

**CORCORAN PLANNING COMMISSION
MEETING AGENDA**

*Monday, September 21, 2020
5:30 P.M*

******* NOTICE *******

**IN RESPONSE TO THE ORDERS
ISSUED BY THE GOVERNOR OF THE STATE OF CALIFORNIA
AND THE INREASING NUMBER OF COVID-19 CASES IN THE STATE
THE CORCORAN PLANNING COMMISSION MEETING
WILL BE HELD VIA A CONFERENCE CALL**

TO ACCESS THE MEETING, PLEASE USE THE FOLLOWING:

Dial-in Number: 1-712-775-7031

Access Code: 962-899

Public Inspection: A detailed Planning Commission packet is available for review at Corcoran City Hall, located at 832 Whitley Avenue

Notice of ADA Compliance: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerks office at (559) 992-2151 ext. 235.

Public Comment: Members of the audience may address the Planning Commission on non-agenda items; however, in accordance with Government Code Section 54954.2, the Planning Commission may not (except in very specific instances) take action on an item not appearing on the posted agenda.

This is just the time for members of the public to comment on any matter within the jurisdiction of the Corcoran Planning Commission. Planning Commission will ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

After receiving recognition from the chair, speaker will walk to the podium and state name and address and proceed with comments. Each speaker will be limited to five (5) minutes.

ROLL CALL

Chairman: Shea DeVaney
Vice-Chairman: Karl Kassner
Commissioner: David Bega
Commissioner: Vicente Carrasco Sanchez
Commissioner: David Jarvis
Commissioner: Dennis Tristao
Commissioner: Janet Watkins

FLAG SALUTE

1. **PUBLIC DISCUSSION**

2. **APPROVAL OF MINUTES**

2.1 Approval of minutes of the regular Planning Commission meeting on August 21, 2020.

3. **RE-ORGANIZATION - None**

4. **PUBLIC HEARING - None**

5. **STAFF REPORTS**

5.1 Discussion, landscape ordinance revisions

5.2 Discussion, vacant lot and vacant building registration

5.3 Discussion on Corcoran Industrial District (IL and IH zones) Plan

6. **MATTERS FOR PLANNING COMMISSION**

- 6.1. Information Item: Recognition of resignation of Chairman Shea DeVaney
- 6.2. Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*
- 6.3. Committee/Seminar Reports - None

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on September 17, 2020.



Kevin J. Tromborg, Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, August 17, 2020**

The regular session of the Corcoran Planning Commission was held through a teleconference at 832 Whitley Avenue, Corcoran, CA 93212. The meeting was called to order by Vice-Chairperson, Kassner, in the City Hall, 832 Whitley Avenue, Corcoran, CA, at 5:30 P.M.

ROLL CALL

Commissioners present: Carrasco Sanchez, Jarvis, Kassner, Tristao and Watkins

Commissioners absent: Bega and DeVaney

Staff present: Kevin J. Tromborg and Ma. Josephine Lindsey

Also present: Joseph Beery, City Attorney

FLAG SALUTE None.

1. PUBLIC DISCUSSION - None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Watkins and seconded Jarvis to approve the minutes of the regular meeting on July20, 2020. A roll call vote was made. Motion carried by the following vote:

AYES: Jarvis, Kassner, Tristao and Watkins

NOES:

ABSTAIN: Carrasco Sanchez

ABSENT: Bega and DeVaney

3. RE-ORGANIZATION - None

4. PUBLIC HEARING

4.1 Public Hearing to introduce and consider Resolution # 2020-13, Conditional Use Permit 20-02 submitted by Gurmohan Sidhu for type 21 liquor license to sell beer, wine and hard liquor at store located at 1301 Whitley Avenue, Corcoran, CA 93212 with APN: 032-023-004 was declared open at 5:37 pm. Tromborg presented the staff report.

A written testimony was received in favor of the liquor license. Ms. Arianna Moreno of 438 Nimitz Avenue, Corcoran, CA 93212, mentioned that having another store selling liquor is a healthy competition. The public hearing was closed at 5:45 pm.

Following Commission discussion, a **motion** was made by Tristao and seconded by Watkins to approve Resolution # 2020-13, Conditional Use Permit 20-02 submitted by Gurmohan Sidhu for type 21 liquor license to sell beer, wine and hard liquor at store located at 1301 Whitley Avenue, Corcoran, CA 93212 with APN: 032-023-004 and recommend the letter of convenience and necessity for approval of the City Council. A roll call vote was made. Motion carried by the following vote:

AYES: Carrasco-Sanchez, Jarvis, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: Bega and DeVaney

4.2 Public Hearing to introduce and consider Resolution No. 2020-14 Tentative Parcel Map application 20-03 submitted by Zumwalt Hansen & Associates, Inc. for property address 2632 North Avenue, Corcoran, CA 93212, APN 034-110-032, was declared open at 5:50 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:55 pm.

Following Commission discussion, a **motion** was made by Tristao and seconded by Carrasco Sanchez to approve Resolution No. 2020-14 Tentative Parcel Map application 20-03 submitted by Zumwalt Hansen & Associates, Inc. for property address 2632 North Avenue, Corcoran, CA 93212, APN 034-110-032A roll call vote was made. Motion carried by the following vote:

AYES: Carrasco-Sanchez, Jarvis, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: Bega and DeVaney

4.3 Public Hearing to introduce and consider Zone Text Change pertaining to application for Supportive Housing through an administrative review, was declared open at 5:57 pm. Tromborg presented the staff report retracting the zone text change based on the memorandum issued by the Department of Housing and Community Development on SB 745. Supportive or Transitional Housing is an allowed residential use that is subject to the same regulations enforced on other residential uses. This was confirmed by the city legal counsel.

5. STAFF REPORTS

5.2 Tromborg informed the commission that the city through Community Development Department applied for the Local Early Action Planning (LEAP) Grants, which was recently approved. Total amount awarded is \$ 150,000. The funds will be used to develop a storm water master plan and revise or update the current zoning code. The City Engineer will spearhead the two projects. The Planning Commission will also be involved in the zoning code revision.

6. MATTERS FOR COMMISSION

6.1. Commission received information item regarding the variance application on lots with less than 60’ width, which is not required on a non-conforming parcel provided that all documentations are submitted e.g. deed of trust with legal description.

6.2 Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*

6.3 Committee/Seminar Reports - None

7. ADJOURNMENT

At 6:15 p.m., the meeting was adjourned to the next regular meeting on Monday, September 21, 2020 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Shea DeVaney, Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg, Community Development Director

Chairperson
Shea DeVaney

Vice-Chairperson
Karl Kassner

Commissioners
David Bega
Dennis Tristao
David Jarvis
Vicente Carrasco
Sanchez
Janet Watkins

Planning Commission



**Community
Development
Department**

(559) 992-2151
FAX (559) 992-2348

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT (Discussion and Direction)

Item # 5.1

To: Planning Commission

From: Kevin J. Tromborg, Community Development Director, Planner, Building Official.

Date: September 21, 2020

Subject: **Discussion and direction regarding Residential Landscaping and irrigation requirements**

A. General Information:

In 2010, the City of Corcoran approved Ordinance 615, Model Water Efficient Landscape Ordinance (MWELo) that provides standards and requirements for commercial landscapes and or landscapes over 2500 square feet. In 2016, Community Development Staff brought mandatory revisions to the City Council for approval. MWELo requires large landscape projects or commercial landscapes to comply with requirements such as:

1. Minimize overspray and runoff.
2. Provide a landscape water budget for new construction
3. The appropriate use and grouping of plants and trees
4. Automatic irrigation systems and schedules
5. Soil assessment and soil management
6. Landscape maintenance practices
7. The capture and retention of storm water on site.
8. Encourage the use of recycled water.
9. Educate water users

The purpose of MWELO is to establish a structure for designing, installing, maintaining, and managing water efficient landscapes in new and rehabilitated projects to reduce water use to the lowest practical amount. The City of Corcoran has done an efficient job through its Building plan review process to ensure large landscape projects and commercial projects comply with these requirements. The State mandated ordinance also requires that local agencies inspect all new irrigation systems installed, and that we encourage or mandate specific types of residential and commercial landscapes.

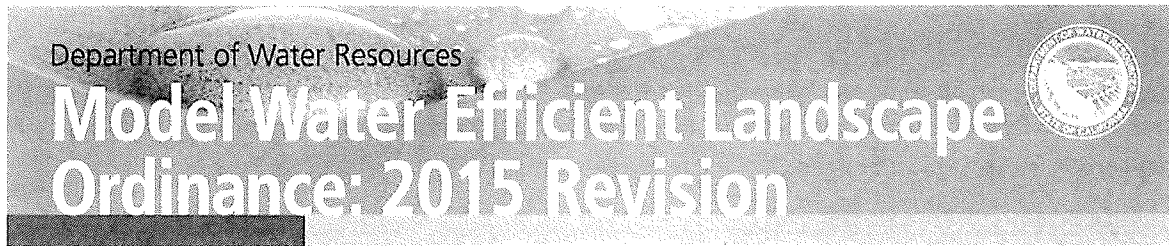
B. Discussion:

Recognizing that water is a precious finite commodity. Staff would like to have a discussion regarding these issues that are not addressed in MWELO.

1. Permits and inspection of residential sprinkler systems
2. Residential water efficient plants and trees
3. Limiting grass square footage to a specific amount based on size of lot
4. Sub-division landscape requirements.

C. Recommendation

Staff is seeking direction on moving forward with a draft ordinance.



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 (Ordinance) through expedited regulation. The California Water Commission approved the revised Ordinance on July 15, 2015.

Which Projects are Subject to the Ordinance?

New development projects that include landscape areas of 500 sq. ft. or more are subject to the Ordinance. This applies to residential, commercial, industrial and institutional projects that require a permit, plan check or design review. The previous landscape size threshold for new development projects ranged from 2500 sq. ft. to 5000 sq. ft.

The size threshold for existing landscapes that are being rehabilitated has not changed, remaining at 2500 sq. ft. Only rehabilitated landscapes that are associated with a building or landscape permit, plan check, or design review are subject to the Ordinance.

When Does the Ordinance Go into Effect?

Local agencies (cities and counties) have until December 1, 2015 to adopt the Ordinance or adopt their own ordinance, which must be at least as effective in conserving water as the State's Ordinance. 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* below). If a local agency does not take action on a water efficient landscape ordinance by the specified dates, the State's Ordinance becomes effective by default.

