs 2015) indicates that residents in this area receive water and sewer service from a local Public Utilities District.

DUC 19 (USDA Ruben J. Blunt Village)

County staff (Downs 2015) indicates that residents in this area are on small private septic systems and that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 20 (Weedpatch)

Portions of Weedpatch depend on small private septic systems. County staff (Popiemplarp 2015) indicates that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time. The remaining portions of the community are served by the Lamont Public Utility Wastewater system, which has adequate infrastructure and wastewater treatment capacity to meet current needs.

DUC 21 (Weldon)

County staff (Downs 2015) indicates that residents in this area are on small private septic systems and that there are currently no issues of concern with the existing infrastructure and septic is adequate at this time.

DUC 22 (Wofford Heights)

All of Wofford Heights depends on small private septic systems. County staff (Popiemplarp 2015) indicates that many of these systems are old and in need of replacement. High groundwater levels, sloping geography, and erosion have led to water leaching issues in the area. Infrastructure improvements may therefore be necessary.

Stormwater

DUC 1 (Bodfish)

[still to be updated]

DUC 2 (Boron)

[still to be updated]

DUC 3 (Buttonwillow)

[still to be updated]

DUC 4 (Cherokee Strip)

[still to be updated]

DUC 5 (Edmundson Acres)

[still to be updated]

DUC 8 (Lake Isabella)

[still to be updated]

DUC 9 (Lake of the Woods)

[still to be updated]

DUC 10 (Lamont)

[still to be updated]

DUC 11 (Lost Hills)

[still to be updated]

DUC 12 (Mettler)

[still to be updated]

DUC 13 (Mojave)

[still to be updated]

DUC 14 (Mountain Mesa)

[still to be updated]

DUC 15 (Oildale)

[still to be updated]

DUC 16 (Onyx)

[still to be updated]

DUC 17 (Randsburg)

[still to be updated]

DUC 18 (USDA Lamont H.R. Olson)

County staff (Downs 2015) indicates that there are known flooding issues in this area.

DUC 19 (USDA Ruben J. Blunt Village)

[still to be updated]

DUC 20 (Weedpatch)

[still to be updated]

DUC 21 (Weldon)

[still to be updated]

DUC 22 (Wofford Heights)

[still to be updated]

Fire Protection

DUC 1 (Bodfish)

Kern County contracts with the California Department of Forestry and Fire Protection (Cal Fire) to provide fire services for certain unincorporated areas, including Bodfish. Station 72 is the nearest responding fire station.

DUC 2 (Boron)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Boron. Station 17 is the nearest responding fire station.

DUC 3 (Buttonwillow)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Buttonwillow. Station 25 is the nearest responding fire station.

DUC 4 (Cherokee Strip)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Cherokee Strip. Station 32 is the nearest responding fire station.

DUC 5 (Edmundson Acres)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Edmundson Acres. Station 54 is the nearest responding fire station.

DUC 6 (Fuller Acres)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Fuller Acres. Station 51 is the nearest responding fire station.

DUC 7 (Johannesburg)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Johannesburg. Station 75 is the nearest responding fire station.

DUC 8 (Lake Isabella)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Lake Isabella. Station 72 is the nearest responding fire station.

DUC 9 (Lake of the Woods)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Lake of the Woods. Station 57 is the nearest responding fire station.

DUC 10 (Lamont)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Lamont. Station 51 is the nearest responding fire station.

DUC 11 (Lost Hills)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Lost Hills. Station 26 is the nearest responding fire station.

DUC 12 (Mettler)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Mettler. Station 72 is the nearest responding fire station.

DUC 13 (Mojave)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Mojave. Station 14 is the nearest responding fire station.

DUC 14 (Mountain Mesa)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Mountain Mesa. Station 71 is the nearest responding fire station.

DUC 15 (Oildale)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Oildale. Station 63 is the nearest responding fire station.

DUC 16 (Onyx)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Onyx. Station 71 is the nearest responding fire station.

DUC 17 (Randsburg)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Randsburg. Station 75 is the nearest responding fire station.

