

**CITY OF TAFT PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, JULY 20, 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**

June 22, 2016 Regular

**Recommendation** – Approve as submitted.

**3.     PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2016-15**

**Recommendation** – Motion to adopt a Resolution approving Conditional Use Permit No. 2016-15 to permit the acquisition of a Type 41 ABC License for the sale of beer and wine for consumption on the premises, within a unit of an existing commercial building (Las Fogatas Restaurant), located on a 3.78 acre lot, within the General Commercial (GC) Zone District located at 407 Finley Drive (APN 032-360-05).

**4.     PLANNING COMMISSION REVIEW – ZONING ORDINANCE AMENDMENT NO. 2016-17**

**Recommendation** – Review a proposed Zoning Ordinance Amendment of Section 6.11.390 of the Zoning Ordinance relating to the Water Efficient Landscape Requirements. Information Only Item.

**5.     PLANNING COMMISSION REVIEW – ZONING ORDINANCE AMENDMENT NO. 2016-18**

**Recommendation** – Review a proposed Zoning Ordinance Amendment of Chapter 15 of the Zoning Ordinance relating to Sign Regulations. Information Only Item.

6. **PLANNING DIRECTOR REPORT**
7. **CITY ATTORNEY STATEMENTS**
8. **COMMISSIONER COMMENTS**
9. **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 July 15, 2016, pursuant to 1987 Brown Act Requirements.

I declare under penalty of perjury that the foregoing is true and correct.  
Executed July 15, 2016, at Taft, California.

Date/Time \_\_\_\_\_ Signature \_\_\_\_\_

**CITY OF TAFT PLANNING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, JUNE 22, 2016**

**REGULAR MEETING**

**6:00 P.M.**

The June 22, 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 [6:15:34 PM](#) The Pledge of Allegiance was led by Commissioner Livingston, followed by an invocation given by Chairman Orrin.

PRESENT: Chairman Ron Orrin, Vice Chair Shannon Jones and Commissioner Jerry Livingston  
Planning and Community Development Director Mark Staples  
City Attorney Jason Epperson and Recording Secretary Brenda Johns

ABSENT: Commissioner Robert Leikam and Robert Thompson

**1. CITIZEN REQUESTS/PUBLIC COMMENTS**

There were none.

**2. MINUTES**

May 18, 2016 Regular

June 9, 2016 Special

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

AYES: Orrin, Jones, Livingston,  
PASSED: 3-0

**3. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2016-13**

Planning Director Staples presented his staff report and recommendation.

Applicant Maria Alcala introduced herself and thanked the Commission for their consideration on her request to obtain a Conditional Use Permit for an alcohol license.

Livingston asked if the restaurant still had a drive thru.

Alcala stated yes.

Orrin asked Maria if she had previously held a beer and wine license in the past.

Alcala stated yes, she has held a beer and wine license for her other restaurants and is familiar with the regulations.

The Public Hearing was opened at [6:26:30 PM](#) to receive testimony from proponents and opponents. Seeing none the public hearing was closed.

Motion: Moved by Livingston seconded by Jones to adopt a Resolution entitled **CONDITIONAL USE PERMIT NO. 2016-13 TO PERMIT THE ACQUISITION OF A TYPE 41 ABC LICENSE FOR THE SALE OF**

**BEER AND WINE FOR CONSUMPTION ON THE PREMISES, WITHIN AN EXISTING COMMERCIAL BUILDING, LOCATED ON A 0.48 ACRE LOT, WITHIN THE GENERAL COMMERCIAL (GC) ZONE DISTRICT LOCATED AT 1008 KERN STREET (APN 032-520-19).(Resolution No. 2016-09)**

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

**4. PUBLIC HEARING – TEMPORARY LAND USE PERMIT NO. 2016-14**

Planning Director Staples presented his staff report and recommendation.

Jones asked if the outdoor fruit stand would be taken down daily.

Staples stated the structure was permanent and would not be taken down daily but could easily be removed if the applicant ever decided to stop using the vegetable stand.

Jones asked if there would be conditions in place for maintenance of the structure.

Staples stated up keep of the structure would be basic property maintenance but could be added as a condition.

Livingston noted the property recently boarded up windows.

Staples shared the applicant had boarded up the windows due to vandalism and per code had 6 months to replace the windows.

Orrin stated some of the windows were in clear violation of the sign ordinance. He also asked if the property had any code violation.

Staples stated the property did have code violations for the unpermitted shopping carts and large box of produce on the City sidewalk, the unbroken down cardboard boxes not properly disposed of in the bins provided located in the alleyway and the containers of used cooking fat grease and oils also in the alley way. He shared code enforcement had sent out a notice to the applicant.

Jones requested for the code violation of signs in the windows to be addressed.

Epperson explained there were current open code enforcement actions against the property and a number of verbal warnings had been given regarding the encroachment on to City sidewalk; to which verbal warnings were cleared but the encroachments seemed to return if not the very next day.

Orrin believes it is in the Applicants best interest to first clear up the code violations before any Temporary Land Use Permit is granted.

Staples suggested table the item to allow the applicant to address code violations.

Orrin believes right now the Applicant needs to keep his property free of any code violations for 6 months or more and then reapply for a Temporary Land Use Permit and resubmit with a set of architectural drawing.

The Public Hearing was opened at [6:47:41 PM](#) to receive testimony from proponents and opponents. Seeing none the public hearing was closed.

Motion:

Moved by Livingston seconded by Jones to adopt Resolution of the Planning Commission of the City of Taft approving **TEMPORARY LAND USE PERMIT NO. 2016-14 FOR THE ESTABLISHMENT OF A TEMPORARY 15-FOOT BY 60-FOOT OUTDOOR FRUIT AND VEGETABLE STAND, TO OPERATE ONLY ON FRIDAYS, SATURDAYS AND SUNDAYS, OCCUPYING A MAXIMUM OF 9 PARKING SPACES, WITHIN AN EXISTING PRIVATE PARKING LOT ADJACENT AND TO THE WEST OF LA VILLA MARKET, LOCATED ON A 0.36 ACRE LOT, IN THE DOWNTOWN COMMERCIAL (DC) ZONE DISTRICT LOCATED AT 623 CENTER STREET (APN 031-200-01).**

AYES: None  
NOES: Orrin, Jones, Livingston  
FAILED: 0-3

**5. PLANNING DIRECTOR REPORT**

Director Staples shared:

- The transit center had been approved by the City Council; he also reviewed color rendering elevations for the transit center with the Commission (Copies were submitted to the Recording Secretary for the permanent file).
- The City Council approved the hiring of a consultant for the revision of the General Plan.

**6. CITY ATTORNEY STATEMENTS**

No statement.

**7. COMMISSIONER COMMENTS**

Livingston mentioned he attended the City Council meeting and \$250,000 thousand dollars had been budgeted for street maintenance.

Jones shared:

- The free fireworks show is Saturday July 2, 2016 at Rails to Trials.

**8. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL**

Commissioner Livingston was selected to be the representative to the City Council on July 19, 2016 meeting.

**ADJOURNMENT**

With no further business to conduct it was moved by Jones seconded by Livingston and approved unanimously, to adjourn the meeting at [7:30:38 PM](#)



# City of Taft Planning Commission Staff Report

Agenda Item: #3

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**DATE:** July 20, 2016  
**TO:** Chairman Orrin and Members of the Planning Commission  
**FROM:** Mark Staples, Director  
Planning and Development Services  
**SUBJECT:** Conditional Use Permit No. 2016-15 – Las Fogatas Restaurant

**RECOMMENDATION:** Adopt a Resolution approving Conditional Use Permit No. 2016-15 to permit the acquisition of a Type 41 ABC License for the sale of beer and wine for consumption on the premises, within a unit of an existing commercial building (Las Fogatas Restaurant), located on a 3.78 acre lot, within the General Commercial (GC) Zone District located at 407 Finley Drive.

**LOCATION:** 407 Finley Drive (APN 032-360-05)

**PROPERTY OWNER:** Taft Plaza, LLC  
PO Box 491099  
Los Angeles, CA 90049

**APPLICANT:** Sandra Chavez  
Las Fogatas Restaurant  
407 Finley Drive  
Taft, CA 93268

**PROJECT DATA:**

- 1. General Plan:** Commercial
- 2. Zoning:** General Commercial (GC)
- 3. Access/Circulation:** Finley Drive, 4<sup>th</sup> Street, and 6<sup>th</sup> Street

**PROJECT ANALYSIS:**

The applicant, Sandra Chavez of Las Fogatas Restaurant, is requesting approval of Conditional Use Permit No. 2016-15 to be permitted to acquire a Type 41 ABC License for the sale of beer and wine for consumption on the premises, within a unit of an existing commercial business called Las Fogatas Restaurant, on a 3.78 acre lot, within the General Commercial (GC) Zone District located at 407 Finley Drive. The commercial unit is located within the Pilot Plaza shopping center, which includes retail and restaurant uses such as Save-a-lot, Goodwill, and Original Hacienda Grill. The existing surrounding land uses include Taft College and commercial uses to the west across 6<sup>th</sup> Street; retail and personal services businesses, multi-family residential, and church to the north across Finley Drive; single-family residential, office, and mini-storage uses to the east across 4<sup>th</sup> Street; and the Taft City School District to the south.

Maria's Place is a sit-down restaurant that serves Chinese and Mexican food. The commercial unit has been operating at 407 Finley Drive since May 2016; and was previously occupied by Hot Stone Pizza. The proposed Type 41 ABC License is the license type that limits alcohol sales at restaurants to beer and wine only. The sale of alcohol is limited to consumption on-site within the restaurant only, with off-site retail sales prohibited. Alcohol may only be served in the interior dining area of the approximate 6,000 square foot building. Off-sale of beer and wine will be prohibited.

As with prior approvals for Type 41 licenses to Route 33 Sandwich Shop, Roots Eatery, and Maria's Place, Las Fogatas Restaurant is located within an over concentrated area (census tract) of on-sale alcohol licenses. Almost all of Taft's commercial areas along Kern Street/Highway 33, Center Street, and the Pilot Plaza shopping center are within Census Tract 0035.00, which is authorized for five (5) on-sale licenses. Census Tract 0035.00 currently has 15 off-sale licenses approved and issued to a variety of restaurant locations, the addition of Las Fogatas would raise the number of licenses to 17 (Roots is not yet showing on the License register). A city or county can approve additional licenses above the authorized amount at their discretion. However, cities and counties should take into consideration alcohol and alcohol sales related crimes within their jurisdiction and if additional licenses in an area will contribute to additional crime in the area or create a public nuisance.

The application is a new Type 41 License for the Taft and Census Tract 0035.0 area, but approval of this Type 41 license will essentially replace the expired license of the prior Hot Stone Pizza. As the central part of Taft is over concentrated with off-sale ABC licenses, staff met with the Police Chief to determine if allowing alcohol sales at this restaurant location would impact the area, due to nearby schools. As Las Fogatas currently is and will continue to be a full service sit down restaurant and the proposed alcohol sales would be limited to patrons that dine within the restaurant building that is monitored by management and restaurant staff, it is not anticipated that allowing an additional on-sale license in the area will significantly impact the City of Taft with regard to additional crime or creating a public nuisance.

Therefore, staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 2016-15 to permit Sandra Chavez to acquire a Type 41 ABC License for the sale of beer and wine for consumption on the premises of Las Fogatas Restaurant at 407 Finley Drive.

**CEQA:**

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15301 of the CEQA Guidelines (Existing Facilities).

**ATTACHMENTS:**

1. Resolution
2. Vicinity Map
3. Applicant Letter
4. Floor Plan

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT APPROVING CONDITIONAL USE PERMIT NO. 2016-15 TO PERMIT THE ACQUISITION OF A TYPE 41 ABC LICENSE FOR THE SALE OF BEER AND WINE FOR CONSUMPTION ON THE PREMISES, WITHIN A UNIT OF AN EXISTING COMMERCIAL BUILDING (LAS FOGATAS RESTAURANT), LOCATED ON A 3.78 ACRE LOT IN THE PILOT PLAZA SHOPPING CENTER, WITHIN THE GENERAL COMMERCIAL (GC) ZONE DISTRICT LOCATED AT 407 FINLEY DRIVE**

**WHEREAS**, the applicant, Sandra Chavez, has proposed a Conditional Use Permit to acquire a Type 41 ABC License for the sale of beer and wine for consumption on the premises within a unit of an existing building (Las Fogatas Restaurant), on a 3.78 acre lot in the Pilot Plaza Shopping Center, within the General Commercial (GC) Zone District located at 407 Finley Drive (APN 032-360-05) in the City of Taft, County of Kern; and

**WHEREAS**, notice of a public hearing was published, posted, and mailed to surrounding property owners to consider the proposed project in accordance with City's Zoning Ordinance and applicable laws; and

**WHEREAS**, the Planning Commission studied and considered the written findings for approval of Conditional Use Permit No. 2016-15, City Staff's written and oral reports, and all public testimony before making a decision on this request, and

**WHEREAS**, the laws and regulations relating to the preparation and adoption of environmental documents, as set forth in the State Guidelines Implementing the California Environmental Quality Act have been adhered to; and

**WHEREAS**, the Planning Commission has fully considered this request and the potential environmental effects.

**NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE, RESOLVE, AND RECOMMEND AS FOLLOWS:**

**SECTION 1.** The Planning Commission hereby makes the following findings:

1. The proposed use is conditionally permitted within the General Commercial (GC) zone district pursuant to the provisions of this section, complies with all applicable provisions of the Zoning Ordinance, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City; and
2. The proposed use would not impair the integrity and character of the General Commercial (GC) zone district; and

3. The site is suitable for the type and intensity of the proposed use; and
4. There are adequate provisions for public utilities and services to ensure the public health and safety; and
5. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties and improvements in the vicinity; and
6. The proposed amendment is exempt from the California Environmental Quality Act pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities).

**SECTION 2.** The Planning Commission hereby approves Conditional Use Permit No. 2016-15 with the conditions of approval set forth in this resolution as follows:

**General Conditions**

1. The applicant and property owner (“Applicant”), solely at its cost and expense, shall defend, indemnify and hold harmless the City of Taft (hereinafter referred to as “City”), its agents, legislative bodies, officers and employees regarding any legal or administrative action, claim or proceeding concerning approval of Conditional Use Permit No. 2016-15, and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as “CEQA”); or, at its election and in the alternative, shall relinquish such approval. Applicant shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant, but subject to the City's reasonable approvals. The Applicant shall also reimburse the City, its agents, legislative bodies, officers and employees for any judgments, amounts paid in settlements, court costs and attorneys' fees which the City, its agents, legislative bodies, officers and employees may be required to pay or otherwise pay as a result of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant’s obligations under these conditions of approval.
2. The safety and security of the site shall satisfy and be in compliance with all applicable Local, County, State, Special District, and Federal regulations, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. The applicant shall comply with all provisions of the City’s Zoning Ordinance, Construction Standard Details, the latest adopted Building Code, Mechanical Code, Plumbing Code, Electrical Code, Fire Code, and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits. Identification of specific sections of any of the aforementioned City documents does not negate the applicant’s responsibility to conform to unmentioned sections of the City’s Zoning Ordinance, Subdivision & Engineering Design Manual, California Building Code, and all other applicable ordinances, resolutions, standards, and

requirements of the City.

5. The Applicant shall pay all applicable development and processing fees adopted by the City in effect at the time of issuance of any permits.

### **Planning Department**

1. Conditional Use Permit No. 2016-15 is approved for the acquisition of a Type 41 Alcoholic Beverage Control for the sale of beer and wine only, only for consumption on the premises, and only within the interior dining area, with off-sale of alcohol prohibited.
2. The applicant shall furnish the City a copy of the ABC license and a copy of the conditions placed on the license by the Department of Alcoholic Beverage Control.
3. The applicant shall comply with all restrictions placed upon the license issued by the State of California Department of Alcoholic Beverage Control.
4. A modification of this approved Conditional Use Permit shall be applied for and obtained if the applicant proposes to change its type of liquor license, proposes to modify any of its current conditions of approval, or there is a substantial change in the mode or character of operations of the establishment.
5. Exterior lighting in the parking area shall be designated to provide adequate lighting for patrons, while not unreasonably disturbing surrounding properties. No light shall be directed or spill over into adjacent residentially used properties.
6. In the event City staff determines that security problems exist on the site, the conditions of this permit may be amended, under the provisions of the Zoning Ordinance, to require additional security.
7. The establishment shall have a public telephone listing.
8. It shall be the responsibility of the applicant/licensee to provide all employees that sell or serve alcoholic beverages with the knowledge and skill that will enable them to comply with their responsibilities under State law. This includes, but is not limited to the following:
  - State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operations, and penalties for violations of these laws.
  - The potential legal liabilities of owners and employees of businesses dispensing alcoholic beverages to patrons who may subsequently injure, kill, or harm themselves or innocent victims as a result of the excessive consumption of alcoholic beverages.

- Alcohol as a drug and its effects on the body and behavior, including the operation of motor vehicle.
  - Methods for dealing with intoxicated customers and recognizing underage customers.
9. Litter and trash receptacles shall be located at convenient locations inside and outside the establishment, and operators of such establishments shall remove trash and debris in a manner to eliminate a health problem. There shall be no dumping of trash and/or glass bottles outside the establishment between the hours of 10:00 p.m. and 7:00 a.m.
  10. The Planning Commission has the right to hold a public hearing to revoke or modify any Conditional Use Permit if harm or retail-related problems are demonstrated to occur as a result of criminal or anti-social behavior, including but not limited to the congregation of minors, violence, public drunkenness, vandalism, solicitation and/or litter.
  11. This Conditional Use Permit shall become null and void unless exercised within one (1) year of the date of final approval. An extension of time may be granted by the Planning Commission if a written request for extension is submitted to the Planning Department a minimum of ninety (90) days prior to such expiration date.
  12. The sale of alcoholic beverages for consumption off the premises shall be prohibited and there shall be appropriate posting of signs both inside and outside the licensed premises stating that drinking of alcoholic beverages on the premises is prohibited by law.

**PASSED AND ADOPTED** on this 20th day of July, 2016.

**ATTEST**

\_\_\_\_\_  
Brenda Johns, Recording Secretary

\_\_\_\_\_  
Ron Orrin, Chairman

**CERTIFICATION**

I, Brenda Johns, hereby certify that the foregoing resolution was passed and adopted by the Planning Commission of the City of Taft at a regularly scheduled meeting held on the 20th day of July, 2016, by the following vote:

**AYES:**

**NOES:**

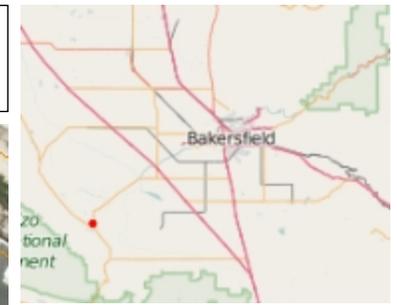
**ABSENT:**

**ABSTENTIONS:**

\_\_\_\_\_  
Brenda Johns, Recording Secretary



# Conditional Use Permit No. 2016-15 - Las Fogas Restaurant



### Legend

#### Roads

- Freeway
- Highway
- Major
- Minor
- Local
- Ramp
- Unpaved

#### Restrictions

- DIAG PARK
- HANDICAP
- NO PARKING
- NO STOPPING

#### Functional\_Classification

- Parcels
- Lakes & Ponds
- Water Course
- Canals
- County Parks
- Bakersfield Parks
- Golf Courses

1: 2,257



0.1 0 0.04 0.1 Miles

This map is a user generated static output from an Internet mapping site and is for general reference only. The County of Kern assumes no liability for damages, incurred by the user of this information, which occur directly or indirectly as a result of errors, omissions or discrepancies in the information.

### Notes

APN 032-360-05

## *Las Fogatas Restaurant*

407 Finley Dr. Taft Ca, 93268

Ph. 323 - 205-8521

Hours of Operation

8:00 am – 2:00 am Friday – Saturday

8:00 am – 10:00pm Sunday- Thursday

June 9, 2016

City Of Taft  
209 E Kern Street  
Taft, Ca 93268

Dear City of Taft,

Los Fogatas Restaurant is a family business whom has been around for several months and would like to bring its family business here to the city of Taft. We specialize in catering reunions, and banquets fresh authentic Chines Salvadorian, Mexican food and pizzas. We are requesting your consideration in obtaining our beer and liquor license so that we may present that as an options to our guest in the near future. We appreciate your time regarding this matter.

Sincerely,



Sandra Chaves  
Owner



**California Department of Alcoholic Beverage  
Control  
On-Sale Licenses  
For the Cities of  
TAFT**

24 of 24 Licenses Displayed

*To create a downloadable CSV File  
go back  
and check the Create CSV Dowload  
Option.*

Report as of 7/11/2016

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) <a href="#">10458</a>	ACTIVE	52	10/01/1975	8/31/2016	AMERICAN LEGION FELLOWS POST 63 618 CENTER ST TAFT, CA 93268	AMERICAN LEGION FELLOWS POST 63		1506
2) <a href="#">270597</a>	ACTIVE	41	04/13/1992	7/31/2016	Census Tract: 0035.00 KATZ, OZ 1107 KERN ST, STE 3 TAFT, CA 93268	CHICKEN OF OZ THE		1506
3) <a href="#">2730</a>	ACTIVE	47	01/16/1980	10/31/2016	Census Tract: 0035.00 TAFT PETROLEUM CLUB 450 PETROLEUM CLUB RD TAFT, CA 93268	TAFT PETROLEUM CLUB	PO BOX 383 TAFT, CA 93268	1500
4) <a href="#">337679</a>	ACTIVE	47	06/03/1998	5/31/2017	Census Tract: 0033.03 PAYNE, CHRISTINA YUK CHING 205 N 10TH ST TAFT, CA 93268	O T COOKHOUSE & SALOON		1506
5) <a href="#">35792</a>	ACTIVE	47	09/01/1976	2/28/2017	Census Tract: 0035.00 BRADLEY, GAIL N 414-16 NORTH ST TAFT, CA 93268	OASIS BAR & RESTAURANT THE	414 NORTH ST TAFT, CA 93268	1506
6) <a href="#">388618</a>	ACTIVE	41	09/06/2002	8/31/2016	Census Tract: 0035.00 PAIK, LAWRENCE ENGLE 200 KERN ST TAFT, CA 93268	PAIKS RANCH HOUSE	4103 PINWOOD LAKE DR BAKERSFIELD, CA 93309	1506
7) <a href="#">391864</a>	ACTIVE	47	10/04/2002	8/31/2016	Census Tract: 0035.00 ESCALANTE, MARIA 1015 4TH ST TAFT, CA 93268	LA SALSA TEX MEX		1506
8) <a href="#">434668</a>	ACTIVE	41	05/16/2006	4/30/2017	Census Tract: 0035.00 SCHERTZ, DENNIS JAMES 215 CENTER ST TAFT, CA 93268	ASIAN EXPERIENCE		1506
9) <a href="#">435954</a>	ACTIVE	41	06/09/2006	5/31/2017	Census Tract: 0035.00 ONGS CAFE INC 314 CENTER ST TAFT, CA 93268	ONGS CAFE		1506
10) <a href="#">447201</a>	ACTIVE	41	12/18/2006	8/31/2016	Census Tract: 0035.00 BRAVO, FELIX ROMERO 614 CENTER ST TAFT, CA 93268-3125	PIZZA FACTORY		1506
11) <a href="#">468550</a>	ACTIVE	41	08/08/2008	7/31/2016	Census Tract: 0035.00 SORENSEN BROS INC 10256 GOLF COURSE RD TAFT, CA 93268-9624	BUENA VISTA GOLF COURSE		1500
12) <a href="#">476847</a>	ACTIVE	41	04/27/2009	3/31/2017	Census Tract: 0033.04 JHAJ, RUPINDER SINGH LAKE WEBB ES BUENA VISTA 12M E OF TAFT, CA 93268	BUENA VISTA CONCESSIONS	31110 7TH STANDARD RD BAKERSFIELD, CA 93314- 9306	1500
13) <a href="#">502169</a>	ACTIVE	41	10/07/2010	9/30/2016	Census Tract: 0033.04 LONG, JARUWAN 508 CENTER ST TAFT, CA 93268-3109	BLACK GOLD COFFEE HOUSE AND DELI		1506
14) <a href="#">525935</a>	ACTIVE	47	03/08/2013	2/28/2017	Census Tract: 0035.00 LA SALSA FAMILY RESTAURANT 101 E KERN ST	LA SALSA FAMILY RESTAURANT	7145 HOUGHTON RD BAKERSFIELD, CA 93313	1506

					TAFT, CA 93268-3223				
					Census Tract: 0035.00				
15)	<a href="#">526464</a>	ACTIVE	41	01/08/2013	12/31/2016	RUSHING, CYNTHIA LOUISE 28323 HIGHWAY 119 TAFT, CA 93268-9766	BUENA VISTA ROADHOUSE CAFE	509 TYLER ST TAFT, CA 93268-1612	1500
					Census Tract: 0033.04				
16)	<a href="#">541987</a>	ACTIVE	40	04/25/2014	3/31/2017	JACKSON, MICHAEL BROCK 400 HARRISON ST TAFT, CA 93268-1708	ARTS CORNER		1500
					Census Tract: 0034.00				
17)	<a href="#">543605</a>	ACTIVE	41	12/04/2014	11/30/2016	ASIAN EXPERIENCE, INC. 431 NORTH ST TAFT, CA 93268	BANK THE	215 CENTER ST TAFT, CA 93268	1506
					Census Tract: 0035.00				
18)	<a href="#">551111</a>	ACTIVE	47	12/15/2014	11/30/2016	MI CASITA RESTAURANT 621 CENTER ST TAFT, CA 93268-3124	MI CASITA RESTAURANT	611 A ST TAFT, CA 93268-3735	1506
					Census Tract: 0035.00				
19)	<a href="#">557852</a>	ACTIVE	41	09/02/2015	8/31/2016	ALCALA ACEVEDO, MARIA AMALIA I 301 HARRISON ST, STE A TAFT, CA 93268-1705	LAS BRASA MEXICAN GRILL	215 2ND ST TAFT, CA 93268-3501	1500
					Census Tract: 0034.00				
20)	<a href="#">566666</a>	ACTIVE	41	04/29/2016	8/31/2016	LOPEZ-AMEZCUA, OFELIA BERENICE 101 B ST TAFT, CA 93268-3815	MARISCOS TACO DE MEXICO		1500
					Census Tract: 0036.00				
21)	<a href="#">568959</a>	ACTIVE	41	06/29/2016	5/31/2017	BROWN, AMBER 700 KERN ST TAFT, CA 93268-2719	ROUTE 33 SANDWICH COMPANY	6501 SCHIRRA COURT, SUITE 100 BAKERSFIELD, CA 93313	1506
					Census Tract: 0035.00				
22)	<a href="#">568987</a>	ACTIVE	41	06/28/2016	5/31/2017	JIMENEZ-HERNANDEZ, EVA GUADALUPE 330 KERN ST TAFT, CA 93268-2811	TACOS Y MARISCOS CASA TABARES	7 VICTOR ST TAFT, CA 93268	1506
					Census Tract: 0035.00				
23)	<a href="#">569158</a>	ACTIVE	41	06/30/2016	5/31/2017	ALCALA ACEVEDO, MARIA AMALIA I 1008 KERN ST TAFT, CA 93268-2739	MARIAS PLACE AMERICAN AND MEXICAN FOOD		1506
					Census Tract: 0035.00				
24)	<a href="#">67057</a>	ACTIVE	51	01/01/1994	7/31/2016	MOOSE LODGE TAFT 1431 205-1/2 TENTH ST TAFT, CA 93268	MOOSE LODGE TAFT 1431	PO BOX 1231 TAFT, CA 93268	1506
					Census Tract: 0035.00				

--- End of Report ---

For a definition of codes, view our [glossary](#).



# City of Taft Planning Commission Staff Report

Agenda Item #4

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**DATE:** July 20, 2016

**TO:** Chairman Orrin and Members of the Planning Commission

**FROM:** Mark Staples, Director  
Planning and Development Services

**SUBJECT:** Zoning Ordinance Amendment No. 2016-17 – Water Efficient Landscape Ordinance

**RECOMMENDATION:** Review a proposed Zoning Ordinance Amendment of Section 6.11.390 of the Zoning Ordinance relating to the Water Efficient Landscape Requirements. Information Only Item.

**LOCATION:** Citywide

**PROJECT ANALYSIS:**

On April 1, 2015, Governor Brown signed Executive Order B-29-15 that held prior executive orders regarding State of Emergencies due to severe drought conditions. Item #11 of the Executive Order called for an update to the State Model Water Efficient Landscape Ordinance (MWELo). The original MWELo was adopted by the State in 2009 due to prior drought year, with all local agencies required to adopt the ordinance by January 1, 2010. As residential and commercial landscapes have a higher water demand, the State developed the MWELo to provide a formulaic means of determining the maximum areas allowed and maximum water use determinations for certain landscape types. Although the formulas for determining water use and maximum landscape area seemed to require advanced education degrees, the State did provide some of the variables, worksheets, and other tables to help with the calculations.

Attached is a copy of Executive Order B-29-15, a four page summary and guidance document, and the strikethrough and underline copy of the MWELo. Also attached are two printouts of Excel spreadsheets provided by the State to help calculate the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU).

The Planning Director will present all the items at the Planning Commission meeting, as well as outline future steps in adopting and implementing the MWELo for the City of Taft.

**ATTACHMENTS:**

1. State Executive Order B-29-15
2. The 2015 Updated MWELo Guidance for California Local Agencies
3. Text of Proposed Regulations – California Code of Regulations, Title 23. Waters, Division 2. Department of Water Resources, Chapter 2.7 Model Water Efficient Landscape Ordinance
4. Sample of Maximum Applied Water Allowance Calculation Spreadsheet
5. Sample of Estimated Total Water Use Calculation Spreadsheet

**Executive Department**  
State of California

**EXECUTIVE ORDER B-29-15**

**WHEREAS** on January 17, 2014, I proclaimed a State of Emergency to exist throughout the State of California due to severe drought conditions; and

**WHEREAS** on April 25, 2014, I proclaimed a Continued State of Emergency to exist throughout the State of California due to the ongoing drought; and

**WHEREAS** California's water supplies continue to be severely depleted despite a limited amount of rain and snowfall this winter, with record low snowpack in the Sierra Nevada mountains, decreased water levels in most of California's reservoirs, reduced flows in the state's rivers and shrinking supplies in underground water basins; and

**WHEREAS** the severe drought conditions continue to present urgent challenges including: drinking water shortages in communities across the state, diminished water for agricultural production, degraded habitat for many fish and wildlife species, increased wildfire risk, and the threat of saltwater contamination to fresh water supplies in the Sacramento-San Joaquin Bay Delta; and

**WHEREAS** a distinct possibility exists that the current drought will stretch into a fifth straight year in 2016 and beyond; and

**WHEREAS** new expedited actions are needed to reduce the harmful impacts from water shortages and other impacts of the drought; and

**WHEREAS** the magnitude of the severe drought conditions continues to present threats beyond the control of the services, personnel, equipment, and facilities of any single local government and require the combined forces of a mutual aid region or regions to combat; and

**WHEREAS** under the provisions of section 8558(b) of the Government Code, I find that conditions of extreme peril to the safety of persons and property continue to exist in California due to water shortage and drought conditions with which local authority is unable to cope; and

**WHEREAS** under the provisions of section 8571 of the California Government Code, I find that strict compliance with various statutes and regulations specified in this order would prevent, hinder, or delay the mitigation of the effects of the drought.

**NOW, THEREFORE, I, EDMUND G. BROWN JR.**, Governor of the State of California, in accordance with the authority vested in me by the Constitution and statutes of the State of California, in particular Government Code sections 8567 and 8571 of the California Government Code, do hereby issue this Executive Order, effective immediately.

**IT IS HEREBY ORDERED THAT:**

1. The orders and provisions contained in my January 17, 2014 Proclamation, my April 25, 2014 Proclamation, and Executive Orders B-26-14 and B-28-14 remain in full force and effect except as modified herein.

**SAVE WATER**

2. The State Water Resources Control Board (Water Board) shall impose restrictions to achieve a statewide 25% reduction in potable urban water usage through February 28, 2016. These restrictions will require water suppliers to California's cities and towns to reduce usage as compared to the amount used in 2013. These restrictions should consider the relative per capita water usage of each water suppliers' service area, and require that those areas with high per capita use achieve proportionally greater reductions than those with low use. The California Public Utilities Commission is requested to take similar action with respect to investor-owned utilities providing water services.
3. The Department of Water Resources (the Department) shall lead a statewide initiative, in partnership with local agencies, to collectively replace 50 million square feet of lawns and ornamental turf with drought tolerant landscapes. The Department shall provide funding to allow for lawn replacement programs in underserved communities, which will complement local programs already underway across the state.
4. The California Energy Commission, jointly with the Department and the Water Board, shall implement a time-limited statewide appliance rebate program to provide monetary incentives for the replacement of inefficient household devices.
5. The Water Board shall impose restrictions to require that commercial, industrial, and institutional properties, such as campuses, golf courses, and cemeteries, immediately implement water efficiency measures to reduce potable water usage in an amount consistent with the reduction targets mandated by Directive 2 of this Executive Order.
6. The Water Board shall prohibit irrigation with potable water of ornamental turf on public street medians.
7. The Water Board shall prohibit irrigation with potable water outside of newly constructed homes and buildings that is not delivered by drip or microspray systems.

8. The Water Board shall direct urban water suppliers to develop rate structures and other pricing mechanisms, including but not limited to surcharges, fees, and penalties, to maximize water conservation consistent with statewide water restrictions. The Water Board is directed to adopt emergency regulations, as it deems necessary, pursuant to Water Code section 1058.5 to implement this directive. The Water Board is further directed to work with state agencies and water suppliers to identify mechanisms that would encourage and facilitate the adoption of rate structures and other pricing mechanisms that promote water conservation. The California Public Utilities Commission is requested to take similar action with respect to investor-owned utilities providing water services.

#### **INCREASE ENFORCEMENT AGAINST WATER WASTE**

9. The Water Board shall require urban water suppliers to provide monthly information on water usage, conservation, and enforcement on a permanent basis.
10. The Water Board shall require frequent reporting of water diversion and use by water right holders, conduct inspections to determine whether illegal diversions or wasteful and unreasonable use of water are occurring, and bring enforcement actions against illegal diverters and those engaging in the wasteful and unreasonable use of water. Pursuant to Government Code sections 8570 and 8627, the Water Board is granted authority to inspect property or diversion facilities to ascertain compliance with water rights laws and regulations where there is cause to believe such laws and regulations have been violated. When access is not granted by a property owner, the Water Board may obtain an inspection warrant pursuant to the procedures set forth in Title 13 (commencing with section 1822.50) of Part 3 of the Code of Civil Procedure for the purposes of conducting an inspection pursuant to this directive.
11. The Department shall update the State Model Water Efficient Landscape Ordinance through expedited regulation. This updated Ordinance shall increase water efficiency standards for new and existing landscapes through more efficient irrigation systems, greywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. It will also require reporting on the implementation and enforcement of local ordinances, with required reports due by December 31, 2015. The Department shall provide information on local compliance to the Water Board, which shall consider adopting regulations or taking appropriate enforcement actions to promote compliance. The Department shall provide technical assistance and give priority in grant funding to public agencies for actions necessary to comply with local ordinances.
12. Agricultural water suppliers that supply water to more than 25,000 acres shall include in their required 2015 Agricultural Water Management Plans a detailed drought management plan that describes the actions and measures the supplier will take to manage water demand during drought. The Department shall require those plans to include quantification of water supplies and demands for 2013, 2014, and 2015 to the extent data is available. The Department will provide technical assistance to water suppliers in preparing the plans.

13. Agricultural water suppliers that supply water to 10,000 to 25,000 acres of irrigated lands shall develop Agricultural Water Management Plans and submit the plans to the Department by July 1, 2016. These plans shall include a detailed drought management plan and quantification of water supplies and demands in 2013, 2014, and 2015, to the extent that data is available. The Department shall give priority in grant funding to agricultural water suppliers that supply water to 10,000 to 25,000 acres of land for development and implementation of Agricultural Water Management Plans.
14. The Department shall report to Water Board on the status of the Agricultural Water Management Plan submittals within one month of receipt of those reports.
15. Local water agencies in high and medium priority groundwater basins shall immediately implement all requirements of the California Statewide Groundwater Elevation Monitoring Program pursuant to Water Code section 10933. The Department shall refer noncompliant local water agencies within high and medium priority groundwater basins to the Water Board by December 31, 2015, which shall consider adopting regulations or taking appropriate enforcement to promote compliance.
16. The California Energy Commission shall adopt emergency regulations establishing standards that improve the efficiency of water appliances, including toilets, urinals, and faucets available for sale and installation in new and existing buildings.