What are the Significant Revisions?

More Efficient Irrigation Systems

- Dedicated landscape water meters or submeters are required for residential landscapes over 5000 sq. ft. and non-residential landscapes over 1000 sq. ft.
- Irrigation systems are required to have pressure regulators and master shut-off valves.
- All irrigation emission devices must meet the national standard stated in the Ordinance to ensure that only high efficiency sprinklers are installed.
- 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 5000 sq. ft.
- The minimum width of areas that can be overhead irrigated was changed 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.

Incentives for Graywater Usage

Landscapes under 2500 sq. ft. that are irrigated entirely with graywater or captured rainwater are subject only to the irrigation system requirements of Appendix D, Prescriptive Compliance Option.

Improvements in Onsite Stormwater Capture

Friable soil is required in planted areas to maximize water retention and infiltration. Four yards of compost per 1000 sq. ft. of area must be incorporated. Other recommended measures for increasing onsite stormwater retention are listed in the Ordinance.

Limiting the Portion of Landscapes that can be Planted with High Water Use Plants

The maximum amount of water that can be applied to a landscape is reduced from 70% of the reference evapotranspiration (ET_o) to 55% for residential landscape projects, and to 45% of ET_o 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 residential projects, the coverage of high water use plants is reduced from 33% to 25% of the landscaped area. In non-residential landscapes, planting with high water use plants is not feasible. However, unchanged in the Ordinance is the extra water allowance made for non-residential areas when used for specific functional areas, such as recreation and edible gardens. Extra water allowance is also made for landscapes irrigated with recycled water, as was the case in the previous ordinance.

The irrigation efficiency of devices used to irrigate landscapes is one of the factors that goes into determining the maximum amount of water allowed. Rather than having one default irrigation efficiency for the entire site, the revised Ordinance allows the irrigation efficiency to be entered for each area of the landscape. The site-wide irrigation efficiency of the previous ordinance was 0.71; the revised Ordinance defines the irrigation efficiency of drip as 0.81 and that of overhead spray as 0.75.

Median strips cannot be landscaped with high water use plants, precluding the use of cool season turf. 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.

Reporting Requirements

All local agencies will report on the implementation and enforcement of their ordinances to DWR by December 31, 2015. Local agencies developing a regional ordinance will report on their adopted regional ordinance by March 1, 2016. Reporting for all agencies will be due by January 31st of each year thereafter.

Prescriptive Checklist Option for Landscapes under 2500 sq. ft.

Projects with landscape areas under 2500 sq. feet may comply with the performance requirements of the Ordinance or conform to the prescriptive measures contained in Appendix D. Many will find that the Appendix D checklist simplifies compliance.

How Much Water Will Be Saved?

DWR estimates that a typical California landscape will use 12,000 gallons less a year, or 20 percent less than allowed by the 2009 ordinance. Commercial landscapes will cut water use by 35%. Over the next three years, it is predicted that 472,000 new homes associated with 20,000 acres of landscape will be built in California. With proper implementation and enforcement by local agencies, the Ordinance will lead to substantial water savings.

How Can I Get Additional Assistance?

In Fall 2015, DWR will release a guidance document to accompany the Ordinance. Training workshops for local agency staff and landscape professionals will be held throughout the State.

Contact Information:

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

APPROVED

COPY

ORDINANCE NO. 615

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORCORAN ADDING
TITLE 7, CHAPTER 8, OF THE CITY CODE OF THE CITY OF CORCORAN –
ENTITLED WATER EFFICIENT LANDSCAPE DESIGN AND INSTALLATION**

THE CITY COUNCIL OF THE CITY OF CORCORAN DOES ORDAIN AS FOLLOWS:

Title 7, Chapter 8 of the City Code of the City of Corcoran is added to read as follows:

WATER EFFICIENT LANDSCAPE DESIGN AND INSTALLATION:

Adding the following sections:

Sections:

- 7-8-1.0 **Statement of purpose.**
- 7-8-2.0 **Applicability.**
- 7-8-2.1 **Permits and Fees.**
- 7-8-2.2 **Authorization to Design a Landscape.**
- 7-8-3.0 **Definitions.**
- 7-8-4.0 **Implementation.**
- 7-8-5.0 **Landscape Documentation Package Submittal Requirements.**
- 7-8-6.0 **Water Efficient Landscape Worksheet.**
- 7-8-7.0 **Soil Management Report.**
- 7-8-8.0 **Grading Plan.**
- 7-8-9.0 **Landscape Design Plan.**
- 7-8-10.0 **Irrigation Design Plan.**
- 7-8-11.0 **Certificate of Completion.**
- 7-8-12.0 **Irrigation Scheduling.**
- 7-8-13.0 **Landscape and Irrigation Maintenance Schedule.**
- 7-8-14.0 **Irrigation Audit, Irrigation Survey and Irrigation Water Analysis (New and Rehabilitated Landscapes).**
- 7-8-15.0 **Irrigation Efficiency.**
- 7-8-16.0 **Recycled Water.**
- 7-8-17.0 **Stormwater Management**
- 7-8-18.0 **Public Education.**
- 7-8-19.0 **Irrigation Audit, Irrigation Survey and Irrigation Water Use Analysis (Existing Landscapes)**
- 7-8-20.0 **Water Waste Prevention.**

The ordinance in its entirety is attached as Exhibit "A". All other provisions of Title 7 of said code shall be and remain in full force and effect.

EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the passage hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government

Code section 36933(c)(1) and a summary shall be published once in the Corcoran Journal, a newspaper printed and published in the City of Corcoran, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the City Council of the City of Corcoran held on the 20th day of September, 2010. PASSED AND ADOPTED by the City Council of the City of Corcoran at a regular meeting thereof held on the 4th day of October, 2010, by the following vote:

AYES: Councilmembers: Haile, Wadsworth, and Lerma

NOES: None

ABSENT: Councilmembers: Baltierra, and Hanshaw

APPROVED


Raymond M. Lerma, Mayor

ATTEST:


Lorraine P. Lopez, City Clerk

CLERKS CERTIFICATE

City of Corcoran }
County of Kings } ss.
State of California }

I, Lorraine P. Lopez, hereby certify that the foregoing is a full, true and correct copy of an ordinance passed and adopted by the City Council of the City of Corcoran at a regular meeting held on the 4th day of October, 2010, by the vote as set forth therein.

DATED: October 6, 2010

ATTEST:

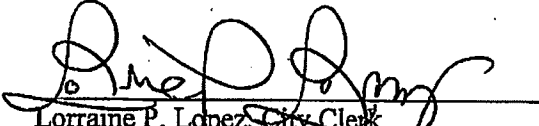

Lorraine P. Lopez, City Clerk

EXHIBIT "A"

TITLE 7 CHAPTER 8 WATER EFFICIENT LANDSCAPE DESIGN AND INSTALLATION

Sections:

- 7-8-1.0 Statement of purpose.
- 7-8-2.0 Applicability.
- 7-8-2.1 Permits and Fees.
- 7-8-2.2 Authorization to Design a Landscape.
- 7-8-3.0 Definitions.
- 7-8-4.0 Implementation.
- 7-8-5.0 Landscape Documentation Package Submittal Requirements.
- 7-8-6.0 Water Efficient Landscape Worksheet.
- 7-8-7.0 Soil Management Report.
- 7-8-8.0 Grading Plan.
- 7-8-9.0 Landscape Design Plan.
- 7-8-10.0 Irrigation Design Plan.
- 7-8-11.0 Certificate of Completion.
- 7-8-12.0 Irrigation Scheduling.
- 7-8-13.0 Landscape and Irrigation Maintenance Schedule.
- 7-8-14.0 Irrigation Audit, Irrigation Survey and Irrigation Water Analysis (New and Rehabilitated Landscapes).
- 7-8-15.0 Irrigation Efficiency.
- 7-8-16.0 Recycled Water.
- 7-8-17.0 Stormwater Management
- 7-8-18.0 Public Education.
- 7-8-19.0 Irrigation Audit, Irrigation Survey and Irrigation Water Use Analysis (Existing Landscapes)
- 7-8-20.0 Water Waste Prevention.

Section 7-8-1.0: Statement of purpose:

The purpose of these regulations is to establish standards and procedures for landscape designs and installations which are publicly and privately owned and maintained. The intent of these regulations is to develop guidelines for landscapes which utilize reasonable amounts of water and maintain design freedom. To this end, the regulations call for reduced water consumption, responsible landscape design, water efficient landscape irrigation practices and responsible landscape maintenance. These regulations are hereby incorporated by this reference into the city's existing procedures for checking landscape and irrigation plans as part of the building permit process.

Section 7-8-2.0: Applicability:

After January 1, 2010, these regulation shall be applicable to all of the following landscape projects:

- A. New construction and rehabilitation 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 plan review
- B. 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 landscaping permit; plan check or plan review.
- C. 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 plan review.
- D. Existing landscapes are limited to 7-8-19 and 7-8-20.
- E. New and rehabilitated cemeteries are limited to Sections 7-8-6, 7-8-13, and 7-8-14, and existing cemeteries are limited to Sections 7-8-19 and 7-8-20.
- F. Projects that are exempt from this ordinance are the following:
 - 1. Register local, state or federal historical sites;
 - 2. Ecological restoration projects that do not require a permanent irrigation system; Mined-land reclamation projects that do not require a permanent irrigation system; or
 - 3. Plant collections as part of botanical gardens and arboretums open to the public

Additionally, the Community Development Director may exempt any project from specific regulation due to specific conditions associated with the project so long as the project is in substantial compliance with the regulations.

Section 7-8-2.1: Permits and Fees:

A landscape permit shall be required for all landscape projects as outlined in Section 7-8-20. Fees for landscape permits shall be set by City Council resolution.

