

Appendix A

Roadway Noise Contours

The Valley’s noise environment can be described with contours derived from the monitoring of major sources of noise. Noise contours define areas of equal noise exposure. Future noise contours have been estimated with information about baseline and projected land use development with transportation activity. The contours assist in setting policies for distribution of land uses and establishment of development standards.

A study of baseline noise sources and levels was completed in 2005. Noise level measurements were collected during a typical weekday at eight locations throughout the Specific Plan area, listed in Table A-1 and shown on Figure A-1. The monitoring locations were selected to establish a noise profile for the Planning Area that could be used to estimate the level of current and future noise impacts. These sites are representative of the variety of uses that may be permitted in the Valley in the future. Criteria for site selection included geographical distribution, land uses suspected of noisy activities, proximity to transportation facilities, and sensitive receptor locations. Table A-1 identifies both current and projected future noise levels at the monitoring locations.

Table A-1
Baseline and Future (2030) Noise Levels at Monitoring Locations

Location	2005	2030
	L_{eq} Measured	L_{eq} Predicted
1: 25 feet from edge-of-way of SR 155 (Residence)	45.4	50.3
2: 30 feet from edge-of-way of Kernville Rd. (Business)	54.3	58.6
3: 65 feet from edge-of-way of Sierra Hwy. (Residence)	49.6	54.2
4: 15 feet from edge-of-way of SR 178 (Residence)	58.3	64.6
5: 40 feet from edge-of-way of SR 178 (Residence)	58.1	64.1
6: 42 feet from edge-of-way of Lake Isabella Blvd. (Sheriff’s Office)	56.1	61.3
7: 25 feet from edge-of-way of Lake Isabella Blvd. (Restaurant)	56.7	59.6
8: 100 feet from edge-of-way of Norris Rd. (Baseball diamond)	55.1	61.5

Source: VRPA Technologies, 2005.

As shown in Table A-1, noise levels at none of the monitoring locations selected exceed the County’s established exterior noise standard of 65 dB Ldn in baseline year 2005, nor are excessive noise levels projected to occur in 2030. However, at several of the monitoring locations adjacent to SR-178, future noise conditions may approach the County’s standard as a result of increases in vehicle traffic.

Figure A-1 depicts the receptor locations where the noise measurements were taken.

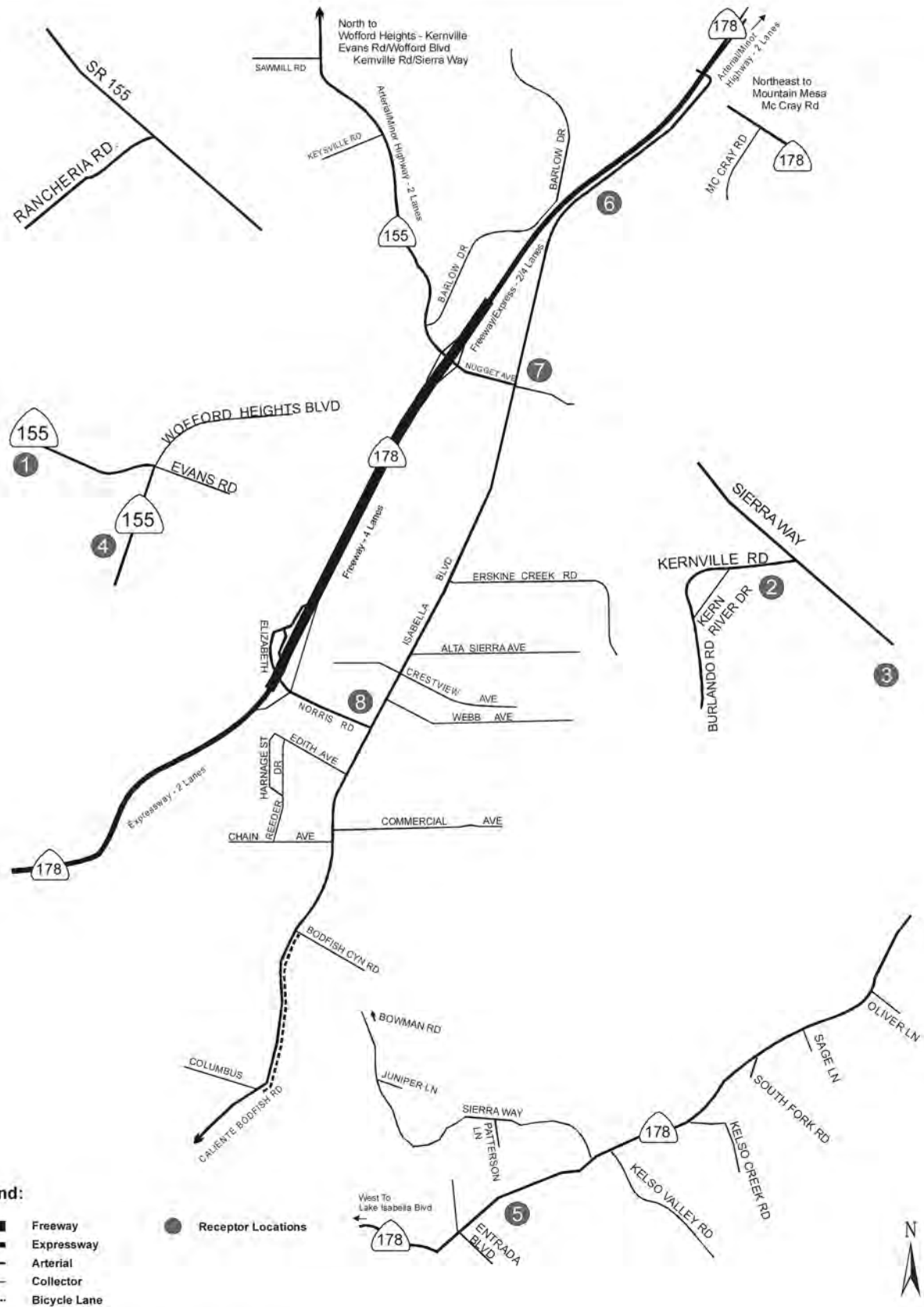
Table A-2 depicts the existing exterior noise exposures with average daily trips and distance from roadway centerline to 45 Ldn, 55 Ldn, and 65 Ldn.

Table A-3 depicts the future exterior noise exposures with average daily trips and distance from roadway centerline to 45 Ldn, 55 Ldn, and 65 Ldn.

Figure A-2 depicts the baseline year (2005) noise contours associated with roadways in the Specific Plan area.

Figure A-3 depicts project noise contours for year 2030 associated with roadways in the Specific Plan area.

As development continues to occur, vehicular traffic and associated noise levels will increase along these roadways. Development along major roadways must conform to the noise standards stated in the County General Plan. Thus, noise control measures and sound-reduction designs must be incorporated into development projects along or near major thoroughfares and intersections in the Kern River Valley.



Source: VRPA Technologies, February 25, 2010

Figure A-1
Receptor Locations

**Table A-2
Existing Exterior Noise Exposure**

STREET SEGMENT	ADT	Distance from Roadway Centerline to: (Feet)		
		45 Ldn	55 Ldn	65 Ldn
Kernville Road				
Between Sierra Way and Burlando Rd	4,500	62	43	32
Sierra Way				
South of Kernville Rd	2,200	95	63	43
SR 155				
West of Wofford Heights Blvd	2,100	37	27	21
Wofford Heights Boulevard				
South of SR 155	7,000	53	41	35
Lake Isabella Boulevard				
Between Nugget Avenue and SR 178	4,750	85	56	39
Between Norris Road and Erskine Creek Rd	9,050	178	112	73
SR 178				
Kelso Creek Road to Lake Isabella Blvd	6,600	89	59	40

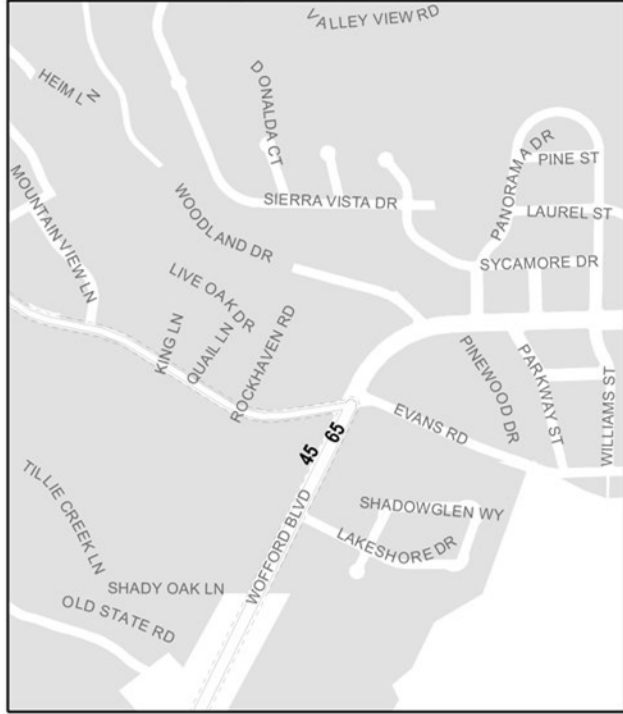
ADT: Average Daily Trips
Source: VRPA Technologies, Inc., 2005.

**Table A-3
Future Exterior Noise Exposure**

STREET SEGMENT	ADT	Distance from Roadway Centerline to: (Feet)		
		45 Ldn	55 Ldn	65 Ldn
Kernville Road				
Between Sierra Way and Burlando Rd	8,500	71	48	34
Sierra Way				
South of Kernville Rd	4,620	115	74	50
SR 155				
West of Wofford Heights Blvd	4,410	52	36	27
Wofford Heights Boulevard				
South of SR 155	14,700	64	48	39
Lake Isabella Boulevard				
Between Nugget Avenue and SR 178	9,975	107	70	47
Between Norris Road and Erskine Creek Rd	19,005	240	150	96
SR 178				
Kelso Creek Road to Lake Isabella Blvd	13,860	116	75	50

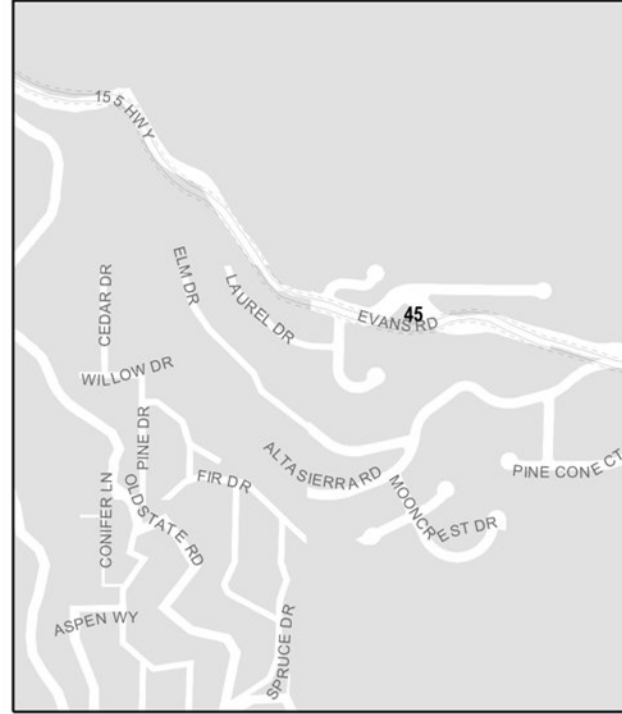
ADT: Average Daily Trips
Source: VRPA Technologies, Inc., 2005.