#### **INVEST IN NEW TECHNOLOGIES**

17. The California Energy Commission, jointly with the Department and the Water Board, shall implement a Water Energy Technology (WET) program to deploy innovative water management technologies for businesses, residents, industries, and agriculture. This program will achieve water and energy savings and greenhouse gas reductions by accelerating use of cutting-edge technologies such as renewable energy-powered desalination, integrated on-site reuse systems, water-use monitoring software, irrigation system timing and precision technology, and on-farm precision technology.

#### **STREAMLINE GOVERNMENT RESPONSE**

18. The Office of Emergency Services and the Department of Housing and Community Development shall work jointly with counties to provide temporary assistance for persons moving from housing units due to a lack of potable water who are served by a private well or water utility with less than 15 connections, and where all reasonable attempts to find a potable water source have been exhausted.
19. State permitting agencies shall prioritize review and approval of water infrastructure projects and programs that increase local water supplies, including water recycling facilities, reservoir improvement projects, surface water treatment plants, desalination plants, stormwater capture, and greywater systems. Agencies shall report to the Governor's Office on applications that have been pending for longer than 90 days.

20. The Department shall take actions required to plan and, if necessary, implement Emergency Drought Salinity Barriers in coordination and consultation with the Water Board and the Department of Fish and Wildlife at locations within the Sacramento - San Joaquin delta estuary. These barriers will be designed to conserve water for use later in the year to meet state and federal Endangered Species Act requirements, preserve to the extent possible water quality in the Delta, and retain water supply for essential human health and safety uses in 2015 and in the future.
21. The Water Board and the Department of Fish and Wildlife shall immediately consider any necessary regulatory approvals for the purpose of installation of the Emergency Drought Salinity Barriers.
22. The Department shall immediately consider voluntary crop idling water transfer and water exchange proposals of one year or less in duration that are initiated by local public agencies and approved in 2015 by the Department subject to the criteria set forth in Water Code section 1810.
23. The Water Board will prioritize new and amended safe drinking water permits that enhance water supply and reliability for community water systems facing water shortages or that expand service connections to include existing residences facing water shortages. As the Department of Public Health's drinking water program was transferred to the Water Board, any reference to the Department of Public Health in any prior Proclamation or Executive Order listed in Paragraph 1 is deemed to refer to the Water Board.
24. The California Department of Forestry and Fire Protection shall launch a public information campaign to educate the public on actions they can take to help to prevent wildfires including the proper treatment of dead and dying trees. Pursuant to Government Code section 8645, \$1.2 million from the State Responsibility Area Fire Prevention Fund (Fund 3063) shall be allocated to the California Department of Forestry and Fire Protection to carry out this directive.
25. The Energy Commission shall expedite the processing of all applications or petitions for amendments to power plant certifications issued by the Energy Commission for the purpose of securing alternate water supply necessary for continued power plant operation. Title 20, section 1769 of the California Code of Regulations is hereby waived for any such petition, and the Energy Commission is authorized to create and implement an alternative process to consider such petitions. This process may delegate amendment approval authority, as appropriate, to the Energy Commission Executive Director. The Energy Commission shall give timely notice to all relevant local, regional, and state agencies of any petition subject to this directive, and shall post on its website any such petition.

26. For purposes of carrying out directives 2–9, 11, 16–17, 20–23, and 25, Division 13 (commencing with section 21000) of the Public Resources Code and regulations adopted pursuant to that Division are hereby suspended. This suspension applies to any actions taken by state agencies, and for actions taken by local agencies where the state agency with primary responsibility for implementing the directive concurs that local action is required, as well as for any necessary permits or approvals required to complete these actions. This suspension, and those specified in paragraph 9 of the January 17, 2014 Proclamation, paragraph 19 of the April 25, 2014 proclamation, and paragraph 4 of Executive Order B-26-14, shall remain in effect until May 31, 2016. Drought relief actions taken pursuant to these paragraphs that are started prior to May 31, 2016, but not completed, shall not be subject to Division 13 (commencing with section 21000) of the Public Resources Code for the time required to complete them.
27. For purposes of carrying out directives 20 and 21, section 13247 and Chapter 3 of Part 3 (commencing with section 85225) of the Water Code are suspended.
28. For actions called for in this proclamation in directive 20, the Department shall exercise any authority vested in the Central Valley Flood Protection Board, as codified in Water Code section 8521, et seq., that is necessary to enable these urgent actions to be taken more quickly than otherwise possible. The Director of the Department of Water Resources is specifically authorized, on behalf of the State of California, to request that the Secretary of the Army, on the recommendation of the Chief of Engineers of the Army Corps of Engineers, grant any permission required pursuant to section 14 of the Rivers and Harbors Act of 1899 and codified in section 48 of title 33 of the United States Code.
29. The Department is directed to enter into agreements with landowners for the purposes of planning and installation of the Emergency Drought Barriers in 2015 to the extent necessary to accommodate access to barrier locations, land-side and water-side construction, and materials staging in proximity to barrier locations. Where the Department is unable to reach an agreement with landowners, the Department may exercise the full authority of Government Code section 8572.
30. For purposes of this Executive Order, chapter 3.5 (commencing with section 11340) of part 1 of division 3 of the Government Code and chapter 5 (commencing with section 25400) of division 15 of the Public Resources Code are suspended for the development and adoption of regulations or guidelines needed to carry out the provisions in this Order. Any entity issuing regulations or guidelines pursuant to this directive shall conduct a public meeting on the regulations and guidelines prior to adopting them.

31. In order to ensure that equipment and services necessary for drought response can be procured quickly, the provisions of the Government Code and the Public Contract Code applicable to state contracts, including, but not limited to, advertising and competitive bidding requirements, are hereby suspended for directives 17, 20, and 24. Approval by the Department of Finance is required prior to the execution of any contract entered into pursuant to these directives.

This Executive Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

**I FURTHER DIRECT** that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given to this Order.

**IN WITNESS WHEREOF** I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 1<sup>st</sup> day of April 2015.

\_\_\_\_\_  
EDMUND G. BROWN JR.  
Governor of California

**ATTEST:**

\_\_\_\_\_  
ALEX PADILLA  
Secretary of State



# The 2015 Updated Model Water Efficient Landscape Ordinance

## Guidance for California Local Agencies

### INTRODUCTION

Governor Brown's Drought Executive Order of April 1, 2015 (EO B-29-15) directed DWR to update the State's Model Water Efficient Landscape Ordinance (MWELo) through expedited regulation. The California Water Commission approved the revised MWELo Ordinance on July 15, 2015. This fact sheet provides guidance to cities and counties (local agencies) in California, who are responsible for adopting and reporting on a water efficient landscape ordinance. The focus is on major changes in the MWELo which must be addressed when local agencies are revising their own local or regional ordinances.

### DEADLINES AND OPTIONS FOR LOCAL AGENCY ACTIONS (Section 490.1)

Local agencies have until **December 1, 2015** to adopt the MWELo or to adopt a Local Ordinance which must be at least as effective in conserving water as MWELo. Local agencies working together to develop a Regional Ordinance have until **February 1, 2016** to adopt, but they are still subject to the December 2015 reporting requirements (see Reporting Requirements). A local agency will either integrate MWELo into an existing ordinance or establish a new, separate program. To comply, a local agency must perform one of the following actions:

- Adopt *by reference* Sections 490-495, Chapter 2.7, Division 2, Title 23 in the California Code of Regulations
- Adopt the MWELo *in detail* - Sections 490-495, Chapter 2.7, Division 2, Title 23 in the California Code of Regulations
- Amend an existing or adopt a new Local Ordinance or Regional Ordinance to meet the requirements contained in the regulations
- Take no action and allow the MWELo to go into effect by default

A local agency may choose to allow MWELo to become effective by default and then adopt a Local or Regional Ordinance at a later time. Subsequent reporting must include the details of Local or Regional Ordinances.

Local agencies are not limited to require only the levels of water conservation stipulated by MWELo. The Local or Regional Ordinance can require higher levels of water conservation, as determined appropriate by the local agency to address one of these local conditions:

- climate
- geology
- topography
- environmental conditions.

However, in such situations where a more restrictive requirement is incorporated, the local agency must make express findings that the requirement is reasonably necessary for one or more of the above conditions. Like all ordinance adoption processes, the adoption must follow the applicable rules for a public process including a public comment period and formal public proceeding during adoption.

## SIGNIFICANT REVISIONS TO MWELO

### Projects Subject to the Ordinance (Section 490.1)

The size of landscapes subject to the ordinance has been lowered from 2500 sq. ft. to 500 sq. ft. The size threshold applies to residential, commercial, industrial and institutional projects that require a permit, plan check or design review.

To reduce the complexity and costs for the smaller landscapes now subject to ordinance, the revised MWELO has a prescriptive compliance approach (Appendix D) for landscapes between 500 and 2500 sq. ft. Landscapes within this size range can comply either through meeting the traditional MWELO approach or through the prescriptive approach in Appendix D. The size threshold for existing landscapes that are being rehabilitated has not changed, remaining at **2500 square feet**. Only rehabilitated landscapes that are associated with a building or landscape permit, plan check, or design review are subject to the Ordinance.

### Definitions (Section 491)

The definitions section of MWELO has been expanded to include new terms and concepts. Please see the strike-out version of MWELO at <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/> to review definition changes.

### Water Efficient Worksheet and Water Budget (Section 492.4)

***The maximum applied water allowance (MAWA) has been lowered from 70% of the reference evapotranspiration (ETo) to 55% for residential landscape projects, and to 45% of ETo for non-residential projects.*** This water allowance reduces the landscape area that can be planted with high water use plants such as cool season turf. For typical residential projects, the reduction in the MAWA reduces the percentage of landscape area that can be planted to high water use plants from 33% to 25%. In typical non-residential landscapes, the reduction in MAWA limits the planting of high water use plants to special landscape areas. The revised MWELO still uses a water budget approach and larger areas of high water use plants can be installed if the water use is reduced in the other areas provided the overall landscape stays within the budget. The use of special landscape areas (SLA) was not changed in the revised MWELO. The SLA provides for an extra water allowance in non-residential areas for specific functional landscapes, such as recreation, areas for public assembly, and edible gardens or for areas irrigated with recycled water.

The revised MWELO allows the irrigation efficiency to be entered for each area of the landscape. The site-wide irrigation efficiency of the previous ordinance (2010) was 0.71; for the purposes of estimating total water use, the revised MWELO defines the irrigation efficiency (IE) of drip irrigation as 0.81 and overhead irrigation and other technologies must meet a minimum IE of 0.75.

The worksheets for Maximum Applied Water Allowance (MAWA) and the Estimated Total Water Use (ETWU) have been combined into one table. (See Appendix B, Water Efficient Landscape Worksheet). As explained above, rather than using a site-wide default IE, irrigation efficiency is calculated for each hydrozone.

The revised ordinance also precludes the use of high water use plants in street median strips.

Also because of the requirement to irrigate areas less than ten feet wide with subsurface irrigation or other means that produces no runoff or overspray, the use of cool season turf in parkways is limited.

## **Soil Management Report (Section 492.5)**

For multi-lot projects, the revised MWELo added clarification that soil testing should be completed using a soil sampling rate of approximately 1 in 7 lots or 15 percent.

## **Landscape Design Plan (Section 492.6)**

The following changes were made to Landscape Design Plan section:

Prior to planting, 4 yards of compost must be incorporated per 1000 sq. ft. of permeable area. Compacted soils must be transformed to a friable condition. The depth of mulch required was increased from 2 to 3 inches. Graywater and storm retention components must be indicated on the landscape plan.

## **Irrigation Design Plan (Section 492.7)**

The following changes were made to the Irrigation Design section:

**Dedicated landscape water meters or submeters** are required for residential landscapes over 5,000 square feet and non-residential landscapes over 1000 square feet. Dedicated meters or submeters may be either a meter supplied by the local water supplier or a privately owned submeter.

Irrigation systems are required to have **pressure regulation** to ensure correct and efficient operation.

**All irrigation emission devices must meet the American National Standards Institute standard**, American Society of Agricultural and Biological Engineers'/International Code Council's 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard". **Flow sensors** that detect and report high flow conditions due to broken pipes and/or popped sprinkler heads are required for landscape areas greater than 5,000 square feet. Master shut-off valves that prevent water waste in case of large failures of irrigation systems due to breakage or vandalism are required on all landscapes except where sprinklers can be individually controlled.

The **minimum width of areas that can be overhead irrigated was increased from 8 feet to 10 feet**; areas less than 10 feet wide must be irrigated with subsurface drip or other technology that produces no over spray or runoff.

The revised update requires **the irrigation auditor to be a local agency auditor or third party auditor** to reduce conflicts of interest. All landscape irrigation auditors must be certified by one of the U.S. EPA WaterSense labeled auditing programs. EPA WaterSense: [http://www.epa.gov/watersense/outdoor/cert\\_programs.html](http://www.epa.gov/watersense/outdoor/cert_programs.html)

## **Graywater Systems (Section 492.15)**

The revised MWELo added a graywater section that specifies that landscapes less than 2,500 square feet that are irrigated entirely with graywater or captured rainwater are subject only to the irrigation system requirements of Appendix D, Prescriptive Compliance Option. Graywater is allowed throughout the state under the California Plumbing Code, Ch. 16. Applicants should consult with the local building authority regarding graywater systems.

## **Stormwater and Rainwater Retention (Section 492.16)**

A requirement was added that landscape area should have friable soil to maximize stormwater infiltration. Additional stormwater measures were recommended, but not required.

## **Reporting (Section 495)**

Executive Order B-29-15 and the revised ordinance require that local agencies report on the implementation and enforcement of their single agency Local Ordinances to DWR by December 31, 2015. Local agencies developing a Regional Ordinance must report on adoption by March 1, 2016. Reporting for all agencies is due by January 31st of each year thereafter. The reporting requirement is a new addition to the MWELo.

In the initial reporting, a local agency states whether they are adopting a single agency ordinance or a regional agency ordinance, and specifies the date of adoption or anticipated date of adoption.

The following information is to be included in the first report by the local agency. Once stated, the information does not have to be repeated in subsequent reports unless the information changes.

- State if using a locally modified Water Efficient Landscape Ordinance (Local or Regional Ordinance) or the MWELo. If using a Local or Regional Ordinance, how is it different than MWELo; is it at least as efficient as MWELo; and are there any exemptions specified?
- State the entity responsible for implementing the ordinance.

In subsequent years, all local agency reporting will be for the calendar year. For the initial reporting period after new ordinance adoption and each year thereafter, include the following information during each reporting period:

- Number and types of projects subject to the ordinance
- Total area (in square feet or acres) subject to the ordinance
- Number of new housing starts, new commercial projects, and landscape retrofits

For the initial reporting period after new ordinance adoption and each year thereafter, describe the following:

- The procedure for review of projects subject to the ordinance
- The actions taken to verify compliance- Is a plan check performed; if so, by what entity? Is a site inspection performed; if so, by what entity? Is a post-installation audit required; if so, by whom?
- Enforcement measures
- The challenges to implementing and enforcing the ordinance
- The educational, training, and other needs to properly apply the ordinance

## **Contact Information:**

Julie Saare-Edmonds, DWR Senior Environmental Scientist at [Julie.Saare-Edmonds@water.ca.gov](mailto:Julie.Saare-Edmonds@water.ca.gov) or (916) 651-9676

## **TEXT OF PROPOSED REGULATIONS**

### **NOTE:**

- Text proposed to be added is displayed in underlined type.
- Text proposed to be deleted is displayed in ~~strikeout~~ type.

In Division 2, Title 23, California Code of Regulations, to amend Chapter 2.7 Model Water Efficient Landscape Ordinance, Sections 490 through 495, to read as follows:

California Code of Regulations  
Title 23. Waters  
Division 2. Department of Water Resources  
Chapter 2.7. Model Water Efficient Landscape Ordinance

**§ 490. Purpose.**

(a) The State Legislature has found:

- (1) that the waters of the state are of limited supply and are subject to ever increasing demands;
- (2) that the continuation of California's economic prosperity is dependent on the availability of adequate supplies of water for future uses;
- (3) 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;
- (4) 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~~
- (5) that landscape design, installation, maintenance and management can and should be water efficient; and
- (6) 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.

(b) Consistent with the legislative findings, the purpose of this model ordinance is to:

- (1) promote the values and benefits of landscaping practices that integrate and go beyond the conservation and efficient use of water; landscapes while recognizing the need to invest water and other resources as efficiently as possible;
- (2) establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction and rehabilitated projects by encouraging the use of a watershed approach that requires cross-sector collaboration of industry, government and property owners to achieve the many benefits possible;
- (3) establish provisions for water management practices and water waste prevention for existing landscapes;
- (4) 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;
- (5) promote the benefits of consistent landscape ordinances with neighboring local and regional agencies;
- (6) encourage local agencies and water purveyors to use economic incentives that promote the efficient use of water, such as implementing a tiered-rate structure; and
- (7) encourage local agencies to designate the necessary authority that implements and enforces the provisions of the Model Water Efficient Landscape Ordinance or its local landscape ordinance.

(c) Landscapes that are planned, designed, installed, managed and maintained with the watershed based approach can improve California's environmental conditions and provide benefits and realize sustainability goals. Such landscapes will make the urban environment resilient in the face of climatic extremes. Consistent with the legislative findings and purpose of the Ordinance, conditions in the urban setting will be improved by:

- (1) Creating the conditions to support life in the soil by reducing compaction, incorporating organic matter that increases water retention, and promoting productive plant growth that leads to more carbon storage, oxygen production, shade, habitat and esthetic benefits.

(2) Minimizing energy use by reducing irrigation water requirements, reducing reliance on petroleum based fertilizers and pesticides, and planting climate appropriate shade trees in urban areas.

(3) Conserving water by capturing and reusing rainwater and graywater wherever possible and selecting climate appropriate plants that need minimal supplemental water after establishment.

(4) Protecting air and water quality by reducing power equipment use and landfill disposal trips, selecting recycled and locally sourced materials, and using compost, mulch and efficient irrigation equipment to prevent erosion.

(5) Protecting existing habitat and creating new habitat by choosing local native plants, climate adapted non-natives and avoiding invasive plants. Utilizing integrated pest management with least toxic methods as the first course of action.

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

### **§ 490.1. Applicability.**

(a) ~~After January 1, 2010, December 1, 2015, and consistent with Executive Order No. B-29-15, this ordinance shall apply to all of the following landscape projects:~~

~~(1) new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review;~~

~~(2) rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review;~~

~~(1) new construction and rehabilitated landscapes for public agency projects and private development projects with a landscape area equal to or greater than 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 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 5,000 square feet requiring a building or landscape permit, plan check or design review;~~

~~(3) (4) existing landscapes limited to Sections 493, 493.1 and 493.2; and~~

~~(4) (5) cemeteries. Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to Sections 492.4, 492.11, and 492.12; and existing cemeteries are limited to Sections 493, 493.1, and 493.2.~~

(b) For local land use agencies working together to develop a regional water efficient landscape ordinance, the reporting requirements of this ordinance shall become effective December 1, 2015 and the remainder of this ordinance shall be effective no later than February 1, 2016.

(c) Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this ordinance or conform to the prescriptive measures contained in Appendix D.

(d) For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2500 sq. ft. of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D section (5).

(be) 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) existing 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.

#### **§ 491. 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 are able to self-adjust and 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 492.9.
- (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 WaterSense 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 WaterSense 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) “compost” means the safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.
- (j) “conversion factor (0.62)” means the number that converts acre-inches per acre per year to gallons per square foot per year.
- (k) “distribution uniformity” means the measure of the uniformity of irrigation water over a defined area.
- (l) “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.
- (m) “ecological restoration project” means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.
- (n) “effective precipitation” or “usable rainfall” (Eppt) means the portion of total precipitation which becomes available for plant growth.
- (o) “emitter” means a drip irrigation emission device that delivers water slowly from the system to the soil.
- (p) “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.
- (q) “establishment period of the plants” means the first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth. Native habitat mitigation areas and trees may need three to five years for establishment.
- (r) “Estimated Total Water Use” (ETWU) means the total water used for the landscape as described in Section 492.4.

~~(qs)~~ “ET adjustment factor” (ETAF) means a factor of ~~0.7~~0.55 for residential areas and 0.45 for non-residential areas, 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)/(0.5/0.71).~~ The ETAF for a new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

~~(#t)~~ “evapotranspiration rate” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

~~(su)~~ “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.

~~(v)~~ “flow sensor” means an inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic irrigation controller, or flow monitor capable of receiving flow signals and operating master valves. This combination flow sensor/controller may also function as a landscape water meter or submeter.

~~(w)~~ “friable” means a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

~~(x)~~ “Fuel Modification Plan Guideline” means guidelines from a local fire authority to assist residents and businesses that are developing land or building structures in a fire hazard severity zone.

~~(y)~~ “graywater” means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12.

~~(#z)~~ “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.

~~(aa)~~ ~~(v)~~ “hydrozone” means a portion of the landscaped area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or non-irrigated.

~~(bb)~~ ~~(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).

~~(cc)~~ ~~(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 as described in the Food and Agricultural Code, Section 5004. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.~~

~~(dd)~~ ~~(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 uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association’s Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency “Watersense” labeled auditing program.

~~(ee)~~ ~~(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 are 0.75 for overhead spray devices and 0.81 for drip systems.~~is 0.71. Greater irrigation efficiency can be expected from well designed and maintained systems.~~

~~(ff)~~ ~~(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.

~~(gg)~~ ~~(bb)~~ “irrigation water use analysis” means an analysis of water use data based on meter readings and billing data.

~~(hh)~~ ~~(ee)~~ “landscape architect” means a person who holds a license to practice landscape architecture in the state of California Business and Professions Code, Section 5615.

~~(ii)~~ ~~(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).

~~(jj)~~ ~~(ee)~~ “landscape contractor” means a person licensed by the state of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

~~(kk)~~ ~~(ff)~~ “Landscape Documentation Package” means the documents required under Section 492.3.

~~(ll)~~ ~~(gg)~~ “landscape project” means total area of landscape in a project as defined in “landscape area” for the purposes of this ordinance, meeting requirements under Section 490.1.

~~(mm)~~ “landscape water meter” means an inline device installed at the irrigation supply point that measures the flow of water into the irrigation system and is connected to a totalizer to record water use.

~~(nn)~~ ~~(hh)~~ “lateral line” means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.

~~(oo)~~ ~~(ii)~~ “local agency” means a city or county, including a charter city or charter county, that is responsible for adopting and implementing the ordinance. The local agency is also responsible for the enforcement of this ordinance, including but not limited to, approval of a permit and plan check or design review of a project.

~~(pp)~~ ~~(jj)~~ “local water purveyor” means any entity, including a public agency, city, county, or private water company that provides retail water service.

~~(qq)~~ ~~(kk)~~ “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.

~~(rr)~~ ~~(hh)~~ “main line” means the pressurized pipeline that delivers water from the water source to the valve or outlet.

~~(ss)~~ “master shut-off valve” is an automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system. A master valve will greatly reduce any water loss due to a leaky station valve.

~~(tt)~~ ~~(mm)~~ “Maximum Applied Water Allowance” (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in Section 492.4. 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.  $MAWA = (ET_0) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$

~~(uu)~~ “median” is an area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.

~~(vv)~~ ~~(nn)~~ “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.

~~(ww)~~ ~~(oo)~~ “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.

~~(xx)~~ ~~(pp)~~ “mulch” means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, ~~and~~ or 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.

~~(yy)~~ ~~(qq)~~ “new construction” means, for the purposes of this ordinance, a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

~~(zz)~~ “non-residential landscape” means landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas.

~~(aaa)~~ ~~(rr)~~ “operating pressure” means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

~~(bbb)~~ ~~(ss)~~ “overhead sprinkler irrigation systems” or “overhead spray irrigation systems” means systems that deliver water through the air (e.g., spray heads and rotors).

~~(ccc)~~ ~~(tt)~~ “overspray” means the irrigation water which is delivered beyond the target area.

~~(ddd)~~ “parkway” means the area between a sidewalk and the curb or traffic lane. It may be planted or unplanted, and with or without pedestrian egress.

~~(eee)~~ ~~(uu)~~ “permit” means an authorizing document issued by local agencies for new construction or rehabilitated landscapes.

~~(fff)~~ ~~(vv)~~ “pervious” means any surface or material that allows the passage of water through the material and into the underlying soil.

~~(ggg)~~ ~~(ww)~~ “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 very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 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 Resources 2000 publication “Water Use Classification of Landscape Species”. Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

~~(xx)~~ “precipitation rate” means ~~the rate of application of water measured in inches per hour.~~

~~(hhh)~~ ~~(yy)~~ “project applicant” means the individual or entity submitting a Landscape Documentation Package required under Section 492.3, to request a permit, plan check, or design review from the local agency. A project applicant may be the property owner or his or her designee.

~~(iii)~~ ~~(zz)~~ “rain sensor” or “rain sensing shutoff device” means a component which automatically suspends an irrigation event when it rains.

~~(jjj)~~ ~~(aaa)~~ “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.

~~(kkk)~~ ~~(bbb)~~ “recreational area” means areas, excluding private single family residential areas, dedicated designated ~~to~~ for active play, recreation or public assembly such as in parks, sports fields, picnic grounds, amphitheaters ~~and~~ or golf courses where turf provides a playing surface. tees, fairways, roughs, surrounds and greens.

~~(lll)~~ ~~(eee)~~ “recycled water,” “reclaimed water,” or “treated sewage effluent water” means treated or recycled waste water of a quality suitable for nonpotable uses such as landscape irrigation and water features. This water is not intended for human consumption.

~~(mmm)~~ ~~(ddd)~~ “reference evapotranspiration” or “ETo” means a standard measurement 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 Section 495-1, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as

the basis of determining the Maximum Applied Water Allowances so that regional differences in climate can be accommodated.

(nnn) “Regional Water Efficient Landscape Ordinance” means a local Ordinance adopted by two or more local agencies, water suppliers and other stakeholders for implementing a consistent set of landscape provisions throughout a geographical region. Regional ordinances are strongly encouraged to provide a consistent framework for the landscape industry and applicants to adhere to.

(ooo) ~~(eee)~~ “rehabilitated landscape” means any relandscaping project that requires a permit, plan check, or design review, meets the requirements of Section 490.1, and the modified landscape area is equal to or greater than 2,500 square feet, is 50% of the total landscape area, and the modifications are completed within one year.

(ppp) “residential landscape” means landscapes surrounding single or multifamily homes.

(qqq) ~~(fff)~~ “run off” means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, run off may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

(rrr) ~~(ggg)~~ “soil moisture sensing device” or “soil moisture sensor” means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.

(sss) ~~(hhh)~~ “soil texture” means the classification of soil based on its percentage of sand, silt, and clay.

(ttt) ~~(iii)~~ “Special Landscape Area” (SLA) means an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or 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.

(uuu) ~~(jjj)~~ “sprinkler head” or “spray head” means a device which delivers water through a nozzle.

(vvv) ~~(kkk)~~ “static water pressure” means the pipeline or municipal water supply pressure when water is not flowing.

(www) ~~(lll)~~ “station” means an area served by one valve or by a set of valves that operate simultaneously.

(xxx) ~~(mmm)~~ “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.

(yyy) “submeter” means a metering device to measure water applied to the landscape that is installed after the primary utility water meter.

(zzz) ~~(nnn)~~ “turf” means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

(aaaa) ~~(ooo)~~ “valve” means a device used to control the flow of water in the irrigation system.

~~(ss) “water conservation concept statement” means a one page checklist and a narrative summary of the project as shown in Section 492(e)(1).~~

~~(bbbb) ~~(ppp)~~ “water conserving plant species” means a plant species identified as having a very low or low plant factor.~~

~~(cccc) ~~(qqq)~~ “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 hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.~~

~~(dddd) ~~(rrr)~~ “watering window” means the time of day irrigation is allowed.~~

~~(eeee) ~~(sss)~~ “WUCOLS” means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension, and the Department of Water Resources and the Bureau of Reclamation, 20002014.~~

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

**§ 492. Provisions for New Construction or Rehabilitated Landscapes.**

(a) A local agency may designate by mutual agreement, another agency, such as a water purveyor, to implement some or all of the requirements contained in this ordinance. Local agencies 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, Government Code.

**§ 492.4. Water Efficient Landscape Worksheet.**

(a) A project applicant shall complete the Water Efficient Landscape Worksheet in Appendix B which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas. The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The Maximum Applied Water Allowance is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The Estimated Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA. ~~two sections (see sample worksheet in Appendix B):~~

- (1) ~~a hydrozone 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~~

(1) In calculating 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 or from horticultural researchers with academic institutions or professional associations as approved by the California Department of Water Resources (DWR). The plant factor ranges from 0 to 0.1 for very low water using plants, 0.1 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 hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

(3) All Special Landscape Areas shall be identified and their water use calculated as shown in Appendix B described below.

(4) ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

~~(c) Maximum Applied Water Allowance~~

~~The Maximum Applied Water Allowance shall be calculated using the equation;~~

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

~~The example calculations below are hypothetical to demonstrate proper use of the equations and do not represent an existing and/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 reference~~

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 or recreational areas 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.

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

MAWA = Maximum Applied Water Allowance (gallons per year)

ET<sub>o</sub> = Reference Evapotranspiration (inches per year)

0.62 = Conversion Factor (to gallons)

0.7 = ET Adjustment Factor (ETAF)

LA = Landscape Area including SLA (square feet)

0.3 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

$$MAWA = (51.1 \text{ inches}) (0.62) [(0.7 \times 50,000 \text{ square feet}) + (0.3 \times 0)]$$

$$= 1,108,870 \text{ gallons per year}$$

To convert from gallons per year to hundred cubic feet per year:

$$= 1,108,870 / 748 = 1,482 \text{ hundred cubic feet per year}$$

(100 cubic feet = 748 gallons)

(2) In this next hypothetical example, the landscape project in Fresno, CA has the same ET<sub>o</sub> 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.

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

$$MAWA = (51.1 \text{ inches}) (0.62) [(0.7 \times 50,000 \text{ square feet}) + (0.3 \times 2,000 \text{ square feet})]$$

$$= 31.68 \times [35,000 + 600] \text{ gallons per year}$$

$$= 31.68 \times 35,600 \text{ gallons per year}$$

$$= 1,127,808 \text{ gallons per year or } 1,508 \text{ hundred cubic feet per year}$$

(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 hydrozones shall not exceed MAWA.

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

Where:

ETWU = Estimated Total Water Use per year (gallons)

ET<sub>o</sub> = Reference Evapotranspiration (inches)

PF = Plant Factor from WUCOLS (see Section 491)

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

SLA = Special Landscape Area (square feet)

0.62 = Conversion Factor

IE = Irrigation Efficiency (minimum 0.71)

(1) Example ETWU calculation: landscape area is 50,000 square feet; plant water use type, plant factor, and hydrozone area are shown in the table below. The ET<sub>o</sub> value is 51.1 inches per year.

There are no Special Landscape Areas (recreational area, area permanently and solely dedicated to edible plants, and area irrigated with recycled water) in this example.

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)*	Hydrozone 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

\*Plant Factor from 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 hydrozone area are shown in the table below.

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)*	Hydrozone 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

\*Plant Factor from 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:

$$MAWA = (51.1) (0.62) [(0.7 \times 50,000) + (0.3 \times 2,000)]$$

$$= 31.68 \times [35,000 + 600]$$

$$= 31.68 \times 35,600$$

= 1,127,808 gallons per year

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.

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

#### **§ 492.5. 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~~shall include:

1. soil texture;
2. infiltration rate determined by laboratory test or soil texture infiltration rate table;
3. pH;
4. total soluble salts;
5. sodium;
6. percent organic matter; and
7. recommendations.

(C) In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.

(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 local agency as part of the Landscape Documentation Package; or

(B) If significant mass grading is planned, the soil analysis report shall be submitted to the local agency 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 local agency with Certificate of Completion.

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

#### **§ 492.6. 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~~ Methods to achieve water efficiency shall include one or more of the following:

1. protection and preservation of native species and natural vegetation;
2. selection of water-conserving plant, tree and turf species, especially local native plants;
3. selection of plants based on local climate suitability, disease and pest resistance;
4. selection of trees based on applicable local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area; and
5. selection of plants from local and regional landscape program plant lists.
6. selection of plants from local Fuel Modification Plan Guidelines.

(B) Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use, as specified in Section 492.7(a)(2)(D).

(C) Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. ~~To encourage the efficient use of water, the following is highly recommended~~ Methods to achieve water efficiency shall include one or more of the following:

1. 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;
2. 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]; allow for adequate soil volume for healthy root growth; and
3. consider the solar orientation for plant placement to maximize summer shade and winter solar gain.

(D) Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).

(E) High water use plants, characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.

(F) ~~(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. Refer to the local Fuel Modification Plan guidelines.

(G) ~~(F)~~ The use of invasive and/or noxious plant species, such as those listed by the California Invasive Plant Council, is strongly discouraged.

(H) ~~(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) Recirculating 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 hydrozone area of the water budget calculation.

(D) Pool and spa covers are highly recommended.

## (3) Soil Preparation, Mulch and Amendments

(A) Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.

(B) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 492.5).

(C) For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.

(D) ~~(A)~~ A minimum ~~two~~three inch (23") 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. To provide habitat for beneficial insects and other wildlife, up to 5 % of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.

(E) ~~(B)~~ Stabilizing mulching products shall be used on slopes that meet current engineering standards.

(F) ~~(C)~~ The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.

(G) Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.

~~(D) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 492.5).~~

(b) The landscape design plan, at a minimum, shall:

- (1) delineate and label each hydrozone by number, letter, or other method;
- (2) identify each hydrozone as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone 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, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Project applicants shall refer to the local agency or regional Water Quality Control Board for information on any applicable stormwater technical requirements. Stormwater best management practices are encouraged in the landscape design plan and ~~examples include, but are not limited to:~~ are provided in Section 492.16.

~~(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, eisterns, etc.)~~ as discussed in Section 492.16 and their 24-hour retention or infiltration capacity;

(12) identify any applicable graywater discharge piping, system components and area(s) of distribution;

(13) (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  
(14) (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.

#### **§ 492.7. Irrigation Design Plan.**

(a) This section applies to landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers’ 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, defined as either a dedicated water service meter or private submeter, are highly recommended on landscape areas smaller than 5,000 square feet to facilitate water management, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq.ft. (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:~~

1. a customer service meter dedicated to landscape use provided by the local water purveyor; or
2. a privately owned meter or submeter.

(B) Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.

(C) If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required ~~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.

1. If the static pressure is above or below the required dynamic pressure of 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.
2. 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 climatic 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 local agency 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~~ required for all on non-residential landscapes and residential landscapes of 5000 sq. ft. or larger.

(H) Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.

(I) ~~(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.

(J) ~~(I)~~ Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.

(K) ~~(J)~~ The design of the irrigation system shall conform to the hydrozones of the landscape design plan.

(L) ~~(K)~~ The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section 492.4 regarding the Maximum Applied Water Allowance.

(M) All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard. All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

(N) ~~(L)~~ It is highly recommended that the project applicant or local agency inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.

(O) ~~(M)~~ In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.

(P) ~~(N)~~ Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.

(Q) ~~(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.

(R) ~~(P)~~ Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.

(S) ~~(Q)~~ Check valves or anti-drain valves are required for all irrigation systems on all sprinkler heads where low point drainage could occur.

(T) ~~(R)~~ Narrow or irregularly shaped areas, including turf, Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or low volume irrigation system. other means that produces no runoff or overspray.

(U) ~~(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:

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; or
3. 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 492.7 (a)(1)(~~I~~H). Prevention of overspray and runoff must be confirmed during the irrigation audit.

(V) (~~T~~) Slopes greater than 25% shall not be irrigated with an irrigation system with a ~~precipitation~~application 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) Hydrozone

- (A) Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials 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 hydrozone.
- (C) Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.
- (D) Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:
  1. plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
  2. the plant factor of the higher water using plant is used for calculations.
- (E) Individual hydrozones that mix high and low water use plants shall not be permitted.
- (F) On the landscape design plan and irrigation design plan, hydrozone areas shall be designated 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 Hydrozone 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 492.14;
- (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 landscape 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.