Section 7-8-2.2: Authorized to Design a Landscape:

- A. Landscape Architect. Must hold a professional license to practice landscape architecture. May perform professional services for the purpose of landscape preservation, development and enhancement, such as consultation, investigation, reconnaissance, research, planning, design, preparation of drawings, construction documents and specifications, and responsible construction observation. (Business and Professions Code, Section 5615)
- B. Architect. Must hold a professional license to practice architecture. May offer, perform, or be in responsible control of professional services which require the skills of an architect in the planning of sites. (Business and Professions Code, Section 5500.1 and 5641.3)

- C. Professional Engineers. Must hold professional registration to practice engineering. May perform professional services as defined under Business and Professions Code, Section 5615, as long as the work is incidental to an engineering project. (Business and Professions Code, Section 5615, 5641.3 and 6701 et seq.)
- D. Landscape Contractors. Must hold a C-27 Landscaping Contractor's license. May design systems and facilities for work to be performed and supervised by that contractor. (Business and Professions Code, Section 5641.4 and 7027.5 and California Code of Regulations, Title 16, Division 8, Section 832.27)
- E. Nurserypersons. Must hold a license to sell nursery stock. May prepare planting plans or drawings as an adjunct to merchandizing nursery stock and related products. (Business and Professions Code, Section 5641.2 and Food and Agriculture Code, Section 6721 et seq.)
- F. Unlicensed Persons. The unlicensed persons noted below may perform services as described:
1. Landscape/Garden Designers, etc. May prepare plans, drawings and specifications for the selection, placement or use of plants for single family dwellings; may prepare drawings for the conceptual design and placement of tangible objects and landscape features; may NOT prepare construction documents, details or specification for tangible landscape objects or landscape features; and may NOT prepare grading and drainage plans for the alteration of sites.
 2. Personal Property Owners (Home Owners). May prepare any plans, drawings or specifications for any one or two family dwelling property owned by that person.
 3. Golf course Architect. May engage in the practice of, or offer to practice as, a golf course architect. May perform professional services such as consultation, investigation, reconnaissance, research, design, preparation of drawings and specifications and responsible supervision, where the dominant purpose of such service is the design of a golf course, in accordance with accepted professional standards of public health and safety.
 4. Irrigation Consultants. May engage in the practice of, or offer to practice as an irrigation consultant. May perform consultation, investigation, reconnaissance, research, design, preparation of drawings and specifications and responsible supervision, where the dominant purpose of such service is the design of landscape irrigation, in accordance with accepted professional standards of public health and safety.

(The applicable statutes which govern the above unlicensed categories are Business and Professions Code, Section 5641, 5641.1, 5641.5, and 5641.6)

Section 7-8-3.0: Definitions:

For the purposes of this chapter, certain words and phrases used in this chapter are defined as follows:

“APPLIED WATER” means the portion of water supplied by the irrigation system to the landscape.

“AUTOMATIC IRRIGATION CONTROLLER” means an automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers schedule irrigation events using either evapotranspiration (weather based) or soil moisture data.

“AMENDMENT” means any material added to the soil to alter the pH or improve the physical properties of the soil.

“BACKFLOW PREVENTION DEVICES” 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.

“CERTIFICATE OF COMPLETION” means the document required under Section 7-8-11.

“CERTIFIED IRRIGATION DESIGNER” means a person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency’s Water Sense irrigation designer certification program and Irrigation Association’s Certified Irrigation Designer program.

“CERTIFIED LANDSCAPE IRRIGATION AUDITOR” means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency’s Water Sense irrigation designer certification program and Irrigation Association’s Certified Irrigation Designer program.

“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.

“COMMON INTEREST DEVELOPMENTS” means community apartment projects, condominium projects, planned developments and stock cooperatives per Civil Code Section 1351.

“CONVERSION FACTOR (0.62)” means the number that converts acre-inches per acre per year to gallons per square foot per year.

“CONTROLLER” means an automatic timing device with enclosure, which signals remote control irrigation valves to open and close on a pre-set program.

"CYCLE" means the complete operation of an irrigation controller station.

"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.

"ECOLOGICAL RESTORATION PROJECT" means a project where the site is internationally altered to establish a defined, indigenous, historic ecosystem.

"EMITTER" means a drip irrigation emission device that delivers water slowly from the system to the soil.

"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.

"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.

"ESTIMATED TOTAL WATER USE" (ETWU) means the total water used for the landscape as described in Section 7-8-6.0.

"ET ADJUSTMENT FACTOR" (ETAF) means a factor of 0.7 that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. A combined plant mix with a site-wide average of 0.5 is the basis of the plant factor portion of this calculation. For purposes of the ETAF, the average irrigation efficiency is 0.71. Therefore, the ET Adjustment Factor is $(0.7) = (0.5/0.71)$. ETAF for a Special Landscape Area shall not exceed 1.0. ETAF for existing non-rehabilitated landscapes is 0.8.

"EVAPOTRANSPIRATION" or "ET_o" means a standard measurement of environmental parameters which affect the water use of plants. ET_o is expressed in inches per day, month or year and is an estimate of the evapotranspiration of a large field of four to seven inch tall, cool-season grass that is well-watered. Evapotranspiration is used as the basis of determining the Maximum Applied Water Allowance so that regional differences in climate can be accommodated. The City of Corcoran's ET_o is 62.5 inches per year (per www.cimiswaterca.gov ET_o zone map dated 1999).

"EVAPOTRANSPIRATION RATE" means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

"FLOW RATE" means the rate at which water flows through pipes, valves and emission devices measured in gallons per minute (gpm), gallons per hour or cubic feet per second.

"GRADING" means earthwork performed to alter the natural contours of an area to be planted.

"HARDSCAPES" means any durable material (pervious and non-pervious), such as paving (decks and patios) and hard surfaces which are part of the calculated total landscape area.

"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.

"HYDROZONE" means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

"IRRIGATION SYSTEM" means a complete connection of system components, including the water source, the water distribution network, and the necessary irrigation equipment.

"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).

"INVASIVE PLANT SPECIES" means species of plants not historically found in California spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by county agricultural agencies as noxious species. "Noxious weeds" means any weed designated by the Weed Control Regulation in the Weed Control Act and identified on a Regional District noxious weed control list. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.

"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.

"IRRIGATION EFFICIENCY" (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average irrigation efficiency for purposes of this ordinance is 0.71. Greater irrigation efficiency can be expected from well-designed and maintained systems.

"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.

"IRRIGATION WATER USE ANALYSIS" means any analysis of water use data based on meter readings and billing data.

“LANDSCAPE ARCHITECT” means a person who holds a license to practice landscape architect in the State of California per Business and Professions Code, Section 5615.

“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 space and existing native vegetation).

“LANDSCAPE CONTRACTOR” means a person licensed by the state of California to design, construct, maintain, repair, install or subcontract the development of landscape systems.

“LANDSCAPED DOCUMENTATION PACKAGE” means the documents required under Section 7-8-5.0.

“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 7-8-5.0.

“LATERAL LINE” means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.

“LOCAL AGENCY” means the City of Corcoran that is responsible for adoption and implementing the ordinance. The City of Corcoran is also responsible for the enforcement of this ordinance including, but not limited to, approval of a building or landscape permit for a project.

“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.

“MAIN LINE” means the pressurized pipeline that delivers water from the water source to the valve or outlet.

“MAXIMUM APPLIED WATER ALLOWANCE” (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in Section 7-8-6.0. 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.

“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.

“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.

"MULCH" means any organic materials such as leaves, bark, straw, compost, sawdust or organic mineral materials such as rocks, gravel and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature and preventing soil erosion.

“NEW CONSTRUCTION” means, for the purpose of this ordinance, a new building with a landscape or other new landscape such as a park, playground or greenbelt without an associated building.

“OPERATING PRESSURE” means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

“OVERHEAD SPRINKLER IRRIGATION SYSTEMS” means systems that deliver water through the air (e.g. spray heads and rotors).

"OVERSPRAY" means irrigation water which is delivered beyond the target area.

“PERMIT” means the authorizing document issued by local agencies for new construction or rehabilitated landscapes.

“PERVIOUS” means any surface or material that allows the passage of water through the material and into the underlying soil.

“PLANT FACTOR” or “PLANT WATER USE FACTOR” is a factor, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this ordinance, the plant factor range for low water use plants is 0 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this ordinance are derived from the Department of Water Resources 2000 publication, “Water Use Classification of Landscape Species.”

"POINT OF CONNECTION" means the point at which an irrigation system connects (P.O.C.) into the public water system. This is usually near the point at which the meter is located or will be installed.

"PRECIPITATION RATE" means the rate of application of water measured in inches per hour.

“PROJECT APPLICANT” means the individual or entity submitting a Landscape Documentation package required under Section 7-8-5.0 to request a building or landscape permit from the City. A project applicant may be the property owner or his or her designee.

“RAIN SENSOR” or RAIN SENSING SHUTOFF DEVICE” means a component which automatically suspends an irrigation event when it rains.

"RECORD DRAWING" or "AS BUILT" 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.

"RECREATIONAL AREA" means areas dedicated to active play such as parks, sports fields and golf courses where turf provides a playing surface.

"RECYCLING WATER," "RECLAIMED WATER" or "TREATED SEWAGE EFFLUENT WATER" means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

"REHABILITATED LANDSCAPE" means any re-landscaping project that requires a building or landscape permit and meets the requirements of Section 7-8-2.0 and the modified landscape area is equal to or greater than 2,500 square feet.

"REMOTE CONTROL VALVE" means a valve (R.C.V.) in an irrigation system which is activated by an automatic electric controller via an electric control wire.

"RIGHT-OF-WAY" means area directly adjacent to and property for use by public agencies.

"RUNOFF" means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

"SOIL MOISTURE SENSOR" means an instrument for measuring the moisture content of the soil and capable of interruption of the irrigation cycle sensor when excessive or inadequate moisture is detected.

"SOIL TEXTURE" means the classification of soil based on its percentage of sand, silt and clay.

"SPECIAL LANDSCAPE AREA" (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses and where turf provides a playing surface.

"SPRINKLER HEAD" means a device which delivers water through a nozzle.

"STATIC WATER PRESSURE" means the pipeline or municipal water supply pressure when water is not flowing.

"STATION" means an area served by one valve or by a set of valves that operate simultaneously.

"SWING JOINT" means an irrigation component provides a flexible, leak-free connection between the emissions device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

“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. Augustine grass, Zoysiagrass and Buffalo grass are warm-season grasses.

“TOTAL LANDSCAPE AREA” means the real property parcel area less the building footprint, driveways, walkways and parking areas. Landscape areas include water bodies (i.e., fountains, swimming pools, planting areas, ponds and hardscape as defined above) and natural areas.

“VALVE” means a device used to control the flow of water in the irrigation system.

“WATER CONSERVING PLANT SPECIES” means a plant species identified as having a low plant factor.

“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 onsite 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.

“WATERING WINDOW” means the time of day irrigation is allowed.

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

Section 7-8-4.0: Implementation:

To assure that the intent of these regulations is carried out, the applicant for a building or landscape permit is required to submit to the building department, a Landscape Documentation Package as described in Section 7-8-5.0 for review and approval by the Building Official.