DUC 18 (USDA Lamont H.R. Olson)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including USDA Lamont H.R. Olson. Station 51 is the nearest responding fire station.

DUC 19 (USDA Ruben J. Blunt Village)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including USDA Ruben J. Blunt Village. Station 51 is the nearest responding fire station.

DUC 20 (Weedpatch)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Weedpatch. Station 51 is the nearest responding fire station.

DUC 21 (Weldon)

Kern County contracts Cal Fire to provide fire services for certain unincorporated areas, including Weldon. Station 71 is the nearest responding fire station.

DUC 22 (Wofford Heights)

Kern County contracts with Cal Fire to provide fire services for certain unincorporated areas, including Wofford Heights. Station 76 is the nearest responding fire station.

Table 70. Summary of Service to DUCs in Kern County

DUC	Water Sufficient	Wastewater Treatment Sufficient	Stormwater Infrastructure Sufficient	Fire Protection Sufficient	Underserved DUC
DUC 1: Bodfish	Yes	No	TBD	Yes	Yes
DUC 2: Boron	Yes	Yes	TBD	Yes	TBD
DUC 3: Buttonwillow	Yes	Yes	TBD	Yes	TBD
DUC 4: Cherokee Strip	TBD	No	TBD	Yes	Yes
DUC 5: Edmundson Acres	No	Yes	TBD	Yes	Yes
DUC 6: Fuller Acres	TBD	Yes	TBD	Yes	TBD
DUC 7: Johannesburg	No	Yes	TBD	Yes	Yes
DUC 8: Lake Isabella	Yes	No	TBD	Yes	Yes
DUC 9: Lake of the Woods	TBD	Yes	TBD	Yes	TBD
DUC 10: Lamont	No	Yes	TBD	Yes	Yes
DUC 11: Lost Hills	TBD	Yes	TBD	Yes	TBD
DUC 12: Mettler	Yes	Yes	TBD	Yes	TBD
DUC 13: Mojave	Yes	Yes	TBD	Yes	TBD
DUC 14: Mountain Mesa	Yes	Yes	TBD	Yes	TBD
DUC 15: Oildale	Yes	Yes	TBD	Yes	TBD
DUC 16: Onyx	TBD	Yes	TBD	Yes	TBD
DUC 17: Randsburg	No	Yes	TBD	Yes	Yes
DUC 18: USDA Lamont H.R. Olson	TBD	TBD	TBD	Yes	TBD
DUC 19: USDA Ruben J. Blunt Village	TBD	Yes	TBD	Yes	TBD
DUC 20: Weedpatch	No	Yes	TBD	Yes	Yes
DUC 21: Weldon	No	Yes	TBD	Yes	Yes
DUC 22: Wofford Heights	TBD	No	TBD	Yes	Yes

C. Future Annexations Considered

Kern County Planning staff was consulted to determine whether any annexations from the County into any Kern County cities are anticipated. Based on information from XXXXXX, none of these DUCs are under consideration for annexation into cities. **[COUNTY: PLEASE PROVIDE THIS INFORMATION]**

D. Conclusion

Based on information contained in this analysis, expansion of services will be required for 10 of the disadvantaged unincorporated communities described above. Water quality or supply issues exist in Bodfish, Edmundson Acres, Johannesburg, Lamont, Randsburg, Weedpatch, and Weldon. Wastewater issues relating to private septic systems exist in Bodfish, Cherokee Strip, Lake Isabella, and Wofford Heights. These DUCs are considered underserved. Based on these conclusions, the County will perform additional analysis of financing alternatives and mechanisms for improving water quality and providing better septic or installing sewer systems in these DUCs. The County will then update its General Plan Land Use Element with the analysis of financing alternatives and mechanisms as well as the policies to address the need to extend service and increase infrastructure to addressing the need for stormwater infrastructure and/or upgrades to improve drinking water quality in the underserved DUCs. **[This section will be updated after all research on services and infrastructure is complete]**



S1901 INCOME IN THE PAST 12 MONTHS (IN 2013 INFLATION-ADJUSTED DOLLARS)