**§ 492.9. 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;

(B) A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

(3) irrigation scheduling parameters used to set the controller (see Section 492.10);

(4) landscape and irrigation maintenance schedule (see Section 492.11);

(5) irrigation audit report (see Section 492.12); and

(6) soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of soil report recommendations (see Section 492.5).

(b) The project applicant shall:

(1) submit the signed Certificate of Completion to the local agency for review;

(2) ensure that copies of the approved Certificate of Completion are submitted to the local water purveyor and property owner or his or her designee.

(c) The local agency 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 local agency 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.

**§ 492.11. 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; auditing, adjustment and repair of the irrigation system and its components; aerating and dethatching turf areas; topdressing with compost, replenishing mulch; fertilizing; pruning; weeding in all landscape areas, and removing ~~and~~ obstructions 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 or their equivalents or with components with greater efficiency.

(d) A project applicant is encouraged to implement established landscape industry sustainable Best Practices ~~or environmentally friendly practices~~ for overall all landscape maintenance activities.

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

**§ 492.12. Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.**

(a) All landscape irrigation audits shall be conducted by a local agency landscape irrigation auditor or a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

(b) In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% will satisfy this requirement.

~~(b)~~(c) For new construction and rehabilitated landscape projects installed after ~~January 1, 2010~~December 1, 2015, as described in Section 490.1:

(1) the project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency 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, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming;

(2) the local agency shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation audits, and irrigation surveys for compliance with the Maximum Applied Water Allowance.

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

#### **§ 492.13. Irrigation Efficiency.**

(a) For the purpose of determining ~~Maximum Applied Water Allowance~~Estimated Total Water Use, average irrigation efficiency is assumed to be ~~0.750-74~~ for overhead spray devices and 0.81 for drip system devices. ~~Irrigation systems shall be designed, maintained, and managed to meet or exceed an average landscape irrigation efficiency of 0.74.~~

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

#### **§ 492.14. Recycled Water.**

(a) The installation of recycled water irrigation systems shall allow for the current and future use of recycled water, ~~unless a written exemption has been granted as described in Section 492.14(b).~~

~~(b) Irrigation systems and decorative water features shall use recycled water unless a written exemption has been granted by the local water purveyor stating that recycled water meeting all public health codes and standards is not available and will not be available for the foreseeable future.~~

~~(c)~~ (b) All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws.

~~(d)~~ (c) Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

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

#### **§ 492.15. Graywater Systems.**

(a) Graywater systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. All graywater systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any applicable local ordinance standards. Refer to § 490.1 (d) for the applicability of this ordinance to landscape areas less than 2,500 square feet with the Estimated Total Water Use met entirely by graywater.

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

#### **§ 492.165. Stormwater Management and Rainwater Retention.**

(a) Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality. Implementing stormwater best management practices into the landscape and grading design plans to minimize runoff and to increase on-site rainwater retention and infiltration are encouraged.

(b) Project applicants shall refer to the local agency or Regional Water Quality Control Board for information on any applicable stormwater technical requirements, ordinances, and stormwater management plans.

(c) All planted landscape areas are required to have friable soil to maximize water retention and infiltration. Refer to § 492.6(a)(3).

(d) It is strongly recommended that landscape areas be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces (i.e. roof and paved areas) from either: the one inch, 24-hour rain event or (2) the 85<sup>th</sup> percentile, 24-hour rain event, and/or additional capacity as required by any applicable local, regional, state or federal regulation.

(e) It is recommended that storm water projects incorporate any of the following elements to improve on-site storm water and dry weather runoff capture and use:

- Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.
- Minimize the area of impervious surfaces such as paved areas, roof and concrete driveways.
- Incorporate pervious or porous surfaces (e.g., gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.
- Direct runoff from paved surfaces and roof areas into planting beds or landscaped areas to maximize site water capture and reuse.
- Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.
- Incorporate infiltration beds, swales, basins and drywells to capture storm water and dry weather runoff and increase percolation into the soil.
- Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.

~~(e) 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.

#### **§ 492.176. Public Education.**

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

(1) A local agency or water supplier/purveyor shall provide information to owners of permitted renovations and new, single-family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes based on a water budget.

(b) Model Homes. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes 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 hydrozones, irrigation equipment, and others that contribute to the overall water efficient theme. Signage shall include information about the site water use as designed per the local ordinance; specify who designed and installed the water efficient landscape; and demonstrate low water use approaches to landscaping such as using native plants, graywater systems, and rainwater catchment systems.

(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.

**§ 492.187. Environmental Review.**

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

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

**§ 493. Provisions for Existing Landscapes.**

(a) A local agency may by mutual agreement, designate another agency, such as a water purveyor, to implement some or all of the requirements contained in this ordinance. Local agencies 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, Government Code.

**§ 493.1. Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.**

(a) This section, 493.1, shall apply to all existing landscapes that were installed before ~~January 1, 2010~~ December 1, 2015 and are over one acre in size.

(1) For all landscapes in 493.1(a) that have a water meter, the local agency shall administer programs that may include, but not be limited to, irrigation water use analyses, 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 493.1(a), that do not have a meter, the local agency shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendations 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.

**§ 494. Effective Precipitation.**

(a) A local agency may consider Effective Precipitation (25% of annual precipitation) in tracking water use and may use the following equation to calculate Maximum Applied Water Allowance:

$MAWA = (ET_o - Eppt) (0.62) [(0.70.55 \times LA) + (0.30.45 \times SLA)]$  for residential areas.

$MAWA = (ET_o - EPPT) (0.62) [(0.45 \times LA) + (0.55 \times SLA)]$  for non-residential areas.

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

**§ 495. Reporting.**

(a) Local agencies shall report on implementation and enforcement by December 31, 2015. Local agencies responsible for administering individual ordinances shall report on their updated ordinance, while those agencies developing a regional ordinance shall report on their existing ordinance. Those agencies crafting a regional ordinances shall also report on their new ordinance by March 1, 2016. Subsequently, reporting for all agencies will be due by January 31<sup>st</sup> of each year. Reports shall be submitted to the Department of Water Resources.

(b) Local agencies are to address the following:

(1) State whether you are adopting a single agency ordinance or a regional agency alliance ordinance, and the date of adoption or anticipated date of adoption.

(2) Define the reporting period. The reporting period shall commence on December 1, 2015 and the end on December 28, 2015. For local agencies crafting regional ordinances with other agencies, there shall be an additional reporting period commencing on February 1, 2016 and ending on February 28, 2016. In subsequent years, all local agency reporting will be for the calendar year.

(3) State if using a locally modified Water Efficient Landscape Ordinance (WELo) or the MWELo. If using a locally modified WELo, how is it different than MWELo, is it at least as efficient as MWELo, and are there any exemptions specified?

(4) State the entity responsible for implementing the ordinance.

(5) State number and types of projects subject to the ordinance during the specified reporting period.

(6) State the total area (in square feet or acres) subject to the ordinance over the reporting period, if available.

(7) Provide the number of new housing starts, new commercial projects, and landscape retrofits during the reporting period.

(8) Describe the procedure for review of projects subject to the ordinance.

(9) Describe actions taken to verify compliance. Is a plan check performed; if so, by what entity? Is a site inspection performed; if so, by what entity? Is a post-installation audit required; if so, by whom?

(10) Describe enforcement measures.

(11) Explain challenges to implementing and enforcing the ordinance.

(12) Describe educational and other needs to properly apply the ordinance.

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

Appendix A. Reference Evapotranspiration (ET<sub>o</sub>) Table.

Appendix A - Reference Evapotranspiration (ET <sub>o</sub> ) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ET <sub>o</sub>
<b>ALAMEDA</b>													
Fremont	1.5	1.9	3.4	4.7	5.4	6.3	6.7	6.0	4.5	3.4	1.8	1.5	47.0
Livermore	1.2	1.5	2.9	4.4	5.9	6.6	7.4	6.4	5.3	3.2	1.5	0.7	47.2
Oakland	1.5	1.5	2.8	3.9	5.1	5.3	6.0	5.5	4.8	3.1	1.4	0.9	41.8
Oakland Foothills	1.1	1.4	2.7	3.7	5.1	6.4	5.8	4.9	3.6	2.6	1.4	1.0	39.6
Pleasanton	0.8	1.5	2.9	4.4	5.6	6.7	7.4	6.4	4.7	3.3	1.5	1.0	46.2
Union City	1.4	1.8	3.1	4.2	5.4	5.9	6.4	5.7	4.4	3.1	1.5	1.2	44.2
<b>ALPINE</b>													
Markleeville	0.7	0.9	2.0	3.5	5.0	6.1	7.3	6.4	4.4	2.5	1.2	0.5	40.6
<b>AMADOR</b>													
Jackson	1.2	1.5	2.8	4.4	6.0	7.2	7.9	7.2	5.3	3.2	1.4	0.9	48.9
Shanandoah Valley	1.0	1.7	2.9	4.4	5.6	6.8	7.9	7.1	5.2	3.6	1.7	1.0	48.8
<b>BUTTE</b>													
Chico	1.2	1.8	2.9	4.7	6.1	7.4	8.5	7.3	5.4	3.7	1.7	1.0	51.7
Durham	1.1	1.8	3.2	5.0	6.5	7.4	7.8	6.9	5.3	3.6	1.7	1.0	51.1
Gridley	1.2	1.8	3.0	4.7	6.1	7.7	8.5	7.1	5.4	3.7	1.7	1.0	51.9
Oroville	1.2	1.7	2.8	4.7	6.1	7.6	8.5	7.3	5.3	3.7	1.7	1.0	51.5
<b>CALAVERAS</b>													
San Andreas	1.2	1.5	2.8	4.4	6.0	7.3	7.9	7.0	5.3	3.2	1.4	0.7	48.8
<b>COLUSA</b>													
Colusa	1.0	1.7	3.4	5.0	6.4	7.6	8.3	7.2	5.4	3.8	1.8	1.1	52.8
Williams	1.2	1.7	2.9	4.5	6.1	7.2	8.5	7.3	5.3	3.4	1.6	1.0	50.8
<b>CONTRA COSTA</b>													
Benicia	1.3	1.4	2.7	3.8	4.9	5.0	6.4	5.5	4.4	2.9	1.2	0.7	40.3
Brentwood	1.0	1.5	2.9	4.5	5.1	7.1	7.9	6.7	5.2	3.2	1.4	0.7	48.3
Concord	1.1	1.4	2.4	4.0	5.3	5.9	7.0	6.0	4.8	3.2	1.3	0.7	43.4
Courtland	0.9	1.5	2.9	4.4	6.1	6.9	7.9	6.7	5.3	3.2	1.4	0.7	48.0
Martinez	1.2	1.4	2.4	3.9	5.3	5.6	6.7	5.6	4.7	3.1	1.2	0.7	41.8
Moraga	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.9
Pittsburg	1.0	1.5	2.8	4.1	5.6	6.4	7.4	6.4	5.0	3.2	1.3	0.7	45.4
Walnut Creek	0.8	1.5	2.9	4.4	5.6	6.7	7.4	6.4	4.7	3.3	1.5	1.0	46.2
<b>DEL NORTE</b>													
Crescent City	0.5	0.9	2.0	3.0	3.7	3.5	4.3	3.7	3.0	2.0	0.9	0.5	27.7
<b>EL DORADO</b>													
Camino	0.9	1.7	2.5	3.9	5.9	7.2	7.8	6.8	5.1	3.1	1.5	0.9	47.3
<b>FRESNO</b>													
Clovis	1.0	1.5	3.2	4.8	6.4	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.4
Coalinga	1.2	1.7	3.1	4.6	6.2	7.2	8.5	7.3	5.3	3.4	1.6	0.7	50.9
Firebaugh	1.0	1.8	3.7	5.7	7.3	8.1	8.2	7.2	5.5	3.9	2.0	1.1	55.4
FivePoints	1.3	2.0	4.0	6.1	7.7	8.5	8.7	8.0	6.2	4.5	2.4	1.2	60.4
<b>FRESNO</b>													
Fresno	0.9	1.7	3.3	4.8	6.7	7.8	8.4	7.1	5.2	3.2	1.4	0.6	51.1
Fresno State	0.9	1.6	3.2	5.2	7.0	8.0	8.7	7.6	5.4	3.6	1.7	0.9	53.7
Friant	1.2	1.5	3.1	4.7	6.4	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.3
Kerman	0.9	1.5	3.2	4.8	6.6	7.7	8.4	7.2	5.3	3.4	1.4	0.7	51.2
Kingsburg	1.0	1.5	3.4	4.8	6.6	7.7	8.4	7.2	5.3	3.4	1.4	0.7	51.6
Mendota	1.5	2.5	4.6	6.2	7.9	8.6	8.8	7.5	5.9	4.5	2.4	1.5	61.7
Orange Cove	1.2	1.9	3.5	4.7	7.4	8.5	8.9	7.9	5.9	3.7	1.8	1.2	56.7
Pangoche	1.1	2.0	4.0	5.6	7.8	8.5	8.3	7.3	5.6	3.9	1.8	1.2	57.2
Parlier	1.0	1.9	3.6	5.2	6.8	7.6	8.1	7.0	5.1	3.4	1.7	0.9	53.0
Redley	1.1	1.5	3.2	4.7	6.4	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.5
Westlands	0.9	1.7	3.8	6.3	8.0	8.6	8.6	7.8	5.9	4.3	2.1	1.1	58.8

Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
<b>GLENN</b>													
Orland	1.1	1.8	3.4	5.0	6.4	7.5	7.9	6.7	5.3	3.9	1.8	1.4	52.1
Willows	1.2	1.7	2.9	4.7	6.1	7.2	8.5	7.3	5.3	3.6	1.7	1.4	51.3
<b>HUMBOLDT</b>													
Eureka	0.5	1.1	2.0	3.0	3.7	3.7	3.7	3.7	3.0	2.0	0.9	0.5	27.5
Ferndale	0.5	1.1	2.0	3.0	3.7	3.7	3.7	3.7	3.0	2.0	0.9	0.5	27.5
Garberville	0.6	1.2	2.2	3.1	4.5	5.0	5.5	4.9	3.8	2.4	2.0	0.7	34.9
Hoopa	0.5	1.1	2.1	3.0	4.4	5.4	6.1	5.1	3.8	2.4	0.9	0.7	35.6
<b>IMPERIAL</b>													
Brawley	2.8	3.8	5.9	8.0	10.4	11.5	11.7	10.0	8.4	6.2	3.5	2.1	84.2
Calipatria/Mulberry	2.4	3.2	5.1	6.8	8.6	9.2	9.2	8.6	7.0	5.2	3.1	2.3	70.7
El Centro	2.7	3.5	5.6	7.9	10.1	11.1	11.6	9.5	8.1	6.1	3.3	2.0	81.7
Holtville	2.8	3.8	5.9	7.9	10.4	11.6	12.0	10.0	7.6	6.2	3.5	2.1	84.7
Meloland	2.5	3.2	5.5	7.5	8.9	9.2	9.0	8.5	6.8	5.3	3.1	2.2	71.6
Palo Verde II	2.5	3.3	5.7	6.9	8.5	8.9	8.6	7.8	6.2	4.5	2.9	2.3	68.2
Seeley	2.7	3.5	5.9	7.7	9.7	10.1	9.3	7.3	6.9	5.5	3.4	2.2	75.4
Westmoreland	2.4	3.2	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.4
Yuma	2.5	3.4	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.6
<b>INYO</b>													
Bishop	1.7	2.7	4.2	6.7	8.2	10.9	7.4	9.6	7.4	4.8	2.5	1.6	68.3
Death Valley Jct	2.2	3.3	5.4	7.7	9.8	11.1	11.4	10.1	8.3	5.4	2.9	1.7	79.1
Independence	1.7	2.7	3.4	5.6	8.5	9.5	9.8	8.5	7.1	3.9	2.0	1.5	65.2
Lower Halwee Res.	1.8	2.7	4.4	7.1	8.5	9.5	9.8	8.5	7.1	4.2	2.6	1.5	67.6
Oasis	2.7	2.8	5.9	8.0	10.4	11.7	11.6	10.0	8.4	6.2	3.4	2.1	83.1
<b>KERN</b>													
Arvin	1.2	1.8	3.5	4.7	6.2	7.4	8.1	7.3	5.3	3.4	1.7	1.0	51.9
Bakersfield	1.0	1.8	3.5	4.7	6.6	7.7	8.5	7.3	5.3	3.5	1.6	0.9	52.4
Bakersfield/Bonanza	1.2	2.2	3.7	5.7	7.4	8.2	8.7	7.8	5.7	4.0	2.1	1.2	57.9
Bakersfield/Greenlee	1.2	2.2	3.7	5.7	7.4	8.2	8.7	7.8	5.7	4.0	2.1	1.2	57.9
<b>KERN</b>													
Belridge	1.4	2.2	4.1	5.5	7.7	8.5	8.6	7.8	6.0	3.8	2.0	1.5	59.2
Blackwells Corner	1.4	2.1	3.8	5.4	7.0	7.8	8.3	7.7	5.8	3.9	1.9	1.2	56.6
Buttonwillow	1.0	1.8	3.2	4.7	6.6	7.7	8.5	7.3	5.4	3.4	1.5	0.9	52.0
China Lake	2.1	3.2	5.3	7.7	9.2	10.0	11.0	8.8	7.3	4.9	2.7	1.7	74.8
Delano	0.9	1.8	3.4	4.7	6.6	7.7	8.5	7.3	5.4	3.4	1.4	0.7	52.0
Famoso	1.3	1.9	3.5	4.8	6.7	7.6	8.0	7.3	5.5	3.5	1.7	1.3	53.1
Grapevine	1.3	1.8	3.1	4.4	5.6	6.8	7.6	6.8	4.9	3.4	1.9	1.0	49.5
Inyokern	2.0	3.1	4.9	7.3	8.5	9.7	11.0	9.4	7.1	5.1	2.6	1.7	72.4
Isabella Dam	1.2	1.4	2.8	4.4	5.8	7.3	7.9	7.0	5.0	3.2	1.7	0.9	48.4
Lamont	1.3	2.4	4.4	4.6	6.5	7.0	8.8	7.6	5.7	4.7	1.6	0.8	54.4
Lost Hills	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.1	2.1	1.6	57.1
McFarland/Kern	1.2	2.1	3.7	5.6	7.3	8.0	8.3	7.4	5.6	4.1	2.0	1.2	56.5
Shafter	1.0	1.7	3.4	5.0	6.6	7.7	8.3	7.3	5.4	3.4	1.5	0.9	52.1
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
Tehachapi	1.4	1.8	3.2	5.0	6.1	7.7	7.9	7.3	5.9	3.4	2.1	1.2	52.9
<b>KINGS</b>													
Caruthers	1.6	2.5	4.0	5.7	7.8	8.7	9.3	8.4	6.3	4.4	2.4	1.4	62.7
Corcoran	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
Hanford	0.9	1.5	3.4	5.0	6.6	7.7	8.3	7.2	5.4	3.4	1.4	0.7	51.5
Kettleman	1.1	2.0	4.0	6.0	7.5	8.5	9.1	8.2	6.1	4.5	2.2	1.1	60.2
Lepore	0.9	1.5	3.4	5.0	6.6	7.7	8.3	7.3	5.4	3.4	1.4	0.7	51.7
Swatford	0.9	1.9	3.9	6.1	7.8	8.6	8.8	7.7	5.9	4.1	2.1	1.0	58.7

Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
<b>LAKE</b>													
Lakeport	1.1	1.3	2.6	3.5	5.1	6.0	7.3	6.1	4.7	2.9	1.2	0.9	42.8
Lower Lake	1.2	1.4	2.7	4.5	5.3	6.3	7.4	6.4	5.0	3.1	1.3	0.9	45.4
<b>LASSEN</b>													
Buntingville	1.0	1.7	3.5	4.9	6.2	7.3	8.4	7.5	5.4	3.4	1.5	0.9	51.8
Ravendale	0.6	1.1	2.3	4.1	5.6	6.7	7.9	7.3	4.7	2.8	1.2	0.5	44.9
Susanville	0.7	1.0	2.2	4.1	5.6	6.5	7.8	7.0	4.6	2.8	1.2	0.5	44.0
<b>LOS ANGELES</b>													
Burbank	2.1	2.8	3.7	4.7	5.1	6.0	6.6	6.7	5.4	4.0	2.6	2.0	51.7
Claremont	2.0	2.3	3.4	4.6	5.0	6.0	7.0	7.0	5.3	4.0	2.7	2.1	51.3
El Dorado	1.7	2.2	3.6	4.8	5.1	5.7	5.9	5.9	4.4	3.2	2.2	1.7	46.3
Glendale	2.0	2.2	3.3	3.8	4.7	4.8	5.7	5.6	4.0	3.3	2.2	1.8	43.7
Glendora	2.0	2.5	3.6	4.9	5.4	6.1	7.3	6.8	5.7	4.2	2.6	2.0	53.1
Gorman	1.6	2.2	3.4	4.6	5.5	7.4	7.7	7.1	5.9	3.6	2.4	1.1	52.4
Hollywood Hills	2.1	2.2	3.8	5.4	6.0	6.5	6.7	6.4	5.2	3.7	2.8	2.1	52.8
Lancaster	2.1	3.0	4.6	5.9	8.5	9.7	11.0	9.8	7.3	4.6	2.8	1.7	71.1
Long Beach	1.8	2.1	3.3	3.9	4.5	4.3	5.3	4.7	3.7	2.8	1.8	1.5	39.7
Los Angeles	2.2	2.7	3.7	4.7	5.5	5.8	6.2	5.9	5.0	3.9	2.6	1.9	50.1
<b>LOS ANGELES</b>													
Monrovia	2.2	2.3	3.8	4.3	5.5	5.9	6.9	6.4	5.1	3.2	2.5	2.0	50.2
Palmdale	2.0	2.6	4.6	5.2	7.3	8.9	9.8	9.0	6.5	4.7	2.7	2.1	66.2
Pasadena	2.1	2.7	3.7	4.7	5.1	6.0	7.1	6.7	5.6	4.2	2.6	2.0	52.3
Pearblossom	1.7	2.4	3.7	4.7	7.3	7.7	9.9	7.9	6.4	4.0	2.6	1.6	59.9
Pomona	1.7	2.0	3.4	4.5	5.0	5.8	6.5	6.4	4.7	3.5	2.3	1.7	47.5
Redondo Beach	2.2	2.4	3.3	3.8	4.1	4.7	5.4	4.8	4.4	2.8	2.4	2.0	42.6
San Fernando	2.0	2.7	3.5	4.6	5.5	5.9	7.3	6.7	5.3	3.9	2.6	2.0	52.0
Santa Clarita	2.8	2.8	4.1	5.6	6.0	6.8	7.6	7.8	5.8	5.2	3.7	3.2	61.5
Santa Monica	1.8	2.1	3.3	4.5	4.7	5.1	5.4	5.4	3.9	3.4	2.4	2.2	44.2
<b>MADERA</b>													
Chowchilla	1.0	1.4	3.2	4.7	6.6	7.8	8.5	7.3	5.3	3.4	1.4	0.7	51.4
Madera	0.9	1.4	3.2	4.8	6.6	7.8	8.5	7.3	5.3	3.4	1.4	0.7	51.5
Raymond	1.2	1.5	3.0	4.6	6.1	7.6	8.4	7.3	5.2	3.4	1.4	0.7	50.5
<b>MARIN</b>													
Black Point	1.1	1.7	3.0	4.2	5.2	6.2	6.6	5.8	4.3	2.8	1.3	0.9	43.0
Novato	1.3	1.5	2.4	3.5	4.4	6.0	5.9	5.4	4.4	2.8	1.4	0.7	39.8
Point San Pedro	1.1	1.7	3.0	4.2	5.2	6.2	6.6	5.8	4.3	2.8	1.3	0.9	43.0
San Rafael	1.2	1.3	2.4	3.3	4.0	4.8	4.8	4.9	4.3	2.7	1.3	0.7	35.8
<b>MARIPOSA</b>													
Coulterville	1.1	1.5	2.8	4.4	5.9	7.3	8.1	7.0	5.3	3.4	1.4	0.7	48.8
Mariposa	1.1	1.5	2.8	4.4	5.9	7.4	8.2	7.1	5.0	3.4	1.4	0.7	49.0
Yosemite Village	0.7	1.0	2.3	3.7	5.1	6.5	7.1	6.1	4.4	2.9	1.1	0.6	41.4
<b>MENDOCINO</b>													
Fort Bragg	0.9	1.3	2.2	3.0	3.7	3.5	3.7	3.7	3.0	2.3	1.2	0.7	29.0
Hopland	1.1	1.3	2.6	3.4	5.0	5.9	6.5	5.7	4.5	2.8	1.3	0.7	40.9
Point Arena	1.0	1.3	2.3	3.0	3.7	3.9	3.7	3.7	3.0	2.3	1.2	0.7	29.6
San El Valle	1.0	1.6	3.0	4.6	6.0	7.0	8.0	7.0	5.2	3.4	1.4	0.9	49.1
Ukiah	1.0	1.3	2.6	3.3	5.0	5.8	6.7	5.9	4.5	2.8	1.3	0.7	40.9
<b>MERCED</b>													
Kesterson	0.9	1.7	3.4	5.5	7.3	8.2	8.6	7.4	5.5	3.8	1.8	0.9	55.1
Los Banos	1.0	1.5	3.2	4.7	6.1	7.4	8.2	7.0	5.3	3.4	1.4	0.7	50.0
Merced	1.0	1.5	3.2	4.7	6.6	7.9	8.5	7.2	5.3	3.4	1.4	0.7	51.5

Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
<b>MODOC</b>													
Modoc/Aruras	0.9	1.4	2.8	3.7	5.1	6.2	7.5	6.6	4.6	2.8	1.2	0.7	43.2
<b>MONO</b>													
Bridgeport	0.7	0.9	2.2	3.8	5.5	6.6	7.4	6.7	4.7	2.7	1.2	0.5	43.0
<b>MONTEREY</b>													
Arroyo Seco	1.5	2.0	3.7	5.4	6.3	7.3	7.2	6.7	5.0	3.9	2.0	1.6	52.6
Castroville	1.4	1.7	3.0	4.2	4.6	4.8	4.0	3.8	3.0	2.5	1.6	1.4	36.2
Gonzales	1.3	1.7	3.4	4.7	5.4	6.3	6.3	5.9	4.4	2.4	1.9	1.3	45.7
<b>MONTEREY</b>													
Greenfield	1.8	2.2	3.4	4.8	5.6	6.3	6.5	6.2	4.8	3.7	2.4	1.8	49.5
King City	1.7	2.0	3.4	4.4	4.4	5.6	6.1	6.7	5.5	5.2	2.2	1.3	49.6
King City-Oasis Rd.	1.4	1.9	3.6	5.3	6.5	7.3	7.4	6.8	5.1	4.0	2.0	1.5	52.7
Long Valley	1.5	1.9	3.2	4.1	5.8	6.5	7.3	6.7	5.3	3.6	2.0	1.2	49.1
Monterey	1.7	1.8	2.7	3.5	4.0	4.1	4.3	4.2	3.5	2.8	1.9	1.5	36.0
Pajaro	1.8	2.2	3.7	4.8	5.3	5.7	5.6	5.3	4.3	3.4	2.4	1.8	46.1
Salinas	1.6	1.5	2.7	3.8	4.8	4.7	5.0	4.5	4.0	2.9	1.9	1.3	39.1
Salinas North	1.2	1.5	2.9	4.1	4.6	5.2	4.5	4.3	3.2	2.8	1.5	1.2	36.9
San Ardo	1.0	1.7	3.1	4.5	5.9	7.2	8.1	7.1	5.1	3.1	1.5	1.0	49.0
San Juan	1.8	2.1	3.4	4.6	5.3	5.7	5.5	4.9	3.8	3.2	2.2	1.9	44.2
Soledad	1.7	2.0	3.4	4.4	5.5	6.4	6.5	6.2	5.2	3.7	2.2	1.5	47.7
<b>NAPA</b>													
Angwin	1.8	1.9	3.2	4.7	5.8	7.3	8.1	7.1	5.5	4.5	2.9	2.1	54.9
Carneros	0.8	1.5	3.1	4.6	5.5	6.6	6.9	6.2	4.7	3.5	1.4	1.0	45.8
Oakville	1.0	1.5	2.9	4.7	5.8	6.9	7.2	6.4	4.9	3.5	1.6	1.2	47.7
St Helena	1.2	1.5	2.8	3.9	5.1	6.1	7.0	6.2	4.8	3.1	1.4	0.9	44.1
Yountville	1.3	1.7	2.8	3.9	5.1	6.0	7.1	6.1	4.8	3.1	1.5	0.9	44.3
<b>NEVADA</b>													
Grass Valley	1.1	1.5	2.6	4.0	5.7	7.1	7.9	7.1	5.3	3.2	1.5	0.9	48.0
Nevada City	1.1	1.5	2.6	3.9	5.8	6.9	7.9	7.0	5.3	3.2	1.4	0.9	47.4
<b>ORANGE</b>													
Irvine	2.2	2.5	3.7	4.7	5.2	5.9	6.3	6.2	4.6	3.7	2.6	2.3	49.6
Laguna Beach	2.2	2.7	3.4	3.8	4.6	4.6	4.9	4.9	4.4	3.4	2.4	2.0	43.2
Santa Ana	2.7	2.7	3.7	4.5	4.6	5.4	6.2	6.1	4.7	3.7	2.5	2.0	48.2
<b>PLACER</b>													
Auburn	1.2	1.7	2.8	4.4	6.1	7.4	8.3	7.3	5.4	3.4	1.6	1.0	50.6
Blue Canyon	0.7	1.1	2.1	3.4	4.8	6.0	7.2	6.1	4.6	2.9	0.9	0.6	40.5
Colfax	1.1	1.5	2.6	4.0	5.8	7.1	7.9	7.0	5.3	3.2	1.4	0.9	47.9
Roseville	1.1	1.7	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1.0	52.2
Soda Springs	0.7	0.7	1.8	3.0	4.3	5.3	6.2	5.5	4.1	2.5	0.7	0.7	35.4
Tahoe City	0.7	0.7	1.7	3.0	4.3	5.4	6.1	5.6	4.1	2.4	0.8	0.6	35.5
Truckee	0.7	0.7	1.7	3.2	4.4	5.4	6.4	5.7	4.1	2.4	0.8	0.6	36.2
<b>PLUMAS</b>													
Portola	0.7	0.9	1.9	3.5	4.9	5.9	7.3	5.9	4.3	2.7	0.9	0.5	39.4
Quincy	0.7	0.9	2.2	3.5	4.9	5.9	7.3	5.9	4.4	2.8	1.2	0.5	40.2
<b>RIVERSIDE</b>													
Beaumont	2.0	2.3	3.4	4.4	6.1	7.1	7.6	7.9	6.0	3.9	2.6	1.7	55.0
Blythe	2.4	3.3	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.4
Cathedral City	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
Coachella	2.9	4.4	6.2	8.4	10.5	11.9	12.3	10.1	8.9	6.2	3.8	2.4	88.1

Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
<b>RIVERSIDE</b>													
Desert Center	2.9	4.1	6.4	8.5	11.0	12.1	12.2	11.1	9.0	6.4	3.9	2.7	90.0
Elsinore	2.1	2.8	3.9	4.4	5.9	7.1	7.6	7.0	5.8	3.9	2.6	2.9	55.0
Indio	3.1	3.6	6.5	8.3	10.5	11.0	10.8	9.7	8.3	5.9	3.7	2.7	83.9
La Quinta	2.4	2.8	5.2	6.5	8.3	8.7	8.5	7.9	6.5	4.5	2.7	2.2	66.2
Mecca	2.6	3.3	5.7	7.2	8.6	9.0	8.8	8.2	6.8	5.0	3.2	2.4	70.8
Oasis	2.9	3.3	5.3	6.1	8.5	8.9	8.7	7.9	6.9	4.8	2.9	2.3	68.4
Palm Deser	2.5	3.4	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.6
Palm Springs	2.0	2.9	4.9	7.2	8.3	8.5	11.6	8.3	7.2	4.9	2.7	1.7	71.1
Rancho California	1.8	2.2	3.4	4.8	5.6	6.3	6.5	6.2	4.8	3.7	2.4	1.8	49.5
Rancho Mirage	2.4	3.3	5.3	6.9	8.7	9.6	9.6	8.7	6.8	5.0	3.0	2.2	71.4
Ripley	2.7	3.3	5.6	7.2	8.7	8.7	8.4	7.6	7.2	4.6	2.8	2.2	67.8
Salton Sea North	2.5	3.3	5.5	7.2	8.8	9.3	9.2	8.5	6.8	5.2	3.1	2.3	71.7
Temecula East II	2.3	2.4	4.1	4.9	6.4	7.0	7.8	7.7	5.7	4.1	2.6	2.2	56.7
Thermal	2.4	3.3	5.5	7.6	9.1	9.6	9.3	8.6	7.1	5.2	3.1	2.1	72.8
Riverside UC	2.5	2.8	4.2	5.3	5.9	6.6	7.2	6.9	5.4	4.1	2.9	2.6	56.4
Winchester	2.3	2.4	4.1	4.9	6.4	6.9	7.7	7.5	6.0	3.9	2.6	2.1	56.8
<b>SACRAMENTO</b>													
Fair Oaks	1.0	1.6	3.1	4.1	6.5	7.5	8.1	7.1	5.2	3.4	1.5	1.0	50.5
Sacramento	1.0	1.8	3.2	4.7	6.4	7.7	8.4	7.2	5.4	3.7	1.7	0.9	51.9
Twitchell Island	1.2	1.8	3.9	5.3	7.4	8.8	9.1	7.8	5.9	3.8	1.7	1.2	57.9
<b>SAN BENITO</b>													
Hollister	1.5	1.8	3.1	4.3	5.9	5.7	6.4	5.9	5.0	3.5	1.7	1.1	45.1
San Benito	1.2	1.6	3.1	4.6	6.6	6.4	6.9	6.5	4.8	3.7	1.7	1.2	47.2
San Juan Valley	1.4	1.8	3.4	4.5	6.6	6.7	7.1	6.4	5.0	3.5	1.8	1.4	49.1
<b>SAN BERNARDINO</b>													
Baker	2.7	3.9	6.1	8.3	10.4	11.8	12.2	11.0	8.9	6.1	3.3	2.1	86.6
Barstow NE	2.2	2.9	5.3	6.9	9.0	10.1	9.9	8.9	6.8	4.8	2.7	2.1	71.7
Big Bear Lake	1.8	2.6	4.5	6.0	7.0	7.6	8.1	7.4	5.4	4.1	2.4	1.8	58.6
Chino	2.1	2.9	4.9	4.5	5.7	6.5	7.3	7.1	5.9	4.2	2.6	2.0	54.6
Crestline	1.5	1.9	3.3	4.4	5.5	6.6	7.8	7.1	5.4	3.5	2.2	1.6	50.8
Lake Arrowhead	1.8	2.5	4.6	6.0	7.0	7.6	8.1	7.4	5.4	4.1	2.4	1.8	58.6
Lucerne Valley	2.2	2.9	5.1	6.5	9.1	11.0	11.4	9.9	7.4	5.0	3.0	1.8	75.3
Needles	3.2	4.2	6.6	8.9	11.0	12.4	12.8	11.0	8.9	6.6	4.0	2.7	92.1
Newberry Springs	2.1	2.9	5.3	8.4	9.8	10.9	11.1	9.9	7.6	5.2	3.1	2.0	78.2
San Bernardino	2.0	2.7	3.8	4.6	5.7	6.9	7.9	7.4	5.9	4.2	2.6	2.0	55.6
Twentynine Palms	2.6	3.6	5.9	7.9	10.1	11.2	11.2	10.3	8.8	5.9	3.4	2.2	82.9
Victorville	2.0	2.6	4.6	6.2	7.3	8.9	9.8	9.0	6.5	4.7	2.7	2.1	66.2
<b>SAN DIEGO</b>													
Chula Vista	2.2	2.7	3.4	3.8	4.9	4.7	5.5	4.9	4.5	3.4	2.4	2.0	44.2
Escondido SPV	2.4	2.6	3.9	4.7	5.9	6.5	7.1	6.7	5.3	3.9	2.8	2.3	54.2
<b>SAN DIEGO</b>													
Miramar	2.3	2.5	3.7	4.1	5.1	5.4	6.1	5.8	4.5	3.3	2.4	2.1	47.1
Oceanside	2.2	2.7	3.4	3.7	4.9	4.6	4.6	5.1	4.1	3.3	2.4	2.0	42.9
Otay Lake	2.3	2.7	3.9	4.6	5.6	5.9	6.2	6.1	4.8	3.7	2.6	2.2	50.4
Pine Valley	1.5	2.4	3.8	5.1	6.0	7.0	7.8	7.3	6.0	4.0	2.2	1.7	54.8
Ramona	2.1	2.1	3.4	4.6	5.2	6.3	6.7	6.8	5.3	4.1	2.8	2.1	51.6
San Diego	2.1	2.4	3.4	4.6	5.1	5.3	5.7	5.6	4.3	3.6	2.4	2.0	46.5
San Lee	2.1	2.7	3.7	4.5	5.5	6.1	6.6	6.2	5.4	3.8	2.6	2.0	51.1
Torrey Pines	2.2	2.3	3.4	3.9	4.0	4.1	4.6	4.7	3.8	2.8	2.0	2.0	39.8
Warner Springs	1.6	2.7	3.7	4.7	5.7	7.6	8.3	7.7	6.3	4.0	2.5	1.3	56.0