Wofford Heights

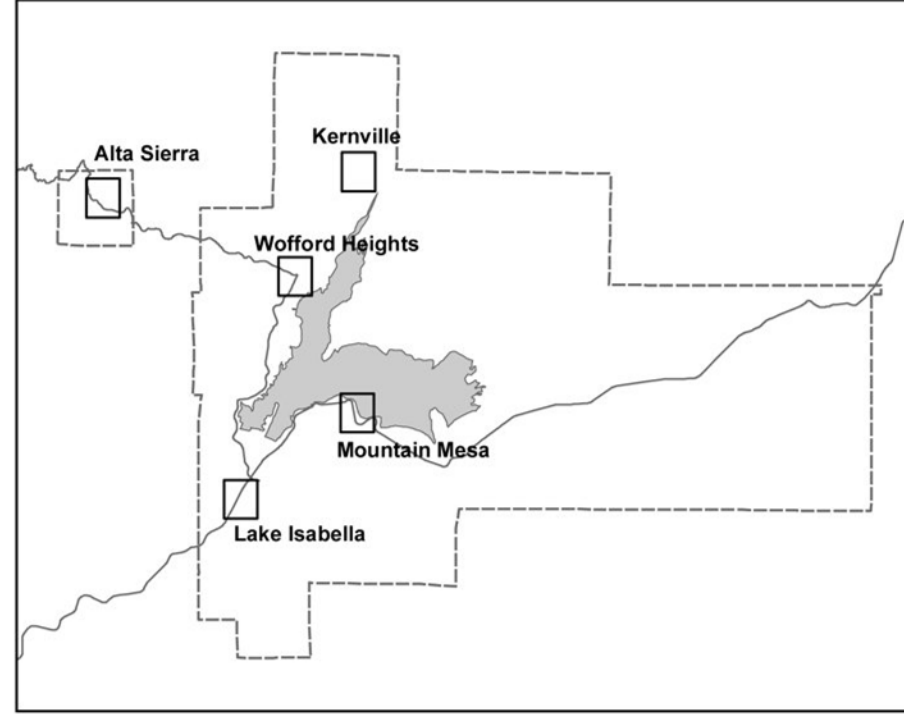


0 500 1,000 2,000 Feet

Alta Sierra



0 500 1,000 2,000 Feet



Baseline (2005) Roadway Noise Contours

Legend

Specific Plan Boundary

Noise Contours

65 Ldn

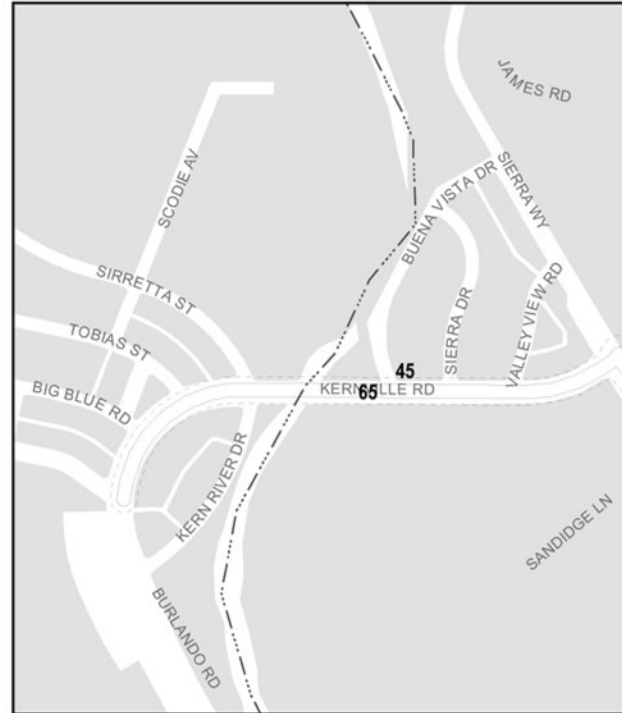
45 Ldn

Lake Isabella



0 1,000 2,000 4,000 Feet

Kernville



0 500 1,000 2,000 Feet

Mountain Mesa



0 500 1,000 2,000 Feet

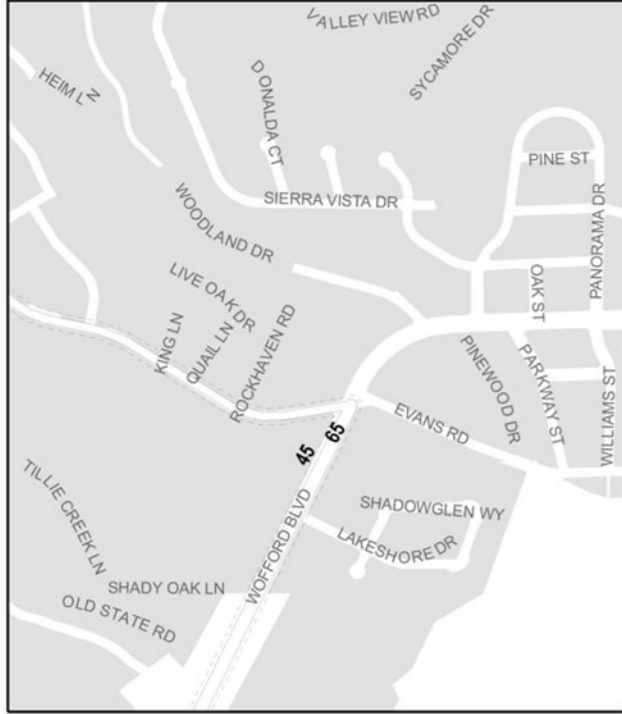
Figure A-2

Source: VRPA Technologies, Inc., 2005; and P&D Consultants, 2005.

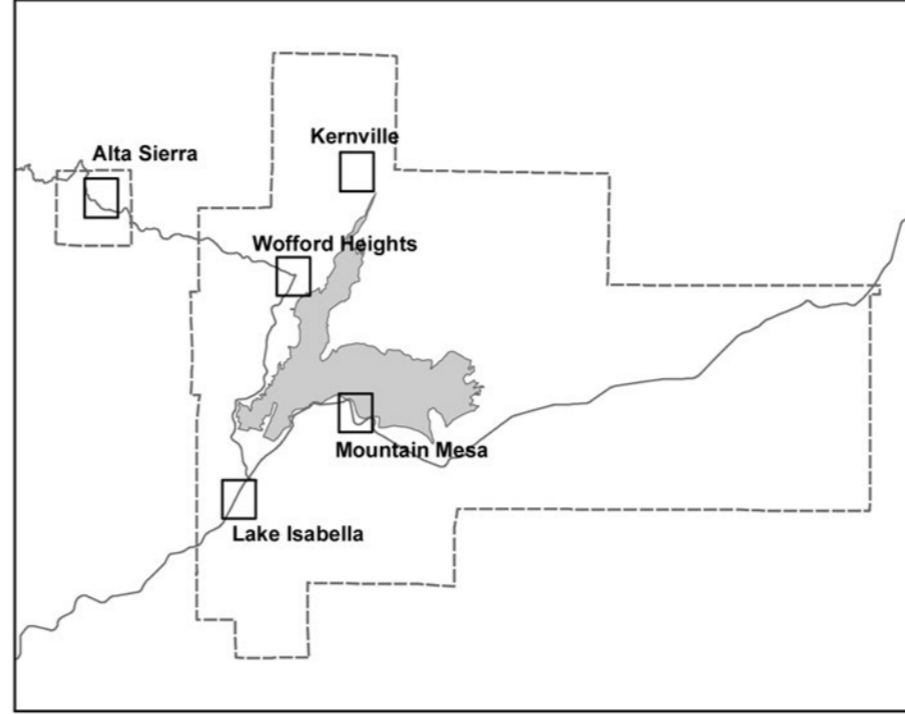
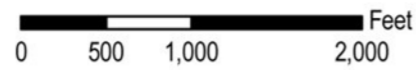


North

Wofford Heights



Alta Sierra



Future (2030) Roadway Noise Contours

Legend

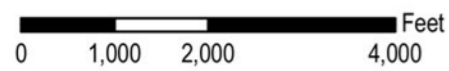
Specific Plan Boundary

Noise Contours

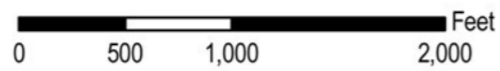
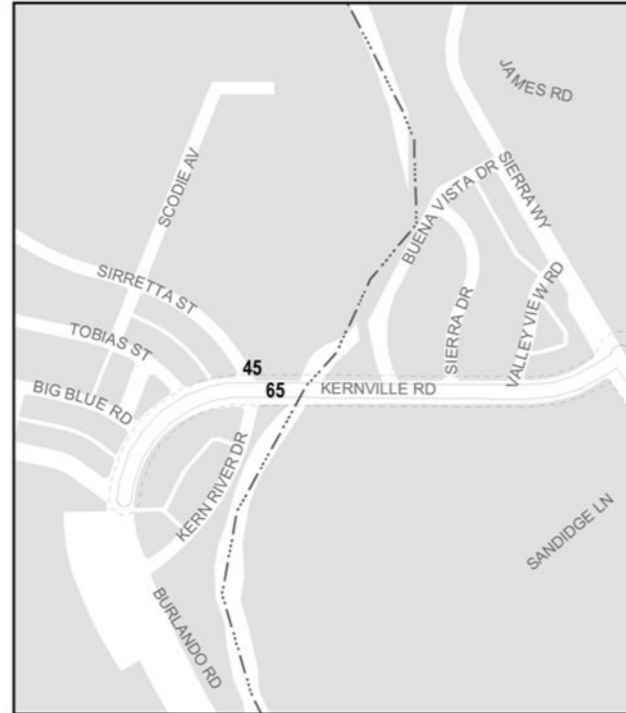
65 Ldn

45 Ldn

Lake Isabella



Kernville



Mountain Mesa

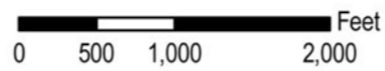


Figure A-3

Source: VRPA Technologies, Inc., 2005; and P&D Consultants, 2005.