2009-2013 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Ford City CDP, California				
	Households		Families		Married-couple families
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total	1,323	+/-99	954	+/-128	606
Less than \$10,000	7.9%	+/-5.7	4.7%	+/-4.7	1.7%
\$10,000 to \$14,999	6.5%	+/-3.8	6.0%	+/-4.6	1.8%
\$15,000 to \$24,999	23.7%	+/-7.2	22.5%	+/-9.1	21.5%
\$25,000 to \$34,999	10.7%	+/-5.4	12.4%	+/-7.4	4.5%
\$35,000 to \$49,999	11.3%	+/-5.3	11.7%	+/-6.4	8.6%
\$50,000 to \$74,999	18.7%	+/-6.8	19.7%	+/-8.2	27.7%
\$75,000 to \$99,999	13.4%	+/-6.3	15.2%	+/-7.3	22.1%
\$100,000 to \$149,999	4.4%	+/-3.5	2.8%	+/-2.8	4.5%
\$150,000 to \$199,999	3.6%	+/-3.5	4.9%	+/-4.8	7.8%
\$200,000 or more	0.0%	+/-2.6	0.0%	+/-3.6	0.0%
Median income (dollars)	37,171	+/-15,306	40,417	+/-15,551	59,236
Mean income (dollars)	46,782	+/-7,130	50,259	+/-8,749	N
PERCENT IMPUTED					
Household income in the past 12 months	29.6%	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	29.6%	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)

Subject	Ford City CDP, California		
	Married-couple families	Nonfamily households	
	Margin of Error	Estimate	Margin of Error
Total	+/-117	369	+/-93
Less than \$10,000	+/-2.5	19.0%	+/-14.3
\$10,000 to \$14,999	+/-3.0	7.9%	+/-7.3
\$15,000 to \$24,999	+/-10.4	32.5%	+/-16.7
\$25,000 to \$34,999	+/-4.2	14.1%	+/-10.7
\$35,000 to \$49,999	+/-6.4	13.0%	+/-8.9
\$50,000 to \$74,999	+/-10.4	2.4%	+/-4.1
\$75,000 to \$99,999	+/-11.1	8.7%	+/-10.6
\$100,000 to \$149,999	+/-4.4	2.4%	+/-3.4
\$150,000 to \$199,999	+/-7.2	0.0%	+/-9.0
\$200,000 or more	+/-5.6	0.0%	+/-9.0
Median income (dollars)	+/-10,432	19,890	+/-6,860
Mean income (dollars)	N	27,892	+/-8,245
PERCENT IMPUTED			
Household income in the past 12 months	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	18.7%	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2009-2013 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-l' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+u' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



S1901 INCOME IN THE PAST 12 MONTHS (IN 2013 INFLATION-ADJUSTED DOLLARS)

2009-2013 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	South Taft CDP, California				
	Households		Families		Married-couple families
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total	583	+/-117	522	+/-127	298
Less than \$10,000	6.3%	+/-7.0	4.8%	+/-7.6	0.0%
\$10,000 to \$14,999	0.0%	+/-5.8	0.0%	+/-6.5	0.0%
\$15,000 to \$24,999	7.4%	+/-6.2	16.5%	+/-13.2	7.0%
\$25,000 to \$34,999	23.5%	+/-15.8	25.5%	+/-16.9	37.9%
\$35,000 to \$49,999	40.1%	+/-17.4	32.4%	+/-18.8	42.3%
\$50,000 to \$74,999	17.3%	+/-10.8	17.4%	+/-11.6	10.4%
\$75,000 to \$99,999	3.4%	+/-4.4	1.3%	+/-2.0	2.3%
\$100,000 to \$149,999	1.9%	+/-3.3	2.1%	+/-3.7	0.0%
\$150,000 to \$199,999	0.0%	+/-5.8	0.0%	+/-6.5	0.0%
\$200,000 or more	0.0%	+/-5.8	0.0%	+/-6.5	0.0%
Median income (dollars)	40,027	+/-4,527	40,435	+/-14,714	41,500
Mean income (dollars)	42,420	+/-6,050	40,368	+/-6,709	N
PERCENT IMPUTED					
Household income in the past 12 months	42.4%	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	29.7%	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)