During the installation of the approved landscape plan, it is the responsibility of the Community Development Department (Public Works Department for landscape improvements constructed within public property or street ways) to inspect the project to confirm that the landscaping for the project was installed in accordance with the approved plans. The landscape designer shall certify that the project is in compliance with these regulations by signing and submitting a completed Certificate of Completion. The Community Development Director, Director of Public Works, or their designated representative, may authorize the deferral of landscape completion for good and valid reasons subject to the posting of appropriate security with the City.

The City may establish and administer penalties to the project applicant for noncompliance with this ordinance to the extent permitted by law. The amount of these penalties shall be set by City Council resolution.

Section 7-8-5.0: Landscape Documentation Package Submittal Requirements:

Prior to construction of all new or rehabilitated landscapes, the following Landscape Documentation Package shall be submitted to the building department for plan check review and approval as part of an application for a building or landscape permit for projects identified in Section 7-8-2.0. All landscape plans and specifications shall be prepared and signed by a licensed landscape architect, a licensed landscape contractor or any other authorized landscape person shall be inserted next to their signature on such plans.

The Landscape Documentation Package shall include the following elements:

A. Project Information:

1. Date
2. Project applicant
3. Project address (if available, parcel or lot number(s))
4. Total landscape area (square feet)
5. Project type (e.g., new, rehabilitated public, private, cemetery, homeowner-installed)
6. Water supply type (e.g., public well, private well, recycled)
7. Project applicant and property owner contact information
8. Landscape Documentation Package submittal checklist, see Appendix "A"
9. Applicant signature and date with statement, "I agree to comply with the requirements of the Water Efficient Landscape Design and Installation Ordinance and submit a complete Landscape Documentation Package."

B. Water Efficient Landscape Worksheet:

1. Hydrozone information table
2. Water budget calculations
 - a. Maximum Applied Water Allowance (MAWA)
 - b. Estimated Total Water Use (ETWU)

C. Soil Management Report

D. Grading Plan

E. Landscape Design Plan

F. Irrigation Design Plan

G. Landscape improvement plans shall be drawn on sheets no larger than thirty (30) inches by forty-two (42) inches and no smaller than eighteen (18) inches by twenty-four (24) inches at a scale which shows sufficient detail to clearly interpret the plans, preferably not less than one inch equals thirty (30) feet.

Section 7-8-6.0: Water Efficient Landscape Worksheet:

- A. A project applicant shall complete the following Water Efficient Landscape Worksheets as identified 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.
- B. Water budget calculations shall adhere to the following requirements:
1. Plant types shall be grouped so as to have zoned landscape areas that utilize a similar water requirement. The cumulative effect of this zoning shall be to create a moderate water consuming landscape. The zone types shall be designated low, moderate or high water use with reference to water consumptiveness. The plant factor value used shall be taken from WUCOLS (a copy of this can be obtained from the City Public Works Department). The plant factor ranges from 0 to 0.3 for low water use plants, from 0/4 to 0/6 for moderate water use plants and from 0.7 to 1.0 for high water use plants.
 2. All water use 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 described below.
 4. The ETAF for special landscape areas shall not exceed 1.0.
- C. The Maximum Applied Water Allowance (MAWA) shall be calculated using the following equation: $MAWA = (ET_o)(0.62)[(0.7 \times LA) + (0.3 \times SLA)]$ (ET_o for Corcoran is 62.5 inches per year (per www.cimiswaterca.gov ET_o zone map dated 1999)).

The following calculations below are hypothetical to demonstrate proper use of the equations and do not represent an existing and/or planned landscape project:

1. Example MAWA calculation: A hypothetical landscape project in Corcoran with an irrigated landscape area of 50,000 square feet without any Special Landscape Area (SLA = 0, no edible plants, recreation areas or use or recycled water). To calculate MAWA, the annual evapotranspiration (ET_o) value for Corcoran is 62.5 inches(per www.cimiswaterca.gov ET_o zone map dated 1999).

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

MAWA = Maximum Applied Water Allowance (gallons per year)

ET_o = Annual Evapotranspiration (inches per year)

0.62 = Conversion Factor (to gallons)

0.7 = ET Adjusted Factor (ETAF)

LA = Landscape Area including SLA (square feet)

0.3 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

$$MAWA = (62.5 \text{ inches})(0.62)[(0.7 \times 50,000 \text{ square feet}) + (0.3 \times 0)] = 1,356,250 \text{ gallons per year}$$

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

$$= 1,356,250/748 = 1,813 \text{ hundred-cubic-feet per year (100 cubic feet = 748 gallons)}$$

2. In this next hypothetical example, the landscape project in Corcoran has the same ETo of 62.5 inches per year (per www.cimiswaterca.gov ETo zone map dated 1999). 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 is considered to be a Special Landscape Area (SLA).

$$\begin{aligned} \text{MAWA} &= (\text{ETo})(0.62)[(0.7 \times \text{LA}) + (0.3 \times \text{SLA})] \\ \text{MAWA} &= (62.5 \text{ inches})(0.62) [(0.7 \times 50,000 \text{ square feet}) + (0.3 \times 2,000 \text{ square feet})] \\ &= 38.75 \times [35,000 + 600] \text{ gallons per year} = 38.75 \times 35,600 \text{ gallons per year} \\ &= 1,379,500 \text{ gallons per year or } 1,844 \text{ hundred-cubic-feet per year} \end{aligned}$$

- D. 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.

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

Where:

- ETWU = Estimated Total Water Use per year (gallons)
 ETo = Annual Evapotranspiration (inches)
 PF = Plant Factor from WUCOLS
 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 ETo value is 62.5 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	.02	10,000	2,000
			Sum	24,700

*Plant Factor from WUCOLS

$$\text{ETWU} = (62.5)(0.62) \left(\frac{24,700}{0.71} \right) + 0$$

= 1,348,035 gallons per year

Compare ETWU with MAWA: For this example, MAWA = (62.5)(0.62) [(0.7 x 50,000) + (0.3 x 0)] = 1,356,250 gallons per year. The ETWU (1,348,035 gallons per year) is less than MAWA (1,356,250 gallons per year). In this example, the water budget complies with the MAWA.

2. Example EETWU 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 evapotranspiration value is 62.5 inches per year. The plant type, plant factor and hydrozone area is 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	.02	10,000	2,000
			Sum	23,500
6	SLA	1.0	2,000	2,000

*Plant Factor from WUCOLS

$$ETWU = (62.5)(0.62) \left(\frac{23,500}{0.71} \right) + 2,000$$

= 1,360,047 gallons per year

Compare ETWU with MAWA: For this example, MAWA = (62.5)(0.62) [(0.7 x 50,000) + (0.3 x 2,000)] = 38.75 x [35,000 + 600] = 38.75 x 35,600 = 1,379,500 gallons per year. The ETWU (1,360,047 gallons per year) is less than MAWA (1,379,500 gallons per year). For this example, the water budget complies with the MAWA.

7-8-7.0: Soil Management Report:

In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed, after determination by the Community Development Director, the Public Works Director or their designated representative, that conditions warrant such testing.

A. Conditions which warrant the preparation of soil tests include, without limitation:

1. Serve grading that removes substantial topsoil and exposes subsurface soil layers for new landscaping:

2. Suspected pervious land use conditions which could retard or complicate desirable plant growth conditions.

Samples of the onsite soil shall be taken after completion of rough grading work and all ancillary work that may cause compaction of the planting areas. The samples shall be submitted to a certified soil testing laboratory for analysis. The soil samples shall be taken to account for every two acres or less of landscape area and their locations shall be noted on the approved site plan. All soil samples showing adverse rates of compaction shall receive mitigation recommendations in the Soil Management Report issued by the testing laboratory.

B. The Soil Management Report must provide the following information:

1. Soil texture;
2. Infiltration rate determined by laboratory testing or soil texture infiltration rate table;
3. Ph;
4. Total soluble salts;
5. Sodium;
6. Percent organic material; and
7. Recommendations.

C. The project applicant shall comply with one of the following:

1. If significant mass grading is not planned, the Soil Analysis Report shall be submitted to the city as part of the Landscape Documentation Package;
2. If significant mass grading is planned, the Soil Analysis Report shall be submitted to the city as part of the Certificate of completion;
3. The Soil Analysis Report shall be made available in a timely manner to the professionals preparing the Landscape Design Plans and Irrigation Design Plans to make necessary adjustments to the design plans.
4. The project applicant shall submit documentation verifying implementation of Soil Analysis Report recommendations to the City with Certificate of Completion.

7-8-8.0: Grading Plan:

For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff and water waste. A Grading Plan shall be submitted to the Building Official as part of the Landscape Documentation Package. A comprehensive grading plan prepared by a civil engineer for other agency permits satisfies this requirement.

A. The project applicant shall submit a Landscape Grading Plan that includes finished configurations and elevations of the landscape area including:

1. Height of graded slopes;
2. Drainage patterns;
3. Pad elevations;
4. Finish grade; and

5. Stormwater retention improvements, if applicable.

B. To prevent excessive erosion and runoff, it is highly recommended that project applicants:

1. Grad so that all irrigation and normal rainfall remains within property lines and does not drain onto non-permeable hardscapes;
2. Avoid disruption of natural drainage patterns and undisturbed soil; and
3. Avoid soil compaction in landscape areas.

The Grading Design Plan shall contain the following statement: "I have complied with the criteria of the Water Efficient Landscape Design and Installation Ordinance and applied them accordingly for the efficient use of water in the grading design" and bear the signature of a licensed professional as authorized by law.

7-8-9.0 Landscape Design Plan:

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 Document Package:

A. Plant Material:

1. 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:
 - a. Protection and preservation of native species and natural vegetation;
 - b. Selection of water conserving plant and turf species;
 - c. Selection of plants based on disease and pest resistance;
 - d. Selection of trees based on applicable local tree ordinances or tree shading guidelines; and
 - e. Selection of plants from local and regional landscape program plant lists.
2. 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 7-8-1 B.4.
3. Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic and topographical condition of the project site. To encourage the efficient use of water, the following is highly recommended:
 - a. 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;
 - b. Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, power lines); and

- c. Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.
4. Turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape and where 25 percent means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).
5. A Landscape Design Plan for projects in fire-prone areas shall address fire safety and prevention. Avoid fire-prone plant materials and highly flammable mulches.
6. The architectural guidelines of a Common Interest Development (which includes 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.