North

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Appendix B

Kern Valley Airport Noise

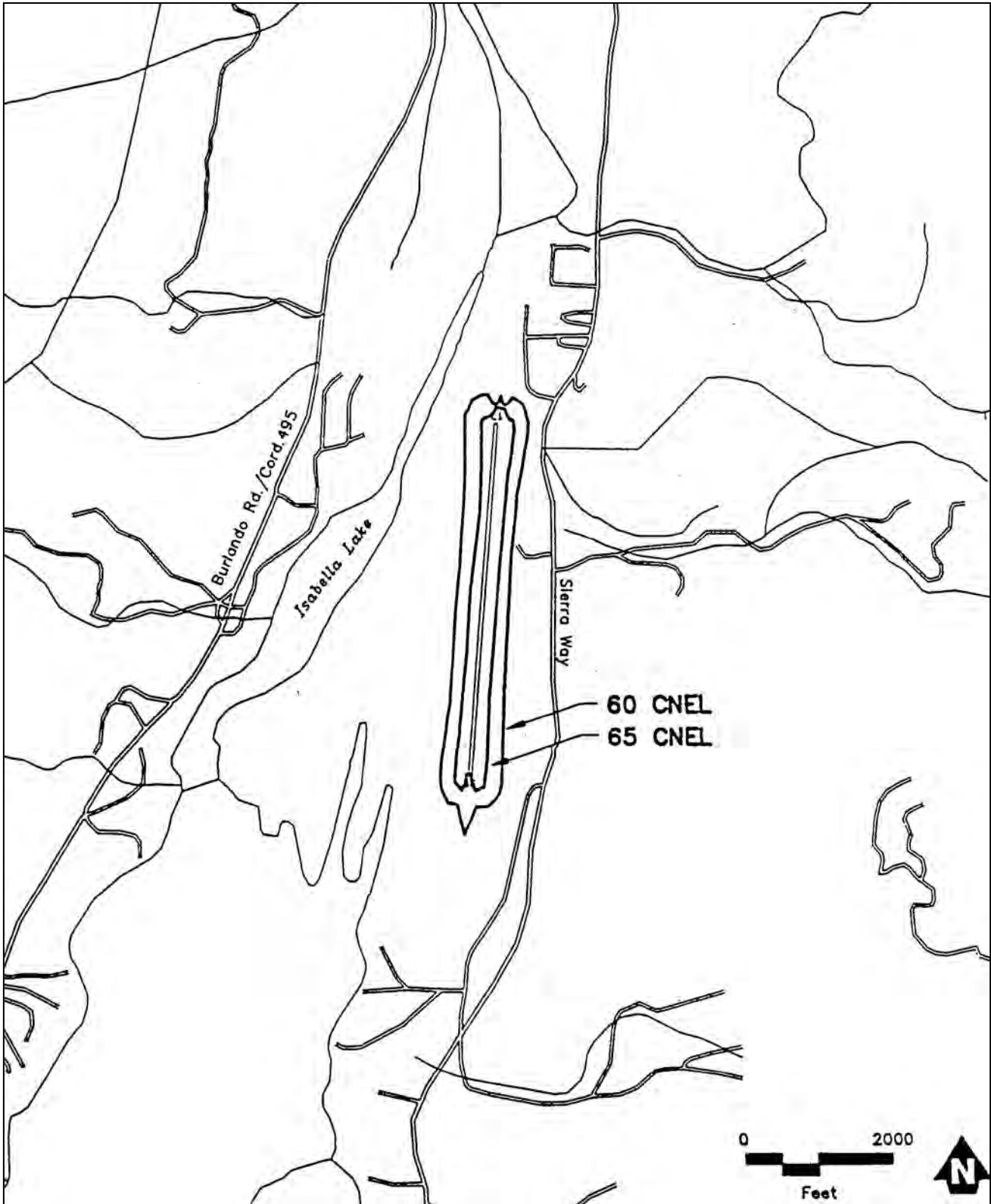
Contours

The Kern Valley Airport, located northeast of Lake Isabella, is part of the County's airport system and is managed by the Kern Valley Airport Master Plan and Kern County Airport Land Use Compatibility Plan (ALUCP). The ALUCP establishes four Airport Compatibility Zones surrounding the Kern Valley Airport which correspond to various noise and safety levels.

Noise contours for longer-term operations at Kern Valley Airport, drawn from the Kern County Airport Land Use Compatibility Plan, are presented in Figure B-1.

The projected 65 dB CNEL and 60 dB CNEL airport noise contours shown in Figure B-1 are contained within the Airport property itself, or within an area designated for Service Industrial use just to the east of the Airport. No noise sensitive locations, as defined in the County General Plan and Airport Land Use Compatibility Plan, are affected.

New airport noise contours will be prepared as part of the Environmental Impact Report for the Airport Master Plan Update. These contours will be incorporated into the ALUCP and Specific Plan when available.



SoSource: Kern County Airport Land Use Compatibility Plan, 2003.

Figure B-1

Kern River Airport Future Noise Contours

Appendix C

Fire Safety Reference Materials

On January 1, 2005, property owners living in designated wildland areas in California have to recognize changes in the law regarding new fire safety requirements. California Governor Arnold Schwarzenegger signed into law on September 23, 2004, Senate Bill 1369 which amends both **Public Resources Code (PRC) 4291** and **Government Code (GC) 51182** (these codes and the California Department of Forestry Homeowner's Checklist are located in this appendix). The following is a brief outline of these new fire safe requirements:

- The minimum clearance around structures increases from 30 ft. to 100 ft.
- Local ordinance or regulations are allowed to specify clearance distances greater than 100 feet.
- Allows insurance companies to require home/building owners to maintain fire breaks greater than 100 ft.
- In areas where PRC 4291 applies, owners proposing to build or rebuild, must obtain certification from the local building official that the proposed structure complies with all applicable state and local building standards.
- Owners must provide, upon request, a copy of the fire safe certification to their insurance company.
- After construction, the owner must obtain from the local building official, a copy of the final inspection report that demonstrates the structure was constructed in compliance with standards mentioned above.
- Owners must provide upon request, a copy of the final inspection report to their insurance company.
- Authorizes the Director of the Department of Forestry and Fire Protection to remove vegetation not consistent with PRC 4291 and if necessary, make the removal expense a lien upon the property.

California Public Resources Code §4291

4291. A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, shall at all times do all of the following:

(a) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

(b) Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line or at a greater distance if required by state law, or local ordinance, rule, or regulation. This section does not prevent an insurance company that insures a building or structure from requiring the owner of the building or structure to maintain a firebreak of more than 100 feet around the building or structure. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

(c) Remove that portion of any tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(d) Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

(e) Maintain the roof of a structure free of leaves, needles, or other dead vegetative growth.

(f) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size.

(g) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in such an area, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates

that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(h) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting structures with exteriors constructed entirely of nonflammable materials, or conditioned upon the contents and composition of same, he or she may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

No exemption or variance shall apply unless and until the occupant thereof, or if there is not an occupant, the owner thereof, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(i) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(j) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

4291.1. (a) Notwithstanding Section 4021, a violation of Section 4291 is an infraction punishable by a fine of not less than one hundred dollars (\$100), nor more than five hundred dollars (\$500).

If a person is convicted of a second violation of Section 4291 within five years, that person shall be punished by a fine of not less than two hundred fifty dollars (\$250), nor more than five hundred dollars (\$500). If a person is convicted of a third violation of Section 4291 within five years, that person is guilty of a misdemeanor and shall be punished by a fine of not less than five hundred dollars (\$500). If a person is convicted of a third violation of Section 4291 within five years, the department may perform or contract for the performance of work necessary to comply with Section 4291 and may bill the person convicted for the costs incurred, in which case the person convicted, upon payment of those costs, shall not be required to pay the fine. If a person convicted of a violation of Section 4291 is granted probation, the court shall impose as a term or condition of probation, in addition to any other term or condition of probation, that the person pay at least the minimum fine prescribed in this section.

(b) If a person convicted of a violation of Section 4291 produces in court verification prior to imposition of a fine by the court, that the condition resulting in the citation no longer exists, the court may reduce the fine imposed for the violation of Section 4291 to fifty dollars (\$50).

California Government Code §51182

51182. (a) Any person who owns, leases, controls, operates, or maintains any occupied dwelling or occupied structure in, upon, or adjoining any mountainous area, forest-covered land, brush-covered land, grass-covered land, or any land that is covered with flammable material, which area or land is within a very high fire hazard severity zone designated by the local agency pursuant to Section 51179, shall at all times do all of the following:

(1) Maintain around and adjacent to the occupied dwelling or occupied structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This paragraph does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any dwelling or structure.

(2) Maintain around and adjacent to the occupied dwelling or occupied structure additional fire protection or firebreaks made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the occupied dwelling or occupied structure or to the property line, or at a greater distance if required by state law, or local ordinance, rule, or regulation. This section does not prevent an insurance company that insures an occupied dwelling or occupied structure from requiring the owner of the dwelling or structure to maintain a firebreak of more than 100 feet around the dwelling or structure if a hazardous condition warrants such a firebreak of a greater distance. Grass and other vegetation located more than 30 feet from the dwelling or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

(3) Remove that portion of any tree that extends within 10 feet of the outlet of any chimney or stovepipe.

(4) Maintain any tree adjacent to or overhanging any building free of dead or dying wood.

(5) Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.

(6) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed and installed in accordance with the California Building Standards Code.

(7) Prior to constructing a new dwelling or structure that will be occupied or rebuilding an occupied dwelling or occupied structure damaged by a fire in such zone, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189, and shall provide a copy of the

certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to maintain any clearing on any land if that person does not have the legal right to maintain the clearing, nor is any person required to enter upon or to damage property that is owned by any other person without the consent of the owner of the property.

CDF Homeowner's Checklist

The Homeowner's Checklist published in 2005 by the California Department of Forestry is provided on following pages.

1 Design/Construction

(For new Wildland Urban Interface Construction or Remodels)

- Use ignition resistant construction (effective January 1, 2008) for roofs/roof assemblies, gutters, vents, decks, exterior walls, exterior windows.
- Enclose the underside of eaves, balconies and above ground decks with fire resistant materials
- Show your 100 feet Defensible Space on plot plan
- Build your home away from ridge tops, canyons and areas between high points of a ridge
- Consider installing residential sprinklers
- Make sure that electric service lines, fuse boxes and circuit breaker panels are installed and maintained per code
- Contact qualified individuals to perform electrical maintenance and repairs

2 Access

- Make sure that your street name sign is visibly posted at each street intersection
- Post your house address so it is easily visible from the street, especially at night
- Address numbers should be at least 3 inches tall and on a contrasting background
- Identify at least two exit routes from your neighborhood
- Clear flammable vegetation at least 10 feet from roads and five feet from driveways
- Cut back overhanging tree branches above access roads
- Construct roads that allow two-way traffic
- Make sure dead-end roads, and long drive ways have turn-around areas wide enough for emergency vehicles
- Design bridges to carry heavy emergency vehicles
- Post clear road signs to show traffic restrictions such as dead-end roads, and weight and height limitations

3 Roof

- Install a fire resistant roof. Contact your local fire department for current roofing requirements
- Remove dead leaves and needles from your roof and gutters
- Remove dead branches overhanging your roof and keep branches 10 feet from your chimney
- Cover your chimney outlet and stovepipe with a nonflammable screen of 1/2 inch or smaller mesh

4 Landscape

- Create a **Defensible Space** of 100 feet around your home. It is required by law
- Create a **"LEAN, CLEAN and GREEN ZONE"** by removing all flammable vegetation within 30 feet immediately surrounding your home
- Then create a **"REDUCED FUEL ZONE"** in the remaining 70 feet or to your property line
You have two options in this area:
 - A. Create horizontal and vertical spacing between plants. The amount of space will depend on how steep your property is and the size of your plants.**
 - B. Large trees do not have to be removed as long as all of the plants beneath them are removed.**
- Remove lower tree branches at least six feet from the ground
- Landscape with fire resistant plants
- Maintain all plants with regular water, and keep dead braches, leaves and needles removed.
- When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer

5 Yard

- Stack woodpiles at least 30 feet from all structures and remove vegetation within 10 feet of woodpiles
- Above ground Liquefied Petroleum Gas (LP-gas) containers (500 or less water gallons) shall be located a minimum of 10 feet with respect to buildings, public ways, and lot lines of adjoining property that can be built upon. - CFC 3804.3
- Remove all stacks of construction materials, pine needles, leaves and other debris from your yard
- Contact your local fire department to see if debris burning is allowed in your area; if so, obtain a burning permit and follow all local air quality restrictions