**Appendix A - Reference Evapotranspiration (ET<sub>o</sub>) Table\***

County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ET <sub>o</sub>
<b>SAN FRANCISCO</b>													
San Francisco	1.5	1.3	2.4	3.0	3.7	4.6	4.9	4.8	4.1	2.8	1.3	0.7	35.1
<b>SAN JOAQUIN</b>													
Farmington	1.5	1.5	2.9	4.7	6.2	7.6	8.1	6.8	5.3	3.3	1.4	0.7	50.0
Lodi West	1.0	1.6	3.3	4.3	6.3	6.9	7.3	6.4	4.5	3.0	1.4	0.8	46.7
Manteca	0.9	1.7	3.4	5.0	6.5	7.5	8.0	7.1	5.2	3.3	1.3	0.9	51.2
Stockton	0.8	1.5	2.9	4.7	6.2	7.4	8.1	6.8	5.3	3.2	1.4	0.6	49.1
Tracy	1.0	1.5	2.9	4.5	6.1	7.3	7.9	6.7	5.3	3.2	1.3	0.7	48.5
<b>SAN LUIS OBISPO</b>													
Arroyo Grande	2.0	2.2	3.2	3.8	4.3	4.7	4.3	4.6	3.8	3.2	2.4	1.7	40.0
Atascadero	1.2	1.5	2.8	3.9	4.5	6.0	6.7	6.2	5.0	3.2	1.7	1.0	43.7
Morro Bay	2.0	2.2	3.1	3.5	4.3	4.5	4.6	4.6	3.8	3.5	2.1	1.7	39.9
Nipomo	2.2	2.5	3.8	5.1	5.7	6.2	6.4	6.1	4.9	4.1	2.9	2.3	52.1
Paso Robles	1.6	2.0	3.2	4.3	5.5	6.3	7.3	6.7	5.1	3.7	2.1	1.4	49.0
San Luis Obispo	2.0	2.0	3.2	4.1	4.9	5.3	4.6	5.5	4.4	3.5	2.4	1.7	43.8
San Miguel	1.6	2.0	3.2	4.3	5.0	6.4	7.4	6.8	5.1	3.7	2.1	1.4	49.0
San Simeon	2.0	2.0	3.9	3.5	4.2	4.4	4.8	4.3	3.5	3.1	2.0	1.7	38.1
<b>SAN MATEO</b>													
Hal Moon Bay	1.5	1.7	2.4	3.0	3.9	4.3	4.3	4.2	3.5	2.8	1.3	1.0	33.7
Redwood City	1.5	1.8	2.9	3.8	5.2	5.3	6.2	5.6	4.8	3.1	1.7	1.0	42.8
Woodside	1.8	2.2	3.4	4.8	5.6	6.3	6.5	6.2	4.8	3.7	2.4	1.8	49.5
<b>SANTA BARBARA</b>													
Betteravia	2.1	2.6	4.0	5.2	6.0	5.9	5.8	5.4	4.1	3.3	2.7	2.1	49.1
Carpenteria	2.0	2.4	3.2	3.9	4.6	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9
Cuyama	2.1	2.4	3.8	5.1	6.9	7.9	8.5	7.7	5.9	4.5	2.6	2.0	59.7
Goleta	2.1	2.5	3.9	5.1	5.7	5.7	5.4	5.4	4.2	3.2	2.8	2.2	48.1
Goleta Foothills	2.3	2.6	3.7	5.4	5.3	5.6	5.5	5.7	4.5	3.9	2.8	2.3	49.6
Guadalupe	2.0	2.2	3.2	3.7	4.9	4.6	4.5	4.6	4.1	3.3	2.4	1.7	41.1
Lompoc	2.0	2.2	3.2	3.7	4.8	4.6	4.9	4.8	3.9	3.2	2.4	1.7	41.1
Los Alamos	1.8	2.0	3.2	4.1	4.9	5.3	5.7	5.5	4.4	3.7	2.4	1.6	44.6
Santa Barbara	2.0	2.5	3.2	3.8	4.6	5.1	5.5	4.5	3.4	2.4	1.8	1.8	40.6
<b>SANTA BARBARA</b>													
Santa Maria	1.5	2.3	3.7	5.1	5.7	5.8	5.6	5.3	4.2	3.5	2.4	1.9	47.4
Santa Ynez	2.7	2.2	3.5	5.0	5.8	6.2	6.4	6.0	4.5	3.6	2.2	1.7	48.7
Sisquoc	2.1	2.5	3.8	4.1	6.1	6.3	6.4	5.8	4.7	3.4	2.3	1.8	49.2
Solvang	2.0	2.0	3.3	4.3	5.0	5.6	6.1	5.6	4.4	3.7	2.2	1.6	45.6
<b>SANTA CLARA</b>													
Gilroy	1.3	1.8	3.1	4.1	5.3	5.6	6.1	5.5	4.7	3.7	1.7	1.1	43.6
Los Gatos	1.5	1.8	2.8	3.9	5.0	5.6	6.2	5.5	4.7	3.2	1.7	1.1	42.9
Morgan Hill	1.5	1.8	3.4	4.2	6.3	7.0	7.1	6.0	5.1	3.7	1.9	1.4	49.5
Palo Alto	1.5	1.8	2.8	3.8	5.2	5.3	6.2	5.6	5.0	3.2	1.7	1.0	43.0
San Jose	1.5	1.8	3.1	4.1	5.5	5.8	6.5	5.9	5.2	3.3	1.8	1.0	45.3
<b>SANTA CRUZ</b>													
De Laveaga	1.4	1.9	3.3	4.7	4.9	5.3	5.0	4.8	3.6	3.0	1.6	1.3	40.8
Green Valley Rd	1.2	1.8	3.2	4.5	4.6	5.4	5.2	5.0	3.7	3.1	1.6	1.3	40.6
Santa Cruz	1.5	1.8	2.6	3.5	4.3	4.4	4.8	4.4	3.8	2.8	1.7	1.2	36.6
Watsonville	1.5	1.8	2.7	3.7	4.6	4.5	4.9	4.2	4.0	2.9	1.8	1.2	37.7
Webb	1.8	2.2	3.7	4.8	5.3	5.7	5.6	5.3	4.3	3.4	2.4	1.8	46.2

Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
<b>SHASTA</b>													
Burney	0.7	1.0	2.1	3.5	4.9	5.9	7.4	6.4	4.4	2.9	0.9	0.5	40.9
Fall River Mills	0.6	1.0	2.1	3.7	5.0	6.1	7.8	6.7	4.6	2.8	0.9	0.5	41.8
Glenburn	0.6	1.0	2.1	3.7	5.0	6.3	7.8	6.7	4.7	2.8	0.9	0.6	42.1
McArthur	0.7	1.4	2.9	4.2	5.6	6.9	8.2	7.2	5.0	3.0	1.1	0.6	46.8
Redding	1.2	1.4	2.6	4.1	5.6	7.1	8.5	7.3	5.3	3.2	1.4	0.9	48.8
<b>SIERRA</b>													
Downieville	0.7	1.0	2.3	3.5	5.0	6.0	7.4	6.2	4.7	2.9	0.9	0.6	41.3
Sierraville	0.7	1.1	2.2	3.2	4.5	5.9	7.3	6.4	4.3	2.6	0.9	0.5	39.6
<b>SISKIYOU</b>													
Happy Camp	0.5	0.9	2.0	3.0	4.3	5.2	6.1	5.3	4.2	2.4	0.9	0.5	35.1
MacDoel	1.0	1.7	3.1	4.5	5.9	7.2	8.1	7.1	5.1	3.1	1.5	1.0	49.0
Mt Shasta	0.5	0.9	2.0	3.0	4.5	5.3	6.7	5.7	4.0	2.2	0.7	0.5	36.0
Tule lake FS	0.7	1.3	2.7	4.0	5.4	6.3	7.1	6.4	4.7	2.8	1.0	0.6	42.9
Weed	0.5	0.9	2.0	2.5	4.5	5.3	6.7	5.5	3.7	2.0	0.9	0.5	34.9
Yreka	0.6	0.9	2.1	3.0	4.9	5.8	7.3	6.5	4.3	2.5	0.9	0.5	39.2
<b>SOLANO</b>													
Dixon	0.7	1.4	3.2	5.2	6.3	7.6	8.2	7.2	5.5	4.3	1.6	1.1	52.1
Fairfield	1.1	1.7	2.8	4.0	5.5	6.1	7.8	6.0	4.8	3.1	1.4	0.9	45.2
Hastings Tract	1.6	2.2	3.7	5.1	6.8	7.5	8.7	7.8	5.7	4.0	2.1	1.6	57.1
Putah Creek	1.0	1.6	3.2	4.9	6.1	7.3	7.9	7.0	5.3	3.8	1.8	1.2	51.0
Rio Vista	0.9	1.7	2.8	4.4	5.9	6.7	7.9	6.5	5.1	3.2	1.3	0.7	47.0
Suisun Valley	0.6	1.3	3.0	4.7	5.8	7.0	7.7	6.8	5.3	3.8	1.4	0.9	48.3
Winters	0.9	1.7	3.3	5.0	6.4	7.5	7.9	7.0	5.2	3.5	1.6	1.0	51.0
<b>SONOMA</b>													
Bennett Valley	1.1	1.7	3.2	4.1	5.5	6.5	6.6	5.7	4.5	3.1	1.5	0.9	44.4
Cloverdale	1.1	1.4	2.6	3.4	5.0	5.9	6.2	5.6	4.5	2.8	1.4	0.7	40.7
Fort Ross	1.2	1.4	2.2	3.0	3.7	4.5	4.2	4.3	3.4	2.4	1.2	0.5	31.9
Healdsburg	1.2	1.5	2.7	3.5	5.0	5.9	6.1	5.6	4.5	2.8	1.4	0.7	40.8
Lincoln	1.2	1.7	2.8	4.7	6.1	7.4	8.4	7.3	5.4	3.7	1.9	1.2	51.9
Petaluma	1.2	1.5	2.8	3.7	4.6	5.6	4.7	5.7	4.5	2.9	1.4	0.9	39.6
Santa Rosa	1.2	1.7	2.8	3.7	5.0	6.0	6.1	5.9	4.5	2.9	1.5	0.7	42.0
Valley of the Moon	1.0	1.6	3.0	4.5	5.6	6.6	7.1	7.3	4.7	3.3	1.5	1.0	46.1
Windsor	0.9	1.6	3.0	4.5	5.5	6.5	6.5	5.7	4.4	3.2	1.4	1.0	44.2
Denair	1.0	1.9	3.6	4.7	7.0	7.9	8.0	6.1	5.3	3.4	1.5	1.0	51.4
La Grange	1.2	1.5	3.1	4.7	6.2	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.2
Modesto	0.9	1.4	3.2	4.7	6.4	7.7	8.1	6.8	5.8	3.4	1.4	0.7	49.7
Newman	1.0	1.5	3.2	4.6	6.2	7.4	8.1	6.7	5.0	3.4	1.4	0.7	49.3
<b>STANISLAUS</b>													
Oakdale	1.2	1.5	3.2	4.7	6.2	7.7	8.1	7.1	5.1	3.4	1.4	0.7	50.3
Patterson	1.3	2.1	4.2	5.4	7.9	8.6	8.2	6.6	5.8	4.0	1.9	1.3	57.3
Turlock	0.9	1.5	3.2	4.7	6.5	7.7	8.2	7.0	5.1	3.4	1.4	0.7	50.2
<b>SUTTER</b>													
Nicolaus	0.9	1.6	3.2	4.9	6.3	7.5	8.0	6.9	5.2	3.4	1.5	0.9	50.2
Yuba City	1.3	2.1	2.8	4.4	5.7	7.2	7.1	6.1	4.7	3.2	1.2	0.9	46.7
<b>TEHAMA</b>													
Cornland	1.2	1.8	2.9	4.5	6.1	7.3	8.1	7.2	5.3	3.7	1.7	1.1	50.7
Gerber	1.0	1.8	3.5	5.0	6.6	7.9	8.7	7.4	5.8	4.1	1.8	1.1	51.7
Geiger Dryland	0.9	1.6	3.2	4.7	6.7	8.4	9.0	7.9	6.0	4.2	2.0	1.0	55.3
Red Bluff	1.2	1.8	2.9	4.4	5.9	7.4	8.5	7.3	5.4	3.5	1.7	1.0	51.1

Appendix A - Reference Evapotranspiration (ET <sub>o</sub> ) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ET <sub>o</sub>
<b>TRINITY</b>													
Hay Fork	0.5	1.1	2.3	3.5	4.9	5.9	7.0	6.0	4.5	2.8	0.9	0.7	40.1
Weaverville	0.6	1.1	2.2	3.3	4.9	5.9	7.3	6.0	4.4	2.7	0.9	0.7	40.0
<b>TULARE</b>													
Alpaugh	0.9	1.7	3.4	4.8	6.6	7.7	8.2	7.3	5.4	3.4	1.4	0.7	51.6
Badger	1.0	1.3	2.7	4.1	6.0	7.3	7.7	7.0	4.8	3.3	1.4	0.7	47.3
Delano	1.1	1.9	4.0	4.9	7.2	7.9	8.1	7.3	5.4	3.2	1.5	1.2	53.6
Dinuba	1.1	1.5	3.2	4.7	6.2	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.2
Lindcove	0.9	1.6	3.0	4.8	6.5	7.6	8.1	7.2	5.2	3.4	1.6	0.9	50.6
Porterville	1.1	1.8	3.4	4.7	6.6	7.7	8.5	7.3	5.3	3.4	1.4	0.7	52.1
Visalia	0.9	1.7	3.3	5.1	6.8	7.7	7.9	6.8	4.9	3.2	1.5	0.8	50.7
<b>TUOLUMNE</b>													
Groveland	1.1	1.5	2.8	4.1	5.7	7.2	7.9	6.6	5.1	3.3	1.4	0.7	47.5
Sonora	1.1	1.5	2.8	4.1	5.8	7.2	7.9	6.7	5.1	3.2	1.4	0.7	47.6
<b>VENTURA</b>													
Camarillo	2.2	2.5	3.7	4.3	5.0	5.2	5.9	5.4	4.2	3.0	2.5	2.1	46.1
Oxnard	2.2	2.5	3.2	3.7	4.4	4.6	5.4	4.8	4.0	3.3	2.4	2.0	42.3
Piru	2.8	2.8	4.1	5.6	6.8	6.8	7.6	7.8	5.8	5.2	3.7	3.2	61.5
Port Hueneme	2.0	2.3	3.3	4.6	4.9	4.9	4.9	5.0	3.7	3.2	2.5	2.2	43.5
Thousand Oaks	2.2	2.6	3.4	4.5	5.4	5.9	6.7	6.4	5.4	3.9	2.6	2.0	51.0
Ventura	2.2	2.6	3.2	3.8	4.6	4.7	5.5	4.9	4.1	3.4	2.5	2.0	43.5
<b>YOLO</b>													
Bryte	0.9	1.7	3.3	5.0	6.4	7.5	7.9	7.0	5.2	3.5	1.6	1.0	51.0
Davis	1.0	1.9	3.3	5.0	6.4	7.6	8.2	7.1	5.4	4.0	1.8	1.0	52.5
Esparto	1.0	1.7	3.4	5.5	6.9	8.1	8.5	7.5	5.8	4.2	2.0	1.2	55.8
Winters	1.7	1.7	2.9	4.4	5.8	7.1	7.9	6.7	5.3	3.3	1.6	1.0	49.4
Woodland	1.5	1.8	3.2	4.7	6.1	7.7	8.2	7.2	5.4	3.7	1.7	1.0	51.6
Zamora	1.1	1.9	3.5	5.2	6.4	7.4	7.8	7.0	5.5	4.0	1.9	1.2	52.8
<b>YUBA</b>													
Browns Valley	1.0	1.7	3.1	4.7	6.1	7.5	8.5	7.6	5.7	4.1	2.0	1.1	52.9
Brownsville	1.1	1.4	2.6	4.0	5.7	6.8	7.9	6.8	5.3	3.7	1.5	0.9	47.4
* 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 (1987) Bulletin 1922 4) Determining Daily Reference Evapotranspiration, Cooperative Extension UC Division of Agriculture and Natural Resources (1987), Publication Leaflet 21426													

**Appendix A - Reference Evapotranspiration (ET<sub>o</sub>) Table\***

<b>County and City</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual ET<sub>o</sub></b>
<b>ALAMEDA</b>													
Fremont	1.5	1.9	3.4	4.7	5.4	6.3	6.7	6.0	4.5	3.4	1.8	1.5	47.0
Livermore	1.2	1.5	2.9	4.4	5.9	6.6	7.4	6.4	5.3	3.2	1.5	0.9	47.2
Oakland	1.5	1.5	2.8	3.9	5.1	5.3	6.0	5.5	4.8	3.1	1.4	0.9	41.8
Oakland Foothills	1.1	1.4	2.7	3.7	5.1	6.4	5.8	4.9	3.6	2.6	1.4	1.0	39.6
Pleasanton	0.8	1.5	2.9	4.4	5.6	6.7	7.4	6.4	4.7	3.3	1.5	1.0	46.2
Union City	1.4	1.8	3.1	4.2	5.4	5.9	6.4	5.7	4.4	3.1	1.5	1.2	44.2
<b>ALPINE</b>													
Markleeville	0.7	0.9	2.0	3.5	5.0	6.1	7.3	6.4	4.4	2.6	1.2	0.5	40.6
<b>AMADOR</b>													
Jackson	1.2	1.5	2.8	4.4	6.0	7.2	7.9	7.2	5.3	3.2	1.4	0.9	48.9
Shanandoah Valley	1.0	1.7	2.9	4.4	5.6	6.8	7.9	7.1	5.2	3.6	1.7	1.0	48.8
<b>BUTTE</b>													
Chico	1.2	1.8	2.9	4.7	6.1	7.4	8.5	7.3	5.4	3.7	1.7	1.0	51.7
Durham	1.1	1.8	3.2	5.0	6.5	7.4	7.8	6.9	5.3	3.6	1.7	1.0	51.1
Gridley	1.2	1.8	3.0	4.7	6.1	7.7	8.5	7.1	5.4	3.7	1.7	1.0	51.9
Oroville	1.2	1.7	2.8	4.7	6.1	7.6	8.5	7.3	5.3	3.7	1.7	1.0	51.5
<b>CALAVERAS</b>													
San Andreas	1.2	1.5	2.8	4.4	6.0	7.3	7.9	7.0	5.3	3.2	1.4	0.7	48.8
<b>COLUSA</b>													
Colusa	1.0	1.7	3.4	5.0	6.4	7.6	8.3	7.2	5.4	3.8	1.8	1.1	52.8
Williams	1.2	1.7	2.9	4.5	6.1	7.2	8.5	7.3	5.3	3.4	1.6	1.0	50.8
<b>CONTRA COSTA</b>													
Brentwood	1.0	1.5	2.9	4.5	6.1	7.1	7.9	6.7	5.2	3.2	1.4	0.7	48.3
Concord	1.1	1.4	2.4	4.0	5.5	5.9	7.0	6.0	4.8	3.2	1.3	0.7	43.4
Courtland	0.9	1.5	2.9	4.4	6.1	6.9	7.9	6.7	5.3	3.2	1.4	0.7	48.0
Martinez	1.2	1.4	2.4	3.9	5.3	5.6	6.7	5.6	4.7	3.1	1.2	0.7	41.8
Moraga	1.2	1.5	3.4	4.2	5.5	6.1	6.7	5.9	4.6	3.2	1.6	1.0	44.9
Pittsburg	1.0	1.5	2.8	4.1	5.6	6.4	7.4	6.4	5.0	3.2	1.3	0.7	45.4
Walnut Creek	0.8	1.5	2.9	4.4	5.6	6.7	7.4	6.4	4.7	3.3	1.5	1.0	46.2
<b>DEL NORTE</b>													
Crescent City	0.5	0.9	2.0	3.0	3.7	3.5	4.3	3.7	3.0	2.0	0.9	0.5	27.7
<b>EL DORADO</b>													
Camino	0.9	1.7	2.5	3.9	5.9	7.2	7.8	6.8	5.1	3.1	1.5	0.9	47.3
<b>FRESNO</b>													
Clovis	1.0	1.5	3.2	4.8	6.4	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.4
Coalinga	1.2	1.7	3.1	4.6	6.2	7.2	8.5	7.3	5.3	3.4	1.6	0.7	50.9
Firebaugh	1.0	1.8	3.7	5.7	7.3	8.1	8.2	7.2	5.5	3.9	2.0	1.1	55.4
FivePoints	1.3	2.0	4.0	6.1	7.7	8.5	8.7	8.0	6.2	4.5	2.4	1.2	60.4
Fresno	0.9	1.7	3.3	4.8	6.7	7.8	8.4	7.1	5.2	3.2	1.4	0.6	51.1
Fresno State	0.9	1.6	3.2	5.2	7.0	8.0	8.7	7.6	5.4	3.6	1.7	0.9	53.7
Friant	1.2	1.5	3.1	4.7	6.4	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.3
Kerman	0.9	1.5	3.2	4.8	6.6	7.7	8.4	7.2	5.3	3.4	1.4	0.7	51.2
Kingsburg	1.0	1.5	3.4	4.8	6.6	7.7	8.4	7.2	5.3	3.4	1.4	0.7	51.6
Mendota	1.5	2.5	4.6	6.2	7.9	8.6	8.8	7.5	5.9	4.5	2.4	1.5	61.7
Orange Cove	1.2	1.9	3.5	4.7	7.4	8.5	8.9	7.9	5.9	3.7	1.8	1.2	56.7
Panoche	1.1	2.0	4.0	5.6	7.8	8.5	8.3	7.3	5.6	3.9	1.8	1.2	57.2
Parlier	1.0	1.9	3.6	5.2	6.8	7.6	8.1	7.0	5.1	3.4	1.7	0.9	52.0

**Appendix A - Reference Evapotranspiration (ET<sub>o</sub>) Table\***

<b>County and City</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual ET<sub>o</sub></b>
<b>FRESNO</b>													
Reedley	1.1	1.5	3.2	4.7	6.4	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.3
Westlands	0.9	1.7	3.8	6.3	8.0	8.6	8.6	7.8	5.9	4.3	2.1	1.1	58.8
<b>GLENN</b>													
Orland	1.1	1.8	3.4	5.0	6.4	7.5	7.9	6.7	5.3	3.9	1.8	1.4	52.1
Willows	1.2	1.7	2.9	4.7	6.1	7.2	8.5	7.3	5.3	3.6	1.7	1.0	51.3
<b>HUMBOLDT</b>													
Eureka	0.5	1.1	2.0	3.0	3.7	3.7	3.7	3.7	3.0	2.0	0.9	0.5	27.5
Ferndale	0.5	1.1	2.0	3.0	3.7	3.7	3.7	3.7	3.0	2.0	0.9	0.5	27.5
Garberville	0.6	1.2	2.2	3.1	4.5	5.0	5.5	4.9	3.8	2.4	1.0	0.7	34.9
Hoopa	0.5	1.1	2.1	3.0	4.4	5.4	6.1	5.1	3.8	2.4	0.9	0.7	35.6
<b>IMPERIAL</b>													
Brawley	2.8	3.8	5.9	8.0	10.4	11.5	11.7	10.0	8.4	6.2	3.5	2.1	84.2
Calipatria/Mulberry	2.4	3.2	5.1	6.8	8.6	9.2	9.2	8.6	7.0	5.2	3.1	2.3	70.7
El Centro	2.7	3.5	5.6	7.9	10.1	11.1	11.6	9.5	8.3	6.1	3.3	2.0	81.7
Holtville	2.8	3.8	5.9	7.9	10.4	11.6	12.0	10.0	8.6	6.2	3.5	2.1	84.7
Meloland	2.5	3.2	5.5	7.5	8.9	9.2	9.0	8.5	6.8	5.3	3.1	2.2	71.6
Palo Verde II	2.5	3.3	5.7	6.9	8.5	8.9	8.6	7.9	6.2	4.5	2.9	2.3	68.2
Seeley	2.7	3.5	5.9	7.7	9.7	10.1	9.3	8.3	6.9	5.5	3.4	2.2	75.4
Westmoreland	2.4	3.3	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.4
Yuma	2.5	3.4	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.6
<b>INYO</b>													
Bishop	1.7	2.7	4.8	6.7	8.2	10.9	7.4	9.6	7.4	4.8	2.5	1.6	68.3
Death Valley Jct	2.2	3.3	5.4	7.7	9.8	11.1	11.4	10.1	8.3	5.4	2.9	1.7	79.1
Independence	1.7	2.7	3.4	6.6	8.5	9.5	9.8	8.5	7.1	3.9	2.0	1.5	65.2
Lower Haiwee Res.	1.8	2.7	4.4	7.1	8.5	9.5	9.8	8.5	7.1	4.2	2.6	1.5	67.6
Oasis	2.7	2.8	5.9	8.0	10.4	11.7	11.6	10.0	8.4	6.2	3.4	2.1	83.1
<b>KERN</b>													
Arvin	1.2	1.8	3.5	4.7	6.6	7.4	8.1	7.3	5.3	3.4	1.7	1.0	51.9
Bakersfield	1.0	1.8	3.5	4.7	6.6	7.7	8.5	7.3	5.3	3.5	1.6	0.9	52.4
Bakersfield/Bonanza	1.2	2.2	3.7	5.7	7.4	8.2	8.7	7.8	5.7	4.0	2.1	1.2	57.9
Bakersfield/Greenlee	1.2	2.2	3.7	5.7	7.4	8.2	8.7	7.8	5.7	4.0	2.1	1.2	57.9
Belridge	1.4	2.2	4.1	5.5	7.7	8.5	8.6	7.8	6.0	3.8	2.0	1.5	59.2
Blackwells Corner	1.4	2.1	3.8	5.4	7.0	7.8	8.5	7.7	5.8	3.9	1.9	1.2	56.6
Buttonwillow	1.0	1.8	3.2	4.7	6.6	7.7	8.5	7.3	5.4	3.4	1.5	0.9	52.0
China Lake	2.1	3.2	5.3	7.7	9.2	10.0	11.0	9.8	7.3	4.9	2.7	1.7	74.8
Delano	0.9	1.8	3.4	4.7	6.6	7.7	8.5	7.3	5.4	3.4	1.4	0.7	52.0
Famoso	1.3	1.9	3.5	4.8	6.7	7.6	8.0	7.3	5.5	3.5	1.7	1.3	53.1
Grapevine	1.3	1.8	3.1	4.4	5.6	6.8	7.6	6.8	5.9	3.4	1.9	1.0	49.5
Inyokern	2.0	3.1	4.9	7.3	8.5	9.7	11.0	9.4	7.1	5.1	2.6	1.7	72.4
Isabella Dam	1.2	1.4	2.8	4.4	5.8	7.3	7.9	7.0	5.0	3.2	1.7	0.9	48.4
Lamont	1.3	2.4	4.4	4.6	6.5	7.0	8.8	7.6	5.7	3.7	1.6	0.8	54.4
Lost Hills	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
McFarland/Kern	1.2	2.1	3.7	5.6	7.3	8.0	8.3	7.4	5.6	4.1	2.0	1.2	56.5
Shafter	1.0	1.7	3.4	5.0	6.6	7.7	8.3	7.3	5.4	3.4	1.5	0.9	52.1
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
Tehachapi	1.4	1.8	3.2	5.0	6.1	7.7	7.9	7.3	5.9	3.4	2.1	1.2	52.9
<b>KINGS</b>													
Caruthers	1.6	2.5	4.0	5.7	7.8	8.7	9.3	8.4	6.3	4.4	2.4	1.6	62.7

**Appendix A - Reference Evapotranspiration (ET<sub>o</sub>) Table\***

<b>County and City</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual ET<sub>o</sub></b>
<b>KINGS</b>													
Corcoran	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
Hanford	0.9	1.5	3.4	5.0	6.6	7.7	8.3	7.2	5.4	3.4	1.4	0.7	51.5
Kettleman	1.1	2.0	4.0	6.0	7.5	8.5	9.1	8.2	6.1	4.5	2.2	1.1	60.2
Lemoore	0.9	1.5	3.4	5.0	6.6	7.7	8.3	7.3	5.4	3.4	1.4	0.7	51.7
Stratford	0.9	1.9	3.9	6.1	7.8	8.6	8.8	7.7	5.9	4.1	2.1	1.0	58.7
<b>LAKE</b>													
Lakeport	1.1	1.3	2.6	3.5	5.1	6.0	7.3	6.1	4.7	2.9	1.2	0.9	42.8
Lower Lake	1.2	1.4	2.7	4.5	5.3	6.3	7.4	6.4	5.0	3.1	1.3	0.9	45.4
<b>LASSEN</b>													
Buntingville	1.0	1.7	3.5	4.9	6.2	7.3	8.4	7.5	5.4	3.4	1.5	0.9	51.8
Ravendale	0.6	1.1	2.3	4.1	5.6	6.7	7.9	7.3	4.7	2.8	1.2	0.5	44.9
Susanville	0.7	1.0	2.2	4.1	5.6	6.5	7.8	7.0	4.6	2.8	1.2	0.5	44.0
<b>LOS ANGELES</b>													
Burbank	2.1	2.8	3.7	4.7	5.1	6.0	6.6	6.7	5.4	4.0	2.6	2.0	51.7
Claremont	2.0	2.3	3.4	4.6	5.0	6.0	7.0	7.0	5.3	4.0	2.7	2.1	51.3
El Dorado	1.7	2.2	3.6	4.8	5.1	5.7	5.9	5.9	4.4	3.2	2.2	1.7	46.3
Glendale	2.0	2.2	3.3	3.8	4.7	4.8	5.7	5.6	4.3	3.3	2.2	1.8	43.7
Glendora	2.0	2.5	3.6	4.9	5.4	6.1	7.3	6.8	5.7	4.2	2.6	2.0	53.1
Gorman	1.6	2.2	3.4	4.6	5.5	7.4	7.7	7.1	5.9	3.6	2.4	1.1	52.4
Hollywood Hills	2.1	2.2	3.8	5.4	6.0	6.5	6.7	6.4	5.2	3.7	2.8	2.1	52.8
Lancaster	2.1	3.0	4.6	5.9	8.5	9.7	11.0	9.8	7.3	4.6	2.8	1.7	71.1
Long Beach	1.8	2.1	3.3	3.9	4.5	4.3	5.3	4.7	3.7	2.8	1.8	1.5	39.7
Los Angeles	2.2	2.7	3.7	4.7	5.5	5.8	6.2	5.9	5.0	3.9	2.6	1.9	50.1
Monrovia	2.2	2.3	3.8	4.3	5.5	5.9	6.9	6.4	5.1	3.2	2.5	2.0	50.2
Palmdale	2.0	2.6	4.6	6.2	7.3	8.9	9.8	9.0	6.5	4.7	2.7	2.1	66.2
Pasadena	2.1	2.7	3.7	4.7	5.1	6.0	7.1	6.7	5.6	4.2	2.6	2.0	52.3
Pearblossom	1.7	2.4	3.7	4.7	7.3	7.7	9.9	7.9	6.4	4.0	2.6	1.6	59.9
Pomona	1.7	2.0	3.4	4.5	5.0	5.8	6.5	6.4	4.7	3.5	2.3	1.7	47.5
Redondo Beach	2.2	2.4	3.3	3.8	4.5	4.7	5.4	4.8	4.4	2.8	2.4	2.0	42.6
San Fernando	2.0	2.7	3.5	4.6	5.5	5.9	7.3	6.7	5.3	3.9	2.6	2.0	52.0
Santa Clarita	2.8	2.8	4.1	5.6	6.0	6.8	7.6	7.8	5.8	5.2	3.7	3.2	61.5
Santa Monica	1.8	2.1	3.3	4.5	4.7	5.0	5.4	5.4	3.9	3.4	2.4	2.2	44.2
<b>MADERA</b>													
Chowchilla	1.0	1.4	3.2	4.7	6.6	7.8	8.5	7.3	5.3	3.4	1.4	0.7	51.4
Madera	0.9	1.4	3.2	4.8	6.6	7.8	8.5	7.3	5.3	3.4	1.4	0.7	51.5
Raymond	1.2	1.5	3.0	4.6	6.1	7.6	8.4	7.3	5.2	3.4	1.4	0.7	50.5
<b>MARIN</b>													
Black Point	1.1	1.7	3.0	4.2	5.2	6.2	6.6	5.8	4.3	2.8	1.3	0.9	43.0
Novato	1.3	1.5	2.4	3.5	4.4	6.0	5.9	5.4	4.4	2.8	1.4	0.7	39.8
Point San Pedro	1.1	1.7	3.0	4.2	5.2	6.2	6.6	5.8	4.3	2.8	1.3	0.9	43.0
San Rafael	1.2	1.3	2.4	3.3	4.0	4.8	4.8	4.9	4.3	2.7	1.3	0.7	35.8
<b>MARIPOSA</b>													
Coulterville	1.1	1.5	2.8	4.4	5.9	7.3	8.1	7.0	5.3	3.4	1.4	0.7	48.8
Mariposa	1.1	1.5	2.8	4.4	5.9	7.4	8.2	7.1	5.0	3.4	1.4	0.7	49.0
Yosemite Village	0.7	1.0	2.3	3.7	5.1	6.5	7.1	6.1	4.4	2.9	1.1	0.6	41.4
<b>MENDOCINO</b>													
Fort Bragg	0.9	1.3	2.2	3.0	3.7	3.5	3.7	3.7	3.0	2.3	1.2	0.7	29.0
Hopland	1.1	1.3	2.6	3.4	5.0	5.9	6.5	5.7	4.5	2.8	1.3	0.7	40.9