Subject	South Taft CDP, California		
	Married-couple families	Nonfamily households	
	Margin of Error	Estimate	Margin of Error
Total	+/-113	61	+/-43
Less than \$10,000	+/-11.1	19.7%	+/-18.9
\$10,000 to \$14,999	+/-11.1	0.0%	+/-39.4
\$15,000 to \$24,999	+/-9.2	24.6%	+/-30.2
\$25,000 to \$34,999	+/-28.5	6.6%	+/-11.3
\$35,000 to \$49,999	+/-29.1	11.5%	+/-18.6
\$50,000 to \$74,999	+/-12.2	37.7%	+/-36.4
\$75,000 to \$99,999	+/-3.7	0.0%	+/-39.4
\$100,000 to \$149,999	+/-11.1	0.0%	+/-39.4
\$150,000 to \$199,999	+/-11.1	0.0%	+/-39.4
\$200,000 or more	+/-11.1	0.0%	+/-39.4
Median income (dollars)	+/-17,971	27,188	+/-40,991
Mean income (dollars)	N	33,456	+/-14,979
PERCENT IMPUTED			
Household income in the past 12 months	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	55.7%	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2009-2013 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



S1901

INCOME IN THE PAST 12 MONTHS (IN 2013 INFLATION-ADJUSTED DOLLARS)

2009-2013 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Taft Heights CDP, California				
	Households		Families		Married-couple families
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total	776	+/-97	546	+/-107	357
Less than \$10,000	8.2%	+/-5.6	11.7%	+/-8.2	0.0%
\$10,000 to \$14,999	9.9%	+/-6.1	2.9%	+/-3.2	2.0%
\$15,000 to \$24,999	10.6%	+/-5.9	11.7%	+/-8.8	5.9%
\$25,000 to \$34,999	3.1%	+/-3.4	1.1%	+/-1.8	1.7%
\$35,000 to \$49,999	16.5%	+/-9.4	17.2%	+/-11.5	15.1%
\$50,000 to \$74,999	25.1%	+/-9.6	17.6%	+/-9.8	19.3%
\$75,000 to \$99,999	8.6%	+/-6.4	12.3%	+/-9.0	17.1%
\$100,000 to \$149,999	12.9%	+/-8.3	18.3%	+/-11.7	28.0%
\$150,000 to \$199,999	5.0%	+/-7.1	7.1%	+/-10.0	10.9%
\$200,000 or more	0.0%	+/-4.4	0.0%	+/-6.2	0.0%
Median income (dollars)	50,929	+/-11,851	52,417	+/-16,749	85,560
Mean income (dollars)	56,923	+/-9,811	63,820	+/-13,919	N
PERCENT IMPUTED					
Household income in the past 12 months	25.9%	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	14.1%	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)

Subject	Taft Heights CDP, California		
	Married-couple families	Nonfamily households	
	Margin of Error	Estimate	Margin of Error
Total	+/-85	230	+/-81
Less than \$10,000	+/-9.3	0.0%	+/-14.1
\$10,000 to \$14,999	+/-3.0	26.5%	+/-18.7
\$15,000 to \$24,999	+/-6.5	19.1%	+/-13.1
\$25,000 to \$34,999	+/-2.8	7.8%	+/-10.9
\$35,000 to \$49,999	+/-15.0	3.5%	+/-5.4
\$50,000 to \$74,999	+/-13.1	43.0%	+/-20.4
\$75,000 to \$99,999	+/-13.9	0.0%	+/-14.1
\$100,000 to \$149,999	+/-17.4	0.0%	+/-14.1
\$150,000 to \$199,999	+/-14.9	0.0%	+/-14.1
\$200,000 or more	+/-9.3	0.0%	+/-14.1
Median income (dollars)	+/-29,295	32,778	+/-34,034
Mean income (dollars)	N	38,518	+/-9,984
PERCENT IMPUTED			
Household income in the past 12 months	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	42.6%	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2009-2013 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-l' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+u' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.