B. Water Features:

1. Reticulating water systems shall be used for water features.
2. Where available, recycled water shall be used as a source for decorative water features.
3. Surface area of water feature shall be included in the high water use hydrozone area for the Water Budget Calculation.
4. Pool and spa covers are highly recommended.

C. Mulch and Amendments:

1. A minimum two inch (2") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated.
2. Stabilizing mulching products shall be used on slopes.
3. The mulching portion of the see/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
4. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 7-8-7.0)

D. 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 irrigate areas of the landscape shall be included in the low water use hydrozone for the water budget calculations;
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, types and quantity;

8. Identify type and surface area of water features;
9. Identify hardscapes (pervious and non-pervious);
10. Identify location and installation details of any applicable stormwater best management practices that encourage onsite retention and infiltration of stormwater. Stormwater best management practices are encouraged in the landscape design plan and examples include, but are not limited to:
 - a. Infiltration beds, swales and basins that allow water to collect and soak into the ground;
 - b. Constructed wetlands and retention ponds that retain water, handle excess flow and filter pollutants; and
 - c. Pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete, etc.) that minimize runoff.
11. Identify any applicable rain harvesting or catching technologies (e.g., rain gardens, cisterns, etc.);
12. Contain the following statement, "I have complied with the criteria of the Water Efficient Landscape Design and Installation Ordinance and applied them for the efficient use of water in the Landscape design Plan"; and
13. Bear the signature of a licensed landscape architect, licensed landscape contractor or any other person authorized to design a landscape.

7-8-10.0 Irrigation Design Plan:

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

A. System:

1. Dedicated landscape water meters are highly recommended on landscape areas smaller than 5,000 square feet to facilitate water management.
2. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data shall be required for irrigation scheduling in all irrigation systems.
3. 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.
 - a. 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.
 - b. 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.

4. 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 avoided during windy or freezing weather or during rain.
5. Manual shut-off valves (such as 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.
6. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable City Standards and Specifications for additional backflow prevention requirements.
7. High flow sensors that detect and report high flow conditions created by system damage or malfunction are recommended.
8. 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.
9. Relevant information from the Soil Management Plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
10. The design of the irrigation system shall conform to the hydrozones of the Landscape Design Plan.
11. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section 7-8-6.0 regarding the Maximum Applied Water Allowance.
12. It is highly recommended that the project applicant inquire with the City about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.
13. In mulched planning areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
14. Sprinkler head and other emission devices shall have matched precipitation rates , unless otherwise directed by the manufacturer's recommendations.
15. Head to head coverage is recommendations. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
16. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to high traffic areas.
17. Check valves or anti-drain valves are required for all irrigation systems.
18. Narrow or irregularly shaped areas, including turf, less than seven (7) feet in width in any direction shall be irrigated with subsurface irrigation or low volume irrigation system.
19. 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:
 - a. The landscape area is adjacent to permeable surfacing and no runoff occurs; or
 - b. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or

- c. 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 7-8-1.0. Prevention of overspray and runoff must be confirmed during the irrigation audit.
20. Slopes greater than 25 percent shall not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology as part of the Landscape Documentation Package and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

B. Hydrozone:

1. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions and plant materials with similar water use.
2. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plan type within that hydrozone.
3. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers and turf.
4. Individual hydrozones that mix plants of moderate and low water use or moderate and high water use may be allowed if:
 - a. Plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
 - b. The plant factor of the higher water using plant is used for calculations.
5. Individual hydrozones that mix high and low water use plants shall not be permitted.
6. 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.
7. The Irrigation Design Plan, at a minimum, shall contain:
 - a. Location and size of separate water meters for landscape;
 - b. 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;
 - c. Static water pressure at the point of connection to the public water supply;
 - d. Flow rate (gallons per minute), application rate (inches per hour) and design operating pressure (pressure per square inch) for each station;
 - e. Recycled water irrigation systems as specified in Section 7-8-16.
 - f. The following statement: "I have complied with the criteria of the Water Efficient Landscape Design and installation Ordinance and applied them accordingly for the efficient use of water in the Irrigation Design Plan"; and

- g. The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor or any other person authorized to design an irrigation system.

7-8-11.0 Certificate of Completion:

A. The Certification of Completion (see Appendix "C") shall include the following six 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 landscaper 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 drawing shall be included with the certification.
 - b.
3. Irrigation scheduling parameters used to set the controller (see Section 7-8-12).
4. Landscape and irrigation maintenance schedule (see Section 7-8-13).
5. Irrigation audit report (see Section 7-8-14).
6. Soil analysis report, if not submitted with Landscape Documentation Package and documentation verifying implementation of soil report recommendations (see Section 7-8-7).

B. The project applicant shall:

1. Submit the signed Certificate of Completion to the Building Official for review;
2. Ensure that copies of the approved Certificate of Completion are submitted to the city and property owner or his or her designee.

C. The City shall:

1. Provide notice of approval/denial within 14 days or project will be deemed approved;
2. Approve or deny the Certificate of Completion. If the Certificate of completion is denied, the Building Official shall provide information to the project applicant regarding reapplication, appeal or other assistance.

7-8-12.0 Irrigation Scheduling:

For the efficient use of water, all irrigation schedules shall be developed, managed and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

- A. Irrigation scheduling shall be regulated by automatic irrigation controllers.
- B. Overhead irrigation shall be scheduled between 6:00 p.m. and 10:00 a.m. during daylight savings time unless weather conditions prevent it. Operation of irrigation system outside the normal watering window is allowed for auditing and system maintenance.
- C. For implementation of the Irrigation Schedule, particular attention must be paid to irrigation run times, emission device, flow rate and current reference evapotranspiration so that applied water meets the Estimated Total Water use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
- D. Parameters used to set the automotive controller shall be developed and submitted for each of the following:
 1. The plant establishment period;
 2. The established landscape; and
 3. Temporarily irrigated areas.
- E. Each irrigation schedule shall consider for each station all of the following that apply;
 1. Irrigation intervals (days between irrigation);
 2. Irrigation run times (hours or minutes per irrigation event to avoid runoff);
 3. Number of cycle starts required for each irrigation event to avoid runoff;
 4. Amount of applied water scheduled to be applied on a monthly basis;
 5. Application rate setting;
 6. Root depth setting;
 7. Plant typesetting;
 8. Soil type;
 9. Slope factor setting;
 10. Shade factor setting; and
 11. Irrigation uniformity or efficiency setting.

7-8-13.0 Landscape and Irrigation Maintenance Schedule:

Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted to the Community Development Department with the Certificate of Completion.

A regular maintenance schedule shall include, but not be limited to, routine inspection, adjustment and repair of the irrigation system and its components, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning, weeding in all landscape areas, and removing obstructions to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

Repair of all irrigation equipment shall be done with the originally installed components or their equivalents.

A project applicant is encouraged to implement sustainable or environmentally friendly practices for overall landscape maintenance.

7-8-14.0 Irrigation Audit, Irrigation Survey and Irrigation Water Use Analysis (New and Rehabilitated Landscapes):

All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor. For new construction and rehabilitated landscape projects installed after January 1, 2010, as described in Section 7-8-2, the following apply:

- A. The project applicant shall submit an Irrigation Audit Report with the Certificate of Completion to the City that may include, but is not limited to, inspection, system tune-up, system test with distribution uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.
- B. The city 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.

7-8-15.0 Irrigation Efficiency:

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

7-8-16.0 Recycled Water:

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

All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and state laws.

Landscapes using recycled water are considered special landscape areas. The ET adjustment factor for special landscape areas shall not exceed 1.0.

7-8-17.0 Stormwater Management:

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 onsite retention and infiltration are encouraged.

Project applicants shall refer to the City or Regional Water Quality Control Board for information on any applicable stormwater ordinance and stormwater management plans.

Rain gardens, cisterns and other landscape features and practices that increase rainwater capture and create opportunities for infiltration and/or onsite storage are recommended.

7-8-18.0 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. Developers/builders shall provide information to owners of new, single-family residential homes regarding the design, installation, management and maintenance of water efficient landscapes.
- B. Model Homes: All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in their 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.
 2. Information shall be provided about designing, installing, managing and maintaining water efficient landscapes.

7-8-19.0 Irrigation Audit, Irrigation Survey and Irrigation Water use Analysis (Existing Landscapes):

This section shall apply to all existing landscapes that were installed before January 1, 2010 and are **over one acre in size**.

- A. For all landscapes in 7-8-19 that have a water meter, the City shall use its best efforts to administer program 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:

$$\text{MAWA} = (0.8)(\text{ETo})(\text{LA})(0.62).$$

- B. For all landscapes in 7-8-19 that do not have a water meter, the City shall use its best efforts to administer program 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.

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

7-8-20.0 Water Waste Prevention:

The city shall use its best efforts to prevent water waste resulting from inefficient landscape irrigation by prohibiting runoff from leaving the target landscape due to low head drainage, overspray or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots or structures. Penalties for violations of those prohibitions shall be established by City Council resolution.

Restrictions regarding overspray and runoff may be modified if:

- A. The landscape area is adjacent to permeable surfacing and no runoff occurs; or
- B. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.