6 Emergency Water Supply

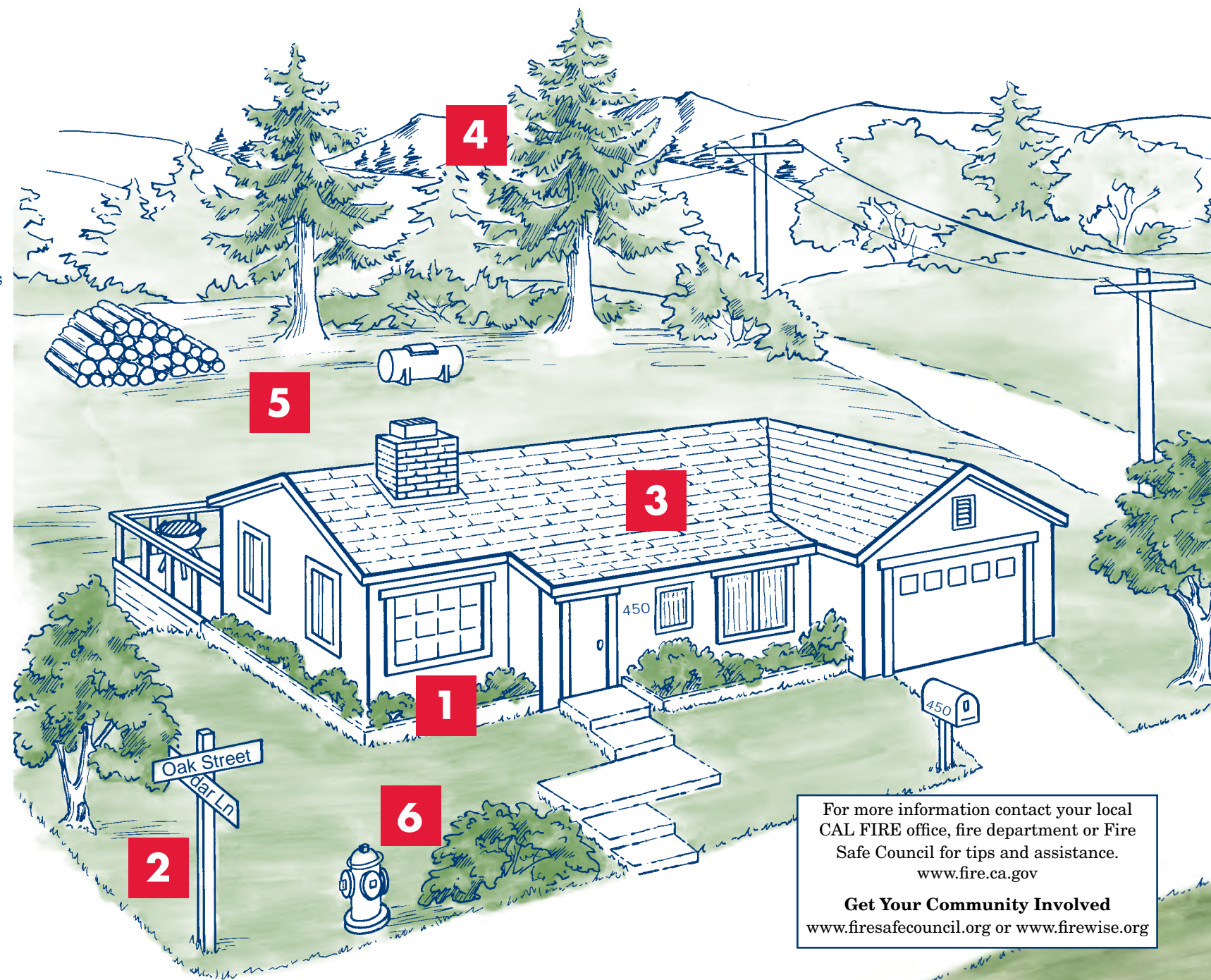
- Maintain an emergency water supply that meets fire department standards through one of the following:
 - a community water/hydrant system
 - a cooperative emergency storage tank with neighbors
 - a minimum storage supply of 2,500 gallon on your property (like a pond or pool)
- Clearly mark all emergency water sources
- Create easy firefighter access to your closest emergency water source
- If your water comes from a well, consider an emergency generator to operate the pump during a power failure

Homeowners Checklist



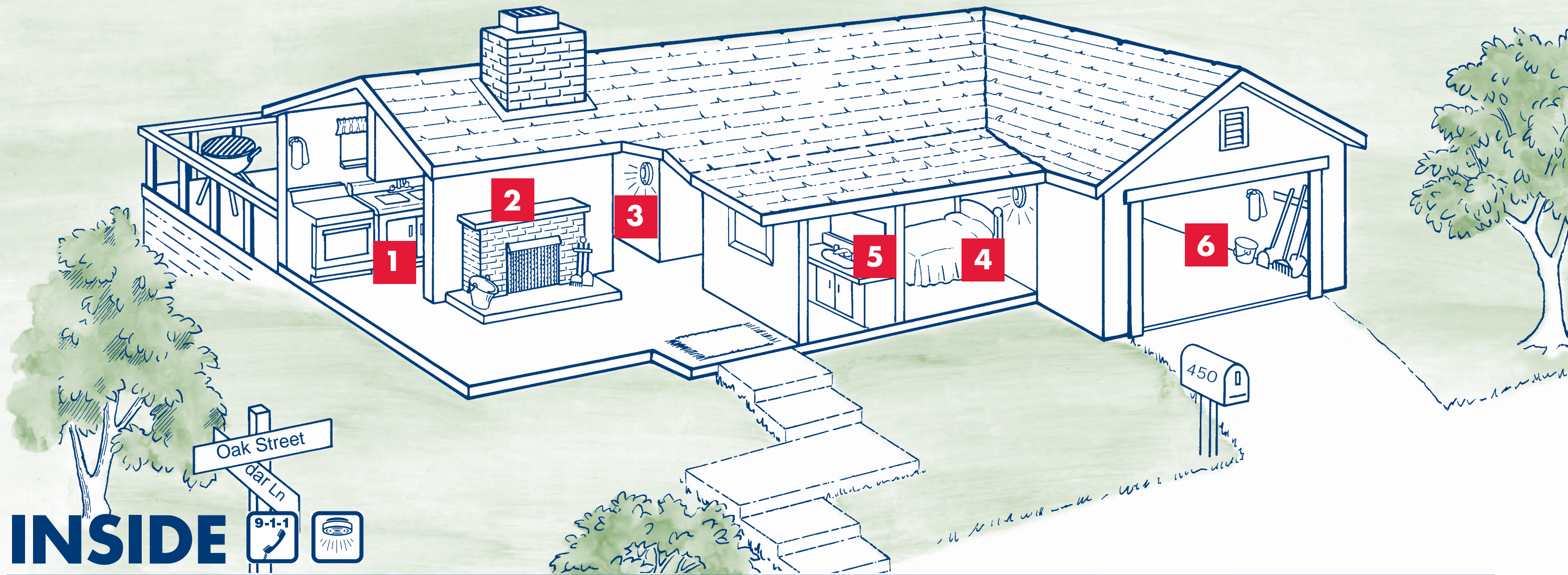
www.fire.ca.gov

How To Make Your Home Fire Safe



For more information contact your local CAL FIRE office, fire department or Fire Safe Council for tips and assistance.
www.fire.ca.gov

Get Your Community Involved
www.firesafecouncil.org or www.firewise.org



1 Kitchen

- Keep a working fire extinguisher in the kitchen
- Maintain electric and gas stoves in good operating condition
- Keep baking soda on hand to extinguish stove-top grease fires
- Turn the handles of pots and pans away from the front of the stove
- Install curtains and towel holders away from stoveburners
- Store matches and lighters out of reach of children
- Make sure that electrical outlets are designed to handle appliance loads

2 Living Room

- Install a screen in front of fireplace or wood stove
- Store the ashes from your fireplace (and barbecue) in a metal container and dispose of only when cold
- Clean fireplace chimneys and flues at least once a year

3 Hallway

- Install smoke detectors between living and sleep areas
- Test smoke detectors monthly and replace batteries twice a year, when clocks are changed in the spring and fall
- Replace electrical cords that do not work properly, have loose connections, or are frayed


4 Bedroom

- If you sleep with the door closed, install a smoke detector in the bedroom
- Turn off electric blankets and other electrical appliances when not in use
- Do not smoke in bed
- If you have security bars on your windows or doors, be sure they have an approved quick release mechanism so you and your family can get out in the event of a fire

5 Bathroom

- Disconnect appliances such as curling irons and hair dryers when done; store in a safe location until cool
- Keep items such as towels away from wall and floor heaters

6 Garage

- Mount a working fire extinguisher in the garage
- Have tools such as a shovel, hoe, rake and bucket available for use in a wildfire emergency
- Install a solid door with self-closing hinges between living areas and the garage
- Dispose of oily rags in  Underwriters Laboratories approved metal containers
- Store all combustibles away from ignition sources such as water heaters
- Disconnect electrical tools and appliances when not in use
- Allow hot tools such as glue guns and soldering irons to cool before storing
- Properly store flammable liquids in approved containers and away from ignition sources such as pilot lights

* Disaster Preparedness

- Maintain at least a three-day supply of drinking water, and food that does not require refrigeration and generally does not need cooking
- Maintain a portable radio, flashlight, emergency cooking equipment, lanterns and batteries
- Outdoor cooking appliances such as barbecues should never be taken indoors for use as heaters
- Maintain first aid supplies to treat the injured until help arrives
- Keep a list of valuables to take with you in an emergency; if possible, store these valuables together
- For safety, securely attach all water heaters and furniture such as cabinets and bookshelves to walls
- Have a contingency plan to enable family members to contact each other. Establish a family/friend phone tree
- Designate an emergency meeting place outside your home
- Practice emergency exit drills in the house (EDITH) regularly
- Make sure that all family members understand how to STOP, DROP AND ROLL if their clothes should catch fire

Appendix D

Consistency Matrix

Attached

KERN RIVER VALLEY SPECIFIC PLAN DESIGNATIONS AND ZONE DISTRICT CONSISTENCY MATRIX

ZONE CLASSIFICATION DISTRICT

	ZONE CLASSIFICATION DISTRICT																														
	A(20)	A(80)	A-1	E(1/4)	E(1/2)	E(1)	E(2 1/2)	E(5)	E(10)	E(20)	R-1	R-2	R-3	MP	CO	C-1	C-2	CH	M-1	M-2	RF	OS	NR(5)	NR(10)	NR(20)	NR(40)	DI	FPP	SP	PL	
1.1 State and Federal Land	•	•																				•	•	•	•	•	•		•	•	
3.1 Parks and Recreation	♦		♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦								♦	♦	♦	♦	♦	♦		♦	♦	
3.2 Educational Facilities	♦		♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦								♦	♦						♦	♦	
3.3 Other Facilities	♦		♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦						♦	♦		♦	♦	♦	♦	♦		♦	♦	
3.4 Solid Waste Disposal Facility	•																				•										
3.4.1 Solid Waste Disposal Facility Buffer	•																				•										
3.7 Other Waste Facility	•																				•										
3.7.1 Other Waste Facility Buffer	•																				•										
4.1 Accepted County Plan Areas	•		•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•		•	•	•	•	•	•	•	•	•	•	
5.1 Max 29 DU/Net Acre	•			•	•	•	•	•	•	•	•	•	•	•																	
5.2 Max 16 DU/Net Acre	•			•	•	•	•	•	•	•	•	•	•	•																	
5.3 Max 10 DU/Net Acre	•			•	•	•	•	•	•	•	•	•	•	•																	
5.4 Max 4 DU/Net Acre	•			•	•	•	•	•	•	•	•	•	•	•																	
5.45 Max 2 DU/Net Acre	•			•	•	•	•	•	•	•	•	•	•	•																	
5.5 Max 1 DU/Net Acre	•				•	•	•	•	•	•	•	•	•	•																	
5.6 Min 2.5 Gross Acres/1 DU	•		•					•	•	•	•	•	•	•																	
5.7 Min 5 Gross Acres/1 DU	•								•	•	•	•	•	•								•	•	•	•	•	•	•	•	•	
5.75 Min 10 Gross Acres/1 DU	•									•	•	•	•	•																	
5.8 Min 20 Gross Acres/1 DU	•										•	•	•	•																	
6.1 Regional Commercial	•																														
6.2 General Commercial	•																														
6.3 Highway Commercial	•																														
7.1 Light Industrial	•																														
7.2 Service Industrial	•																														
8.1 Intensive Agriculture (Min 20 Acres)	•	•																													
8.2 Resource Reserve (Min 20 Acres)	•	•																													
8.3 Extensive Agriculture (Min 80 or 20 Acres)	•	•																													
8.4 Mineral and Petroleum (Min 5 Acres)	•	•																													
8.5 Resource Management (Min 20 Acres)	•	•																													

NOTE: THE MATRIX IS A GUIDE THAT SHOULD BE USED IN CONJUNCTION WITH THE POLICIES AND PROVISIONS OF THE SPECIFIC PLAN

NOTE: THE COMBINING ZONE DISTRICTS ARE NOT INCLUDED IN THIS MATRIX, BUT ARE CONSIDERED CONSISTENT WITH THE GENERAL PLAN DESIGNATIONS FOR WHICH THEIR PRIMARY ZONE DISTRICT ARE CONSISTENT.