**Appendix A - Reference Evapotranspiration (ET<sub>o</sub>) Table\***

<b>County and City</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual ET<sub>o</sub></b>
<b>MENDOCINO</b>													
Point Arena	1.0	1.3	2.3	3.0	3.7	3.9	3.7	3.7	3.0	2.3	1.2	0.7	29.6
Sanel Valley	1.0	1.6	3.0	4.6	6.0	7.0	8.0	7.0	5.2	3.4	1.4	0.9	49.1
Ukiah	1.0	1.3	2.6	3.3	5.0	5.8	6.7	5.9	4.5	2.8	1.3	0.7	40.9
<b>MERCED</b>													
Kesterson	0.9	1.7	3.4	5.5	7.3	8.2	8.6	7.4	5.5	3.8	1.8	0.9	55.1
Los Banos	1.0	1.5	3.2	4.7	6.1	7.4	8.2	7.0	5.3	3.4	1.4	0.7	50.0
Merced	1.0	1.5	3.2	4.7	6.6	7.9	8.5	7.2	5.3	3.4	1.4	0.7	51.5
<b>MODOC</b>													
Modoc/Alturas	0.9	1.4	2.8	3.7	5.1	6.2	7.5	6.6	4.6	2.8	1.2	0.7	43.2
<b>MONO</b>													
Bridgeport	0.7	0.9	2.2	3.8	5.5	6.6	7.4	6.7	4.7	2.7	1.2	0.5	43.0
<b>MONTEREY</b>													
Arroyo Seco	1.5	2.0	3.7	5.4	6.3	7.3	7.2	6.7	5.0	3.9	2.0	1.6	52.6
Castroville	1.4	1.7	3.0	4.2	4.6	4.8	4.0	3.8	3.0	2.6	1.6	1.4	36.2
Gonzales	1.3	1.7	3.4	4.7	5.4	6.3	6.3	5.9	4.4	3.4	1.9	1.3	45.7
Greenfield	1.8	2.2	3.4	4.8	5.6	6.3	6.5	6.2	4.8	3.7	2.4	1.8	49.5
King City	1.7	2.0	3.4	4.4	4.4	5.6	6.1	6.7	6.5	5.2	2.2	1.3	49.6
King City-Oasis Rd.	1.4	1.9	3.6	5.3	6.5	7.3	7.4	6.8	5.1	4.0	2.0	1.5	52.7
Long Valley	1.5	1.9	3.2	4.1	5.8	6.5	7.3	6.7	5.3	3.6	2.0	1.2	49.1
Monterey	1.7	1.8	2.7	3.5	4.0	4.1	4.3	4.2	3.5	2.8	1.9	1.5	36.0
Pajaro	1.8	2.2	3.7	4.8	5.3	5.7	5.6	5.3	4.3	3.4	2.4	1.8	46.1
Salinas	1.6	1.9	2.7	3.8	4.8	4.7	5.0	4.5	4.0	2.9	1.9	1.3	39.1
Salinas North	1.2	1.5	2.9	4.1	4.6	5.2	4.5	4.3	3.2	2.8	1.5	1.2	36.9
San Ardo	1.0	1.7	3.1	4.5	5.9	7.2	8.1	7.1	5.1	3.1	1.5	1.0	49.0
San Juan	1.8	2.1	3.4	4.6	5.3	5.7	5.5	4.9	3.8	3.2	2.2	1.9	44.2
Soledad	1.7	2.0	3.4	4.4	5.5	5.4	6.5	6.2	5.2	3.7	2.2	1.5	47.7
<b>NAPA</b>													
Angwin	1.8	1.9	3.2	4.7	5.8	7.3	8.1	7.1	5.5	4.5	2.9	2.1	54.9
Carneros	0.8	1.5	3.1	4.6	5.5	6.6	6.9	6.2	4.7	3.5	1.4	1.0	45.8
Oakville	1.0	1.5	2.9	4.7	5.8	6.9	7.2	6.4	4.9	3.5	1.6	1.2	47.7
St Helena	1.2	1.5	2.8	3.9	5.1	6.1	7.0	6.2	4.8	3.1	1.4	0.9	44.1
Yountville	1.3	1.7	2.8	3.9	5.1	6.0	7.1	6.1	4.8	3.1	1.5	0.9	44.3
<b>NEVADA</b>													
Grass Valley	1.1	1.5	2.6	4.0	5.7	7.1	7.9	7.1	5.3	3.2	1.5	0.9	48.0
Nevada City	1.1	1.5	2.6	3.9	5.8	6.9	7.9	7.0	5.3	3.2	1.4	0.9	47.4
<b>ORANGE</b>													
Irvine	2.2	2.5	3.7	4.7	5.2	5.9	6.3	6.2	4.6	3.7	2.6	2.3	49.6
Laguna Beach	2.2	2.7	3.4	3.8	4.6	4.6	4.9	4.9	4.4	3.4	2.4	2.0	43.2
Santa Ana	2.2	2.7	3.7	4.5	4.6	5.4	6.2	6.1	4.7	3.7	2.5	2.0	48.2
<b>PLACER</b>													
Auburn	1.2	1.7	2.8	4.4	6.1	7.4	8.3	7.3	5.4	3.4	1.6	1.0	50.6
Blue Canyon	0.7	1.1	2.1	3.4	4.8	6.0	7.2	6.1	4.6	2.9	0.9	0.6	40.5
Colfax	1.1	1.5	2.6	4.0	5.8	7.1	7.9	7.0	5.3	3.2	1.4	0.9	47.9
Roseville	1.1	1.7	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1.0	52.2
Soda Springs	0.7	0.7	1.8	3.0	4.3	5.3	6.2	5.5	4.1	2.5	0.7	0.7	35.4
Tahoe City	0.7	0.7	1.7	3.0	4.3	5.4	6.1	5.6	4.1	2.4	0.8	0.6	35.5
Truckee	0.7	0.7	1.7	3.2	4.4	5.4	6.4	5.7	4.1	2.4	0.8	0.6	36.2

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<b>County and City</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual ET<sub>o</sub></b>
<b>PLUMAS</b>													
Portola	0.7	0.9	1.9	3.5	4.9	5.9	7.3	5.9	4.3	2.7	0.9	0.5	39.4
Quincy	0.7	0.9	2.2	3.5	4.9	5.9	7.3	5.9	4.4	2.8	1.2	0.5	40.2
<b>RIVERSIDE</b>													
Beaumont	2.0	2.3	3.4	4.4	6.1	7.1	7.6	7.9	6.0	3.9	2.6	1.7	55.0
Blythe	2.4	3.3	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.4
Cathedral City	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
Coachella	2.9	4.4	6.2	8.4	10.5	11.9	12.3	10.1	8.9	6.2	3.8	2.4	88.1
Desert Center	2.9	4.1	6.4	8.5	11.0	12.1	12.2	11.1	9.0	6.4	3.9	2.6	90.0
Elsinore	2.1	2.8	3.9	4.4	5.9	7.1	7.6	7.0	5.8	3.9	2.6	1.9	55.0
Indio	<b>3.1</b>	3.6	6.5	8.3	10.5	11.0	10.8	9.7	8.3	5.9	3.7	2.7	83.9
La Quinta	2.4	2.8	5.2	6.5	8.3	8.7	8.5	7.9	6.5	4.5	2.7	2.2	66.2
Mecca	2.6	3.3	5.7	7.2	8.6	9.0	8.8	8.2	6.8	5.0	3.2	2.4	70.8
Oasis	2.9	3.3	5.3	6.1	8.5	8.9	8.7	7.9	6.9	4.8	2.9	2.3	68.4
Palm Desert	2.5	3.4	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.6
Palm Springs	2.0	2.9	4.9	7.2	8.3	8.5	11.6	8.3	7.2	5.9	2.7	1.7	71.1
Rancho California	1.8	2.2	3.4	4.8	5.6	6.3	6.5	6.2	4.8	3.7	2.4	1.8	49.5
Rancho Mirage	2.4	3.3	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.4
Ripley	2.7	3.3	5.6	7.2	8.7	8.7	8.4	7.6	6.2	4.6	2.8	2.2	67.8
Salton Sea North	2.5	3.3	5.5	7.2	8.8	9.3	9.2	8.5	6.8	5.2	3.1	2.3	71.7
Temecula East II	2.3	2.4	4.1	4.9	6.4	7.0	7.8	7.4	5.7	4.1	2.6	2.2	56.7
Thermal	2.4	3.3	5.5	7.6	9.1	9.6	9.3	8.6	7.1	5.2	3.1	2.1	72.8
Riverside UC	2.5	2.9	4.2	5.3	5.9	6.6	7.2	6.9	5.4	4.1	2.9	2.6	56.4
Winchester	2.3	2.4	4.1	4.9	6.4	6.9	7.7	7.5	6.0	3.9	2.6	2.1	56.8
<b>SACRAMENTO</b>													
Fair Oaks	1.0	1.6	3.4	4.1	6.5	7.5	8.1	7.1	5.2	3.4	1.5	1.0	50.5
Sacramento	1.0	1.8	3.2	4.7	6.4	7.7	8.4	7.2	5.4	3.7	1.7	0.9	51.9
Twitchell Island	1.2	1.8	3.9	5.3	7.4	8.8	9.1	7.8	5.9	3.8	1.7	1.2	57.9
<b>SAN BENITO</b>													
Hollister	1.5	1.8	3.1	4.3	5.5	5.7	6.4	5.9	5.0	3.5	1.7	1.1	45.1
San Benito	1.2	1.6	3.1	4.6	5.6	6.4	6.9	6.5	4.8	3.7	1.7	1.2	47.2
San Juan Valley	1.4	1.8	3.4	4.5	6.0	6.7	7.1	6.4	5.0	3.5	1.8	1.4	49.1
<b>SAN BERNARDINO</b>													
Baker	2.7	3.9	6.1	8.3	10.4	11.8	12.2	11.0	8.9	6.1	3.3	2.1	86.6
Barstow NE	2.2	2.9	5.3	6.9	9.0	10.1	9.9	8.9	6.8	4.8	2.7	2.1	71.7
Big Bear Lake	1.8	2.6	4.6	6.0	7.0	7.6	8.1	7.4	5.4	4.1	2.4	1.8	58.6
Chino	2.1	2.9	3.9	4.5	5.7	6.5	7.3	7.1	5.9	4.2	2.6	2.0	54.6
Crestline	1.5	1.9	3.3	4.4	5.5	6.6	7.8	7.1	5.4	3.5	2.2	1.6	50.8
Lake Arrowhead	1.8	2.6	4.6	6.0	7.0	7.6	8.1	7.4	5.4	4.1	2.4	1.8	58.6
Lucerne Valley	2.2	2.9	5.1	6.5	9.1	11.0	11.4	9.9	7.4	5.0	3.0	1.8	75.3
Needles	3.2	4.2	6.6	8.9	11.0	12.4	12.8	11.0	8.9	6.6	4.0	2.7	92.1
Newberry Springs	2.1	2.9	5.3	8.4	9.8	10.9	11.1	9.9	7.6	5.2	3.1	2.0	78.2
San Bernardino	2.0	2.7	3.8	4.6	5.7	6.9	7.9	7.4	5.9	4.2	2.6	2.0	55.6
Twentynine Palms	2.6	3.6	5.9	7.9	10.1	11.2	11.2	10.3	8.6	5.9	3.4	2.2	82.9
Victorville	2.0	2.6	4.6	6.2	7.3	8.9	9.8	9.0	6.5	4.7	2.7	2.1	66.2
<b>SAN DIEGO</b>													
Chula Vista	2.2	2.7	3.4	3.8	4.9	4.7	5.5	4.9	4.5	3.4	2.4	2.0	44.2
Escondido SPV	2.4	2.6	3.9	4.7	5.9	6.5	7.1	6.7	5.3	3.9	2.8	2.3	54.2
Miramar	2.3	2.5	3.7	4.1	5.1	5.4	6.1	5.8	4.5	3.3	2.4	2.1	47.1

**Appendix A - Reference Evapotranspiration (ET<sub>o</sub>) Table\***

<b>County and City</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual ET<sub>o</sub></b>
<b>SAN DIEGO</b>													
Oceanside	2.2	2.7	3.4	3.7	4.9	4.6	4.6	5.1	4.1	3.3	2.4	2.0	42.9
Otay Lake	2.3	2.7	3.9	4.6	5.6	5.9	6.2	6.1	4.8	3.7	2.6	2.2	50.4
Pine Valley	1.5	2.4	3.8	5.1	6.0	7.0	7.8	7.3	6.0	4.0	2.2	1.7	54.8
Ramona	2.1	2.1	3.4	4.6	5.2	6.3	6.7	6.8	5.3	4.1	2.8	2.1	51.6
San Diego	2.1	2.4	3.4	4.6	5.1	5.3	5.7	5.6	4.3	3.6	2.4	2.0	46.5
Santee	2.1	2.7	3.7	4.5	5.5	6.1	6.6	6.2	5.4	3.8	2.6	2.0	51.1
Torrey Pines	2.2	2.3	3.4	3.9	4.0	4.1	4.6	4.7	3.8	2.8	2.0	2.0	39.8
Warner Springs	1.6	2.7	3.7	4.7	5.7	7.6	8.3	7.7	6.3	4.0	2.5	1.3	56.0
<b>SAN FRANCISCO</b>													
San Francisco	1.5	1.3	2.4	3.0	3.7	4.6	4.9	4.8	4.1	2.8	1.3	0.7	35.1
<b>SAN JOAQUIN</b>													
Farmington	1.5	1.5	2.9	4.7	6.2	7.6	8.1	6.8	5.3	3.3	1.4	0.7	50.0
Lodi West	1.0	1.6	3.3	4.3	6.3	6.9	7.3	6.4	4.5	3.0	1.4	0.8	46.7
Manteca	0.9	1.7	3.4	5.0	6.5	7.5	8.0	7.1	5.2	3.3	1.6	0.9	51.2
Stockton	0.8	1.5	2.9	4.7	6.2	7.4	8.1	6.8	5.3	3.2	1.4	0.6	49.1
Tracy	1.0	1.5	2.9	4.5	6.1	7.3	7.9	6.7	5.3	3.2	1.3	0.7	48.5
<b>SAN LUIS OBISPO</b>													
Arroyo Grande	2.0	2.2	3.2	3.8	4.3	4.7	4.3	4.6	3.8	3.2	2.4	1.7	40.0
Atascadero	1.2	1.5	2.8	3.9	4.5	6.0	6.7	6.2	5.0	3.2	1.7	1.0	43.7
Morro Bay	2.0	2.2	3.1	3.5	4.3	4.5	4.6	4.6	3.8	3.5	2.1	1.7	39.9
Nipomo	2.2	2.5	3.8	5.1	5.7	6.2	6.4	6.1	4.9	4.1	2.9	2.3	52.1
Paso Robles	1.6	2.0	3.2	4.3	5.5	6.3	7.3	6.7	5.1	3.7	2.1	1.4	49.0
San Luis Obispo	2.0	2.2	3.2	4.1	4.9	5.3	4.6	5.5	4.4	3.5	2.4	1.7	43.8
San Miguel	1.6	2.0	3.2	4.3	5.0	6.4	7.4	6.8	5.1	3.7	2.1	1.4	49.0
San Simeon	2.0	2.0	2.9	3.5	4.2	4.4	4.6	4.3	3.5	3.1	2.0	1.7	38.1
<b>SAN MATEO</b>													
Hal Moon Bay	1.5	1.7	2.4	3.0	3.9	4.3	4.3	4.2	3.5	2.8	1.3	1.0	33.7
Redwood City	1.5	1.8	2.9	3.8	5.2	5.3	6.2	5.6	4.8	3.1	1.7	1.0	42.8
Woodside	1.8	2.2	3.4	4.8	5.6	6.3	6.5	6.2	4.8	3.7	2.4	1.8	49.5
<b>SANTA BARBARA</b>													
Betteravia	2.1	2.6	4.0	5.2	6.0	5.9	5.8	5.4	4.1	3.3	2.7	2.1	49.1
Carpenteria	2.0	2.4	3.2	3.9	4.8	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9
Cuyama	2.1	2.4	3.8	5.4	6.9	7.9	8.5	7.7	5.9	4.5	2.6	2.0	59.7
Goleta	2.1	2.5	3.9	5.1	5.7	5.7	5.4	5.4	4.2	3.2	2.8	2.2	48.1
Goleta Foothills	2.3	2.6	3.7	5.4	5.3	5.6	5.5	5.7	4.5	3.9	2.8	2.3	49.6
Guadalupe	2.0	2.2	3.2	3.7	4.9	4.6	4.5	4.6	4.1	3.3	2.4	1.7	41.1
Lompoc	2.0	2.2	3.2	3.7	4.8	4.6	4.9	4.8	3.9	3.2	2.4	1.7	41.1
Los Alamos	1.8	2.0	3.2	4.1	4.9	5.3	5.7	5.5	4.4	3.7	2.4	1.6	44.6
Santa Barbara	2.0	2.5	3.2	3.8	4.6	5.1	5.5	4.5	3.4	2.4	1.8	1.8	40.6
Santa Maria	1.8	2.3	3.7	5.1	5.7	5.8	5.6	5.3	4.2	3.5	2.4	1.9	47.4
Santa Ynez	1.7	2.2	3.5	5.0	5.8	6.2	6.4	6.0	4.5	3.6	2.2	1.7	48.7
Sisquoc	2.1	2.5	3.8	4.1	6.1	6.3	6.4	5.8	4.7	3.4	2.3	1.8	49.2
Solvang	2.0	2.0	3.3	4.3	5.0	5.6	6.1	5.6	4.4	3.7	2.2	1.6	45.6
<b>SANTA CLARA</b>													
Gilroy	1.3	1.8	3.1	4.1	5.3	5.6	6.1	5.5	4.7	3.4	1.7	1.1	43.6
Los Gatos	1.5	1.8	2.8	3.9	5.0	5.6	6.2	5.5	4.7	3.2	1.7	1.1	42.9
Morgan Hill	1.5	1.8	3.4	4.2	6.3	7.0	7.1	6.0	5.1	3.7	1.9	1.4	49.5
Palo Alto	1.5	1.8	2.8	3.8	5.2	5.3	6.2	5.6	5.0	3.2	1.7	1.0	43.0

**Appendix A - Reference Evapotranspiration (ET<sub>o</sub>) Table\***

<b>County and City</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual ET<sub>o</sub></b>
<b>SANTA CLARA</b>													
San Jose	1.5	1.8	3.1	4.1	5.5	5.8	6.5	5.9	5.2	3.3	1.8	1.0	45.3
<b>SANTA CRUZ</b>													
De Laveaga	1.4	1.9	3.3	4.7	4.9	5.3	5.0	4.8	3.6	3.0	1.6	1.3	40.8
Green Valley Rd	1.2	1.8	3.2	4.5	4.6	5.4	5.2	5.0	3.7	3.1	1.6	1.3	40.6
Santa Cruz	1.5	1.8	2.6	3.5	4.3	4.4	4.8	4.4	3.8	2.8	1.7	1.2	36.6
Watsonville	1.5	1.8	2.7	3.7	4.6	4.5	4.9	4.2	4.0	2.9	1.8	1.2	37.7
Webb	1.8	2.2	3.7	4.8	5.3	5.7	5.6	5.3	4.3	3.4	2.4	1.8	46.2
<b>SHASTA</b>													
Burney	0.7	1.0	2.1	3.5	4.9	5.9	7.4	6.4	4.4	2.9	0.9	0.6	40.9
Fall River Mills	0.6	1.0	2.1	3.7	5.0	6.1	7.8	6.7	4.6	2.8	0.9	0.5	41.8
Glenburn	0.6	1.0	2.1	3.7	5.0	6.3	7.8	6.7	4.7	2.8	0.9	0.6	42.1
McArthur	0.7	1.4	2.9	4.2	5.6	6.9	8.2	7.2	5.0	3.0	1.1	0.6	46.8
Redding	1.2	1.4	2.6	4.1	5.6	7.1	8.5	7.3	5.3	3.2	1.4	0.9	48.8
<b>SIERRA</b>													
Downieville	0.7	1.0	2.3	3.5	5.0	6.0	7.4	6.2	4.7	2.8	0.9	0.6	41.3
Sierraville	0.7	1.1	2.2	3.2	4.5	5.9	7.3	6.4	4.3	2.6	0.9	0.5	39.6
<b>SISKIYOU</b>													
Happy Camp	0.5	0.9	2.0	3.0	4.3	5.2	6.1	5.3	4.1	2.4	0.9	0.5	35.1
MacDoel	1.0	1.7	3.1	4.5	5.9	7.2	8.1	7.1	5.1	3.1	1.5	1.0	49.0
Mt Shasta	0.5	0.9	2.0	3.0	4.5	5.3	6.7	5.7	4.0	2.2	0.7	0.5	36.0
Tule lake FS	0.7	1.3	2.7	4.0	5.4	6.3	7.1	6.4	4.7	2.8	1.0	0.6	42.9
Weed	0.5	0.9	2.0	2.5	4.5	5.3	6.7	5.5	3.7	2.0	0.9	0.5	34.9
Yreka	0.6	0.9	2.1	3.0	4.9	5.8	7.3	6.5	4.3	2.5	0.9	0.5	39.2
<b>SOLANO</b>													
Benicia	1.3	1.4	2.7	3.8	4.9	5.0	6.4	5.5	4.4	2.9	1.2	0.7	40.3
Dixon	0.7	1.4	3.2	5.2	6.3	7.6	8.2	7.2	5.5	4.3	1.6	1.1	52.1
Fairfield	1.1	1.7	2.8	4.0	5.5	6.1	7.8	6.0	4.8	3.1	1.4	0.9	45.2
Hastings Tract	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
Putah Creek	1.0	1.6	3.2	4.9	6.1	7.3	7.9	7.0	5.3	3.8	1.8	1.2	51.0
Rio Vista	0.9	1.7	2.8	4.4	5.9	6.7	7.9	6.5	5.1	3.2	1.3	0.7	47.0
Suisun Valley	0.6	1.3	3.0	4.7	5.8	7.0	7.7	6.8	5.3	3.8	1.4	0.9	48.3
Winters	0.9	1.7	3.3	5.0	6.4	7.5	7.9	7.0	5.2	3.5	1.6	1.0	51.0
<b>SONOMA</b>													
Bennett Valley	1.1	1.7	3.2	4.1	5.5	6.5	6.6	5.7	4.5	3.1	1.5	0.9	44.4
Cloverdale	1.1	1.4	2.6	3.4	5.0	5.9	6.2	5.6	4.5	2.8	1.4	0.7	40.7
Fort Ross	1.2	1.4	2.2	3.0	3.7	4.5	4.2	4.3	3.4	2.4	1.2	0.5	31.9
Healdsburg	1.2	1.5	2.4	3.5	5.0	5.9	6.1	5.6	4.5	2.8	1.4	0.7	40.8
Lincoln	1.2	1.7	2.8	4.7	6.1	7.4	8.4	7.3	5.4	3.7	1.9	1.2	51.9
Petaluma	1.2	1.5	2.8	3.7	4.6	5.6	4.6	5.7	4.5	2.9	1.4	0.9	39.6
Santa Rosa	1.2	1.7	2.8	3.7	5.0	6.0	6.1	5.9	4.5	2.9	1.5	0.7	42.0
Valley of the Moon	1.0	1.6	3.0	4.5	5.6	6.6	7.1	6.3	4.7	3.3	1.5	1.0	46.1
Windsor	0.9	1.6	3.0	4.5	5.5	6.5	6.5	5.9	4.4	3.2	1.4	1.0	44.2
<b>STANISLAUS</b>													
Denair	1.0	1.9	3.6	4.7	7.0	7.9	8.0	6.1	5.3	3.4	1.5	1.0	51.4
La Grange	1.2	1.5	3.1	4.7	6.2	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.2
Modesto	0.9	1.4	3.2	4.7	6.4	7.7	8.1	6.8	5.0	3.4	1.4	0.7	49.7
Newman	1.0	1.5	3.2	4.6	6.2	7.4	8.1	6.7	5.0	3.4	1.4	0.7	49.3
Oakdale	1.2	1.5	3.2	4.7	6.2	7.7	8.1	7.1	5.1	3.4	1.4	0.7	50.3

<b>Appendix A - Reference Evapotranspiration (ET<sub>o</sub>) Table*</b>													
<b>County and City</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual ET<sub>o</sub></b>
<b>STANISLAUS</b>													
Patterson	1.3	2.1	4.2	5.4	7.9	8.6	8.2	6.6	5.8	4.0	1.9	1.3	57.3
Turlock	0.9	1.5	3.2	4.7	6.5	7.7	8.2	7.0	5.1	3.4	1.4	0.7	50.2
<b>SUTTER</b>													
Nicolaus	0.9	1.6	3.2	4.9	6.3	7.5	8.0	6.9	5.2	3.4	1.5	0.9	50.2
Yuba City	1.3	2.1	2.8	4.4	5.7	7.2	7.1	6.1	4.7	3.2	1.2	0.9	46.7
<b>TEHAMA</b>													
Corning	1.2	1.8	2.9	4.5	6.1	7.3	8.1	7.2	5.3	3.7	1.7	1.1	50.7
Gerber	1.0	1.8	3.5	5.0	6.6	7.9	8.7	7.4	5.8	4.1	1.8	1.1	54.7
Gerber Dryland	0.9	1.6	3.2	4.7	6.7	8.4	9.0	7.9	6.0	4.2	2.0	1.0	55.5
Red Bluff	1.2	1.8	2.9	4.4	5.9	7.4	8.5	7.3	5.4	3.5	1.7	1.0	51.1
<b>TRINITY</b>													
Hay Fork	0.5	1.1	2.3	3.5	4.9	5.9	7.0	6.0	4.5	2.8	0.9	0.7	40.1
Weaverville	0.6	1.1	2.2	3.3	4.9	5.9	7.3	6.0	4.4	2.7	0.9	0.7	40.0
<b>TULARE</b>													
Alpaugh	0.9	1.7	3.4	4.8	6.6	7.7	8.2	7.3	5.4	3.4	1.4	0.7	51.6
Badger	1.0	1.3	2.7	4.1	6.0	7.3	7.7	7.0	4.8	3.3	1.4	0.7	47.3
Delano	1.1	1.9	4.0	4.9	7.2	7.9	8.1	7.3	5.4	3.2	1.5	1.2	53.6
Dinuba	1.1	1.5	3.2	4.7	6.2	7.7	8.5	7.3	5.3	3.4	1.4	0.7	51.2
Lindcove	0.9	1.6	3.0	4.8	6.5	7.6	8.1	7.2	5.2	3.4	1.6	0.9	50.6
Porterville	1.2	1.8	3.4	4.7	6.6	7.7	8.5	7.3	5.3	3.4	1.4	0.7	52.1
Visalia	0.9	1.7	3.3	5.1	6.8	7.7	7.9	6.9	4.9	3.2	1.5	0.8	50.7
<b>TUOLUMNE</b>													
Groveland	1.1	1.5	2.8	4.1	5.7	7.2	7.9	6.6	5.1	3.3	1.4	0.7	47.5
Sonora	1.1	1.5	2.8	4.1	5.8	7.2	7.9	6.7	5.1	3.2	1.4	0.7	47.6
<b>VENTURA</b>													
Camarillo	2.2	2.5	3.7	4.3	5.0	5.2	5.9	5.4	4.2	3.0	2.5	2.1	46.1
Oxnard	2.2	2.5	3.2	3.7	4.4	4.6	5.4	4.8	4.0	3.3	2.4	2.0	42.3
Piru	2.8	2.8	4.1	5.6	6.0	6.8	7.6	7.8	5.8	5.2	3.7	3.2	61.5
Port Hueneme	2.0	2.3	3.3	4.6	4.9	4.9	4.9	5.0	3.7	3.2	2.5	2.2	43.5
Thousand Oaks	2.2	2.6	3.4	4.5	5.4	5.9	6.7	6.4	5.4	3.9	2.6	2.0	51.0
Ventura	2.2	2.6	3.2	3.8	4.6	4.7	5.5	4.9	4.1	3.4	2.5	2.0	43.5
<b>YOLO</b>													
Bryte	0.9	1.7	3.3	5.0	6.4	7.5	7.9	7.0	5.2	3.5	1.6	1.0	51.0
Davis	1.0	1.9	3.3	5.0	6.4	7.6	8.2	7.1	5.4	4.0	1.8	1.0	52.5
Esparto	1.0	1.7	3.4	5.5	6.9	8.1	8.5	7.5	5.8	4.2	2.0	1.2	55.8
Winters	1.7	1.7	2.9	4.4	5.8	7.1	7.9	6.7	5.3	3.3	1.6	1.0	49.4
Woodland	1.0	1.8	3.2	4.7	6.1	7.7	8.2	7.2	5.4	3.7	1.7	1.0	51.6
Zamora	1.1	1.9	3.5	5.2	6.4	7.4	7.8	7.0	5.5	4.0	1.9	1.2	52.8
<b>YUBA</b>													
Browns Valley	1.0	1.7	3.1	4.7	6.1	7.5	8.5	7.6	5.7	4.1	2.0	1.1	52.9
Brownsville	1.1	1.4	2.6	4.0	5.7	6.8	7.9	6.8	5.3	3.4	1.5	0.9	47.4

\* 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 (1987) Bulletin 1922;
- 4) Determining Daily Reference Evapotranspiration, Cooperative Extension UC Division of Agriculture and Natural Resources (1987), Publication Leaflet 21426



**SECTION B. WATER BUDGET CALCULATIONS**

**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<sub>o</sub> = 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 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.



## 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 Landscape Documentation Package.

#### Reference Evapotranspiration (ETo) \_\_\_\_\_

Hydrozone # /Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>
<b>Regular Landscape Areas</b>							
				Totals	(A)	(B)	
<b>Special Landscape Areas</b>							
				1			
				1			
				1			
				Totals	(C)	(D)	
				<b>ETWU Total</b>			
				<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b>			

<sup>a</sup> **Hydrozone #/Planting Description**

E.g

- 1.) front lawn
- 2.) low water use plantings
- 3.) medium water use planting

<sup>b</sup> **Irrigation Method**

overhead spray  
or drip

<sup>c</sup> **Irrigation Efficiency**

0.75 for spray head  
0.81 for drip

<sup>d</sup> **ETWU (Annual Gallons Required) =**

$Eto \times 0.62 \times ETAF \times Area$   
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>e</sup> **MAWA (Annual Gallons Allowed) =  $(Eto) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$**

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

#### ETAF Calculations

##### Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
<b>Average ETAF</b>	<b>B ÷ A</b>

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

##### All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
<b>Sitewide ETAF</b>	<b>(B+D) ÷ (A+C)</b>

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:**

Street Address		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 local agency \_\_\_\_\_
2. Date the Landscape Documentation Package was approved by the local agency \_\_\_\_\_
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor \_\_\_\_\_

**PART 2. CERTIFICATION 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 ordinance Section 492.10.

**PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE**

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

**PART 5. LANDSCAPE IRRIGATION AUDIT REPORT**

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

**PART 6. SOIL MANAGEMENT REPORT**

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

## 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:

Street Address		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 local agency \_\_\_\_\_
2. Date the Landscape Documentation Package was approved by the local agency \_\_\_\_\_
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor \_\_\_\_\_

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

"I/we certify that based upon periodic site observations, the work has been 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 ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6.

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.

## Appendix D – Prescriptive Compliance Option

(a) This appendix contains prescriptive requirements which may be used as a compliance option to the Model Water Efficient Landscape Ordinance.

(b) Compliance with the following items is mandatory and must be documented on a landscape plan in order to use the prescriptive compliance option:

(1) Submit a Landscape Documentation Package which includes the following elements:

(A) date

(B) project applicant

(C) project address (if available, parcel and/or lot number(s))

(D) total landscape area (square feet), including a breakdown of turf and plant material

(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) contact information for the project applicant and property owner

(H) applicant signature and date with statement, "I agree to comply with the requirements of the prescriptive compliance option to the MWELO".

(2) Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test);

(3) Plant material shall comply with all of the following:

(A) For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water; For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water;

(B) A minimum three inch (3") 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.

(4) Turf shall comply with all of the following:

(A) Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas;

(B) Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length;

(C) Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by subsurface irrigation or by other technology that creates no overspray or runoff.

(5) Irrigation systems shall comply with the following:

(A) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.

(B) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.

(C) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.

(D) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

(E) All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

(F) Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

(6) For non-residential projects with landscape areas of 1,000 sq. ft. or more, a private submeter(s) to measure landscape water use shall be installed.

(c) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

Instructions

Cells with pale blue background are for entering data  
 Results show in cells with tan background  
 Messages and warnings are displayed in cells with yellow background  
 1) Select city by clicking on blue cell and choosing a city from the drop down menu ET<sub>o</sub> appears in the tan cell below the name of the city  
 2) Enter square footage of overhead spray irrigated landscape area  
 3) Enter square footage of drip irrigated landscape area  
 4) Enter square footage of Special Landscape Area (SLA)  
 5) MAWA results appear in the tan cells  
 6) If you are considering effective precipitation (Eppt), enter total annual precipitation.  
 7) Eppt  
 8) For comparison, MAWA without effective precipitation is displayed below  
**MAWA without Eppt (Gallons)**  
 28,569.60

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes



Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	Taft	Name of City
ET <sub>o</sub> of City from Appendix A	51.20	ET <sub>o</sub> (inches/year)
	500	Overhead Landscape Area (ft <sup>2</sup> )
	1500	Drip Landscape Area (ft <sup>2</sup> )
	0	SLA (ft <sup>2</sup> )
Total Landscape Area	2,000	
<b>Results:</b>		
(ET <sub>o</sub> ) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons
<b>MAWA calculation incorporating Effective Precipitation (Optional)</b>		
<b>Precipitation (Optional)</b>		
ET <sub>o</sub> of City from Appendix A	51	ET <sub>o</sub> (inches/year)
Total Landscape Area	2,000	LA (ft <sup>2</sup> )
Special Landscape Area	0	SLA (ft <sup>2</sup> )
	6.36	Total annual precipitation (inches/year)
Enter Effective Precipitation	1.59	Eppt (in/yr)(25% of total annual precipitation)
<b>Results:</b>		
MAWA = [(ET <sub>o</sub> - Eppt) x (0.62)] x [(0.45 x LA) + ((1.0 - 0.45) x SLA)]	27,682	Gallons
	3,700.61	Cubic Feet
	37.01	HCF
	0.08	Acre-feet
	0.03	Millions of Gallons



Estimated Total Water Use

Equation:  $ETWU = ET_c \times 0.62 \times [(PF \times HA)/IE] + SLA$ ; Considering precipitation  $ETWA = (ET_c - E_{ppt}) \times 0.62 \times [(PF \times HA)/IE] + SLA$

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.0

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft <sup>2</sup> ) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft <sup>2</sup> ))/IE
Zone 1	Overhead Spray	High	0.80	500	0.75	533
Zone 2	Drip	Low	0.30	1,500	0.81	556
Zone 3						
Zone 4						
Zone 5						
Zone 6						
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
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Zone 96						
Zone 97						
Zone 98						
Zone 99						
Zone 100						
SLA				0		0
Sum				2,000		1,089

**Results**  
MAWA = 27,682

ETWU = 33,492 Gallons  
4,477 Cubic Feet  
44,777 HCF  
0.10 Acre-feet  
0.03 Millions of Gallons

ETWU does not comply with MAWA



# City of Taft Planning Commission Staff Report

Agenda Item #5

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**DATE:** July 20, 2016

**TO:** Chairman Orrin and Members of the Planning Commission

**FROM:** Mark Staples, Director  
Planning and Development Services

**SUBJECT:** Zoning Ordinance Amendment No. 2016-18 – Content Neutral Sign Ordinance

**RECOMMENDATION:** Review a proposed Zoning Ordinance Amendment of Chapter 15 of the Zoning Ordinance relating to Sign Regulations. Information Only Item.

**LOCATION:** Citywide

**PROJECT ANALYSIS:**

On June 18, 2015, the Supreme Court of the United States reversed the judgement of the Reed v. Town of Gilbert, Arizona, regarding the Town of Gilbert’s application of its sign regulations in their Zoning Ordinance. The Court’s decision further reinforced the idea of a “content neutral” set of regulations with regard to regulating signs. No sign ordinance can regulate the specific content (i.e. the words, graphics, and abstract representations), but can regulate the physical characteristics, such as size, height and location. Furthermore, sign regulations need to only be concerned with commercial speech and not intentionally or unintentionally infringe on 1<sup>st</sup> Amendment rights for free speech.

The Planning Director attended a conference in April 2016 that included a session regarding the Reed case. The session included an example of a content neutral sign code that is used by the City of Sparks, Nevada. The City of Sparks had their own court case regarding their zoning regulations, but it did not reach the level of the Supreme Court. They accepted an earlier judgement to revise their ordinance. Attached is a copy of Section 2004.010 of the Sparks Code of Ordinances regarding Signs. Also attached is Chapter 15 of the Taft Zoning Ordinance regarding Sign Regulations.

The Planning Director will review both Sign Regulations at the Planning Commission meeting, as well as outline future steps in adopting content neutral sign regulations for the City of Taft.

**ATTACHMENTS:**

1. City of Sparks, NV Code of Ordinances, Section 20.04.010 – Signs
2. City of Taft, Zoning Ordinance Chapter 15 – Sign Regulations

Section 20.04.010 - Signs.