Appendix "A"

Landscape Documentation Package Submittal Checklist

1. City of Corcoran Building Permit Application Form
2. Four (4) complete sets of drawing and documentation
3. Project information
4. Water Efficient Landscape Worksheet
5. Soil Management Report
6. Landscape Design Plan
7. Irrigation Design Plan
8. Grading Plan
9. All documents are signed per the Landscape Ordinance requirements
10. A Plan Review deposit (amount per the Fee Schedule)
11. This "Landscape Documentation Package Submittal Checklist"

Appendix "B" (continued)

*Hydrozone	**Irrigation Method
HW = High Water Use Plants	MS = Micro-spray
MW = Moderate Water Use Plants	S = Spray
LW = Low Water Use Plants	R = Rotor
	B = Bubbler
	D = Drip
	O = Other

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:

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

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Annual Evapotranspiration (for Corcoran is 62.5 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 - .07 = 0.3)

Maximum Applied Water Allowance = _____ gallons per year

Show calculations:

Section B2. Estimated Total Water Use (ETWU)

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

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

Where:

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

ETo = Annual Evapotranspiration (for Corcoran 62.5 inches per year)

PF = Plan Factor from WUCOLS (see Definitions)

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

SLA = Special Landscape Area (square feet)

0.62 = Conversion Factor (to gallons per square foot)

IE = Irrigation Efficiency (minimum 0.71)

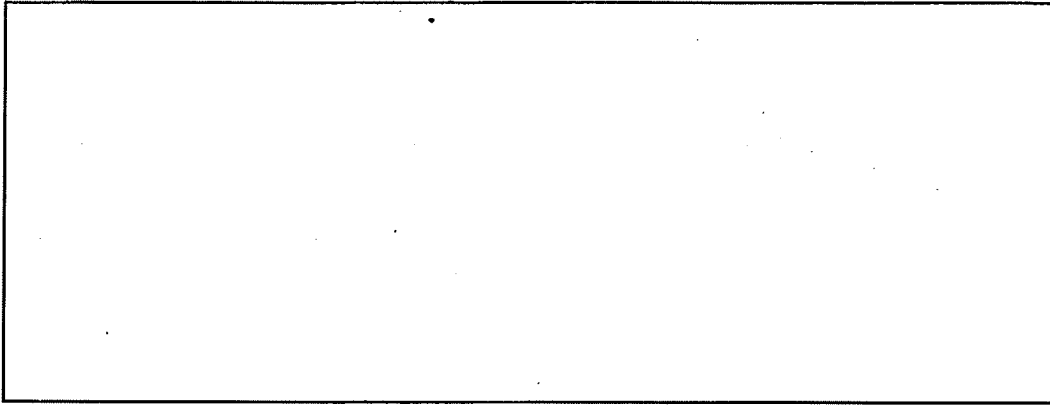
Hydrozone Table for Calculating ETWU

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

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

Estimated Total Water Use = _____ gallons

Show calculations:

A large, empty rectangular box with a black border, intended for the student to show their calculations. The box is currently blank.

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

Property Owner

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

Property Owner Signature

Date

Please answer the questions below:

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

PART2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

“I/we certify that, based upon periodic site observation, 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.	
Name of Project Applicant	Fax No.	
	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

Attached parameters for setting the irrigation schedule on controller per ordinance Section 7-8-12.0.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attached schedule of Landscape and Irrigation Maintenance per ordinance Section 7-8-13.0.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 7-8-14.0.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report if not previously submitted with the Landscape Documentation Package per ordinance Section 7-8-7.0.

Attached documentation verifying implementation of recommendations from soil analysis report per ordinance Section 7-8-7.0.

Chairperson
Shea DeVaney

Vice-Chairperson
Karl Kassner

Commissioners
David Bega
Dennis Tristao
David Jarvis
Vicente Carrasco
Sanchez
Janet Watkins

Planning Commission



**Community
Development
Department**

(559) 992-2151
FAX (559) 992-2348

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 5.2

To: Planning Commission

From: Kevin J. Tromborg, Community Development Director, Planner, Building Official.

Date: September 21, 2020

Subject: **Discussion and direction regarding vacant building or property registration**

A. **General Information:**

Staff is opening a discussion regarding vacant building and property registration ordinance for Residential, commercial or Industrial properties.

B. **Discussion:**

A Vacant Property Registration Ordinance (VPRO) have several purposes that have been useful to many cities throughout California.

1. Protects commercial, residential and industrial properties from becoming blighted and lowering property values
2. Ensures that owners of vacant properties are known to the City and other interested parties and can be reached in case of incidents or emergencies.
3. Ensures that property owners are aware of their obligations of ownership under relevant codes and regulations.
4. Ensures that property owners meet minimum standards of maintenance or vacant properties.

A VPRO enables the City to have quick and up-to-date information regarding property ownership and contact information. This information will enable the Police Department, Code Enforcement and Building Departments easy access to perform the many task regarding properties that have been abandon, changed ownership without occupation or empty lots that may experience property maintenance violations, security issues or vandalism.

Attached is the City of Hanford and the City of Lemoore's Municipal Code regarding their version of a (VPRO)

C. Recommendation:

Staff is asking for direction on whether to move forward with a draft ordinance.

Hanford Municipal Code							
Up	Previous	Next	Main	Collapse	Search	Print	No Frames
Title 8 HEALTH AND SAFETY							

Chapter 8.20 ABANDONED RESIDENTIAL PROPERTY REGISTRATION AND MAINTENANCE

8.20.010 Purpose and intent.

It is the purpose and intent of the chapter to establish a vacant and abandoned residential property registration program as a mechanism to protect residential neighborhoods within city limits of the city of Hanford from becoming blighted through the lack of adequate maintenance and security. (Ord. 08-15, 2008)

8.20.020 Definitions.

The terms as used in this chapter or in any resolution or standard adopted by the city council pursuant to this chapter shall have the following meanings:

“Abandoned” means a property that is vacant and is under a current notice of default, notice of trustee’s sale, pending tax assessor’s lien sale or that has been the subject of a foreclosure sale where the title was acquired by the beneficiary of a deed of trust through foreclosure by a private party purchaser through a foreclosure sale, or that is acquired under a deed in lieu of foreclosure or sale.

“Accessible property” means a property that is accessible through a compromised or breached gate, fence, wall, or other similar feature.

“Accessible structure” means a structure or building that is unsecured or breached in such a way as to allow access to the interior space by unauthorized persons.

“Assignment of deed of trust” means an instrument that transfers the beneficial interest under a deed of trust from the one lender or entity to another.

“Beneficiary” means a lender under a note secured by a deed of trust.

“Buyer” means any person, co-partnership, association, corporation, entity, or fiduciary who agrees to transfer anything of value in consideration for property described in an agreement of sale, as defined in this section.

“Dangerous building” means any building or structure which has any of the conditions as listed in California Health and Safety Code, Division 13, Part 1.5, State Housing Law, Chapter 2, Section 17920.3 provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

“Days” means consecutive calendar days.

“Deed of trust” means an instrument by which title of real estate is transferred to a third party trustee as security for a real estate loan. This definition applies to any and all subsequent deeds of trust, including second trust deed, third trust deed, etc.

“Deed in lieu of foreclosure or sale” means a recorded document that transfers ownership of a property from the trustor to the holder of a deed of trust upon consent of the beneficiary of the trust deed.

“Default” means the failure to fulfill a contractual obligation, monetary or conditional.

“Distressed” means a property that is under a current notice of default, notice of trustee’s sale, pending tax assessor’s lien sale, has been foreclosed upon by the trustee or has been conveyed to the beneficiary or trustee via a deed in lieu of foreclosure or sale.

“Evidence of vacancy” means any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions include, but are not limited to, overgrown or dead vegetation, accumulation of newspapers, circulars, flyers or mail, past due utility notices or disconnected utilities, accumulation of trash, junk or debris, the absence of window coverings such as curtains, blinds or shutters, the absence of furnishings or personal items consistent with residential habitation, and statements by neighbors, passerby, delivery agenda, or governmental employees that the property is vacant.

“Foreclosure” means the process by which a property, placed as security for a real estate loan, is sold at auction to satisfy the debt if the trustor defaults.

“Immediately dangerous building” means any building or structure which has been so damaged by fire, infestation, seismic disturbance or by any other cause to the extent that its structural integrity is irreparably damaged or destroyed and is in imminent danger of collapsing or where the condition of the structure poses an immediate and present threat to life, health or safety of the public or its occupants.

“Inspection requested” means when a request is made to the code enforcement section, either verbally or in writing, by a citizen to perform an inspection of a particular building, structure or property with understanding that they believe some violation exists. The citizen must provide information as to what violation they believe exists at the said building, structure or property.

“Local” means within forty (40) road-driving miles distance from the subject property.

“Notice of default” means a recorded notice that a default has occurred under a deed of trust and that the beneficiary intends to proceed with a trustee’s sale.

“Out-of-area” means in excess of forty (40) road-driving miles distance of the subject property.

“Owner” means any person, co-partnership, association, corporation, entity, or fiduciary having a legal or equitable title or any interest in any real property.

“Owner of record” means the person having recorded title to the property at any given point in time the record is provided by the Kings County Recorder’s Office.

“Property” means any unimproved or improved real property or portion thereof, situated in the city and includes the buildings or structures located on the property regardless of conditions.

“Residential building” means any improved real property or position thereof, situated in the city, designed or permitted to be used for dwelling purpose, and shall include the buildings and structure located on such improved real property. This includes any real property being offered for sale, trade, transfer, or exchange as “residential” whether or not it is legally permitted or zoned for such use.

“Securing” means such measures that assist in rendering the property inaccessible to unauthorized persons including, but not limited to, the repairing of fences and walls, changing or pad locking of gates, the repair of doors, windows or other openings and locks.

“Substandard building” means any building, or portion thereof including any dwelling unit, guest room or suite or rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that it endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be substandard building.

“Trustee” means the person, firm, corporation, or entity holding a deed of trust on a property.

“Trustor” means a borrower under a deed of trust, who deeds property to a trustee as a security for the payment of debt.

“Unsafe building” means any building or structure which has any of the conditions as listed in California Health and Safety Code, Division 13, Part 1.5, State Housing Law, Chapter 2, Section 17920.

“Vacant building” means any building or structure that is unoccupied or occupied by unauthorized persons and is unsecured or boarded. (Ord. 08-15, 2008)

8.20.030 Recordation of transfer of loan, deed of trust, assignment of rents.

Within ten (10) days of the purchase or transfer of a loan or deed of trust secured by residential property, the beneficiary/trustee shall record with the Kings County Recorder’s Office an assignment of deed of trust or similar document that lists the name of the corporation, entity, or individual and the mailing address and contact phone number of the new beneficiary or trustee responsible for receiving payments associated with the loan or deed of trust. (Ord. 08-15, 2008)

8.20.040 Registration.

A. Any beneficiary/trustee who holds a deed of trust on a property located within the city of Hanford shall perform an inspection of the property that is the security for the deed of trust upon default by the trustor and prior to recording a notice of default with the Kings County Recorder’s Office. If the property is found to be vacant or shows evidence of vacancy, it is, by this chapter, deemed abandoned and the beneficiary/trustee shall, within ten (10) days of the inspection, register the property with the code enforcement, or his or her designee, on forms available from the city.

B. If the property is occupied but remains in default, it shall be inspected by the beneficiary/trustee or his or her designee monthly until:

1. The trustor or other party remedies the default, or
2. It is found to be vacant or shows evidence of vacancy, at which time is deemed abandoned and the trustee shall, within ten (10) days of that inspection, register the property with the code enforcement, or his or her designee, on forms provided by the city.