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Appendix E

Glossary

ALUCP	Airport Land Use Compatibility Plan
BLM	Bureau of Land Management
CDF	California Department of Forestry
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
Kern COG	Kern Council of Governments-An association of city and county governments created to address regional transportation issues.
OES	Office of Emergency Services-State of California
OHV	Off Highway Vehicle
PD	Precise Development Combining Zone District
SMA	Special Management Area
SR	State Route
USDA	United States Department of Agriculture
USDI	United States Department of the Interior
USGS	United States Geological Survey
VOC	Volatile Organic Compound
Berming	A noise barrier constructed of earth, often landscaped, running along a highway to protect adjacent land users from noise pollution.
Biosolids	Treated residuals from wastewater treatment
Buffer	Land left empty around a property such as a landfill
Business Improvement District	A public-private partnership in which businesses in a defined area pay an additional tax in order to fund improvements to the district's public realm and trading environment.
Cartographer	Map maker
Contiguous	Touching or connected throughout in an unbroken sequence
<u>Discretionary</u>	<u>A decision requiring the exercise of judgment or deliberation when the public official or body decided to approve or disapprove a particular activity</u>
Easement	The right given to or purchased by an individual or company to do something or to prevent something on the property owned by another individual or company.
Egress	The act of leaving a property
Erosion	Displacement of solids (soil, mud, rock and other particles) by the agents of ocean currents, wind, water, or ice by downward or down-slope movement in

	response to gravity or by living organisms
Facilitate	To make easier or to help bring about
Fauna	A collective term for animal life of a particular region or time.
Firewise Planting	Landscaping so as to minimize risk due to fire.
Floodplain	Is flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding.
Flood-prone	An area with a high likelihood of flooding
Flood-protection	Means of lowering the chances of flooding in an area
Greywater Systems	System allowing for the re-use of non-industrial wastewater generated from domestic processes.
High-Decibel	High audible volume
Homesteads	Home and adjoining land occupied by a family
Infrastructure	A set of interconnected structural elements that provide the framework supporting an entire structure.
Ingress	The act of entering a property
Liquefaction	A phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other rapid loading.
Light Pollution	Excessive or obtrusive light created mainly by humans.
Logarithmic Scale of Decibels	In which a change of ten units on the decibel scale reflects a ten-fold increase in sound energy. A ten-fold increase in sound energy roughly translates to a doubling of perceived loudness.
<u>Ministerial</u>	<u>A decision requiring the application of statutes, ordinances, or regulations to the facts as prescribed and involving little or no personal judgment by the public official or decision-making body as to the wisdom or manner of carrying out of a project</u>
Multiple-family residence	A building where more than one family unit lives (i.e. apartment complexes or condominiums)
Non-Motorized	A vehicle or equipment that is not powered by a motor
Off-Highway Vehicle	Vehicles made for use in rural areas, typically recreational.
Ozone	Ground-level ozone is an air pollutant with harmful effects on the respiratory systems of animals.
Percolation	The movement and filtering of fluids through porous materials
PM10	Particulate matter 10 micrometers or less
PM2.5	Particulate matter 2.5 micrometers or less
Run-off	The flow of water, from rain, snowmelt, or other sources, over the land surface
Setbacks	The distance which a building or other structure is set back from a street or road, a river or other stream, a shore or flood plain, or any other place which needs protection.
Sierra Nevada Conservancy	State organization that initiates, encourages, and supports efforts that improve the environmental, economic and social well-being of the Sierra Nevada Region, its communities and the citizens of California.

Socioeconomic	Status is based on family income, parental education level, parental occupation, and social status in the community
Sustainable	A characteristic of a process or state that can be maintained at a certain level indefinitely
Swales	A low tract of land, especially when moist or marshy.
Tributaries	A stream or river which flows into a mainstem (or parent) river, and which does not flow directly into a sea.
Vista	A distant view, or prospect, especially one seen through some opening.
Walkability	The measure of the overall walking conditions in an area
Waste-to-energy	Any waste treatment that creates energy in the form of electricity or heat from a waste source that would have been disposed of in landfill
Watershed	The area of land that catches rain and snow and drains or seeps into a marsh, stream, river, lake or groundwater.
Williamson Act	The California Land Conservation Act of 1965 enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.
Windbreak	Is usually made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to prevent soil from erosion.
Xeriscaping	Landscaping that does not require supplemental irrigation.
Zoning	A system of land-use regulation

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Appendix F

Kern River Valley Architectural

Design Criteria

NOTE:

Attached for your review is the Draft Precise Development (PD) Combining District Design Criteria with requirements for the Kern River Valley incorporated with underline text. The draft revisions to the Kern County Zoning Ordinance Section 19.56 are in accordance with the following Kern River Valley Specific Plan policy:

Policy 2.4.7 All new zone changes to a commercial zone district shall be required to include the Precise Development (PD) Combining District with their requests. The PD Combining District will implement architectural design standards that employ historic or rustic concepts compatible with the area's historic character.

Please note: Proposed revisions to the Zoning Ordinance will be considered by the Planning Commission and Board of Supervisors at a later date based on the draft guidelines attached.

CHAPTER 19.56

PRECISE DEVELOPMENT (PD) COMBINING DISTRICT

SECTIONS:

- 19.56.010 PURPOSE AND APPLICATION**
- 19.56.020 PERMITTED USES**
- 19.56.030 USES PERMITTED WITH A CONDITIONAL USE PERMIT**
- 19.56.040 PROHIBITED USES**
- 19.56.050 MINIMUM LOT SIZE**
- 19.56.060 MINIMUM LOT AREA PER DWELLING UNIT**
- 19.56.070 YARDS AND SETBACKS**
- 19.56.080 HEIGHT LIMITS**
- 19.56.090 MINIMUM DISTANCE BETWEEN STRUCTURES**
- 19.56.100 PARKING**
- 19.56.110 SIGNS**
- 19.56.120 LANDSCAPING**
- 19.56.130 SITE DEVELOPMENT PLAN REVIEW — REQUIRED**
- 19.56.140 SITE DEVELOPMENT PLAN REVIEW — APPLICATION — CONTENTS**
- 19.56.150 BASIS FOR APPROVAL**
- 19.56.170 TIME LIMIT ON DEVELOPMENT APPROVAL**
- 19.56.180 TEMPORARY USES**
- 19.56.190 MINOR PLAN MODIFICATIONS**
- 19.56.200 PERMIT REVOCATION AND MODIFICATIONS**
- 19.56.210 DESIGN CRITERIA - KERN RIVER VALLEY**

19.56.010 PURPOSE AND APPLICATION

The purpose of the Precise Development (PD) Combining District is to designate areas with unique site characteristics or environmental conditions or areas surrounded by sensitive land uses to ensure that development in such areas is compatible with such constraints. All development in the PD Combining District shall be subject as a minimum to Special Development Standards as specified in Chapter 19.80 of this title; however, a Special Development Standards Plot Plan Review shall not be required. The application of the PD District may be initiated by either the property owner or the County. The PD District may be combined with any base district. The regulations established by the PD District shall be in addition to the regulations of the base district with which the PD District is combined.

19.56.020 PERMITTED USES

Permitted uses in a PD District are those uses permitted by the base district with which the PD District is combined.

19.56.030 USES PERMITTED WITH A CONDITIONAL USE PERMIT

Uses permitted with a conditional use permit in a PD District are those conditional uses permitted by the base district with which the PD District is combined.

19.56.040 PROHIBITED USES

Prohibited uses in a PD District are those uses prohibited by the base district with which the PD District is combined.

19.56.050 MINIMUM LOT SIZE

Minimum lot size requirements in a PD District are per the requirements of the base district with which the PD District is combined.

19.56.060 MINIMUM LOT AREA PER DWELLING UNIT

Requirements for minimum lot area per dwelling unit in a PD District are per the requirements of the base district with which the PD District is combined.

19.56.070 YARDS AND SETBACKS

Yard and setback requirements in a PD District are per the requirements of the base district with which the PD District is combined.

19.56.080 HEIGHT LIMITS

Height limit requirements in a PD District are per the requirements of the base district with which the PD District is combined.

19.56.090 MINIMUM DISTANCE BETWEEN STRUCTURES

Requirements for minimum distance between structures in a PD District are per the requirements of the base district with which the PD District is combined.

19.56.100 PARKING

Parking requirements in a PD District are per the requirements of Chapter 19.82 of this title, Off-street Parking.

19.56.110 SIGNS

Sign requirements in a PD District are per the requirements of the base district with which the PD District is combined. If located within the Kern River Valley Specific Plan design criteria will apply.

19.56.120 LANDSCAPING

Landscaping requirements in a PD District are per the requirements of Chapter 19.86 of this title, Landscaping. If located within the Kern River Valley Specific Plan design criteria will apply.

19.56.130 SITE DEVELOPMENT PLAN REVIEW — REQUIRED

No use shall be established, changed, or altered, no development shall occur and no building or grading permit shall be issued for any use or development in the PD Combining District, except for one (1) single-family residential dwelling on a single lot, until an application for site development plan

review has been submitted to and approved by the Planning Director or the Board of Supervisors in accordance with the procedures set out in Chapter 19.102 of this title. The Planning Director may waive this requirement in cases where the proposed development is the subdivision of property, and no other development is proposed. Additionally, this requirement shall be waived in those instances where the proposed development requires approval of a conditional use permit pursuant to Chapter 19.104.