*Section 20.56.010 Purpose, scope and authority. The purposes of these sign regulations are:*

- encourage the effective use of signs as a means of communication in the city; and
- *To maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth; and*
- *To improve pedestrian and traffic safety; and*
- *To minimize the possible adverse effect of signs on nearby public and private property; and*
- *To balance the rights of businesses and individuals to convey messages through signs against the aesthetics and safety hazards that come from the proliferation of sign clutter.*
- *To enable the fair and consistent enforcement of these sign regulations.*

*This chapter is adopted pursuant to the powers conferred to the city in Chapter 278 of Nevada Revised Statutes and the Sparks City Charter.*

**A. Applicability-Effect.**

1. It shall be unlawful to display, erect, place, establish, paint, or maintain a nonexempt sign in the city except in conformance with the standards, requirements, limitations and procedures of this section.
2. The effect of this section as more specifically set forth herein, is:
  - a. To prohibit all signs except as permitted by this section;
  - b. To allow a variety of types of signs in tourist commercial, commercial and industrial zones, and a limited variety of signs in other zones, subject to content neutral standards requirements and limitations;
  - c. To allow certain signs that are appropriately sized and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this ordinance, but without a requirement for permits;
  - d. To establish standards, requirements and limitations, and a permit system that honor constitutional rights and requirements; and
  - e. To provide for the enforcement of the provisions of this section.
3. The effect of this sign ordinance on the mixed use district (MUD) is as follows:

TOD Land Use Category	Applicable Signage Regulation
Residential Neighborhood	MF zoning district
Mixed Residential	PO zoning district
Downtown/Victorian Square	TC zoning district
Mixed Use Commercial	C2 zoning district

**B. Definitions.**

Adjacent	Abuts, is contiguous to or shares a common boundary.
	The person defined in <u>Chapter 20.08</u> of this title, and any person to whom he has delegated applicable powers and duties.
Allowable sign area	The total area permitted for all nonexempt signs on a site with certain exceptions expressed in this chapter.
Arterial roadway	A street designated as an arterial roadway in the Transportation Master Plan.
Banner	Any sign of fabric, plastic or similar material that is mounted to a pole, structure or a building at one or more edges.
Beacon	Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same site as the light source; also, any light with one or more beams that rotate or move.
Building	See <u>Chapter 20.08</u> .
Building frontage	The length of the wall of a completely enclosed main and permanent building on a site which fronts directly on a public or private street or right of way.
Building ground floor area	The area of the ground floor enclosed within the walls of all buildings on the site.
Building identification sign	A sign that identifies the name, street address or ownership of the building, with no other text.
Building marker	A sign indicating the name of a building and date and incidental information about its construction, which sign is cut into masonry surface or made of bronze or other permanent material affixed to a building.
Building sign	Any sign attached to or painted on any part of a building, as contrasted to fence, freestanding and or monument signs.
Bus Stop	A bench, shelter, kiosk, or pole sign or similar structure placed by the Regional Transportation Commission along an established public transportation route to mark an area for members of the general public to wait for and get on or off of public transportation.
Business	The length of the face or wall of a completely enclosed and permanent

frontage	<p>building occupied by an individual building occupant and contains a customer entrance. An occupant may have more than one business frontage if it occupies building frontage facing on two or more streets or public areas.</p> <p>If the building faces two or more streets or public areas, only the two frontages may be used in calculating allowable sign area.</p>
Cabinet sign	A building sign which is an enclosed cabinet with copy on one or more sides and may enclose an integrated light source that can shine through the sides or face of the sign.
Canopy sign	Any sign that is a part of or is attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.
Changeable copy sign, manual	A sign or portion thereof which has a reader board for the display of text information in which each alphanumeric character, graphic or symbol, and may be changed or re-arranged manually with characters, letters or illustrations that can be changed or rearranged without altering the face or surface of the sign.
Channel lettering	Copy which is individually cut, raised, carved, or manufactured.
Civic display	A temporary display of banners, balloons, flags, lights or similar decorations erected on a public street or other public property in connection with a holiday, or civic event.
Commercial center	A group of contiguous lots organized into a shopping center, strip mall, business park, office condominium or similar grouping that share mutual access, ingress and egress easements.
Commercial message	Any sign wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity or is otherwise defined as "commercial speech" by the Nevada Supreme Court, the United States District Court for the District of Nevada, the Ninth Circuit Court of Appeals, or the United States Supreme Court for purposes of interpreting the United States Constitution or Nevada constitution regarding freedom of expression or speech.
Community directory sign	A sign, or a group of signs designed as a single display, which gives information about local churches or civic organizations.
Copy	Includes characters, letters, symbols (including logos and trademarks), illustrations and writings.
Co-tenancy	A business which leases or rents space to tenant(s) or business(es) that are housed within their building though they operate as an independent

	business.
Department	The Community Services Department of the City.
Digital sign	A sign or portion thereof that displays electronic, static images, static graphics, text information, or static pictures, with or without information, defined by a small number of matrix elements using combinations of light emitting diodes (LED), fiber optics, light bulbs, liquid crystal display (LCD) or other illumination devices within the display area. Digital signs include computer programmable, microprocessor controlled electronic or digital displays.
Direct lighting	The light fixture or bulbs are visible when looking at the light source or sign.
Directional sign	A permanent sign that directs the flow of traffic or pedestrians and may or may not contain a commercial message. Directional signs shall not exceed four square feet. If the directional sign is considered a monument sign as defined herein, it shall not exceed four in height.
Directory sign	A sign, or a group of signs designed as a single display, which gives information about the location of businesses, buildings or addresses within a residential, office, commercial or industrial complex, and no commercial message.
Dissolve	See "modes of operation."
Fade	See "modes of operation."
Fence sign	A sign that is mounted or painted on a fence or soundwall.
Flag	A piece of fabric varying in shape, color and design usually attached at one edge to a staff, pole or cord which contains a noncommercial message as defined herein.
Flashing sign	See "modes of operation."
Freestanding sign	A sign which exceeds six feet in height which is placed on or anchored to the ground or is supported by a sign structure that is placed on or anchored to the ground and is independent from any building or other structure. See subsection 20.04.010.1.3 for definition of special freestanding sign.
Frontage	A portion of a site that fronts directly on a public or private street or right of way. See "building frontage," "business frontage" and "site frontage."
Grade	(Unless otherwise specified) the average of the highest and lowest elevations of the ground at the base of the sign.

Gross floor area	The sum of the square footage of all the floors of a structure or building.
Halo illumination	See "illumination."
Height	(Unless otherwise specified) the vertical distance from the topmost part of the sign cabinet or copy (whichever is higher) to grade.
Holiday decoration	Any display commonly associated with a holiday as defined in NRS 336.015.
Illegal sign	A sign which was erected or put up after the effective date of this Section and does not comply with this Section. The term specifically includes a temporary or election period sign which is left up beyond the time allowed.
Illuminance	The amount of light that is incident to the surface of the sign. This is the method for describing ambient light levels or the amount of light that is projected onto a front-lit sign. This is typically measured in foot candles.
Illumination	Refers to the type and location of the light source for the sign:
	<ul style="list-style-type: none"> <li>• <b>All types of illumination:</b> Any form of light source including indirect, internal, exposed bulb including neon or other tubes of light.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Halo Illumination:</b> A form of internal illumination where channel lettering is used and the light source is hidden behind and glows around the edges of letters or symbols giving the effect of a light halo.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Indirect illumination:</b> Illumination which is cast on a sign from a source outside the sign.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Internal illumination:</b> Illumination produced by a light source contained within a sign and not directly visible from outside.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Liquid-crystal display (LCD):</b> A low-power, flat-panel display used in many digital devices to display numbers or images. It is made of liquid containing crystals that are affected by electric current, sandwiched between filtering layers of glass or plastic. LCDs do not produce light of their own; instead, when electric current is passed through the material, the molecules of the "liquid crystal" twist so that they either reflect or transmit light from an external source.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Light-emitting diodes (LED) lighting:</b> A type of solid state lighting that utilizes light-emitting diodes (LED) as a source of illumination rather than electrical filaments or gas. If the sign is made up of matrix of bulbs or light source that individually light up to form images, it will be considered a digital sign and shall comply with Section 20.56.170F.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Neon:</b> A type of illumination that is produced by neon lights or by lamps containing similar gases such as helium, carbon dioxide, argon or krypton usually electrifying glass tubes or bulbs.</li> </ul>
Incidental sign	A sign posted on private property by the owner of the property which is generally informational, contains no commercial message, and has a purpose secondary to the use of the site on which it is located, such as traffic control signs, parking or loading control signs, signs indicating the location of telephones or emergency equipment, and other similar signs. Official signs are not incidental signs.
Indirect illumination	See "illumination."
Internal illumination	See "illumination."
Interactive sign	A digital sign that changes the sign message based on a passing vehicle or person. Radar speed signs or other traffic control signs are exempted from this definition.
Liquid-crystal display (LCD)	See "illumination."
light-emitting diodes (LED) lighting	See "illumination."
LED sign	A sign that is lit by use of light-emitting diodes (LED) lighting visible from the outside. Refer to Digital Sign for regulations.
Linear distance	That no part of a sign may be within the specified distance of any part of any other sign which is on the same side of the street to which the first sign is oriented.
Lot	Is defined in <u>Chapter 20.08</u> of this Title..
Luminance	The physical measurement of brightness or illumination leaving a surface in a particular direction, or reflected off that surface, and can be thought as measuring the brightness of a surface as seen by the eye. It is measured in candelas per square meters (cd/m <sup>2</sup> ) or nits (one nit = one cd/m <sup>2</sup> ).
Marquee	Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designated and constructed to provide protection from the weather.

Modes of operation	The types of visual display:
	<ul style="list-style-type: none"> <li>• <b>Static:</b> Signs which include no animation or effects simulating animation.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Fade:</b> Signs where static messages are changed by means of varying light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Dissolve:</b> Signs where static messages are changed by means of varying light intensity or pattern, where the first message gradually appears to dissolve and lose legibility simultaneous to the gradual appearance and legibility of subsequent message.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Flashing sign:</b> A sign which uses blinking or intermittent illumination.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Message sequencing:</b> Signs where a single thought, idea, concept, message or advertisement for a product or service that is divided into segments and presented over two or more successive display phases of a single dynamic sign or across two or more individual dynamic signs.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Travel:</b> Signs where the message is changed by the apparent horizontal movement of the letters or graphic elements of the message.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Scrolling:</b> Signs where the message is changed by the apparent vertical movement of the letters or graphic element of the message.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Video display:</b> Signs that change its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames which give the illusion of motion, including moving objects, moving patterns or bands of light or expanding or contracting shapes.</li> </ul>
Message sequencing	See "mode of display."
Monument sign	A sign which is equal to or less than six feet in height and is attached directly to the ground or is supported by a sign structure that is placed on or anchored in the ground and is independent from any building or other structure. See section 20.04.010.1.4 for definition of special monument sign.
Moving sign	A sign where the sign, sign structure, or any part of the sign or sign structure physically moves or rotates by mechanical means. For example, a trivision

	sign is a moving sign. If the only moving part of a sign is a clock, the sign shall not be considered as a moving sign.
Neon	See "Illumination."
Neighborhood bulletin board	Any surface outside a building provided specifically to allow the posting of notices.
Noncommercial message	Any sign copy that is not a commercial message as defined above, and includes any definition of "noncommercial speech" by the Nevada Supreme Court, the United States District Court for the District of Nevada, the Ninth Circuit Court of Appeals, or the United States Supreme Court for purposes of interpreting the United States Constitution or Nevada constitution regarding freedom of expression or speech.
Nonconforming sign	Any sign which was lawfully erected prior to the adoption of an ordinance codified in this chapter, or amendments thereto, which would not be permitted under the ordinance or amendment. This definition shall include signs which were erected without a permit and which would require a permit under the current provisions of this chapter.
Official sign	Any sign owned by, or erected by or at the direction of the City in furtherance of the official duties of the City or another governmental agency, including, but not limited to, traffic control signs, directional signs, street identification signs, warning signs, parking control signs, area identification signs, and signs prohibiting or controlling access to property.
Parcel of land	Is defined in <u>Chapter 20.08</u> of this title.
Pennant	Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.
Person	Is defined in <u>Chapter 20.08</u> of this title.
Portable sign	A movable sign that is not permanently attached to a structure or the ground, and includes: A-frame, portable reader boards and similar signs. This definition does not include any signs on trailers, vehicles or digital.
Projecting sign	Any sign affixed to a building or wall in such a manner that its face is not parallel to the wall. A marquee is not considered a projecting sign.
Radius distance	That no part of a sign may be within the specified distance from any part of any other sign.
Residential sign	A monument sign on a site located in a district zoned for agriculture or single

	family housing.
Residentially zoned district	Properties with the zoning designation SF, MF, or RN.
Roof	A horizontal or sloping surface of a building which serves as a cover for the building or its entry, portico or other appurtenances. This definition shall include any part of a building which resembles a roof in form or function.
Roof sign	A sign painted on, supported by or attached to the roof or roof structure of a building. This definition shall not include a sign attached flat against the wall of a penthouse; painted flat on the roof and only visible from the air; attached to a mansard roof or parapet as long as the sign does not project above the roofline and there is no other viable location on the building.
Scrolling	See "mode of display."
Sign	Any marking, device, fixture, placard, or structure that uses any graphics, illumination, symbol, or writing to draw the attention of the public, or advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. This definition shall include all parts of such a device, including its structure and supports and shall also include balloons, pennants, streamers or other devices which are used to attract the attention of the public, whether or not they contain copy. This definition does not include hand held devices, fixtures or placards.
Sign area	The area of the sign computed in accordance with subsection 20.04.010.G below.
Sign structure	A structure designed to support one or more signs in place.
Site	(i) a lot or parcel owned by a person unless the lot or parcel is part of a combination or commercial center as defined herein; or (ii) a combination of lots or parcels which are contiguous, are owned in fee as a matter of record by the same person or entity, have the same zoning classification, and are designated by the owner to be a site for purposes of this chapter; (iii) a commercial center as defined above; or (iv) a Bus Stop if the property on which the Bus Stop is located is leased or licensed to the Regional Transportation Commission.
Site area	The total square footage of the land area of the entire site.
Site frontage	The linear dimension of a site abutting on public or private street right-of-way.

Stacked sign	Two or more signs affixed to the same sign structure and which vary in height from the ground.
Static	See "modes of operation."
Suspended sign	A sign supported from, and below, a building soffit or permanent canopy.
Temporary sign	A sign that is used only temporarily and is not permanently mounted to a structure or ground, and includes portable signs, banners, pennants and inflatables.
Time and temperature sign	A sign or portion of a sign which displays only the current time and/or temperature and carries no other copy. A time and temperature sign shall not be considered a flashing or animated sign and shall not exceed ten square feet.
Travel	See "mode of display."
Tri-vision sign	A sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one of two or more images.
V-type sign	Two or three signs in the shape of the letter "v" or of a triangle, when viewed from above, and supported by integral structures with their faces oriented in different directions.
Video display	See "mode of display."
Wall sign	A sign which is attached parallel, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall or roof of any building or structure, which is supported by such wall or building, and which displays only one sign surface. Included in this definition is a sign attached to the wall of a penthouse or other vertical structure on the top of a roof.
Window sign	Any sign that is placed inside a window or upon the window panes of glass and is visible from the exterior of the window.

### C. Exemptions.

1. Unless specifically provided otherwise, the following types of signs and displays are not subject to the provisions of this chapter and are not counted in any aggregate area or number of sign computations:

- a. Official signs.
  - b. Holiday decorations that (i) do not include a commercial message and (ii) are removed within thirty days after the holiday.
  - c. Incidental signs whose size is the not greater than the larger of (i) two square feet or (ii) as specified for the particular type of sign in the Manual on Uniform Traffic Control devices published by the United States Department of Transportation incorporated by reference in 23 CFR Part 655, Subpart F.
  - d. Handicap parking signs.
  - e. Signs posted on or near easements held by public utilities warning or informing the public about the easements or location of public utilities.
  - f. Building identification signs which show only the street address and/or building number/name.
  - g. Nameplates appearing on residences or mailboxes.
  - h. Civic displays.
  - i. Flags not to exceed four in number and a cumulative total size of 216 square feet.
  - j. Signs which are located within a structure and are not visible from a public street, sidewalk or alley.
  - k. Building markers that do not exceed four square feet in size.
  - l. Signs or copy permanently embroidered, screened, dyed, stenciled or painted into the fabric of umbrellas which are set up in sidewalk cafes.
  - m. Signs painted on or integral to vending machines, fuel dispensing pumps or fuel storage tanks.
  - n. Signs painted on the flat surface of the roof and only visible from the air.
  - o. Murals.
2. In the event that a sign fails to meet any criteria, condition or qualification established above for exemption, the sign shall be subject to and governed by all of the requirements of this Section.
- D. Prohibited Signs.** The following types of signs are prohibited within the city:
1. Signs not specifically permitted in or which violate any provision in this chapter.
  2. Signs attached to (i) official signs and their sign structures, (ii) trees or poles or standards which are used for a purpose other than sign structures, or (iii) utility structures.
  3. Roof signs.
  4. Any display or sign that imitates or resembles an official traffic signal, sign device or other official warning signs.
  5. Interactive signs.
  6. Signs on wind machines, cellular towers or other equipment except for logos and not exceed eight square inches.
- E. Prohibited Sign Location.**
1. **General.** Notwithstanding any provision in or right established in this chapter, no sign shall be permitted in any of the following locations.
  2. **Drains, ditches, flood channels.** Except for Official Signs, no sign shall be placed in any ditch, storm drain facility or flood channel, except for signs displayed by a utility regarding any easements or dangers that lie within the drain, ditch or flood channel.
  3. **Truckee River Greenbelt.**
    - a. Except as provided in this subsection, no signs are permitted within three hundred feet of (i) the centerline of the Truckee River or (ii) the outer boundary of any area designated as the Truckee River Greenbelt, whichever is greater.
    - b. Exceptions to the foregoing are:

- (1) Residential signs.
  - (2) Building signs which are not visible from the river.
  - (3) Official signs.
4. **Signs in the public right-of-way or on public property.** No sign shall be displayed in any right of way or on public property except:
- a. Official signs.
  - b. Building markers and building address signs.
  - c. Directional signs owned by the City or with a permit.
  - d. Community directory signs owned by the City or with a permit.
  - e. Signs or copy permanently embroidered, screened, dyed, stenciled or painted into the fabric of umbrellas which are set up in sidewalk cafes in the right of way, provided that the café is operating under an outdoor dining and encroachment permit under Chapter 5.77 of Sparks Municipal Code.
  - f. Signs located on a bus stop that is leased or licensed to the Regional Transportation Commission.

F. **Standards, Limitation and Requirements for All Signs.**

1. **Consent of owner.** No sign shall be placed on any lot without the express permission of the owner of the lot.
2. **No resemblance or interference with official or warning signs.** No sign may resemble, simulate or conflict with the proper functioning of any official sign, or use yellow or red blinking or intermittent lights resembling danger or warning signals;
3. **No sound or emissions.** Signs which produce odor, sound, smoke, flame or other emissions are prohibited.
4. **No obstruction or interference.** No sign shall:
  - a. Obstruct or impair access to a public sidewalk, public or private street or driveway, traffic control sign, bus stop, fire hydrant, or any other type of street furniture;
  - b. Block the light and ventilation of any residence on any adjoining property which is zoned for residential use; or
  - c. Mislead or confuse users of the roadway.
5. **Stacked signs.** Stacked signs are allowed if (i) the other requirements of this chapter are satisfied (ii) the sign is integrated with the structure, and (iii) all signs on the same structure are similar in shape and material with one another, except for channel lettering.
6. **Compliance with codes.** All signs shall comply with applicable provisions of all codes adopted pursuant to Title 15 of the Sparks Municipal Code, and with all other ordinances and provisions of Sparks Municipal Code.
7. **Permanent.** Except for residential signs, election period signs, temporary signs, window signs, and special monument signs, all signs shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
8. **Maintenance, repair and appearance.** All signs and sign structures shall be maintained in good, safe, structural condition and repair. All signs and display surfaces shall be neat in appearance, and neatly painted or posted, and not ripped, tattered or faded. Premises immediately surrounding free standing signs shall be kept clean and free of rubbish, weeds and debris.
9. **Illumination standards.**
  - a. **Direction of light.** The light source for all indirect illumination signs shall be effectively shielded to prevent beams or rays from being directed at any roadway or abutting property.
  - b. **Intensity.** The intensity and brilliance of light shall not be so great as to interfere with the effectiveness of any official sign, or impair the vision of or distract any person on any roadway.

- c. **Prohibited light sources.** No sign shall use a beacon, strobe light, racing/traveling or an exposed individual light source (excluding LED and neon) which exceeds seventy five watts.
- d. **Digital signs.** See subsection I.6 for special standards.

#### G. Computations.

1. **Signs not included in computations.** If the following types of signs comply with all other requirements of this chapter, they need not be included in any allowance computations for area or number of signs:
  - a. Building identification signs.
  - b. Building markers.
  - c. Incidental signs.
  - d. Directional signs.
  - e. Directory signs.
  - f. Temporary signs as provided in subsection K of this section.
  - g. Election period signs as provided in subsection L of this section.
  - h. Window signs as provided in subsection H.4 of this section.
  - i. Signs exempted under subsection C of this section.
  - j. Special freestanding signs.
  - k. Special monument signs.
  - l. Projected/Suspended signs per subsection H.4 of this section.
  - m. As specifically provided in other provisions in this section.
  - n. Murals.
2. **Computation of sign area of individual signs.** The allowable sign area shall apply to the maximum geometric area of all sign faces. The area of a sign comprised of individual letters or elements attached to a building wall, which are without an integrated background and are not enclosed in a frame or cabinet, the area of the letter can be calculated as long as the distance between the letters and/or elements is less than the largest dimension of the largest sign letter. If such a display consists of more than one line or component, the area of each line or component may be calculated separately. Where a display is enclosed in a frame or cabinet, or has an integrated background, the entire area within the frame, cabinet or background must be included in the calculation.
3. **Computation of area of multifaced signs.** The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 25 degrees apart, the sign area shall be computed by the measurement of one of the faces.
4. **Computation of number of signs.**
  - a. All signs contained within a single frame, structure, cabinet or integrated background shall be counted as one sign. If a display is not so contained, a single message or business name shall be counted as one sign. A business name combined with a brief slogan may be counted as one sign if the elements are visually integrated.
  - b. In determining the number of signs:
    - (1) Pennants or streamers shall be considered one sign.
    - (2) One banner shall be considered one sign.
    - (3) One large balloon or one bunch or string of small balloons shall be considered one sign.

#### H. Building Signs.

1. Except as otherwise provided in this chapter, it shall be unlawful to construct or maintain a building sign in violation of the specifications and requirements of this section.

## 2. Specifications by zoning district.

**Table 20.04.010 Building Sign Limitations**

Zoning & Use	Maximum allowable building sign area	Maximum number of signs allowed [1]	Allowance and area limits for projecting and suspended signs	Type of illumination
A-5 Agriculture	9 sq. ft.	1	Not allowed	Indirect only
A-40 Agriculture	9 sq. ft.	1	Not allowed	Indirect only
SF (all) Residential	None	None	Not allowed	None
MF Multifamily	None	None	Not allowed	None
MF-5 Multifamily	None	None	Not allowed	None
Bus Stops in any zoning district	Only official signs are allowed in or adjacent to SF-40 or SF-20 except for signs located within twenty (20) feet of an arterial roadway.			
	In all other zones, one sq. ft. for each square foot of the footprint of the bench or shelter, up to maximum of 64 sq. ft. If the bus stop is leased or licensed to the Regional Transportation Commission, signs in the bus stop are not to be counted toward the maximum sign area for the site in which the bus stop is located.			
	No illumination allowed in or adjacent to SF-40 or SF-20 except if the sign is located within 20 feet of an arterial roadway. Elsewhere, only internal illumination is allowed. Safety lighting for a shelter is not considered illumination.			
MF Nonresidential	1.0% (0.01) of Gross Floor Area (GFA) of business	No limit	Not allowed	Indirect, internal and halo only
PO Professional Office	1.0% (0.01) of Gross Floor Area (GFA) of business	No limit	Not allowed	Indirect, internal and halo only
PF	10 square feet /	No limit	Not allowed	All types; none

Public Facility	Acre			facing residential zoned properties
C1 Commercial	1.0 sq. ft. for each foot of business frontage  (no more than 2 business frontages)  Minimum Sign Area—40 sq. ft.  Maximum Sign Area—300 sq. ft.	No limit	6 sq. ft. (max 1) Minimum clearance—7 feet	All types
C2 Commercial	1.0 sq. ft. for each foot of business frontage (no more than 2 business frontages)  Minimum Sign Area—40 sq. ft.  Maximum Sign Area—500 sq. ft.	No limit	6 sq. ft. (max 1) Minimum clearance - 7 feet	All types
TC Tourist Commercial	2.5% (0.025) of gross floor area  No Limit	No limit	6 sq. ft. (max 1) Minimum clearance—7 feet	All types
I Industrial	1 sq. ft. for each foot of business frontage  (no more than 2 business frontages)	No limit	6 sq. ft. (max 1) Minimum clearance - 7 feet	All types

	<p>Minimum Sign Area—40 sq. ft.</p> <p>&gt;Maximum Sign Area—250 sq. ft.</p>			
<p>PD Planned Development</p>	<p>Per the standards in the approved Planned Development Standards Handbook. If approved Planned Development Handbook does not provide guidelines or restrictions for building signs, then the provisions of this table apply to each site as if it were zoned in accordance with its actual use. If there is more than one use in the site, the more restrictive zone classification shall be used.</p>			

[1] Suspended signs located perpendicular to the front of the building and not exceeding six square feet in area will not be included in calculating the number of signs.

3. **Specifications applicable to all building signs.**

- a. Building signs within 300 feet of and directly facing a residentially zoned district shall be non-illuminated.
- b. Signs for co-tenancy shall be calculated as part of the maximum allowable building sign area for the GFA of the building or business it leases or rents from.

4. Specifications by sign type.

- a. **Wall signs.** Wall signs may not extend above or beyond the wall or roof line.
- b. **Canopy signs.** Only one canopy sign will be permitted per business on each frontage and it cannot exceed 25 percent of the vertical surface of the canopy.
- c. Building identification signs. Only one building identification sign is permitted per building.
- d. **Marquee signs.** Only one is permitted per building.
- e. **Projecting/suspended signs.** Projecting signs located on private property shall not extend beyond the property line into adjacent lots and, except in any redevelopment area, shall not extend into the right of way.
- f. **Window signs.** The total area of all window signs in a business frontage may not exceed 25 percent of the total area of all windows for that business in the building. Permits are not required for any window signs, and window signs are not governed by or counted against sign area or number limitations. Window signs must, however, conform to other standards, requirements and limitations in this chapter. The maximum size for digital signs shall be three square feet.

I. **Freestanding and Monument Signs.**

- 1. Except as otherwise specifically provided in this chapter, and subject to the maximum sign allowances set forth in this section, it shall be unlawful to construct a free standing or monument sign or sign structure in violation of the specifications and requirements of this section.

2. **Limitations by zoning district.**

**Table 20.04.010-2 Monument Sign Limitations**

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Zoning	Maximum Sign Area	Maximum Height of Each Sign [2]	Maximum Number of Monument Sign	Illumination
A-5 Agriculture	9 sq. ft. on each site frontage	6 feet	1 per site frontage, not to exceed 2	Indirect only
A-40 Agriculture	9 sq. ft. on each site frontage	6 feet	1 per site frontage, not to exceed 2	Indirect only
SF (all) Residential	9 sq. ft. on each site frontage	6 feet	1 per site frontage, not to exceed 2	Indirect only
MF Multifamily	32 sq. ft. on each site frontage (excluding directory sign(s))	6 feet	1 per site frontage, not to exceed 2 Plus 1 special monument sign see subsection I.4	Indirect, internal and Halo
Bus stops in any zoning district	Only official signs are allowed in or adjacent to SF-40 or SF-20 except for signs located within twenty (20) feet of an arterial roadway. In all other zones, one (1) sq. ft. for each square foot of the footprint of the bench or shelter, up to maximum of 64 sq. ft. If the bus stop is leased or licensed to the Regional Transportation Commission, signs in the bus stop are not to be counted toward the maximum sign area for the site in which the bus stop is located.			
MF-5 Nonresidential	32 sq. ft.	6 feet	1 per site frontage, not to exceed 2 Plus 1 special monument sign see subsection I.4	Indirect, internal and Halo
PO Professional Office	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign.	All types

PF Public Facility	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign.	All types
C1 Commercial	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign. [1]	All types
C2 Commercial	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign. [1]	All types
TC Tourist Commercial	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign. [1]	All types
I Industrial	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign. [1]	All types
PD Planned Development	Per the standards in the approved Planned Development Standards Handbook. If approved Planned Development Handbook does not provide guidelines or restrictions for building signs, then the provisions of this table apply to each site as if it were zoned in accordance with its actual use. If there is more than one use in the site, the more restrictive zone classification shall be used.			

[1] Drive through businesses may have an additional maximum of two (2) monument signs, not to exceed a combined sixty-four (64) square feet in addition to the thirty-two square (32) feet in Table 20.04.010 -1 and must be oriented to be visible to the vehicles within the drive through lane. If the drive-through use ceases or is abandoned, the sign are no longer permissible and shall be removed.

[2] The sign structure may extend above the sign by 10% of the height of a monument sign if (i) the sign structure is separately constructed from the cabinet or face of the sign; (ii) the portion above the cabinet or face does not contain any copy and (iii) the extension adds architectural embellishments to the sign.

**Table 20.04.010-3 Freestanding Sign Limitations**

Zoning	Maximum Sign Area[1]	Maximum Height of Each Sign [2] [3]	Maximum Number of Freestanding Sign Structures per Site	Illumination
A-5 Agriculture	Not allowed	Not allowed	None	None
A-40 Agriculture	Not allowed	Not allowed	None	None
SF (all) Residential	Not allowed	Not allowed	None	None
MF Multifamily	Not allowed	Not allowed	None	None
Bus Stops in any zoning district	Only official signs are allowed in or adjacent to SF-40 or SF-20 except for signs located within twenty (20) feet of an arterial roadway. In all other zones, one (1) sq. ft. for each square foot of the footprint of the bench or shelter, up to maximum of 64 sq. ft. If the bus stop is leased or licensed to the Regional Transportation Commission, signs in the bus stop are not to be counted toward the maximum sign area for the site in which the bus stop is located.			
MF Nonresidential	Not allowed	Not allowed	None	None
PO Professional Office	Not allowed	Not allowed	None	None
PF Public Facility	1 sq. ft. for each foot of individual site frontage up to 200 sq. ft.	16 feet	1 per site frontage up to a maximum of 2	Indirect, internal and halo only except on sites equal to or greater than 10 acres then all types.

C1 Commercial	25% (0.25) for each foot of individual site frontage(s)—maximum of 2 site frontages. Maximum—Not to exceed a combined total of 250 sq. ft.	30 feet	1 per site frontage up to maximum of 2	All types
C2 Commercial	35% (0.35) for each foot of individual site frontage(s)—maximum of 2 site frontages. Maximum—Not to exceed a combined total of 500 sq. ft.	30 feet	1 per site frontage up to maximum of 2	All types
TC Tourist Commercial	50% (0.5) for each foot of individual site frontage(s)—maximum of 2 site frontages. Maximum—unlimited	30 feet  See subsection 1.7 regarding gateway signs	1 per site frontage up to maximum of 2	All types
I Industrial	25% (0.25) for each foot of individual site frontage(s) - maximum of 2 site frontages. >Maximum—Not to exceed a combined total of 250 sq. ft.	30 feet  40 feet for special freestanding sign	1 per site frontage up to maximum of 2  Plus 1 special freestanding sign See subsection 1.3	All types
PD Planned Development	Per the standards in the approved Planned Development Standards Handbook. If approved Planned Development Handbook does not provide			

guidelines or restrictions for building signs, then the provisions of this table apply to each site as if it were zoned in accordance with its actual use. If there is more than one use in the site, the more restrictive zone classification shall be used.

Notes:

[1] The calculation for the freestanding signs maximum area shall be the sign area including centers name and tenant panels excluding the architectural embellishments to the sign.

[2] The sign structure may extend above the sign by 20% of the height of a freestanding sign or if (i) the sign structure is separately constructed from the cabinet or face of the sign, (ii) the portion above the cabinet or face does not contain any copy, and (iii) the extension adds architectural embellishment to the sign.

[3] The height of the sign may be measured from the elevation of the centerline of the nearest travel lane of the street or highway to which the sign is oriented rather than from "grade".

3. **Special freestanding signs.** In addition to other allowances, one special freestanding sign shall be permitted on each site in the "I" zoning districts under the following circumstances.
  - a. When applying for the sign permit, the applicant will designate the proposed sign as its special freestanding sign hereunder, and the sign will be specially marked in accordance with instructions from the Department to indicate it is a special freestanding sign.
  - b. The special freestanding sign area may not exceed 672 square feet. The sign is not counted against the maximum allowable sign area. If the actual size of the sign is less than 672 sq ft, the difference cannot be added to allowable sign area.
  - c. Rather than from "grade" as defined above, the height of the sign may be measured from the elevation of the centerline of the nearest travel lane of the street or highway to which the sign is oriented.
  - d. Otherwise, each special freestanding sign is subject to and must comply with all other provisions of this chapter, applicable to a freestanding sign except as otherwise indicated.
  - e. If the sign is digital sign or uses other method of illumination with LED or similar illumination, the special freestanding sign must comply with subsection I.6.
  - f. For moving or trivision signs, the minimum exposure time for each panel is ten seconds and maximum twirl time is two seconds.
4. **Special monument signs.** In addition to other allowances, one special monument sign shall be permitted for each entrance of each site in all zoning districts specified in subsection I.2 above under the following circumstances and subject to the following conditions and requirements.
  - a. No special monument sign area may exceed 32 square feet. The area of the sign shall not be counted against the maximum allowable sign area for the site, and if the sign is smaller than 32 square feet, the difference shall not be added to the maximum allowable sign area for the site.
  - b. Special monument signs are subject to and must comply with all other requirements of this Chapter applicable to monument signs, except:
    - (1) They may not be illuminated, and may not be digital signs.
    - (2) The architectural requirement in subsection I.5.g does not apply.

5. **Other standards, limitations and requirements for freestanding or monument signs.**
- a. **Sign separation distance.**
- (1) **Monument signs.** No monument sign (including a special monument sign) may be within twenty feet radius distance of any other monument sign.
- (2) **Freestanding signs.** Except for special freestanding signs:
- (a) No freestanding sign may be within 100 feet linear distance of any other freestanding sign.
- (b) If the freestanding sign includes a digital sign, the radial distance to another digital sign is 200 feet.
- b. **Special freestanding signs.** A special freestanding sign may be placed within 1,500 linear feet distance of a freestanding sign (except an "outdoor advertising structure" as defined in subsection N.1, but no special freestanding sign may be placed within 1500 linear feet distance of any other special freestanding sign or an "outdoor advertising structure" as defined in subsection N.1. Any special freestanding sign prior in existence to adoption of this ordinance may be converted to digital and shall be located a minimum of 1,500 linear feet from any other special freestanding sign. Any nonconforming outdoor adverting structure in existence prior to adoption of this ordinance which meets the requirements for a special freestanding sign, may be converted to digital and shall be located a minimum of 1,500 linear feet from any other special freestanding sign. Any new special freestanding sign constructed after adoption of the ordinance from which this title derives shall be a minimum of 1,500 linear feet from any other special freestanding sign, except that if the special freestanding sign is digital, it shall be a minimum of 3,000 linear feet from any other digital special freestanding sign.
- c. **Extension over property lines.** All freestanding or monument signs must be located on one site only and shall not extend over the property line to another site.
- d. **Extension into right-of-way.** All freestanding or monument signs, except for signs displayed in the Town Center Redevelopment Area of the city, shall not extend into any public right-of-way.
- e. **Minimum setback for safe siting standards.**
- (1) Except as provided in subsection (b) below, all freestanding and monument signs (including special freestanding and monument signs) must be located outside of the control area defined below and shall be located in accordance with the most recent edition of American Association State Highway and Transportation Officials (AASHTO) "Roadside Design Guide" and stamped by registered engineer.
- (a) For intersections of public streets with residential, collector, or arterial streets where the travel lane is a minimum of five feet from the edge of pavement: The control area is that area between the property lines and a line drawn between a point 15 feet back from the point of curvature of the intersection as measured at the property side of the sidewalk on each leg of the intersection. If no sidewalk exists, the measurement will be along the curb line.
- (b) For intersections of private driveways with residential, collector, or arterial streets where the travel lane is a minimum of five feet from the edge of pavement: The control area is that area between the property line and a line drawn between a point 10 feet back from the intersection of the driveway and the sidewalk as measured at the property side of the sidewalk and a line drawn to the point 10 feet back from the intersection of the driveway and the sidewalk as measured on the driveway. If no sidewalk exists, the measurement will be from the intersection of the driveway and the curb.
- (c) For intersections of public streets with arterial streets where the travel lane is at the edge of pavement: The control area is that area between the property lines and a line drawn between a point 15 feet back from the point of curvature of the intersection as measured at

the property side of the sidewalk on the minor leg of the intersection and a point 50 feet back from the point of curvature of the intersection as measured at the property side of the sidewalk on the major leg of the intersection. If no sidewalk exists, the measurement will be along the curb line.