C. The registration required by A and B above shall contain the name of the beneficiary/trustee, and, in the case of corporation, entity, or out-of-area beneficiary/trustee or owner, the local property management company responsible for the security, maintenance, and marketing of the property.

D. An annual registration fee shall be established by separate council resolution. The registration fee shall accompany the registration form. The fee and registration shall be valid for the calendar year, or remaining portion of the calendar year, in which the registration was initially required. Subsequent registration and fees are due January 1 of each year and must be received no later than January 31 of the year due. Registration fees will be prorated for any partial year that a property remains subject to Chapter 8.20 of this code.

E. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a deed of trust involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure or sale.

F. Properties subject to this chapter shall remain under the annual registration requirement and the security and maintenance standards of this chapter as long as they remain vacant.

G. Any person, firm, corporation, or entity that has registered a property under this chapter must report any change of information contained in the registration within ten (10) days of the change.

H. Any individual or entity who fails to comply with any of the requirements of this section shall also be subject to the penalties contained in Chapter 1.20 of this code. (Ord. 08-15, 2008)

8.20.050 Maintenance requirements.

In addition to the requirements of Chapter 8.20 of this code, properties subject to registration under Section 8.20.050 shall, prior to and following foreclosure or the recording of a deed in lieu of foreclosure, comply with the following:

A. The property shall be kept free of weeds, dry brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state or local law, discarded personal items, including but not limited to furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.

B. The property shall be maintained free of graffiti, tagging, and similar markings by removal or painting over with an exterior-grade paint that matches the color of the exterior of the structures.

C. All yards visible from the public right-of-way shall be landscaped and maintained.

1. Landscape includes, but is not limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark, or artificial turf or sod designed specifically for residential installation.

2. Acceptable landscape does not include weeds, broken concrete, asphalt, decomposed granite, plastic sheeting, mulch, indoor-outdoor carpet, or any similar material.

3. Maintenance includes, but is not limited to, regular watering, irrigation, cutting, pruning and mowing of required landscape, and removal of all trimmings.

D. All yards not visible from the public right-of-way shall be kept free from the accumulation of dry, overgrown grass, weeds, brush, debris or similar items that would constitute a fire or health hazard.

E. Pools and spas shall either be kept in working order, treated so the water remains clear and free of material, pollutants, debris, and any kind of larvae that would cause a health danger to the surrounding vicinity, or drained and kept dry. In either case, properties with pools or spas must comply with the minimum security fencing requirements of the State of California.

F. Adherence to this section does not relieve the beneficiary/trustee or property owner of any obligations set forth in any covenants, conditions, and restriction, homeowner's association rules and regulations, or any other rules or regulations which may apply to the property. (Ord. 08-15, 2008)

8.20.060 Security requirements.

In addition to the requirements of Chapter 8.20 of Title 8 of this code, properties subject to registration under Section 8.20.050 shall, prior to and following foreclosure or the recording of a deed in lieu of foreclosure, comply with the following:

A. Property shall be maintained in a secure manner so as not to be accessible to unauthorized persons. "Secure manner" includes, but is not limited to, the closure and locking of windows, doors (walk-through, sliding and garage), gates, and any other opening of such size that may allow people, including children, to access the interior of the property and or structure(s). In the case of broken windows, securing means the reglazing of the window.

B. If the property is owned by an out-of-area beneficiary/trustee/owner:

1. A local property management company may be contracted to perform, at a minimum, monthly inspections to verify that the requirements of this section, and any other applicable laws, are being met.

2. The property shall be posted with the name and 24-hour contact phone number of the beneficiary's/trustee's/owner's local contact person, and if the beneficiary/trustee/owner does not have a local contact person, the beneficiary/trustee/owner's property management company. The posting shall be no less than 18 inches by 24 inches and shall be of a font that is legible from a distance of forty-five (45) feet and shall contain, along with the name and 24-hour contact phone number, the words "this property managed by" and "to report problems or concerns call". The posting shall be placed on the interior or a window facing the

street to the front of the property so it is visible to the street; if no such area exists, on a stake of sufficient size to support the posting location that is visible from the street to the front of the property but not readily accessible to vandals. The exterior posting must be construed of and printed with weather resistant materials.

3. The beneficiary/trustee/owner or its local property management company shall inspect the property no less than on a monthly basis to determine if the property is in compliance with the requirements of this chapter. (Ord. 08-15, 2008)

8.20.070 Additional authority.

In addition to the enforcement remedies established by other provisions of this code, the chief of police, or his or her designee, the fire chief, or his or her designee, or code enforcement officers, shall have the authority to require the beneficiary/trustee/owner and or owner of record of any property affected by this section to implement additional maintenance and/or security measures including, but not limited to, securing any and all door, window or other openings, installing additional security lighting, increasing on-site inspection frequency, employment of an on-site security guard, or other measures as may be reasonably required to arrest the decline of the property. (Ord. 08-15, 2008)

8.20.080 Maintenance and security by city.

A. If any individual or entity covered by this chapter fails to maintain and secure their property as required by this chapter within a reasonable time of issuance of a notice of violation of any of the provisions of the chapter, then the city manager shall cause the property to be maintained or secured by city personnel or private contract, and entry upon the property is expressly authorized for such purposes. Upon completion of the maintenance or securing by the direction of the city manager, the city manager shall cause a statement of the costs thereof to be prepared. Chapter 17.68 of this code shall apply to the city's and the public's rights and obligations regarding maintenance costs incurred by the city and the procedures applicable to the city's collection of such costs.

B. In addition to maintenance and securing of properties, any individual or entity covered by this chapter who fails to maintain and secure the property as required by this chapter within a reasonable time of issuance of a notice of violation of any of the provisions of this chapter shall be deemed to have authorized the city to remove trespassers from the property.

C. In addition to the city remedies described in this chapter and this title, the city reserves the right to impose fines and penalties under the provisions of Section 2929.3 of the California Civil Code. (Ord. 08-15, 2008)

8.20.090 Fees.

The fee for registering an abandoned residential property shall be set by resolution of the city council. (Ord. 08-15, 2008)

8.20.100 Enforcement.

Every violation of this chapter is declared a nuisance and may be enforced in any manner allowed in Chapter 17.68 of this code. (Ord. 08-15, 2008)

8.20.110 Violations and penalties.

A. Violations of this chapter shall be treated as a strict liability offense regardless of intent.

B. Any individual or entity that violates any portion of this Chapter 8.20 shall be subject to civil penalties as provided in Chapter 17.68 of this code and other remedies available under law. (Ord. 08-15, 2008)

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CHAPTER 6

ABANDONED RESIDENTIAL PROPERTY REGISTRATION AND MAINTENANCE

SECTION:

4-6-1: Title

4-6-2: Purpose And Intent

4-6-3: Definitions

4-6-4: Recordation Of Transfer Of Loan, Deed Of Trust; Assignment Of Rents

4-6-5: Registration

4-6-6: Maintenance Requirements

4-6-7: Security Requirements

4-6-8: Additional Authority

4-6-9: Maintenance And Security By City

4-6-10: Fee

4-6-11: Enforcement

4-6-12: Violations And Penalties

4-6-1: TITLE:

This chapter shall be known as the ABANDONED RESIDENTIAL PROPERTY REGISTRATION AND MAINTENANCE ORDINANCE and may be so cited. (Ord. 2008-07, 9-16-2008)

4-6-2: PURPOSE AND INTENT:

It is the purpose and intent of this chapter to establish an abandoned residential property registration program as a mechanism to protect residential neighborhoods within city limits of the city of Lemoore from becoming blighted through the lack of adequate maintenance and security of abandoned properties. (Ord. 2008-07, 9-16-2008)

4-6-3: DEFINITIONS:

The terms as used in this chapter or in any resolution or standard adopted by the city council pursuant to this chapter shall have the following meanings:

ABANDONED: A property that is vacant and is under a current notice of default, notice of trustee's sale, pending tax assessor's lien sale or that has been the subject of a foreclosure sale where the title was retained by the beneficiary of a deed of trust involved in the foreclosure, or that is transferred under a deed in lieu of foreclosure or sale.

ACCESSIBLE PROPERTY: A property that is accessible through a compromised or breached gate, fence, wall or other similar feature.

ACCESSIBLE STRUCTURE: A structure or building that is unsecured or breached in such a way as to allow access to the interior space by unauthorized persons.

ASSIGNMENT OF RENTS: An instrument that transfers the beneficial interest under a deed of trust from one lender or entity to another.

BENEFICIARY: A lender under a note secured by a deed of trust.

BUYER: Any person, copartnership, association, corporation, entity, or fiduciary who agrees to transfer anything of value in consideration for property described in an agreement of sale, as defined in this section.

DANGEROUS BUILDING: Any building or structure that would constitute a "dangerous building" as defined in section 302 of the uniform building code for abatement of dangerous buildings or as prepared by the International Conference of Building Officials and adopted in force within the city.

DAYS: Consecutive calendar days.

DEED IN LIEU OF FORECLOSURE OR SALE: A recorded document that transfers ownership of a property from the trustor to the holder of a deed of trust upon consent of the beneficiary of the trust deed.

DEED OF TRUST: An instrument by which title to real estate is transferred to a third party trustee as security for a real estate loan. This definition applies to any and all subsequent deeds of trust, including second trust deed, third trust deed, etc.

DEFAULT: The failure to fulfill a contractual obligation, monetary or conditional.

DISTRESSED: A property that is under a current notice of default, notice of trustee's sale, pending tax assessor's lien sale, has been foreclosed upon by the trustee or has been conveyed to the beneficiary or trustee via a deed in lieu of foreclosure or sale.

EVIDENCE OF VACANCY: Any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions include, but are not limited to, overgrown or dead vegetation, accumulation of newspapers, circulars, flyers or mail, past due utility notices or disconnected utilities, accumulation of trash, junk or debris, the absence of window coverings such as curtains, blinds or shutters, the absence of furnishings or personal items consistent with residential habitation, and statements by neighbors, passersby, delivery agents, or government employees that the property is vacant.

FORECLOSURE: The process by which a property, placed as security for a real estate loan, is sold at auction to satisfy the debt if the trustor defaults.

LOCAL: Within forty (40) road driving miles' distance from the subject property.

NEIGHBORHOOD STANDARD: Those conditions that are present on a simple majority of properties within a three hundred foot (300') radius of an individual property. A property that is the subject of a neighborhood standard comparison, or any other abandoned property within the three hundred foot (300') radius, shall not be counted toward the simple majority.