19.56.140 SITE DEVELOPMENT PLAN REVIEW — APPLICATION — CONTENTS

An application for site development plan review shall include the following:

- A. Name and address of applicant
- B. Name(s) and address(es) of the property owner(s)
- C. Assessor's parcel number(s)
- D. Legal description of the property
- E. A site development plan drawn at the scale specified by the Planning Director, which includes the following information:
 - 1. Topography and proposed grading
 - 2. Proposed development in relationship to all previously approved and projected PD site development plans
 - 3. The width, location, and names of surrounding streets
 - 4. The location, dimensions, ground floor area, and uses of all existing and proposed buildings and structures on the subject property
 - 5. Proposed landscaping
 - 6. Streets and parking areas
 - 7. Signs, including location, size, and height
 - 8. Proposed dedications and improvements in accordance with applicable subdivision improvement standards for the area
 - 9. Location, height, and material of walls and fences
 - 10. Other specified uses of the property
 - 11. North arrow and scale
- F. A narrative description of the proposed development, including the following:
 - 1. Acreage or square footage of the property

2. Height, ground floor area, and total floor area of each building
3. Number of dwelling units in each building
4. Building coverage expressed as a percent of the total area of the property
5. Area of land devoted to landscaping and/or open space usable for recreation purposes and its percentage of the total land area
6. Method of sewage disposal
7. Water supply, both domestic and fire
8. Proposed on-site drainage facilities
9. Methods of flood control, where appropriate

G. If design criteria apply the following additional items will need to be provided:

1. Building elevations (all sides) and sign elevations indicating:
 - a. Architectural treatment of the building.
 - b. Size, spacing, and architectural treatment of windows, doors, and other openings
 - c. Method of roof equipment screening
 - d. Any building enhancements including porches, patios, seating areas, railings, benches, tables, etc.
 - e. Sign height, dimensions, and sign lighting
2. Type of fencing
3. Type of lighting and lighting fixtures (provide a graphic)
 - a. The lighting graphic must demonstrate how the lighting complies with the design criteria of this title.
4. A materials and color plan which includes the following:
 - a. Sign materials and color
 - b. Building materials and color
 - c. Roof materials

19.56.150 BASIS FOR APPROVAL

The decision-making authority may approve or conditionally approve an application for a precise development plan if it finds all of the following:

- A. The proposed development is consistent with the designations, goals, and policies of the applicable General or Specific Plan.
- B. The proposed development will not be materially detrimental to the health and safety of the public or to property and residents in the vicinity.
- C. If design criteria is required, the proposed development is in substantial conformance to the criteria identified in this title.

19.56.170 TIME LIMIT ON DEVELOPMENT APPROVAL

If development approved in accordance with this chapter has not commenced within two (2) years of the approval, the approval shall become null and void and of no effect, unless an extension has been granted by the Planning Director upon written request for an extension before the expiration of the two- (2-) year period. This provision shall not apply to applications approved in conjunction with a tentative parcel map or a tentative tract map. In such cases, the expiration period shall coincide with that of the approved tentative parcel map or approved tentative tract map, as applicable.

19.56.180 TEMPORARY USES

Notwithstanding Sections 19.56.140 through 19.56.150 of this chapter, when a PD District has been established and is in effect, the Planning Director is authorized to approve a temporary use of the property consistent with the uses authorized by the base district within which the PD District is combined, but involving no permanent buildings or structures, if the Planning Director determines that such temporary use would not be detrimental to the public health, safety, and welfare, subject to the following conditions:

- A. The applicant shall submit an application for a PD site development plan review.
- B. Authorization for a temporary use shall be evidenced by a temporary precise development plan approved by the Planning Director in accordance with the procedures set out in Sections 19.102.080 through 19.102.110 of this title.
- C. The Planning Director may impose reasonable conditions to ensure that the temporary use will not be detrimental to the public health, safety, and welfare.
- D. Such temporary precise development plan may be revoked by the Planning Director at any time, if, in the exercise of his/her reasonable discretion, he/she determines that continued temporary use of such property without the safeguards provided by an approved PD site development plan would be detrimental to the public health, safety, and welfare.
- E. No temporary use authorized by a temporary precise development plan shall ever ripen into the status of a permanent right or legal nonconforming use.
- F. Upon approval of a precise development plan authorizing the permanent use of the property or upon expiration of the temporary precise development plan, the temporary precise development plan shall become null and void and the premises shall be completely vacated.

and restored to its original condition, except as otherwise authorized by a precise development plan approved for the permanent use of the property.

19.56.190 MINOR PLAN MODIFICATIONS

The Planning Director may approve minor plan modifications to an approved PD site development plan in accordance with the procedures set out in Sections 19.102.040 through 19.102.060 of this title if the Planning Director determines that the modification(s) does not constitute a substantial change in the approved project.

19.56.200 PERMIT REVOCATION AND MODIFICATIONS

Any permit issued pursuant to this chapter may be revoked or modified pursuant to Section 19.102.020 of this title.

19.56.210 DESIGN CRITERIA - KERN RIVER VALLEY

The following design criteria will be applied to all commercial and industrial zoned parcels located within the boundaries of the Kern River Valley Specific Plan.

A. Signs

1. Sign lighting and style shall be compatible with Victorian, Country/Old West Rustic, or Southwestern architecture. No neon or internally illuminated signs will be allowed.
2. Sign height or position relative to the building shall stay within the building's scale.

B. Landscaping

1. Trees, shrubs, and groundcover shall include plant types which are native to the area, drought resistant, heat tolerant, or fire resistant.

C. Architectural Design Standards

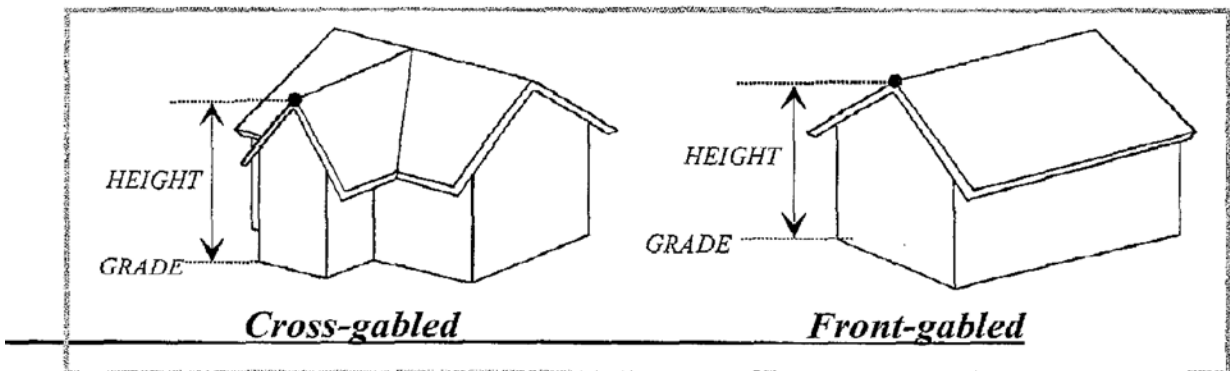
- A. 1. All buildings shall architecturally resemble the "Victorian", "Country/Old West", "Rustic", or "Southwestern" design. The following identifies some elements for each type of design. These elements are meant to provide guidance. Some elements of one or more of these design themes must be clearly identifiable in building elevations.

1. Victorian architecture includes the following main elements.



Ornate Front Porches

- a. Steeply pitched gabled roofs.

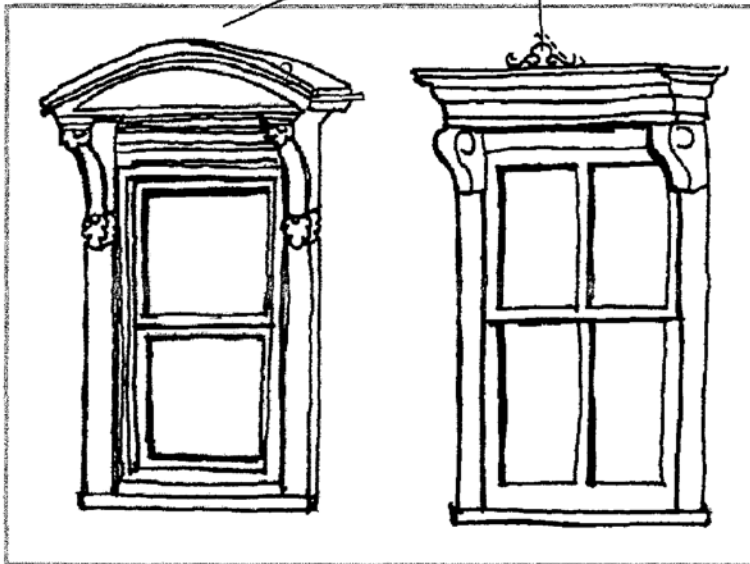


b. Ornate front porches and building facades.



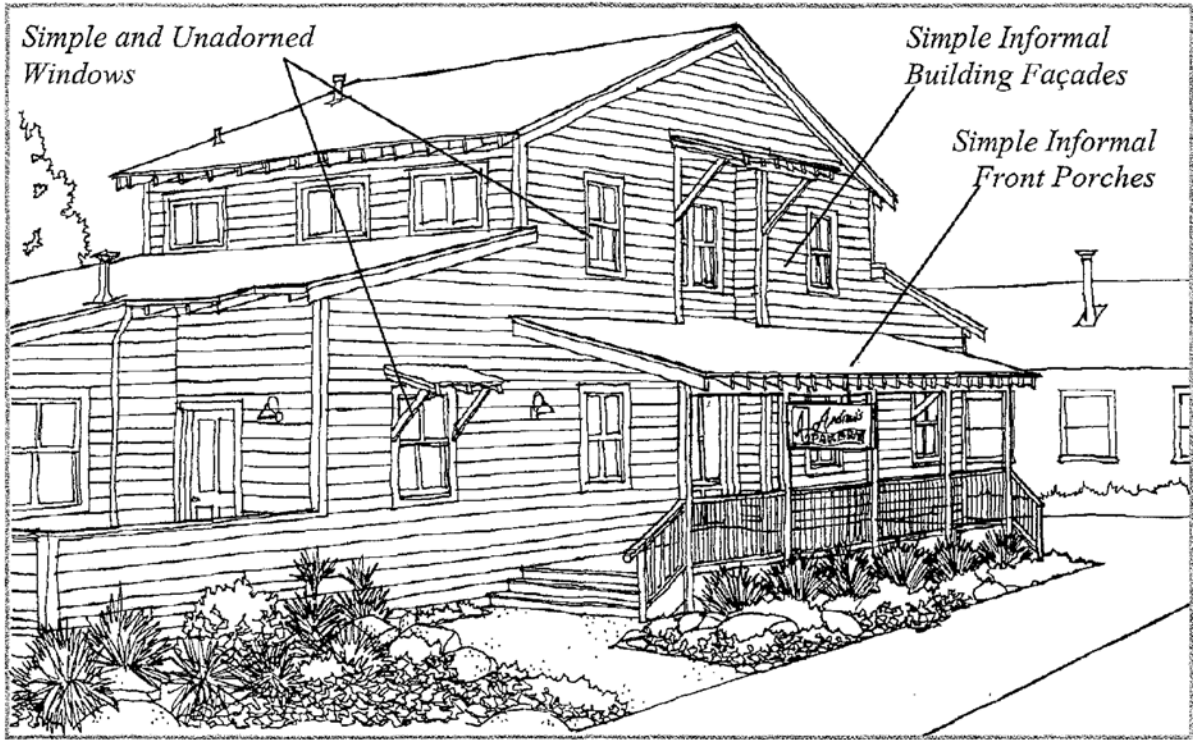
c. Windows accompanied by ornamental details such as different shapes or decorative framing.

Decorative Framing and Ornamental Details for Upper Floor Windows



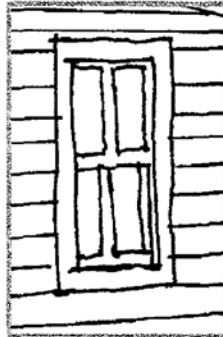
Decorative Framing for Display Windows

2. Country/Old West architectural style contains the following elements.



a. Neutral color plate such as browns, tans, creams, blacks, and grays.