- (d) For intersections of private driveways with arterial streets where the travel lane is at the edge of pavement: The control area is that area between the property line and a line drawn between a point 15 feet back from the intersection of the driveway and the sidewalk as measured at the property side of the sidewalk and a line drawn to the point 15 feet back from the intersection of the driveway and the sidewalk as measured on the driveway. If no sidewalk exists, the measurement will be from the intersection of the driveway and the curb.
- (2) All freestanding and monument signs (including special freestanding and monument signs) to be located within the control area shall be in conformance with the safe siting standards set forth in the current edition of A Policy on Geometric Design of Highway and Streets, published by the American Association of State Highway and Transportation Officials, and as established by an analysis sealed by a professional engineer licensed in Nevada opining that the sign does not violate those safe siting standards.
  - (3) If a permanent building extends into a control area as described above, freestanding, monument and special monument signs may be placed parallel to and within six inches of the walls of the building that extend into the control area, provided that the signs do not block any windows and do not extend beyond or wrap around the corner or edge of the walls. If it is impossible to locate a sign as specified herein because the building abuts the property line, a building sign may be placed on the wall that extends into the control area notwithstanding the limitation of the number of building signs set forth in subsection H.2, provided: (1) the sign is not a projecting sign, (2) the sign does not extend beyond or wrap around the corner or edge of any projecting sign, (3) the sign does not cover any windows, and (4) if the building sign is erected in lieu of a special monument sign, a building permit is obtained under Title 15 of the Sparks Municipal Code, if required.
- f. **Residential.** Permits are not required for residential signs.
  - g. **Architecture.** All freestanding and monument signs and sign structures must contain similar architecture elements and materials visually compatible with buildings on the site. All poles used as a part of freestanding or monument sign structures shall be covered.
6. **Digital signs.** In addition to all of the other limitations, standards and requirements for monument or freestanding signs, digital signs are subject to the following limitations, standards and requirements:
    - a. Digital signs shall be allowed only in TC (tourist commercial), C2 (general commercial), and I (Industrial) zoning districts.
    - b. Digital signs shall be allowed in PF (Public Facilities) sites that are over ten acres.
    - c. One digital sign per site frontage, maximum of two digital signs per site.
    - d. The use of fade, dissolve, travel, message sequencing or scrolling is prohibited for signs over thirty-two square feet, except for properties zoned tourist commercial (TC). The use of video display, flashing or blinking is prohibited for any digital sign.
    - e. Digital signs greater than 32 square feet must contain a minimum constant display of no less than eight seconds, including special freestanding signs. Maximum time allowed for messages to change is one second. Digital signs located in the TC zoning district are exempt from this requirement.
    - f. The digital sign portion shall not exceed 50 percent of the total allowed sign area for freestanding signs in C2 and I zoning districts. In TC zoning district, the digital sign portion shall not exceed 75 percent of the total allowed sign area. For monument and special freestanding signs, the entire sign

may be a digital sign.

- g. Digital displays shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot-candle meter at a pre-set distance. The pre-set distances to measure the foot-candles is calculated using the following formula:

$$\text{Measurement Distance} = \sqrt{\text{Area of Sign} \times 100}$$

The measurement distance can be rounded to the nearest whole number.

- h. Digital signs shall be sited in a manner that the intensity or brilliance does not interfere with the effectiveness of an official traffic sign, device or signal.
  - i. The digital sign shall include photo-sensors to provide automatic intensity adjustment based on ambient lighting conditions.
  - j. Signs with a digital component shall consist of one unit.
  - k. The distance separation for digital signs, refer to subsection I.5.
  - l. The distance separation from any residentially zoned property shall be 300 feet. The distance separation shall be measured radially. The distance separation may be reduced to 150 feet if the digital sign is oriented away from the residentially zoned property.
7. **Gateway signs.** A "gateway sign" is one freestanding sign per lot that meets all of the following criteria and which may have an elevation that is 30 feet above the "Interstate 80 elevation" as defined below, provided that it meets all other criterion for freestanding signs; and
- a. If any portion of a lot is located within 500 feet from the intersection of a gateway street as described by the GIS coordinates in Table 20.04.010-4 below a gateway sign may be erected anywhere on the lot if the lot:
    - (1) Is located in the TC zoning district; and
    - (2) Is at least one acre in size.

**Table 20.04.010-4 Gateway Street Coordinates**

Gateway Street	GIS Coordinates*	
	X coordinate	Y coordinate
McCarran Boulevard	2298834.55004527	14866893.56576840
Rock Boulevard	2291251.23756496	14867221.46275700
Vista Boulevard	2309524.43934199	14864209.64130800
Sparks Boulevard	2305435.41268704	14864930.23447220
Kietzke Lane	2288271.25795990	14867453.99376530
Pyramid Way	2294819.45760579	14867198.51685780
Prater Way	2287519.53185396	14867820.11018970

\*Projected Coordinate System:

Name: NAD\_1983\_StatePlane\_Nevada\_West\_FIPS\_2703\_Feet

Geographic Coordinate System:

Name: GCS\_North\_American\_1983

- b. The sign must be oriented toward Interstate 80.
- c. The elevation of the top of the sign (subject to Note [1] to 20.04.010-1) must not exceed 30 feet over the Interstate 80 elevation, which is the elevation of the highest point of any improvement (except for any traffic signals or signs) that is within the Interstate 80 right of way and is within a lineal distance (as defined in subsection I.5(a) of 1,500 feet from the sign.
- d. Applications for sign permits for signs to be erected under this section shall be accompanied by a certificate of a licensed surveyor indicating that the base of the sign meets the restrictions of subsection "a" above and the height of the sign does not exceed the height requirements of subsection "c."
- e. Except for the height allowance set forth herein, the sign must otherwise comply with all provisions in this code.

**J. Fence Signs.**

1. **Residential zoning districts.** Fence signs in the SF residential zoning districts shall be regulated as monument signs under subsection I.
2. **All other areas.** Fence signs in all other zoning districts shall be regulated as building signs under subsection H, and shall comply with the safe siting requirements set forth in subsection I.5.e.

**K. Temporary Signs.**

**1. Portable signs.**

- a. One portable sign may be displayed per business (licensee) without sign permit. Such signs are not to be counted in the maximum allowable sign area or number of signs limitations. Portable signs must comply with the following standards:
  - (1) Maximum size of eight feet square with maximum height of four feet.
  - (2) Can only be displayed during business hours.
  - (3) Portable signs cannot be permanently affixed to the property as required by subsection F.7.
  - (4) Portable signs may not be illuminated.
  - (5) Portable signs shall be located within twenty (20) feet of the business (licensee) public entrance.
  - (6) Portable signs shall not be located in public right-of-way, roadway, on-site drive aisle, designated parking area or landscape area and shall be located outside of the visibility triangle of the driveway and/or street.
  - (7) Portable signs shall not obstruct vehicular or pedestrian traffic.
  - (8) Portable signs shall not be attached to any structure or vegetation such as utility structures, traffic signs/poles, trees or similar items.
- b. They must otherwise comply with all other limitations, standards and requirements the limitations in this chapter except and subject to:
  - (1) The distance requirements in subsection I.5.a do not apply.
  - (2) The architectural requirements in subsection I.5.g do not apply.

**2. Temporary signs.**

- a.

**Permit required; duration.** At the discretion of the property owner and with the issuance of a temporary sign permit, each site may display up to two signs per public street entrance, not to exceed eight signs and restricted to a period as designated or specified on the temporary sign permit application. Display of temporary signs shall be based on a calendar year between January to December and must be reapplied for annually. If the site has any digital signs, the number of allowed temporary signs shall be reduced by two for each digital sign.

**b. Standards, requirements and limitations:**

- (1) The temporary sign permit application must be approved/signed by the site owner/manager. If a site has more than one occupant who wishes to put up signs at the same time, the site owner or manager must determine who can display the signs.
  - (2) Temporary signs may not be placed in a prohibited sign area (subsection E).
  - (3) Any temporary sign shall be located on private property and setback at a minimum of one foot for every foot of height from the nearest travel lane. No temporary sign shall be higher than roof or parapet of the building.
  - (4) The maximum size of a temporary sign shall be 18 square feet. Any sign over this size will require a sign permit and must comply with subsections H and/or I of this Section.
  - (5) Temporary signs shall be kept neat, clean and in good repair. Signs which are faded, torn, damaged or otherwise unsightly or in a state of disrepair shall be immediately repaired or removed.
  - (6) Each temporary sign must meet the standards and limitations for all signs set out in subsection F, except:
    - (a) They cannot be affixed permanently to the ground or building.
    - (b) They may not be illuminated per subsection F.9, nor digital per subsection I.6.
    - (c) The distance requirements in subsection I.5.a do not apply.
    - (d) Temporary signs shall not be attached to any structure or vegetation such as utility structures, traffic signs/poles, trees or similar items.
  - (7) Permitted temporary signs do not count against the maximum allowable sign area.
- c. Exceptions:** Each owner of a vacant building may display a temporary sign affixed to the building not to exceed eighty (80) square feet and does not require a temporary sign permit.

**L. Additional Signs During Election Periods.**

1. **Election period.** An election period begins the first day of filing before and ends ten days after any election conducted under federal, state, county, or city laws or ordinances in which residents of Sparks are entitled to vote, including elections or votes regarding selection or recall of any federal, state, county or city officials, any ballot questions, referendum or advisory vote.
2. **Additional signs during election period.** Additional signs containing any message may be displayed on any site during an election period, subject to the following limitations, standards and requirements.
  - a. **Number and size.** There is no limitation on the number or size of additional signs. Signs which comply with this subsection do not count against the maximum allowable sign area, or the maximum number of signs allowed under subsections H or I.
  - b. **No sign permit required.** A sign permit is not required for any election period sign which otherwise complies with this section. However, building permits may be required under Section 15.08 of the Sparks Municipal Code depending on the size and nature of the sign.
  - c. **Standards, requirements and limitations.**
    - (1) Election period signs may not be placed in a prohibited sign area (subsection E).
    - (2)

Each election period sign must meet the standards and limitations for all signs set out in subsection F, with the following exceptions:

- (a) They need not be affixed permanently to the ground or building.
- (b) They may not be illuminated, or digital signs.
- (c) The distance requirements in subsection I.5.a do not apply.
- (d) The minimum lettering requirements in subsection I.5.g do not apply.
- (e) The architectural requirements in subsection I.5.g do not apply.

#### M. Sign Permits.

1. **Requirement.** Sign permits are required for all signs except:
  - a. Exempt signs, subsection C.
  - b. As specifically provided in this chapter provided that such signs comply with all of the standards, limitations and requirements in the section regulating them; including, but not limited to:
    - (1) Residential signs.
    - (2) Special monument signs per subsection I.4.
    - (3) Election Period signs per subsection L.
  - c. Changes in copy of signs or plexiglass panel for which a valid permit exists so long as nothing else is changed in the sign. Any changes affecting the structure or the electricity of the sign including a change to digital sign requires issuance of a sign permit.
  - d. If a sign permit is required, the permit must be obtained from the City before construction or installation is started. If a building permit is required under Chapter 15.08 ("Sign Code") of this code, it will be included as a part of the sign permit.
2. **General provisions applicable to all permits.**
  - a. **Application and fees.** Applicants shall use forms and provide information as required by the department, and shall submit fees in the amounts provided by resolution or ordinance, and shall submit the fees at the times required by the department. Fees are nonrefundable, even if a sign permit is denied.
  - b. **Application date.** The application date is the date that the department receives at its counter an application on the form provided by the department. An application which contains blanks where information is required to be filled in, or which does not include all the attachments required, or is not accompanied by any fees which must be submitted with the application may be rejected at the counter and is not deemed "received." Otherwise, the application is deemed received.
  - c. **Incomplete applications.** Applications which do not contain all the information necessary, in the opinion of the Administrator, to determine compliance with this Chapter shall be denied. If convenient to department personnel, an applicant may be contacted to bring in additional information and the application may be held pending receipt of information, but if the information is not received by the action deadline, the application is deemed denied. If an application is denied for being incomplete, fees will not be refunded.
  - d. **Processing.** The application will be simultaneously processed by the Building Official, who shall determine compliance with the requirements of Title 15 of Sparks Municipal Code, and the Administrator, who shall determine compliance with this chapter and any other applicable provision.
  - e. **Standards.** The Building official shall make his decision based on compliance with the requirements of Chapter 15.08 of this Code. The Administrator shall make his decision based on compliance with this chapter and with any other applicable chapter of the Sparks Municipal Code. A denial of a permit must be based on a determination that, if approved, the sign described in the permit would violate an identifiable standard in Sparks Municipal Code.

- f. **Conditional approvals.** Conditions related to the application and enforcement of this Chapter may be imposed as a part of an approval of a permit. If any condition is not satisfied when due, it shall be treated as a violation of the permit.
  - g. **Effect of denial; judicial relief.** In addition to any rights available to an aggrieved applicant under NRS 278.0233 and 278.0235, if an application is denied, the applicant may file or cause to be filed in the district court a petition for judicial examination of the validity of the denial as provided by NRS 34.185.
  - h. **Effect of approval of permit.** Approval of a permit means that the sign described in the permit may be built subject to the terms and conditions stated in the permit, provided that the sign is constructed and continuously maintained in accordance with the provisions of this chapter even if the application describes a sign which does not comply with the provisions of this chapter.
3. **Sign permits.**
- a. **Action deadline; failure to reject by deadline waives permit requirements.** For sign permits (except temporary sign permits), the "action deadline" is close of business on the thirtieth calendar day (starting with the first business day following the application date) following the application date. If the "action deadline" falls on a weekend or holiday, it is extended to close of business on the first business day following the weekend or holiday. By the action deadline, both the Building Official and the Administrator shall either approve or deny the application. The application is deemed denied if either the Building Official or the Administrator denies it even if the other approves it. If the application is neither approved nor denied by the action deadline, the applicant shall have a right to construct the sign in accordance with the provisions of this Title and Title 15 of the Sparks Municipal Code except for the requirement of a permit.
  - b. **Notice of denial.** If an application is denied, a written notice shall be prepared and mailed or hand delivered to the applicant, first class mail, at the address indicated on the application, within five working days following the denial. The written notice of denial shall include the reason for the denial. If the denial is for an incomplete application, the notice shall specify what information needs to be submitted if the application is resubmitted. The deadline for filing for any judicial relief does not commence until this written notice is mailed or hand delivered to the applicant.
4. **Temporary sign permits.**
- a. **Expedited permit process; action deadline.** The Administrator shall establish an expedited application and approval process for temporary signs, including a simplified application form which could be approved or disapproved over the counter (i) under ordinary circumstances, (ii) if every blank is correctly and completely filled in. If an approval of another official is required (such as approval of the airport authority for signs using searchlights), the permit may be approved subject to the condition that the applicant obtain such approval and the permit shall not be valid until that condition is met.
  - b. **Notification.** Notification of approval or disapproval shall be in person, or by telephone, e-mail, fax or other expeditious form of communication.
5. **Suspension and revocation of sign permits.** Any permit issued in error, or in reliance on an application which contains false, misleading, or incomplete information that was material to the Administrator's decision may be suspended and revoked by the Administrator. The applicant shall be given the notice required by subsection 5 of this section and shall have the right to judicial review as provided in subsection 6 of this section as if the suspension or revocation were a denial of an application.
6. **Violation of permit.** It is unlawful to build or alter a sign in such a way that it does not strictly conform to the permit or any condition in the permit, the application for the permit, or the standards and requirements of this chapter.

N. **Nonconforming Signs.**

1. **Nonconforming outdoor advertising structures.** If a nonconforming sign is a "nonconforming outdoor advertising structure," as defined in state law (see 2001 Statutes of Nevada, chapter 451 or SB 265 of the 2001 legislature), the following provisions apply:
  - a. Neither the sign nor supporting structure may be increased in size or height, nor may there be an addition or enhancement to the structure that increases the visual effect or increases the impact on the use of the site, including conversion to digital sign.
  - b. The nonconforming outdoor advertising structure shall be removed on the earlier of:
    - (1) In excess of 50 percent of the material structural value of the sign is damaged or destroyed as a result of a natural disaster, including, without limitation, a fire, flood, earthquake, windstorm, rainstorm and snowstorm.
    - (2) A resolution of the City Council (not related to the development or redevelopment of the site) orders removal of the sign which resolution provides for just compensation or relocation rights as required by state law. The City Council shall give written notice to the owner of the site in accordance with Chapter 241 of Nevada Revised Statutes (the open meeting law), and shall hold a public hearing prior to considering such a resolution.
    - (3) Upon the termination of any lease or rental agreement which governs the location of the sign on the site.
  - c. Until an event enumerated in the subsection above occurs, the nonconforming outdoor advertising structure may remain on the site, and may be given routine maintenance.
2. **Other nonconforming signs.** The following provisions apply to nonconforming signs which are not "nonconforming outdoor advertising structure," as defined in state law (see 2001 Statutes of Nevada, chapter 451 or SB 265 of the 2001 legislature).
  - a. **Height and size.** Neither the sign nor supporting structure may be increased in size or height, nor may there be an addition or enhancement to the structure that increases the visual effect or increases the impact on the use of the site, including conversion to digital sign.
  - b. **Right to maintain and continue use.** A nonconforming sign may be maintained and continued in use, provided that:
    - (1) It is not altered, enlarged or relocated without a sign permit (but see subsection N.2.a below);
    - (2) It is maintained in good repair and does not become unsightly or hazardous.
3. **Termination of right to nonconforming sign.**
  - a. Any nonconforming sign which is a safety hazard shall be removed or repaired within ten days of notice to the owner of the site.
  - b. Any nonconforming sign which requires repairs costing in excess of 50 percent of its replacement value shall be removed or made to comply with the provisions of this chapter.
4. **Alteration, enlargement or relocation.** No sign permit shall be issued for the alteration, enlargement or relocation of a nonconforming sign unless the changes will increase the level of conformance with the provisions of this chapter. An existing nonconforming sign cannot be converted to digital unless it is brought into conformance with this code. An existing nonconforming digital sign may be replaced or enhanced as long as the changes will increase the level of conformance with the provisions of this chapter.

O. **Abandoned Signs.**

1. **Criteria for establishing abandonment.** A sign or sign structure shall be considered abandoned when any of the following occurs:
  - a. Any business advertised thereon is no longer in business and has not been in business anywhere for more than 90 days;
  - b.

Any product or service advertised thereon is no longer offered and has not been offered for the past 90 days;

- c. The structure no longer supports a sign for a period of 90 days;
  - d. The sign, structure or advertising display is visibly damaged or partially missing.
  - e. Internal or halo illumination is partially or wholly burned out or inoperative.
2. **Removal of abandoned signs.** Any sign or sign structure which has been abandoned shall be removed or restored to use within thirty days after a notice of abandonment is issued to the owner of the site. Notice shall be given by the Administrator using certified mail. The Administrator may allow an abandoned sign or sign structure to remain in place provided that the sign or sign structure is maintained in good condition, and that there is a reasonable possibility that the sign can be restored to use within a one-year period.

**P. Variances and Deviations.**

1. Variances under Chapter 20.16 [Section 20.05.012] may not be granted from the provisions of this chapter.
2. Major and minor deviations, as provided in Chapter 20.05, may not be granted under this chapter.

**Q. Enforcement and Penalties.**

1. To the extent not inconsistent with this chapter, the provisions of Chapter 20.05 and 20.07 shall apply to enforcement of this chapter.
2. Illegal signs may be removed by City officials.

(Ord. 2512, § 1(Exh. A), Add. 08/24/2015)

**CHAPTER 15 OF TITLE VI  
SIGN REGULATIONS**

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**6.15.10**      **PURPOSE AND INTENT**

1. Signs are considered to be an essential economic and visual element of the community. They contribute significantly to its visual quality, thus influencing perceptions of that community. In communities where there has been an uncontrolled proliferation of signs, the result has often been clutter, confusion and visual blight to the detriment of that community's image, and to its economic development. However, under proper regulation, signs may be designed and displayed to effectively convey their intended message and to help create a community, which is well-organized and visually appealing.
2. It is the intent of this Chapter to establish standards for proposed and existing signs in the City in order to protect its physical and economic environment, to implement the policies of the General Plan, and to promote public health, safety and general welfare.

The general objectives and provisions of this Chapter are intended to:

- a. Ensure that signs serve primarily to identify an establishment on a site and to direct persons to various activities and enterprises in order to provide for maximum public convenience;
- b. Ensure that signs are compatible and harmonious with their surroundings and adjacent land uses;
- c. Ensure that signs are expressive of the identity of the individual properties and of the community as a whole;
- d. Avoid traffic hazards by minimizing visual competition among signs and by providing clear identification of businesses;
- e. Encourage signs which are well designed and attractive in appearance and provide incentives and latitude for variety, innovation, pleasing design relationships, and spacing; and
- f. Provide criteria for signs to insure the development of a high quality visual environment.

**6.15.20**      **ADMINISTRATION**

- 1 Compliance Required

No person, business, organization or entity of any kind whatsoever shall place, erect or maintain or cause or allow to be placed, erected or maintained

any sign or sign structure, contrary to or in violation of any of the provisions of this Chapter.

- a. Any sign or sign structure, which is being displayed or is being poorly maintained in violation of the provisions of this Title, shall be taken down, removed, or altered to comply with the provisions of this Chapter. It shall be the responsibility of the owner, agent, or person having the beneficial use of the building or structure or land upon which such sign or sign structure may be found to take down, remove or alter the sign or sign structure to comply with the provisions of this Chapter.

## 2. Sign Permits and Review

### a. Permits Required

No sign or sign structure shall be placed, erected or maintained within the City without prior issuance of a sign permit, unless such sign is specifically exempted by this Title or by other City Ordinances. Building and electrical permits may also be required. Signs or sign structures placed, erected, or maintained without all required permits, and not exempted by this Title or by other City Ordinance, shall be deemed illegal.

### b. Permit Applications

Applications for sign permits or for approval of Planned Sign Programs shall be made on forms provided by the Planning Department and shall be accompanied by plans and exhibits as required. Upon receipt of a sign application, the Planning Director shall inform the applicant as to the completeness of the submittal and of additional materials required, if any. No sign application shall be forwarded to the appropriate reviewing authority for approval, approval subject to modifications, or denial, until the applicant has submitted a complete application.

### c. Review and Decision

The reviewing authority shall determine if the proposed sign or Planned Sign Program conforms to the provisions of this Chapter and shall accordingly approve, approve subject to modifications and/or conditions, or deny the sign application.

## 3. Written Authorization

Written authorization shall be required from the owner or authorized agent of the premises prior to placing, erecting or maintaining a sign or sign structure on any property.

4. Review Responsibilities
  - a. Planning Director
    - 1) All initial Planned Sign Programs
    - 2) Free-standing directional signs (e.g. parking lot entry signs) over four (4) square feet in area and four (4) feet in height.
    - 3) Any sign requiring a sign permit as required by the provisions of this Title.
  - b. Planning Commission
    - 1) Sign variances.
    - 2) Where signage is part of a development application requiring Planning Commission review and approval.

5. Interpretations

In all sign applications, where a matter of interpretation arises, the more specific definition or the more rigorous standard shall prevail. Whenever the Planning Director determines that the application of any provision for this Chapter is uncertain, the issue shall be referred to the Planning Commission for determination.

6. Appeals

Appeals to decisions regarding signs shall be filed and reviewed pursuant to the provisions of Section 6.2.190 of this Title except that the Planning commission shall consider appeals of all staff decisions upon receipt of any such appeal.

7. Variances

Variances from the requirements of this Chapter shall be in accordance with the provisions of Section 6.2.60 of this Title. In addition to the findings specified in Section 6.2.60, the following additional findings shall be made prior to approving a variance for signs.

- a. The site has a unique character or features that cause visibility problems, thus causing undue economic burden or business hardship; and
- b. No other proposed signing alternative or design would be feasible or would provide reasonable signage in accordance with this Chapter; and

- c. The proposed sign does not create a traffic hazard; and
- d. The proposed sign does not create a visual blight to the community; and
- e. The proposed sign does not adversely affect adjacent properties; and
- f. The proposed sign is in compliance with the provisions of this Title in regard to regulations apart from those imposed by this Chapter.

8. Illegal Signs

- a. The following signs and sign structures shall be considered illegal:

1) Unsafe Signs or Sign Structures

A sign or sign structure shall be deemed unsafe if determined by the Building Official to be a danger or to create a potential hazard to the public.

2) Abandoned Signs and Sign Structures

A sign or sign structure which, for a period of thirty (30) days or more, does not advertise or identify an ongoing business, business product, or service available on or off the premise where the sign or sign structure is located, shall be deemed abandoned.

3) Illegally Erected Signs and Sign Structures

A sign or sign structure shall be illegally erected if it violates any provision of this Chapter including but not limited to, a sign or sign structure which does not have required permits, or a sign or sign structure which has been erected without first complying with all ordinances and regulations in effect at its time of construction and erection or use. No sign or sign structure that was placed or erected in violation of any previously existing sign ordinances or regulations, by virtue of adoption of this Chapter, shall become conforming or legal.

- b. All illegal signs and sign structures are hereby deemed to be nuisances.

9. Prohibited Signs and Sign Structures

The following types of signs are prohibited in the City:

- a. Signs or sign structures having any animated, moving or rotating parts, except for signs or sign structures which have historical marketing significance unique to a profession, rather than an individual business, such as barber poles, including signs that have alternating messages that change more than once every five (5) minutes. Notwithstanding the above, time and temperature displays may be permitted in commercial and industrial zone districts.
- b. Flashing or otherwise light-animated signs which contain or are illuminated by lights which are intermittently on and off, change in intensity, or which create the illusion of flashing in any manner.
- c. Signs which make sounds.
- d. Signs or sign structures which by color, wording, design, location or illustration resemble, obscure, imitate, or otherwise limit the effectiveness of traffic control signs or devices.
- e. Signs or sign structures which create a potential safety hazard by obscuring a clear view of pedestrian or vehicular traffic.
- f. Balloons and/or other inflatable signs, tethered or not, used to draw attention to a use or event, unless expressly permitted in this Chapter.
- g. Flags, pennants, streamers, spinners, festoons, windsocks, valances, or similar displays, temporary or permanent, unless expressly permitted in this Chapter.
- h. Moveable or portable signs or sign structures, including signs attached to or painted on trailers or vehicles parked on public or private property for the purpose of gaining unauthorized sign area.
- i. Signs or sign structures drawn or painted onto or otherwise affixed to trees or rocks, or onto other landscape or hardscape areas.
- j. Building-mounted signs or sign structures placed on or above the eave line of a pitched or mansard roof, or above the top of a wall of a building with a flat or parapet roof.
- k. Off-site advertising signs and displays.
- l. Signs or sign structures placed within, on, or over public right-of-way, on public land, or on utility poles, unless an encroachment permit has been approved for such a sign by the Public Works Director.
- m. Any sign or sign structure not specifically permitted in this Chapter.

- n. Any sign that projects more than twelve (12) inches from a building wall, unless expressly permitted in this Chapter.

10. Enforcement

It shall be the duty and authority of the Planning Director to enforce the provisions of this Chapter.

### 6.15.30 **SIGN STANDARDS**

The following design criteria shall be used by the Planning Director in order to determine if a proposed sign is consistent with the intent of this Chapter.

1. Identification

Major identification signs shall serve primarily to identify the name or type of business or other land use.

2. Architectural Context

Sign design shall harmonize with the architectural design and details of the building it serves, with other signs on the building, with the building's surroundings, and with the business or other activity that the sign identifies. Further, signs shall not cover or obstruct significant architectural elements.

3. Design Elements

The following design elements shall be addressed:

- a. Materials

Creativity in use of materials is encouraged. Durable materials, which are compatible in appearance with the building supporting or identified by the sign, shall be used.

- b. Colors

Sign colors should harmonize with the building it serves and with adjacent landscaping and buildings.

- c. Letter Style

Simple lettering styles should be used for ease of identification. Legibility should take priority over complexity in the design of the sign face.

- d. Illumination

Illuminated signs shall be lighted to the minimum level required to ensure adequate nighttime readability. Specific illumination levels shall be in accordance with this Title.

e. Landscaping

Freestanding signs shall be located in a landscaped area, which shall flank all sides of the sign, and is of a shape, design and size equal to at least the area of the sign face and shall be in scale with the overall proportions of the sign and its support structures.

f. Signs should not detract from the visibility of other signs on or adjacent to the site where the sign is placed.

g. Registered trademarks may be permitted as design elements.

4. Sign Area Measurement

For the purpose of this Chapter, sign size shall mean the sign area. Such area shall be more specifically defined as follows:

a. Sign Area

Sign size or area shall be defined as the entire area of the sign face, including non-structural perimeter trim and excluding architectural detailing, support structures, and/or uprights on which the sign is supported.

b. Window Signs

“Window area” shall be computed by calculating each window pane or panel. The area shall be separate for each building face and for each window. A group of window panes or panels may be considered one (1) window if they are adjoining on the building face and are less than six(6) inches apart.

c. Building-Mounted and Wall Signs with Individual Letters

The area of building-mounted or wall signs composed of individual letters affixed to a building or wall shall be considered to be the aggregate area within a maximum of three (3) rectangular figures which enclose and connect the extreme limits of up to three (3) message areas consisting of any writing, representation, emblem or any figure or similar character.

d. Wall Sign Panel

If a sign panel is inserted into or onto a wall, the area of the panel shall be considered to be the sign area.

e. Double-Faced Signs

If a sign has sign faces, which are placed back to back, no more than two (2) feet from one another, its sign area shall be considered to be the area of the larger face if the two faces are of unequal area. If, for example, the maximum permitted sign area is twenty (20) square feet; a double-faced sign may have an area of twenty (20) square feet on each face.

f. Three-Dimensional Signs

If a sign has three (3) or more faces, its sign area shall be considered to be the sum of the areas of each individual face. Thus, if a sign has four (4) faces and the maximum permitted sign area is twenty (20) square feet, the maximum allowable area for each face is five (5) square feet.

g. V-Shaped Signs

If a sign is “V”-shaped, with an angle between two (2) adjoining faces, its sign area shall be the sum of the areas of the two (2) sign faces.

h. Separated-Panel Signs

The sign area of separated panel signs (those signs having empty spaces between copy panels) shall be considered to be the entire area encompassed by the sign face, including the empty spaces between panels.

i. Signs Painted on Buildings

Any sign painted on a building shall be included in the calculation of the total sign area for the site upon which it is placed. Painted signs shall be of similar high quality and durability as fabricated signs. Painted signs shall be regularly maintained, repainted, and touched-up over time as it fades and is damaged by weather, sun, and other natural elements.

5. Sign Height Measurement, Free Standing Signs

Sign height for free-standing signs shall mean the greatest vertical distance, between the top of the sign, including any accompanying architectural features of the sign, and the finished grade of the property it serves.

6. Sign Location

- a. Signs shall be located in accordance with the provisions for each land use district, type of development, or type of sign, as designated in Table 15.A of this chapter.

- b. No Off-Site Signs

All signs shall be located on the same premises as the land use or activity identified by the sign, unless the provisions of this chapter expressly permit the off-site location of a sign.

- c. Utility Lines

No sign shall be located closer to overhead utility lines than the distance prescribed by California law, or by the rules duly promulgated by agencies of the State, or by the applicable public utility.

- d. Traffic Safety

No sign shall be located in such a manner as to obstruct free and clear vision of pedestrian and vehicular traffic.

- e. Public Right-of-Way

No sign shall be located within, over, or across a public right-of-way except as expressly permitted in Section 6.15.20.9.m of this chapter.

7. Sign Illumination

- a. Illumination Levels

A sign permit shall be required to adjust a sign's illumination level if it is determined to be excessive as the result of the City's evaluation. Illumination shall be considered excessive if it is substantially greater than the illumination of other nearby signs, if it interferes with the visibility of other signs or with the perception of objects or buildings in the vicinity of the sign, if it directs glare toward streets or motorists, or if it adversely impacts nearby residences or neighborhoods. The maximum illumination level for fluorescent lamps shall be four hundred thirty (430) mill amperes. Illumination levels shall be indicated on the sign plan.

- b. Externally-Illuminated Signs

The light source for externally illuminated signs shall be arranged and shielded to substantially confine all direct light rays to the sign face and

away from streets and adjacent properties. Externally-illuminated signs shall be subject to illumination level review.

8. Sign Maintenance

Every sign, sign structure, wall surface surrounding such sign, and ground mounted area within the City shall be maintained in good, safe structural and physical condition. All signs, together with supports, braces, guys, anchors, and electrical components, shall be kept in safe, presentable and good structural condition. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required. The Planning Director may order the repair or removal of any sign determined by the Building Official to be unsafe, defective, damaged, or substantially deteriorated.

9. Language

In the event that a substantial amount of the sign copy area uses a language other than English as the primary language, such sign shall be worded both in English and the primary language or languages involved. Additional sign copy area shall not be provided to accommodate multiple languages.

10. Signs on Vehicles

Signs are allowed on vehicles, without sign permits, when they are painted or attached directly to the vehicle so as to not extend or project beyond the vehicle's original profile. Signs, which are painted on or attached to a vehicle, must be incidental to the vehicle's primary purpose of transporting people or goods on the public right-of-way, and the vehicles may not be used primarily for advertising purposes. Signs on Vehicles may not include arrows or other directional devices, the purpose of which is to direct those who observe such signs to a particular place of business. Such vehicles include, but are not limited to, government or utility company vehicles and construction equipment, company vehicles, oilfield/construction work trucks, cranes, and equipment; food, parcel, or other delivery vehicles.

**6.15.40**      **SIGN REGULATIONS**

Table 15.A of this Chapter identifies signs that are permitted in each zone district. In addition to the regulations contained in Table 15.A, all signs must be in conformance with all other provisions of this Title.

Table 15.A. - Sign Regulations by Land Use Category

Class	Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location	Illumination Allowed	Remarks
1. Name Plate	Wall or door	one per occupied unit.	2 s.f.	Below eave line	Wall or door	NO	Shall identify only the name and/or address of the occupant
2. Apartment Identification	Wall or monument	One per street frontage.	12 s.f.	Below eave line for wall sign and 4 ft. for monument sign.*	5 ft. setback from property line.	May be illuminated only in R-2 and R-3 Districts.	Shall only identify the apartment complex by name and address.
3. Institutional Signs	Wall or monument	One per use	24 s.f.	Below eave line for wall sign and 4 ft. for monument sign.*	10 ft. setback from front and 5 ft. setback from side property line.	Yes	a. Name of Institution only. b. May incorporate changeable copy.
4. Neighborhood Identification	Wall or monument	2 per major entrance	48 s.f.	4 ft.	At major entrances to protect/neighborhood or residential subdivision of five or more dwelling units.	Yes	a. Copy limited to project/neighborhood name only. b. Allowed only if maintenance responsibility assigned to community association.
5. Mobile Home Park Identification	Wall or monument	One per street frontage up to 2 per major entrance.	24 s.f.	10 ft. for wall; 4 ft. for monument.*	10 ft. setback from property line.	Yes	
6. Project Identification Sign Temp.	Freestanding (on-site)	2 for subdivisions more than 5 acres, otherwise one sign,	76 s.f.	15 ft.	10 ft. setback from any street. Located on the site of the project/subdivision.	No	a. All signs shall be removed within 30 days after the sale/rental of the last unit in the project. b. Refer to Sec. 6.15.150 for regulations pertaining to off-site subdivision signs.
7. Pedestrian Project Directory	Wall or free standing	To be determined by the Planning Director	4 s.f.	5 ft.	May not be located in any required setback.	Yes	a. To identify tenants and provide directions to individual units.
8. Real Estate							
a. Residential	Freestanding	One per residence	6 s.f.	5 ft.	Within the subject property	No	Copy limited to the sale, rent, or lease of the subject property. Refer to Sec. 6.15.50.4.
b. Subdivision, on-site Commercial Real Estate Signs and Kiosks (refer to Section 14.100 of this Chapter.)							