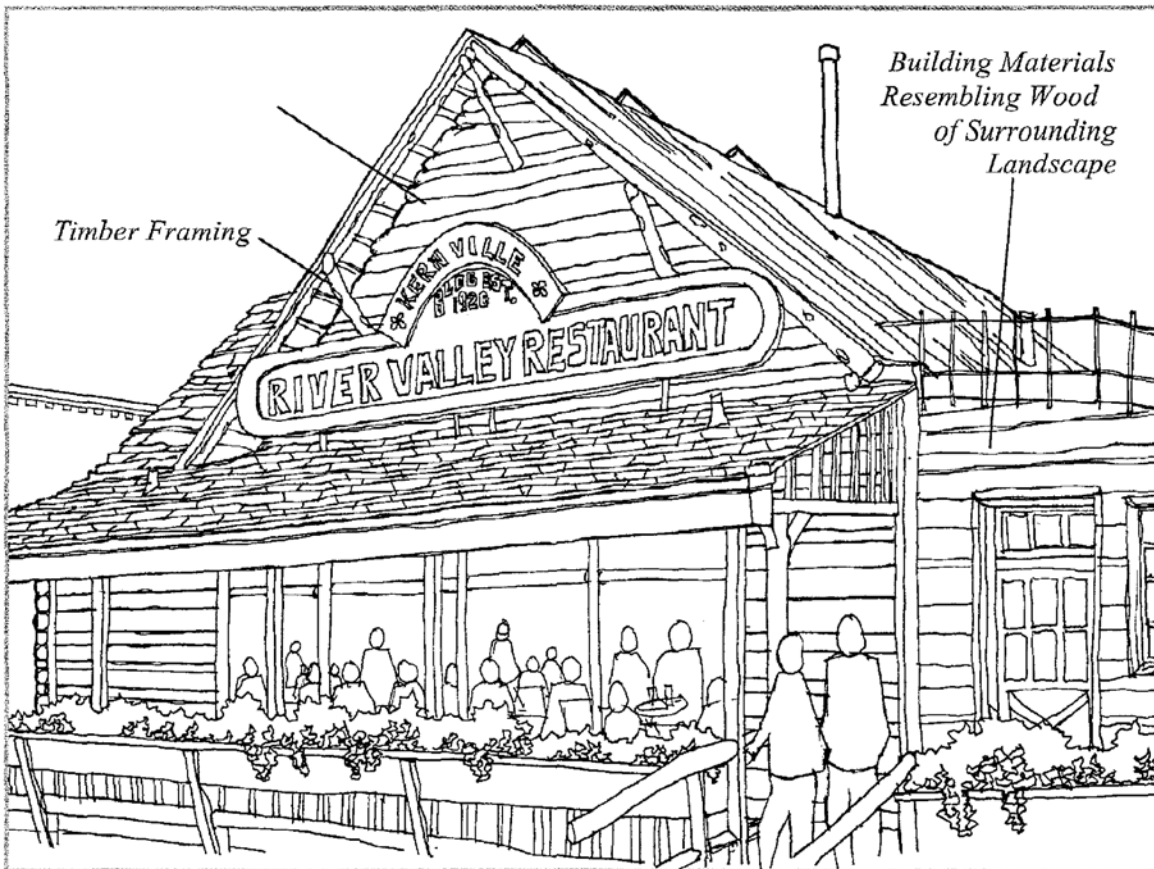
b. Simple and unadorned windows.



c. Simple and informal porches and building façades.

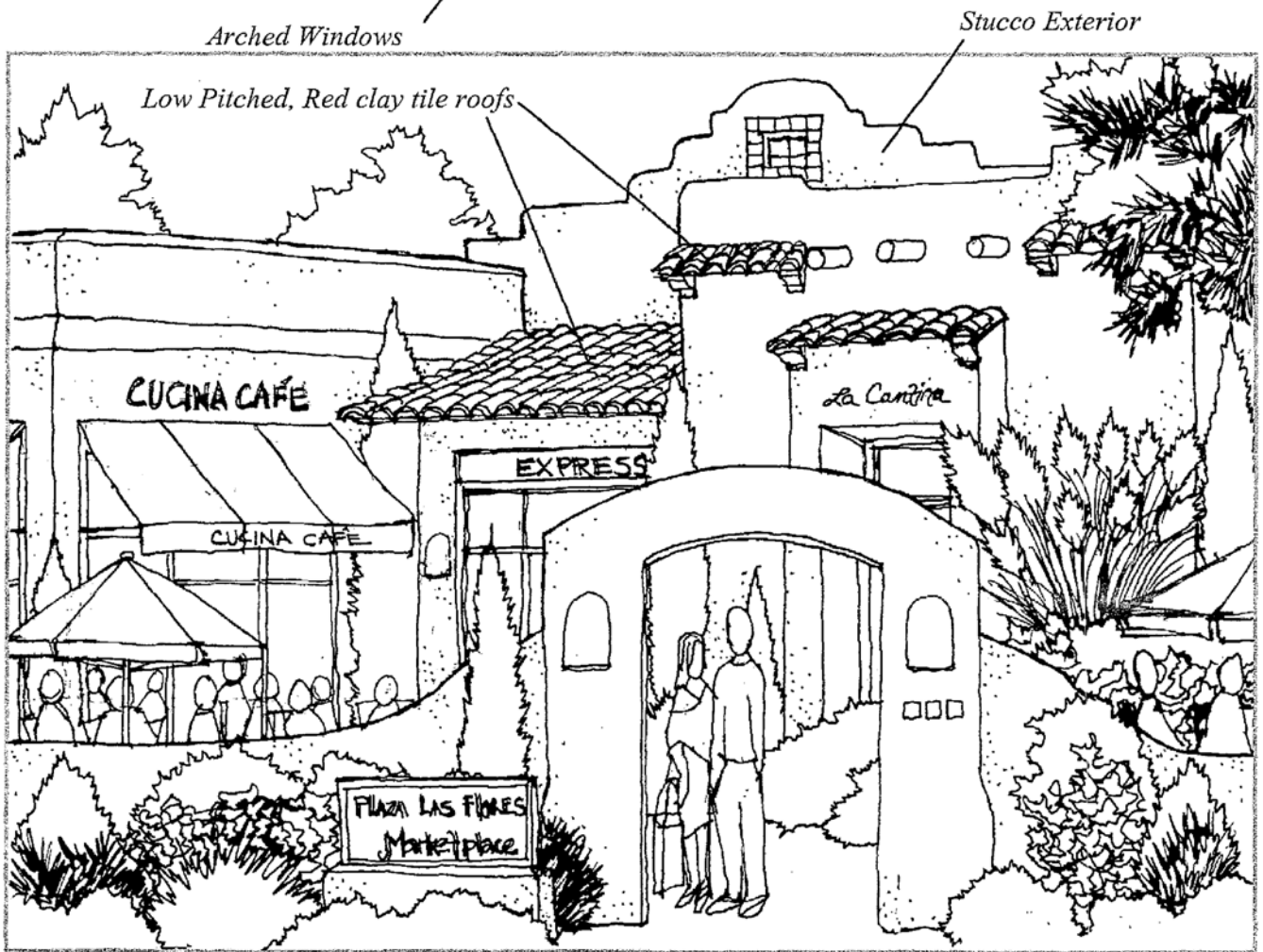
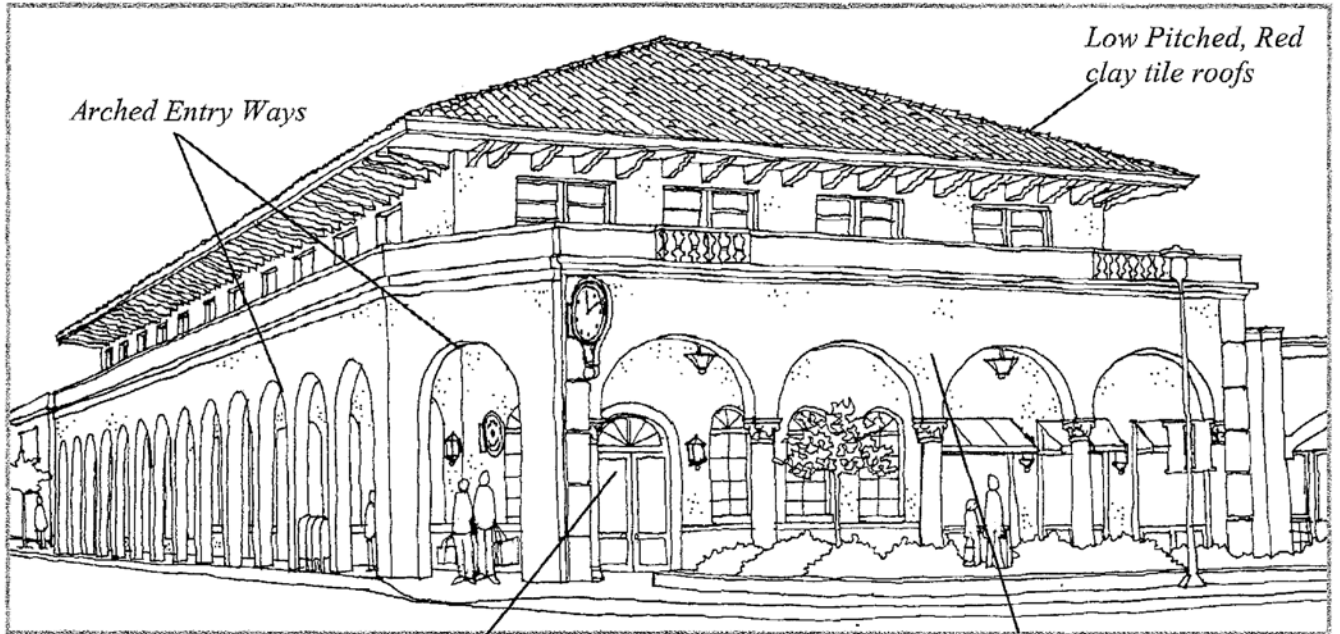


3. Rustic architectural style contains the following elements.

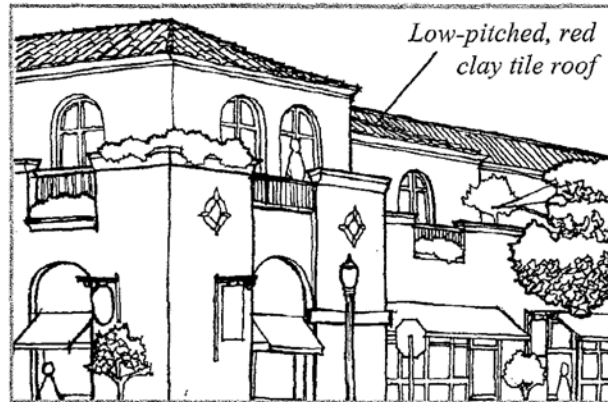
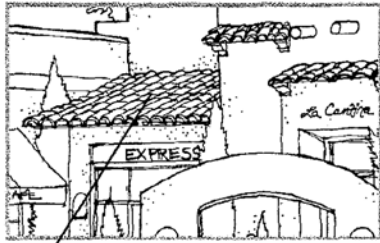


- a. Typically stained exterior surfaces that have a natural wood or unpainted appearance.
- b. Use of construction or building materials that resemble wood or stone from the surrounding landscape.
- c. Timber frames and post-and-beam structures.