**B. SIGNS PERMITTED FOR OFFICE BUILDINGS IN COMMERCIAL (DC, GC) DISTRICTS.**

1. Business Identification (Single Tenant)	Wall or monument	One each per street or parking frontage.	One half s.f. of sign area per lineal foot of building fronting on a street. 24 s.f. maximum.	Below eave line for wall sign and 4 ft. for monument.*	May not be located in a required setback area.	Yes
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**Table 15.A. - Sign Regulations by Land Use Category**

<b>Class</b>	<b>Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Location</b>	<b>Illumination Allowed</b>	<b>Remarks</b>
2. Building Identification (Multiple Tenant)	Wall	One per tenant per street frontage.	One half s.f. of sign area per lineal foot of building fronting on a street, 40 s.f. maximum.	Below eave line.	Wall or canopy.	Yes	a. Copy shall pertain only to the name an/or address of the building. b. Illumination shall be reverse backlit, channel lit or indirectly illuminated.
	Monument	One per street frontage.	One half s.f. of sign area per lineal foot of building fronting on a street, 40 s.f. maximum.	4 ft. *	Shall be setback 5 ft. from property line.	Yes	a. Copy shall pertain only to the name an/or address of the building. b. Illumination shall be reverse backlit, channel lit or indirectly illuminated.
3. Center Identification (Multiple Tenant)	Wall or Monument	One per each street frontage.	100 s.f.	Below eave line for a wall sign, 15' for a freestanding sign and 4' for a monument sign.*	Shall be setback 5 ft. min from property line.	Yes	a. Copy shall pertain only to the name and/or address of the center and/or tenants of the center. b. Planter base or landscaped area to be provided equal to 4 times the area of one face of the sign.
4 Pedestrian Bus Directory (Multiple tenant)	Wall or monument sign	To be determined by the Planning Director	15 s.f.	6 ft. for monument; below eave line for wall sign.	May not be located in any required setback.	Yes	To identify tenants and provide directions to individual establishments.
5. Name Plate	Wall	One per tenant.	4 s.f.		Adjacent to primary entrance of each tenant.		Copy limited to name and address of each tenant.
6. Window Signs	Window	One per window.	25% of window area.			No	
7. Institutional Signs	Wall or Monument	One per use	15 s.f.	4 ft. for monument* below eave line for wall sign	Not in setback area	Yes	
8. High Rise Buildings (4 stories or more)							

a. Building Identification	Wall sign	2 per building	300 s.f.	To be determined by City Council upon recommendation of Planning Director	Above the windows of the highest floor and below the eave line.	Yes	a. Copy is limited to one company name and/or address per building. b. Company logos may be used in combination with letters. c. Signs shall be designed to be compatible with the architecture of the buildings.
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**Table 15.A. - Sign Regulations by Land Use Category**

<b>Class</b>	<b>Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Location</b>	<b>Illumination Allowed</b>	<b>Remarks</b>
b. Secondary Tenant Identification	Wall sign	4 per building	22 s.f. max. per sign. Max. letter height 18"	Below the second floor, or 20' whichever is less.	Near the entrance of the tenants they identify.	Yes	
c. Center or Project	Monument	One per street frontage.	40 s.f.	4 ft.*	At main entrance	Yes	Shall contain only the name and/or tenants of the center, project and/or tenants of the center.

9. Temporary Signs Same as Temporary Signs allowed in Commercial Districts.

**C. SIGNS (NON-OFFICE) PERMITTED IN COMMERCIAL (DC, GC) DISTRICTS**

1. Single Tenant Sites - Not part of a Center

a. Business Identification	Wall or Canopy	One single face sign per building per street or parking lot frontage. Max. 3 signs per bus.	1 s.f. of sign area per each lineal foot of building fronting on a street. 75 s.f. max. Sign area in MC, otherwise 100 s.f. max. In addition, 1 s.f. of sign per each lineal foot of the buildings rear elevation if a public entrance is provided from a rear street, alley, or parking lot, 50 s.f. max.	May not project above the eave line.	May be located on parapet or canopy.	Yes	Allowable aggregate wall sign(s) area shall exclude areas of allowed window signs.
b. Business Identification	Projecting	One double face sign per frontage.	25 s.f. max. per face.	May not extend beyond eave line.	May only be attached to the building to which the copy relates.	Yes	a. Authorized in lieu of a wall sign. b. Authorized only where no building setback is required.

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c. Business Identification	Window	One sign per window	30% of the glass area upon which the sign is located.		Window lettering permitted on interior or exterior of glass window or door.	Yes	Allowable aggregate wall sign(s) area shall exclude areas of allowable wall signs.
d. Business Identification	Monument	One double face sign per street frontage.	24 s.f. in NC, 32 s.f. in DC and CG.	4 ft.*	Must not create traffic hazard at corners or driveways.	Yes	May not be located within 5 ft. of public right-of-way.
e. Business Identification (CG only)	Freestanding	One double face sign per dev.	100 s.f. per face	25 ft. for freestanding	Must be located in landscaped area.	Yes	Site must be adjacent to an arterial street or highway, or be within 1,000 ft. of a freeway centerline.

**Table 15.A. - Sign Regulations by Land Use Category**

<b>Class</b>	<b>Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Location</b>	<b>Illumination Allowed</b>	<b>Remarks</b>
f. Drive Thru Restaurants	Menu Boards	2 per site	30 s.f.	7 ft.	Shall not be located so as to be a hazard for driveway or corner radius.	Yes	Shall face away from the street.
<b>2. Multiple Tenant Sites-Shopping Centers</b>							
a. Business Identification	Wall or Canopy	One single face per tenant per street or parking lot frontage. Max. 2 signs per business.	1 s.f. of sign area per each lineal ft. of building fronting on a street. Not to exceed 75 s.f. In addition, 1 s.f. of sign area per each lineal ft. of the buildings rear elevation if a public entrance is provided from a rear street or parking lot. Not to exceed 50 ft.	May not project above the eave line.	May be located on parapet or canopy.	Yes	a. All shopping centers shall develop a coordinated sign program for all tenants and uses in accordance with the requirements of this Title. b. Allowable aggregate wall sign area shall exclude allowable window area(s) used for signs. c. A center is one in which businesses and structures are designed in an integrated and interrelated development. Such design is independent of the number of structures, lots, or parcels making up the center.
b. Business Identification	Window	One sign per window	30% of the glass area upon which the sign is located.		Window lettering permitted on interior or exterior of glass window or door.	No, except signs constructed of neon tube letters.	Allowable aggregate of window sign(s) area shall exclude areas of allowable wall signs.
c. Business Identification	Under marquee	One per entrance (double face)	6 s.f. per face		Below eave line and beneath canopy or marquee with 7 ft. Clearance from sidewalk level to lowest point of sign.		Signs shall be uniform in color and design for all tenant identification within the center.

d. Business Identification	Monument	One double face	25 s.f. per face	4 ft.*	Shall be setback a minimum of 5 ft. from front or side property lines	Yes	Authorized for detached single business in structure of not less than 5,000 sf.
e. Center Identification	Freestanding	One double face per each street frontage.	75 s.f. per face	Sign shall not exceed the height of the structure it identifies or 20 ft., whichever is less.	Shall be located in landscaped area; not be located to be a traffic hazard.	Yes	a. Sign may identify center and major tenants. b. Vertical clearance of 10 ft. required for freestanding signs projecting over vehicular passageway.

**Table 15.A. - Sign Regulations by Land Use Category**

<b>Class</b>	<b>Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Location</b>	<b>Illumination Allowed</b>	<b>Remarks</b>
f. Center Identification (freeway or highway)	Freestanding	One double face sign per center	125 s.f. per face	35 ft., unless a flag test or other suitable mechanism determines that a greater height is required due to vegetation or other factors that adversely detract from the 35 ft. provision.	Must be located in landscaped area; may not obscure another sign when viewed from a freeway or highway.	Yes	a. Center site must be adjacent to the right-of-way of a highway or within 1,000 ft. of a freeway centerline. B. Signs shall be constructed, erected, and maintained to ensure integration with the surrounding environment and land uses, and shall be directed away from residential land use districts. c. Sign text shall be limited to the name of business,. Consolidation of multiple business names or logos shall be encouraged in order to reduce the number of signs. d. Signs shall be serviced by underground utility connection. e. Signs shall advertise only businesses that are located within 1,000 ft. of a freeway centerline.
g. Center Identification (all cases)	Monument	One double face	25 s.f. per face	4' above grade*	Shall be set back a minimum of 5 ft. From front or side property lines.	Yes	Sign may identify Center, address of center, and major tenants.
h. Drive Thru Restaurants	Menu Boards	2 per site	30 s.f.	7 ft.	Shall not be located so as to be a hazard for driveway or corner radius.	Yes	Shall face away from the street.

3 Service Station

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a. Service Station Identification	Wall	One per street frontage max. 2	10% of building face not to exceed 50 s.f.	Not above eave line or 20 ft., whichever is less.	Yes	a. A combination of monument and wall may be used, but no more than a total of 3 signs.
	Monument	One per street frontage max. 2	36 s.f. per face	4 ft/		b. The monument sign shall be designed to include the identity of the station. Price signs are allowed in accordance with State Regulations.
b. Special Service Signs	Wall or ground	One for each pump island, not to exceed a total of 4 per station.	2 s.f. per face	8 ft.	No	Special service signs shall be limited to such items as self serve, full serve, air, water, and cashier and shall be non-illuminated.

**Table 15.A. - Sign Regulations by Land Use Category**

<b>Class</b>	<b>Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Location</b>	<b>Illumination Allowed</b>	<b>Remarks</b>
c. Service Station Identification	Freestanding	One double face sign per center.	125 s.f. per face if adjacent to a highway or within 1,000 ft. of the centerline of a freeway, otherwise 75 s.f. per face.	25 ft.	Must be located in landscaped area.	Yes	
d. Small Accessory Signs	Wall or pump island	N/A	2 s.f. per face	8 ft.	On-site	Yes	a. Small accessory signs are limited to warning signs such as "No Smoking" and signs on gas pumps or islands identifying the price of fuel, brand of gas, grade of gas, and pumping instructions. B. Small accessory signs shall not require a sign permit.
4. Temporary Signs							
a. Building	Window	1 per window	30% of the glazed area of a window		Ground floor windows only	No	
b. Construction	Freestanding	One single face sign per street frontage.	32 s.f.	10 ft.	Located so as not to create traffic hazard or over hang public right-of-way.	No	a. Authorized upon the issuance of a grading or building permit. b. Sign shall be removed prior to certificate of occupancy.

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c. Future Facility of Tenant	Freestanding wall or window	One per street frontage or tenant	32 s.f. per face	8 ft.	Within the subject property	No	Sign shall be removed upon occupancy of the building(s).
d. Real Estate	Freestanding wall or window	One per street frontage	32 s.f. per face	8 ft.	Within the subject property	No	To advertise the sale lease of structure or grounds and not for the purpose of advertising an agency occupying the premises.
5. Theaters							
a. Coming Attractions display case	Wall	One per screen for theaters or per stage for live theaters or cabarets.	6 s.f.	8 ft	Near main entrance	Yes	Cases shall be mounted and shall be large enough to display one (1) six (6) s.f. poster each.

**Table 15.A. - Sign Regulations by Land Use Category**

<b>Class</b>	<b>Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Location</b>	<b>Illumination Allowed</b>	<b>Remarks</b>
b. Attraction Board	Wall or free standing	One per theater, theater complex, or cabaret per street frontage.	20 s.f. plus 10 s.f. per screen or stage up to an overall maximum of 40 ft.	25 ft.	May be located in landscaped setback area, however, shall not be located so as to be a hazard for driveway or corner radius.	Yes	a. All attraction boards shall be building mounted unless only one of the following findings can be made: 1) A freestanding sign is the only feasible means by which the business conducted on the premises can obtain the same degree of identification to motorists as that available to neighboring businesses that do not have such signage; or 2) The building is set back from the street view by structures or mature vegetation such that a building mounted sign cannot provide adequate signage; or 3) The architectural style, materials, or design elements are such that a building mounted sign is not feasible or would detract from the building's appearance.

**D. SIGNS PERMITTED IN INDUSTRIAL (I) DISTRICT**

1. Business Identification (Single Tenant)

a. Same as subSection "C" SIGNS (NON-OFFICE) PERMITTED IN COMMERCIAL DISTRICTS (DC, CG)

2. Multi-Tenant Sites

a. Center or Project Identifiicaton	Entrance monument	One per street entrance and one per major inter section	40 s.f. per face	4 ft.*	Shall not be located so as to create traffic hazard for driveway or corner radius, as determined by the City Engineer.	Yes	a. Planter base or landscape area equal to or greater than the area of one face of a sign. b. Shall contain only the name of the center or project, no tenant information. c. For each public secondary street with at least 150 ft. of frontage, a monument sign may be permitted indicating the hanme and/or address of the center on site.
b. Business Identification	Wall	One per street or parking lot frontaage	One s.f. of sign area per each lineal ft. of building frontage.	May not project above the eave line.		Yes	a. Shall contain only the name and/or address and product of company. b. A sign program shall be required for developments with 3 or more tenants.

**Table 15.A. - Sign Regulations by Land Use Category**

<b>Class</b>	<b>Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Location</b>	<b>Illumination Allowed</b>	<b>Remarks</b>
c. Business Directory	Freestanding	One per street or parking lot frontage.	32 s.f. per face	8 ft.		Yes	a. Intended to list only the names and addresses of on-site occupants. b. Shall be designed as part of overall sign program.
d. Advisory/ Directional	Wall or Freestanding	Minimum number necessary to provide adequate information.	4 s.f.	4 ft.	Minimum 5 ft. Setback from property lines.	Yes	Copy limited to directional information such as "entrance" or "exit", but no directions to individual businesses.
e. Business Information	Window or Wall sign	One per main building entrance	4 s.f.	6 ft.	At main buiding entrance	No	Inteded to provide only name, address, telephone, business hours and emergency information for occupant.
3. Taft Airport	Wall or Monument	Two per intersection entrance onto airport property	160 s.f.	5 ft.		Yes	Intended only to identify the name and address fo the Ariport or as approved by the Planning Commission.

4. Temporary Signs, as allowed in GC, DC zone districts.

**E. SIGHS PERMITTED IN THE COMMUNITY FACILITIES (CF) DISTRICT**

1. Facility Identification

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a. Community Facility	Wall, Monument, or Freestanding	One per street or parking lot frontage.	30 s.f. per face	May not project above eave line for wall sign; 25 ft. for freestanding sign, 4 ft. for monument sign*	No	Intended only to identify the name and address of a public or quasi-public facility or as approved by the Planning Commission.
b. Public Parks	Wall or Freestanding	One per street or parking lot frontage.	30 s.f. per face	May not project above eave line for wall sign; 25 ft. for freestanding sign, 4 ft. for monument sign*	No	Intended only to identify the name and address of a public or quasi-public facility or as approved by the Planning Commission.

\*Monument sign may exceed maximum height requirement if approved by the Planning Commission.

**6.15.50 EXEMPT SIGNS**

The following signs shall be exempt from the sign review permit requirements, and shall be permitted subject to the limitations contained in this chapter. However, a building permit may be required.

1. Temporary Political Signs
  - a. A temporary political sign is defined as any non-commercial sign that indicates any one or a combination of the following:
    - 1) The name and/or picture of an individual seeking election or appointment to a public office.
    - 2) Relates to a forthcoming public election or referendum.
  - b. Placement of all temporary political signs shall comply with the following requirements:
    - 1) The maximum size of individual temporary political signs allowable in any zone district shall be as follows:
      - a) Single Family Residential – six (6) square feet
      - b) Multi-Family Residential – twelve (12) square feet
      - c) Commercial and Industrial Districts – thirty-two (32) square feet.
    - 2) Candidates, campaign committees and other persons shall endeavor to place or post temporary political signs no sooner than forty-five (45) days before an election. Any such signs shall be removed within fifteen (15) days after an election to which the sign relates.
    - 3) Temporary political signs shall comply with the provisions of Section 6.15.20.9 (Prohibited signs and Sign Structures), excepting Subsection 6.15.20.9.j in this Chapter.
    - 4) Temporary political signs shall be located on private property only. No such sign shall be located in the public right-of-way, or on any object located in the public right-of-way including, but not limited to trees, fence-posts, and utility poles.
    - 5) No temporary political signs shall be permitted that is in violation of this chapter.

- 6) No temporary political sign may be placed in a location that hides from view any official traffic control devices.
- 7) No sign permit or fee shall be required for temporary political signs.
- 8) Any temporary political sign in violation of this chapter shall be deemed a nuisance and shall be abated pursuant to Section 6.15.120 of this chapter and Section 6.1.50 of this Title.

## 2. Residential Real Estate Signs

Real estate signs up to a maximum six (6) square feet in area and, if freestanding, a maximum of five (5) feet in height shall not require a sign permit. One (1) real estate sign shall be permitted per street frontage of a lot. Such signs shall be permitted to remain while property is in escrow but shall be removed when the property referred to is no longer for sale, rent or lease.

- a. Riders which provide additional information about the property, such as “Sale Pending”, may be attached to the primary sign or sign post as long as the total sign area does not exceed the maximum area allowed.
- b. Free-standing, on premise, “Open House” signs with a maximum area of three (3) square feet and a maximum height of three (3) feet shall be permitted within the hours of 9:00 a.m. and sundown daily.
- c. Free-standing, off premise, directional “Open House” signs with a maximum area of three (3) square feet and a maximum height of three (3) feet shall be permitted between the hours of 9:00 a.m. and sundown daily. Prior to placing such a sign on any property, authorization is required from the owner of the property where the sign is to be located.

## 3. Temporary Garage/Yard Sale

One double-faced sign, no more than six (6) square feet in area and four (4) feet in height, is permitted without a sign permit. Such signs may be placed only on the premises where the garage/yard sale is being held and shall not be placed on public property or within a public right-of-way. Such sign may be placed twenty-four (24) hours prior to the sale and must be removed immediately following the sale.

## 4. Holiday Window Painting

Decorative window painting in connection with a specific holiday is permitted without a sign permit provided that the painting contains no commercial messages. Such painting may remain on the window no more than forty-five (45) days, after which all window painting in connection with said holiday must be removed.

5. Temporary Window Signs

Temporary window signs that are in compliance with the provisions of this chapter are permitted in the commercial and industrial zone districts; however, no such sign, or combination of signs, whether promotional, permanent, or any other type of sign, shall exceed thirty percent (30%) of the glazed area of any window.

6. Temporary Posters

Temporary posters for future limited term events, which are to be held within thirty (30) days of the placement of such poster, shall be permitted without a sign permit. Such posters may be off premise. If placed in a window, the poster(s) may not exceed fifteen percent (15%) aggregate of the window area in which they are placed.

7. On-Site Construction Announcement Signs

On-site construction announcements signs, including names of the development, architect, contractor, etc., up to a maximum thirty-two (32) square feet in area without a sign permit and, if free standing, not exceeding six (6) feet in height, no more than three (3) such signs shall be permitted on each main street per parcel. Such signs shall be erected after the issuance of the building permits for the subject parcel and shall be removed upon issuance of the first occupancy certificate for the project referred to on the sign.

8. Flags and Flagpoles.

a. Residential Uses.

Any number of flags of a noncommercial nature are allowed.

b. Nonresidential Developments.

- 1) A total of three (3) flags may be displayed, inclusive of official flags and flags of a commercial nature, except that additional official flags may be allowed with a sign permit. Official flags are flags of any nation, state, county, city or other noncommercial organization, and do not require a permit.

- 2) Subject to approval of a sign permit, a maximum of two (2) flags of a commercial nature may be displayed on vertical poles; each such flag shall be no larger than four feet by six feet in size.
  - 3) When a sign permit is required for a flag(s), said permit may be approved if the Planning Director finds the flag(s) compliments the design of the development where it is to be displayed.
- c. Flags shall be displayed on poles manufactured for such purpose. Flagpole(s) may be erected not less than ten (10) feet from any property line. The height or the top of each flagpole shall not exceed the maximum building height for the zone in which it is located.
  - d. Flags shall be maintained in good condition and shall not extend beyond the property line of the property on which they are located.
9. A-Frame and Sandwich Board Signs

A-Frame, sandwich board, and similar signs are permitted without a permit, subject to the following standards:

- a. Sign copy area shall be limited to six (6) square feet with an overall maximum height of four (4) feet.
- b. Signs shall be within fifteen (15) feet of the main entrance of the business.
- c. Signs shall not block a sidewalk or other pedestrian path of travel. Businesses shall maintain a minimum four (4) foot clear path of travel for pedestrians around the sign and to the main entrance.
- d. Signs shall not be located within the street, sidewalk turf or tree planters, or within on-site or street parking spaces.

#### **6.15.60 TEMPORARY SIGNS**

1. Permit Required

No temporary sign, or display of any kind shall be permitted, except as specifically allowed by this Chapter. A temporary sign permit, on forms provided by the Planning Department, must be obtained prior to installation of a temporary sign.

## 2. Temporary Signs.

A temporary sign may be approved for a period of time, as specified in this section, for multiple-family residential, commercial and industrial uses. The signs may be used to promote the sale of new products, new tenant, new management, new hours of operation, a new service, or to promote a special sale. Any business or property owner desiring to use a temporary banner sign must file an application with a drawing or photograph demonstrating the sign appearance with the Planning Department for review and approval. The use of such signs is subject to the following limitations:

- a. No more than one (1) sign shall be permitted per activity or business, per elevation facing a street right-of-way or parking lot.
- b. The sign shall be a temporary sign designed either as a wall sign, window sign or ground sign. The sign can be in the form of a banner, flags, blow flags or pennant.
- c. The sign shall not exceed fifty (50) square feet and shall be posted below the roof. In the case of a ground sign, the height of the sign shall not exceed eight feet (8’).
- d. The sign shall be limited to a maximum display period of sixty (60) days.
- e. The following temporary sign display criteria shall apply:
  - 1) All temporary signs shall be constructed of durable material that will not deteriorate during the time period in which the banner is displayed. Temporary banners which become frayed, torn, faded, or showing similar signs of fatigue or failure shall be deemed to be in violation of these provisions.
  - 2) Temporary signs shall be securely affixed, on a minimum of four (4) corners, on the façade of the building where the business is located.
  - 3) Temporary signs shall not be affixed to fences, light poles, trees, extended over parking and/or landscaped areas or other similar techniques.
  - 4) No temporary signs shall be affixed on, within, or over any public right-of-way.

## 3. Grand Opening Signs.

A grand opening sign may be approved for a period of time, as provided in this section, in any multiple-family residential, commercial or industrial zoning district to advertise a new business or a change of business name following a closure. Any business or property owner desiring to use a grand opening sign must file an application together with a drawing or photograph to the Planning Division for review and approval by the Planning Director or designee. An application must be made either prior to opening or within the first sixty (60) days of operation. The use of such signs is subject to the following limitations:

- a. Grand opening signs include any combination of signs, banners, pennants, balloons, streamers, beacons, or other advertising device.
- b. Grand opening signs shall be a temporary sign designed either as a wall, window or ground sign.
- c. Grand opening signs shall not exceed fifty (50) square feet and shall be posted below the roof eave. In the case of a ground sign, the height of the sign shall not exceed eight (8) feet.
- d. Roof mounted signs and advertising devices are prohibited.
- e. The sign shall be limited to a display period not to exceed thirty (30) days prior to opening and sixty (60) days after opening, for a total display period of ninety (90) days.

4. Special Event Signs.

Special event signs may be approved for a limited period of time in any zoning district as a means of publicizing special events such as carnivals, festivals, pumpkin patches, charitable events, Christmas tree lots and similar events, in conjunction with a Special Event Permit. To apply for approval of special event signs, any business or property owner must submit an application with the City's Planning Division which describes the proposed sign by means of a sketch and the display dates for review and approval by the City Manager or designee. Such special event signs shall be limited to the following provisions:

- a. Special event signs include any combination of signs, banners, pennants, balloons, streamers, beacons, or other advertising device.
- b. Special event signs shall be a temporary sign designed either as a wall, window or ground sign.

- c. All special event signs shall not exceed fifty (50) square feet and shall be posted below the roof eave and shall be no higher than eight (8) feet in the case of a ground sign.
  - d. Special event signs shall be limited to the time periods stipulated in an approved Special Event Permit.
5. Temporary Balloon Signs

Temporary balloon signs may be permitted subject to the following conditions:

- a. Balloon signs used for the purposes of commercial development promotions, grand openings, special events of limited, duration, and like occasions.
- b. Each building or business shall be permitted one (1) temporary balloon sign for a maximum of two (2) occasions per calendar year with a maximum duration of fourteen (14) days for each permitted use, or four (4) such occasions, per calendar year, with a maximum duration of seven (7) days for each such permitted use. Hot air balloons shall be permitted for a maximum of one (1) occasion per calendar year, with a maximum duration of three (3) days. Longer durations may be approved by the Planning Commission.
- c. The maximum height of any balloon sign shall not exceed fifty-five (55) feet, measured from ground elevation, and the maximum size of any balloon shall not exceed twenty (20) feet in any dimension. A balloon sign may exceed the maximum dimensional requirement, upon approval of the Planning Commission, provided such balloons maintain a minimum twenty (20) foot setback from any building and a ten (10) foot setback from any property line.
- d. Any balloon sign which does not identify or advertise the occupant of a building, lot, or premises, or related to any merchandise or to any business or activity available or being conducted at the building, or business where the sign is located, is prohibited.
- e. All balloon signs shall be securely anchored and erected in conformance with all applicable building, electrical, sign, and fire codes, subject to approval by the Planning Director.
- f. All hydrogen type balloons shall be prohibited.
- g. All temporary balloon signs and tie downs shall be constructed of nonconductive electric material.

**6.15.70 CHURCHES AND OTHER INSTITUTIONAL USES**

The Planning Director shall review and may issue sign permits for churches, day care centers, nursing homes and similar uses in any land use district as follows:

1. Identification Sign
  - a. One (1) building mounted sign and one (1) monument sign per street frontage shall be permitted which identifies the main activity and the accessory activity or use on the site. Said sign shall be building mounted or a freestanding sign structure.
  - b. The freestanding sign may be permitted if the Planning Director makes any one of the following findings:
    - 1) A freestanding sign structure is necessary to provide adequate identification of the institution to motorists.
    - 2) The building is set back from the street or obscured from street view by structures or vegetation such that building-mounted signage cannot provide adequate access.
    - 3) The architectural style, materials, or other design elements are such that a building-mounted sign is not feasible or would detract from the building's appearance.
2. Sign Standards
  - a. Building Mounted Signs
    - 1) Shall be a maximum of twenty-four (24) square feet in area for churches and other institutional uses on sites of one (1) acre or less and thirty-two (32) square feet in area for all sites greater than one (1) acre.
    - 2) Shall be placed below the eave line of buildings with a pitched or mansard roof and below the top of the wall for buildings with a flat or parapet roof.
  - b. Monument Sign

Shall be a maximum of six (6) feet in height and a maximum of forty-eight (48) square feet in area.
3. Attraction Board

Attraction boards shall provide a means to communicate future events or activities on a site. One (1) attraction board shall be permitted per site and shall be a maximum of twelve (12) square feet in area on sites of one (1) acre or less and eighteen (18) square feet in area for all sites greater than one (1) acre in size. Attraction boards may be individually wall mounted or may be incorporated within an approved monument sign.

#### **6.15.80 PLANNED SIGN PROGRAM**

The Planning Director shall review and may approve a sign permit for a Planned Sign Program for any new business park, industrial complex, shopping center, office complex or retail center as follows:

1. Any building, business park, shopping center, or other contiguous group of businesses are eligible for consideration of a Planned Sign Program.
2. No minimum frontage or site size is required.
3. Signs within the Planned Sign Program shall have one or more common design elements, such as colors, materials, illumination, sign type, sign shape, letter size and letter type.
4. The sign program shall specify signs in harmony with the materials, colors, architecture, and other design features of the buildings they identify.
5. The Planning Director may approve a Planned Sign Program upon finding that:
  - a. The signs will not adversely affect other nearby properties.
  - b. It is consistent with the General Plan and the provisions of this Title.
  - c. It will not constitute the granting of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.
6. Reviewing Authority
  - a. Initial Planned Sign Programs shall be reviewed by the Planning Director.
  - b. Signs, which are consistent with approved Planned Sign Programs, shall be reviewed by the Planning Director.

**6.15.90      PUBLIC SAFETY SIGNS**

1. Signs required by law for public safety, or access such as “Exit” or “Fire Escape” shall be a maximum of two (2) square feet or such other size as required by law and shall not require a sign permit.
2. Signs warning of building, electrical mechanical, or other hazards such as “High Voltage”, shall be a maximum of four (4) square feet.

**6.15.100      ON SITE SUBDIVISION AND COMMERCIAL REAL ESTATE SIGNS**

The following kiosks, on site subdivision and on-site commercial real estate sign may be permitted in any land use district as follows:

1. The Planning Director shall review and may approve Temporary Sign Permits for temporary on-site subdivision signs for each main street frontage of the subdivision being subdivided. Signs shall be for the identification of the property being subdivided, price information, and the developers name, address and telephone number. Said signs shall comply with the following standards:
  - a. Shall not exceed thirty-two (32) square feet in area and fifteen (15) feet in height.
  - b. Shall not exceed three (3) such signs for all such phases of any subdivision and shall not be located on interior streets of the subdivision. Three (3) additional signs per builder may be approved by the Planning Director for each merchant builder for residential developments within planned communities and shall be located within the site boundaries of the planned community.
  - c. Shall be removed within ten (10) days from the final initial sales of the subdivision.
  - d. Shall not be illuminated.
2. On-Site Commercial Real Estate Signs permitted without a sign permit as follows:
  - a. Shall not exceed thirty-two (32) square feet in area and fifteen (15) feet in height.
  - b. Shall not exceed one (1) per street frontage or a total of three (3) per site.
  - c. Shall be removed within ten (10) days from the final sale or lease of the

subject property or building.

- d. Shall not be illuminated.
3. The Planning Commission shall review and may approve agreements between the city and applicants for Off Site Business Kiosks and Subdivision Kiosks for the advertising of businesses and subdivisions within the city. The Business and Kiosk Sign Program shall be treated as separate kiosk sign programs. All liabilities, costs and/or expenses arising out of the location, installation, construction of off-site business or subdivisions kiosks shall be borne by said applicant(s) subject to provisions of any contract entered into between the City and the applicant(s).

The Planning Director shall review and may approve sign permits for Offsite Business Kiosks and Subdivision Kiosks subject to approved agreement as follows:

- a. May be located either in or out of the public right-of-way.
- b. No business sign panels shall be permitted on subdivision kiosks and no subdivision sign panels shall be permitted on business kiosks.
- c. No kiosk shall contain more than a total of eight (8) business or subdivision sign panels per sign face.
- d. Shall be a maximum of thirty-two (32) square feet in area and fifteen (15) feet in height.
- e. Sign panels shall be no more than nine (9) inches in width and five (5) feet in length.
- f. Sign panels may include any or all of the following information: name of business or subdivision, business or subdivision logo, no more than three (3) colors and directional arrow.
- g. No pennant, flag, banner, streamer or other appurtenances may be affixed to any kiosk.
- h. Placement of kiosks shall be subject to approval of the owner of underlying land (i.e. Public Works Director for signs within the public right of way) and record owner for all other sites. Written authorization shall be filed with the Planning Director prior to erection of any kiosk sign.

- i. Shall be located not less than six hundred (600) feet from an existing kiosk site or previously approved but not erected kiosk site for the same type of kiosk program, e.g. business subdivision.
    - j. Shall be located not less than fifty (50) feet from an intersection unless specifically authorized by the Public Works Director.
4. Off-site real estate signs, advertising the location and sale of a residential subdivision on property other than the location of the subject subdivision, may be permitted upon approval by the Planning Commission subject to, at a minimum the following requirements:
  - a. The applicant shall, prior to any such approval by the Planning Commission, submit to the Planning Department a detailed description of the location, design, materials, colors, copy, size, and height of any such off-site sign(s).
  - b. The size of the sign shall be a maximum of thirty-two (32) square feet in area and fifteen (15) feet in height.
  - c. No pennant, flag, banner, streamer or other appurtenance may be affixed to any such sign.
  - d. The sign shall be located not less than fifty (50) feet from an intersection unless specifically authorized by the Public Works Director.
  - e. Placement of the sign shall be subject to approval of the owner of the underlying land, (i.e. the Public Works Director for signs within the public right-of-way) and the record owner for all other sites.
  - f. The sign shall be located not less than three hundred (300) feet from an existing off-site sign previously approved but not yet erected.

#### **6.15.110 NON-CONFORMING SIGNS**

1. Except as otherwise regulated by state or federal law, any sign lawfully in use as of August 5, 2008, but made non-conforming thereby, shall be permitted, as though it were not a non-conforming sign, providing any of the following conditions exist:
  - a. The primary message of the sign relates to the business being conducted on the premises upon which the non-conforming sign is located.

- b. The size, copy area, or height of the non-conforming sign does not exceed the limits set forth in this Chapter by more than five (5) percent.
- c. Projection of the non-conforming sign over a public right-of-way does not exceed one (1) foot.
- d. Not more than fifty percent (50%) of the non-conforming sign is destroyed by any means.
- e. The business to which the non-conforming sign applies remains unchanged and under the same ownership and is kept in a state of good repair, both aesthetically and structurally.
- f. Billboards, existing as of July 15, 2008, provided they are kept in a state of good repair, both aesthetically and structurally.
- g. All roof signs and signs with a roof like appearance, existing as of November 26, 1997, are permitted to remain as long as they are safe and properly maintained (Ord. 723-05, 7-19-2005).

Non-conforming signs that do not comply with any one of the above conditions are not exempted under the provision of Section 6.15.110.1 of this Chapter and will be subject to the amortization schedule depicted in Section 6.15.110.2 of this Chapter.

2. Amortization of Non-Conforming Signs

Any sign, which is non-conforming to the requirements of this Chapter, except, as provided in Section 6.15.110.1 above, shall either be removed or made to conform to the requirements of this Chapter at the expense of the sign owner within the period of time prescribed herein. The period of time to comply with the provisions of this Chapter shall commence on August 5, 2008 (Ord. No. 768-08). Such non-conforming signs may be abated forthwith by the City in a manner consistent with the following schedule:

<u>Fair Market Value on Effective Date</u>		<u>Removal Period</u>
Less Than	\$500.00	2 years
\$501.00 to	\$1,500.00	3 years
\$1,501.00 to	\$3,000.00	4 years
\$3,001.00 to	\$4,500.00	5 years
\$4,501.00 to	\$6,000.00	6 years
\$6,001.00 to	\$7,500.00	7 years
\$7,501.00 to	\$9,000.00	8 years
\$9,001.00 to	\$10,000.00	9 years
\$10,001.00 to	\$12,500.00	10 years
\$12,501.00 to	\$15,000.00	11 years

\$15,001.00 and over

12 years

3. Repair of Non-conforming signs

Alterations or modifications to any non-conforming sign are prohibited, except for structural repair resulting in the same size or shape of the original sign. This provision is not intended to prevent any non-conforming sign to be altered in such a manner that it becomes a legal, conforming sign.

4. Removal and Abatement of Non-conforming Signs

The City may cause written notice, ordering the removal of non-conforming signs or displays, or for their compliance in accordance with the provision of this Chapter.

- a. Such notice shall be delivered either in the manner required by law for service of a summons or by first class certified mail, postage prepaid, upon the owner of the property upon which the nonconforming sign to be abated is located, as shown on the latest equalized assessment rolls on file in the office of the County Assessor of Kern County, or to any other parties of interest as may be known to the City.
- b. Such non-conforming signs shall be removed or altered in conformance with the provisions of this chapter within ninety (90) days of receipt of such notice.

**6.14.120**      **VIOLATIONS**

1. Except as otherwise specifically provided in this Chapter, any person violating any provisions or failing to comply with any of the mandated requirements of this Chapter is guilty of an infraction. The general penalty for such infraction shall be as set forth in Section 6.1.50 of this Title.
2. In addition to the penalties provided in this Title, any condition caused or permitted to exist in violation of any of the provisions of this Chapter shall constitute a public nuisance and may be abated by the City as such. Each day such condition continues shall be regarded as a new and separate offense.
3. All remedies herein are stated to be cumulative and non-exclusive.
4. Any sign not in compliance with Section 6.15.20.9.m of this Chapter that is placed in a public right-of-way shall be removed by the City, public utility company, or any other public agency in whose right-of-way signs, temporary or permanent, are placed. Signs removed by the City may be

claimed at the City's Public Works Department following a period of thirty (30) days from the date of said sign removal.