4. Southwestern style contains the following elements:



a. Roof tiles – typically red or tan in color



Red clay tile roofs

b. Stucco exterior

c. Low pitched roof

d. Arched entry ways and windows

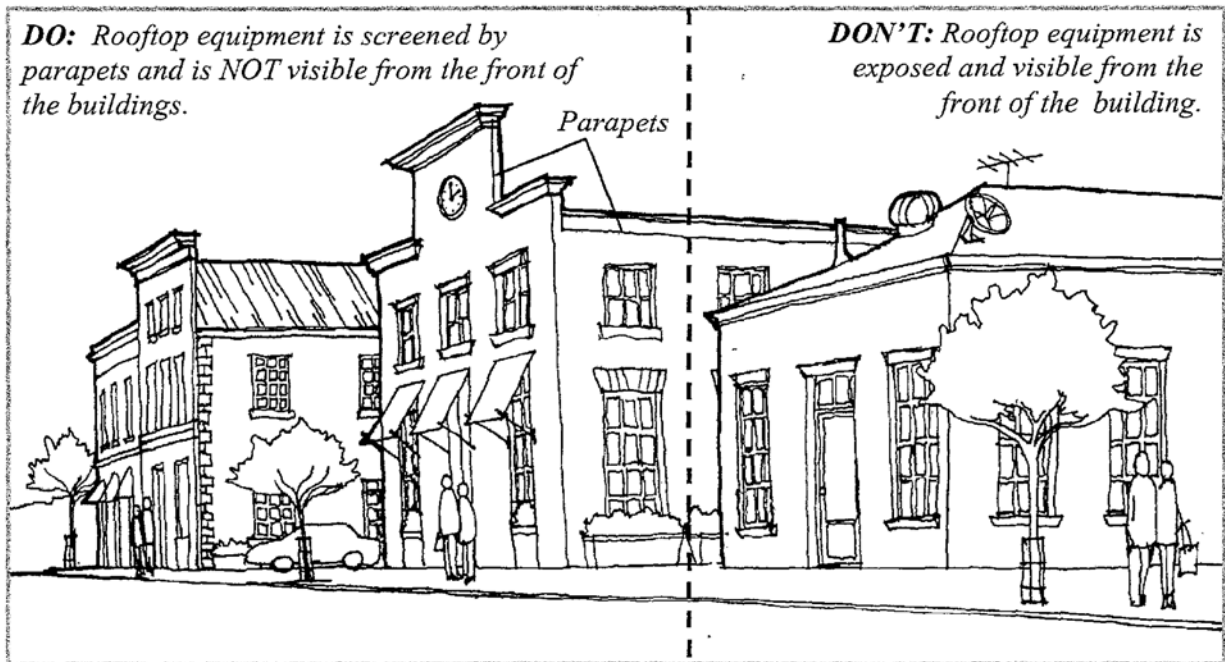
Arched window openings

Arched entryways



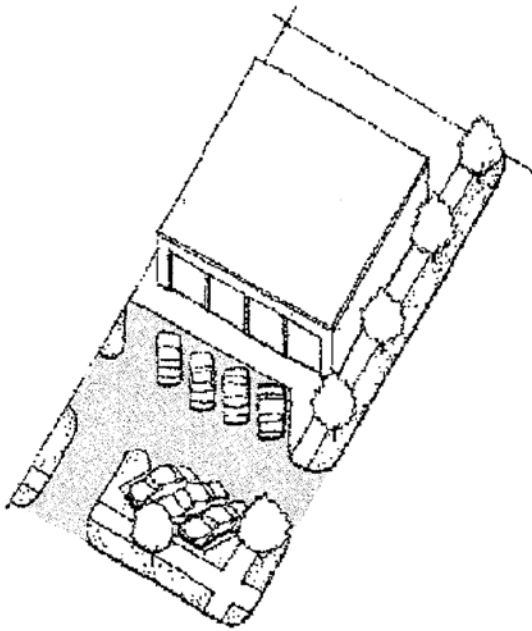
B. The following construction materials shall be used on the external area of the building: brick, stone, synthetic stone, concrete block, stucco with a metal or fiberglass mesh reinforcement, heavy timber, wood treated with fire resistant chemicals, or imitation wood.

- C. All buildings roofs shall be built with one of the following materials: corrugated metal, standing seam metal, cement, slate, asphalt tile, and pressure treated cedar roof with gypsum underlay. No other wooden shingles will be allowed due to fire safety concerns.
- D. Rooftop equipment, such as satellite dishes and air conditioners, shall not be visible from the front of the building. Parapets or other screening techniques are an acceptable way of concealing such equipment. Below is a picture of buildings with parapets.

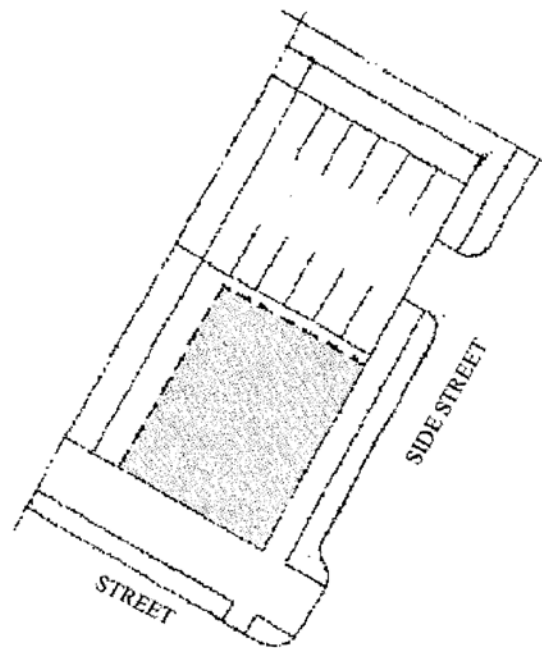
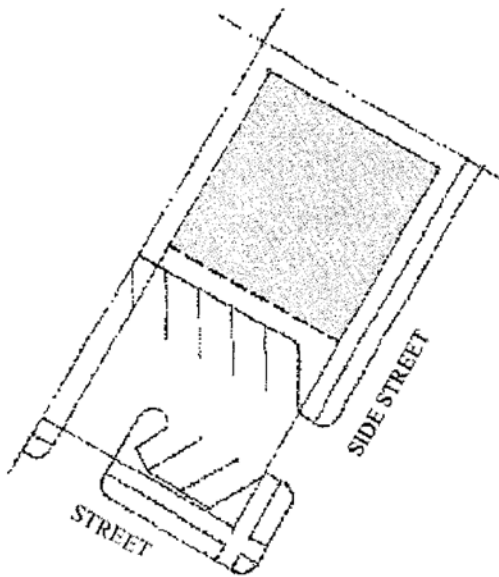
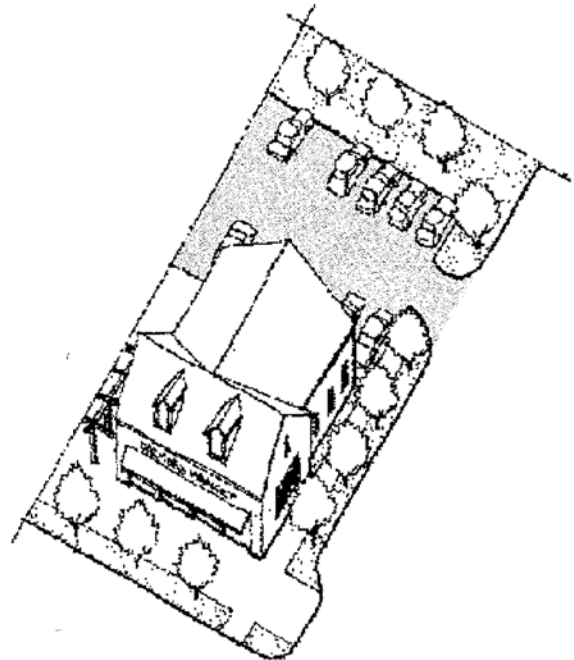


- E. Wherever possible and safe, parking shall be located at the side or rear of the building so that the design focus is on the building rather than the parking area. When located adjacent to a street, parking lots shall be separated from the street by a minimum five-foot wide landscaping buffer strip featuring a combination of trees, shrubs, and groundcover, and a four-foot wooden fence, block wall, or other treatment shall be located on the interior of the landscaping buffer strip. Parking lots shall include direct connections to an overall walkway system.

POOR SITE PLANNING



GOOD SITE PLANNING



F. Natural fencing and wall materials (e.g. wood, stone, brick) shall be used. Chainlink fencing that is brown or green in color shall be permitted if screened by the landscaping. No barbwire or razor wire shall be used as part of the fencing for commercial uses.

G. New commercial building frontage areas shall include pedestrian elements such as seating areas, walkways, patios, tables, or plazas. These elements should be deigned to complement the type of business and the exterior of the building.

H. For fire safety, the following items should be used whenever possible:

Windows and frames: tempered glass, low emissivity (E) glass, aluminum window frames, aluminum clad wood window frames, and vinyl window frames.

Window coverings: All types of window covers, shutters, or screens will provide fire resistance for a structure.

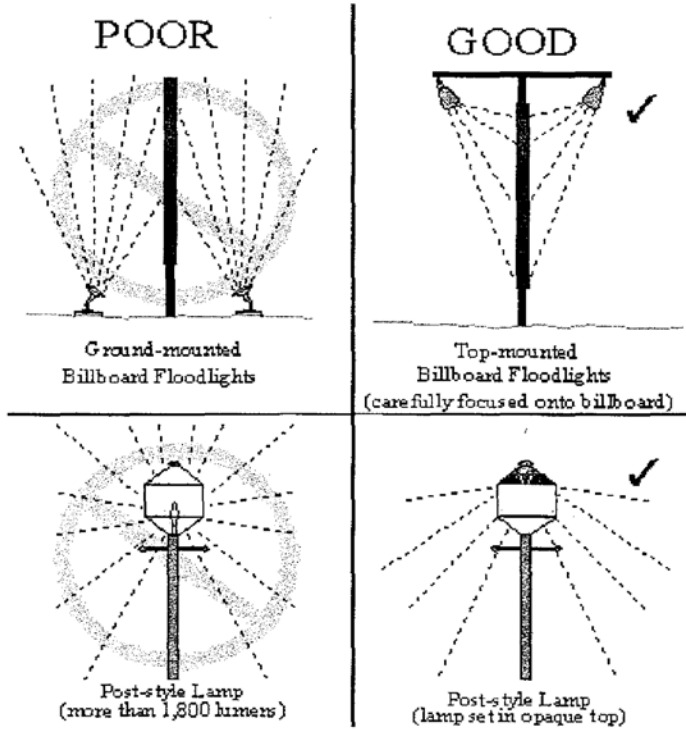
Doors: wood doors with a class C or twenty-minute rating, metal, steel, or aluminum doors.

LIGHTING

A. Buildings shall be designed with the following lighting standards:

1. All exterior lighting shall be designed downward in a matter that will reduce light and glare pollution onto neighboring properties and roadways.
2. All security lighting shall be connected to a timer and/or motion detector.
3. Exterior lighting shall use one of the following types of light: Metal Halide, High Pressure Sodium, Fluorescent, or Low Pressure Sodium.
4. Exterior lighting shall be fully shielded. "Fully Shielded" denotes lighting fixtures which are shielded, focused, or constructed so that light rays do not project horizontally or vertically up.

EXAMPLES OF SOME COMMON LIGHTING FIXTURES



EXAMPLES OF SOME COMMON LIGHTING FIXTURES