NOTICE OF DEFAULT: A recorded notice that a default has occurred under a deed of trust and that the beneficiary intends to proceed with a trustee's sale.

OUT OF AREA: In excess of forty (40) road driving miles' distance of the subject property.

OWNER: Any person, copartnership, association, corporation, entity, or fiduciary having a legal or equitable title or any interest in any real property.

OWNER OF RECORD: The person having recorded title to the property at any given point in time the record is provided by the Kings County recorder's office.

PROPERTY: Any unimproved or improved real property, or portion thereof, situated in the city and includes the buildings or structures located on the property regardless of condition.

RESIDENTIAL BUILDING: Any improved real property, or portion thereof, situated in the city, designed or permitted to be used for dwelling purposes, and shall include the buildings and structures located on such improved real property. This includes any real property being offered for sale, trade, transfer, or exchange as "residential" whether or not it is legally permitted or zoned for such use.

SECURING: Such measures as may be directed by the chief of police or his or her designee that assist in rendering the property inaccessible to unauthorized persons including, but not limited to, the repairing of fences and walls, chaining or padlocking of gates, the repair of doors, windows or other openings and locks.

TRUSTEE: The person, firm, corporation, or entity holding a deed of trust on a property.

TRUSTOR: A borrower under a deed of trust, who deeds property to a trustee as a security for the payment of debt.

VACANT: A building or structure that is not legally occupied. (Ord. 2008-07, 9-16-2008)

4-6-4: RECORDATION OF TRANSFER OF LOAN, DEED OF TRUST; ASSIGNMENT OF RENTS:

Within ten (10) days of the purchase of transfer of a loan or deed of trust secured by residential property, the beneficiary/trustee shall record with the Kings County recorder's office an assignment of rents or similar document that lists the name of the corporation, entity, or individual and the mailing address and contact phone number of the new beneficiary or trustee responsible for receiving payments associated with the loan or deed of trust. (Ord. 2008-07, 9-16-2008)

4-6-5: REGISTRATION:

A. Any beneficiary/trustee who holds a deed of trust on a property located within the city of Lemoore shall perform an inspection of the property that is the security for the deed of trust upon default by the trustor and prior to recording a notice of default with the Kings County recorder's office. If the property is found to be vacant or shows evidence of vacancy, it is, by this chapter, deemed abandoned and the beneficiary/trustee shall, within ten (10) days of the inspection, register the property with the city housing specialist, or his or her designee, on forms provided by the city.

B. If the property is occupied but remains in default, it shall be inspected by the beneficiary/trustee or his or her designee monthly until:

1. The trustor or other party remedies the default, or

2. It is found to be vacant or shows evidence of vacancy, at which time is deemed abandoned and the trustee shall, within ten (10) days of that inspection, register the property with the city housing specialist, or his or her designee, on forms provided by the city.

C. The registration required by either subsection A or B of this section shall contain the name of the beneficiary/trustee (corporation, entity, or individual), the direct street mailing address of the beneficiary/trustee (no PO boxes), a direct contact name and phone number for the beneficiary/trustee, and, in the case of a corporation, entity, or out of area beneficiary/trustee, the local property management company responsible for the security, maintenance, and marketing of the property.

D. An annual registration fee shall accompany the registration form. The fee and registration shall be valid for the calendar year, or remaining portion of the calendar year, in which the registration was initially required. Subsequent registrations and fees are due January 1 of each year and must be received no later than January 31 of the year due.

E. This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a deed of trust involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure or sale.

F. Properties subject to this chapter shall remain under the annual registration requirement and the security and maintenance standards of this chapter as long as they remain vacant.

G. Any person, firm, corporation, or entity that has registered a property under this chapter must report any change of information contained in the registration within ten (10) days of the change.

H. Any individual or entity who fails to comply with any of the requirements of this section shall also be subject to the penalties contained in section 1-4-1 of this code. (Ord. 2008-07, 9-16-2008)

4-6-6: MAINTENANCE REQUIREMENTS:

In addition to the requirements of chapter 4 of this title, properties subject to registration under section 4-6-5 of this chapter shall comply with the following:

A. In comparison to the neighborhood standard, the property shall be kept free of weeds, dry brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state or local law, discarded personal items, including, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.

B. The property shall be maintained free of graffiti, tagging, or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior of the structure.

C. All yards visible from the public right of way shall be landscaped and maintained to the neighborhood standard at the time registration was required.

1. Landscape includes, but is not limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark, or artificial turf or sod designed specifically for residential installation.

2. Landscape does not include weeds, broken concrete, asphalt, decomposed granite, plastic sheeting, mulch, indoor/outdoor carpet, or any similar material.

3. Maintenance includes, but is not limited to, regular watering, irrigation, cutting, pruning and mowing of required landscape, and removal of all trimmings.

D. All yards not visible from the public right of way shall be kept free from the accumulation of dry, overgrown grass, weeds, brush, debris or similar items that would constitute a fire hazard.

E. Pools and spas shall either be kept in working order, treated so the water remains clear and free of pollutants, debris, and any kind of larvae that would cause a health danger to the surrounding vicinity, or drained and kept dry. In either case, properties with pools or spas must comply with the minimum security fencing requirements of the state of California.

F. Adherence to this section does not relieve the beneficiary/trustee or property owner of any obligations set forth in any covenants, conditions, and restrictions or homeowners' association rules and regulations which may apply to the property. (Ord. 2008-07, 9-16-2008)

4-6-7: SECURITY REQUIREMENTS:

In addition to the requirements of chapter 4 of this title, properties subject to registration under section 4-6-5 of this chapter shall comply with the following:

A. The property shall be maintained in a secure manner so as not to be accessible to unauthorized persons. Secure manner includes, but is not limited to, the closure and locking of windows, doors (walk-through, sliding and garage), gates, and any other opening of such size that may allow a child to access the interior of the property and or structure(s). In the case of broken windows, "securing" means the reglazing of the window.

B. If the property is owned by a corporation, other entity, or out of area beneficiary/trustee/owner:

1. A local property management company shall be contracted to perform, at a minimum, monthly inspections to verify that the requirements of this section, and any other applicable laws, are being met.

2. The property shall be posted with the name and twenty four (24) hour contact phone number of the local property management company. The posting shall be no less than eighteen inches by twenty four inches (18" x 24") and shall be of a font that is legible from a distance of forty five feet (45') and shall contain, along with the name and twenty four (24) hour contact phone number, the words "THIS PROPERTY MANAGED BY" and "TO REPORT PROBLEMS OR CONCERNS CALL". The posting shall be placed on the interior of a window facing the street to the front of the property so it is visible to the street; if no such area exists, on a stake of sufficient size to support the posting location that is visible from the street to the front of the property but not readily accessible to vandals. The exterior posting must be construed of and printed with weather resistant materials.

3. The local property management company shall inspect the property no less than on a monthly basis to determine if the property is in compliance with the requirements of this chapter. (Ord. 2008-07, 9-16-2008)

4-6-8: ADDITIONAL AUTHORITY:

In addition to the enforcement remedies established by other provisions of this code, the chief of police, or his or her designee, the fire chief, or his or her designee, or code enforcement officers, shall have the authority to require the beneficiary/trustee/owner and/or owner of record of any property affected by this chapter to implement additional maintenance and/or security measures including, but not limited to, securing any and all door, window or other openings, installing additional security lighting, increasing on site inspection frequency, employment of an on site security guard, or other measures as may be reasonably required to arrest the decline of the property. (Ord. 2008-07, 9-16-2008)

4-6-9: MAINTENANCE AND SECURITY BY CITY:

A. If any individual or entity covered by this chapter fails to maintain and secure their property as required by this chapter within a reasonable time of issuance of a notice of violation of any of the provisions of this chapter, then the city manager shall cause the property to be maintained or secured by city personnel or private contract, and entry upon the property is expressly authorized for such purposes. Upon completion of the maintenance or securing by the direction of the city manager, the city manager shall cause a statement of the costs thereof to be prepared for submission to the city council. The city manager shall set a time and place for the city council to receive and consider the statement of costs, and shall serve on the owner or owners of the property a copy of the statement of costs and a notice of the time and place at which the city council will receive and consider the statement of costs. The statement of costs and the notice of hearing shall be served in the same manner as provided in section 4-4-5 of this title.

B. In addition to maintenance and securing of properties, any individual or entity covered by this chapter who fails to maintain and secure the property as required by this chapter within a reasonable time of issuance of a notice of violation of any of the provisions of this chapter shall be deemed to have authorized the city to remove trespassers from the property.

C. In addition to the city remedies described in this chapter and this title, the city reserves the right to impose fines and penalties under the provisions of section 2929.3 of the California Civil Code. (Ord. 2008-07, 9-16-2008)

4-6-10: FEE:

The fee for registering an abandoned residential property shall be set by resolution of the city council. (Ord. 2008-07, 9-16-2008)

4-6-11: ENFORCEMENT:

Every violation of this chapter is declared a nuisance and may be enforced in any combination allowed in chapter 4 of this title. (Ord. 2008-07, 9-16-2008)

4-6-12: VIOLATIONS AND PENALTIES:

A. Violations of this chapter shall be treated as a strict liability offense regardless of intent.

B. Any individual or entity that violates any portion of this chapter shall be subject to civil penalties as provided in section 1-4-1 of this code. (Ord. 2008-07, 9-16-2008)

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STAFF REPORT

Item # 5.3

To: Planning Commission

From: Kevin J. Tromborg, Community Development Director, Planner, Building Official.

Date: September 21, 2020

Subject: **Discussion and direction regarding future planning concerning industrial zones, industrial parks and annexations.**

A. **Discussion:**

Corcoran faces many challenges as it explores growth in the future. Surrounded by a county boundary, an airport, a levy and flood plain, a prison, and now High speed rail our options are limited. Corcoran also faces the obstacle of limited commercial and industrial growth potential within the city limits. Corcoran is known as the farming capital of California and its motto is "A great place to raise a family" These are wonderful features to aspire to and an excellent tool to attract family orientated residence. However, as a City, Corcoran may want to define itself past these two definition so as not to limit our potential. While it understood that Corcoran will not grow at a rapid pace, growth must happen to sustain itself and provide jobs, shopping and business opportunities to its citizens and future citizens. City leaders and staff must work on a plan for future business and industrial plans that will allow us to compete with other cities in Kings and Tulare counties.

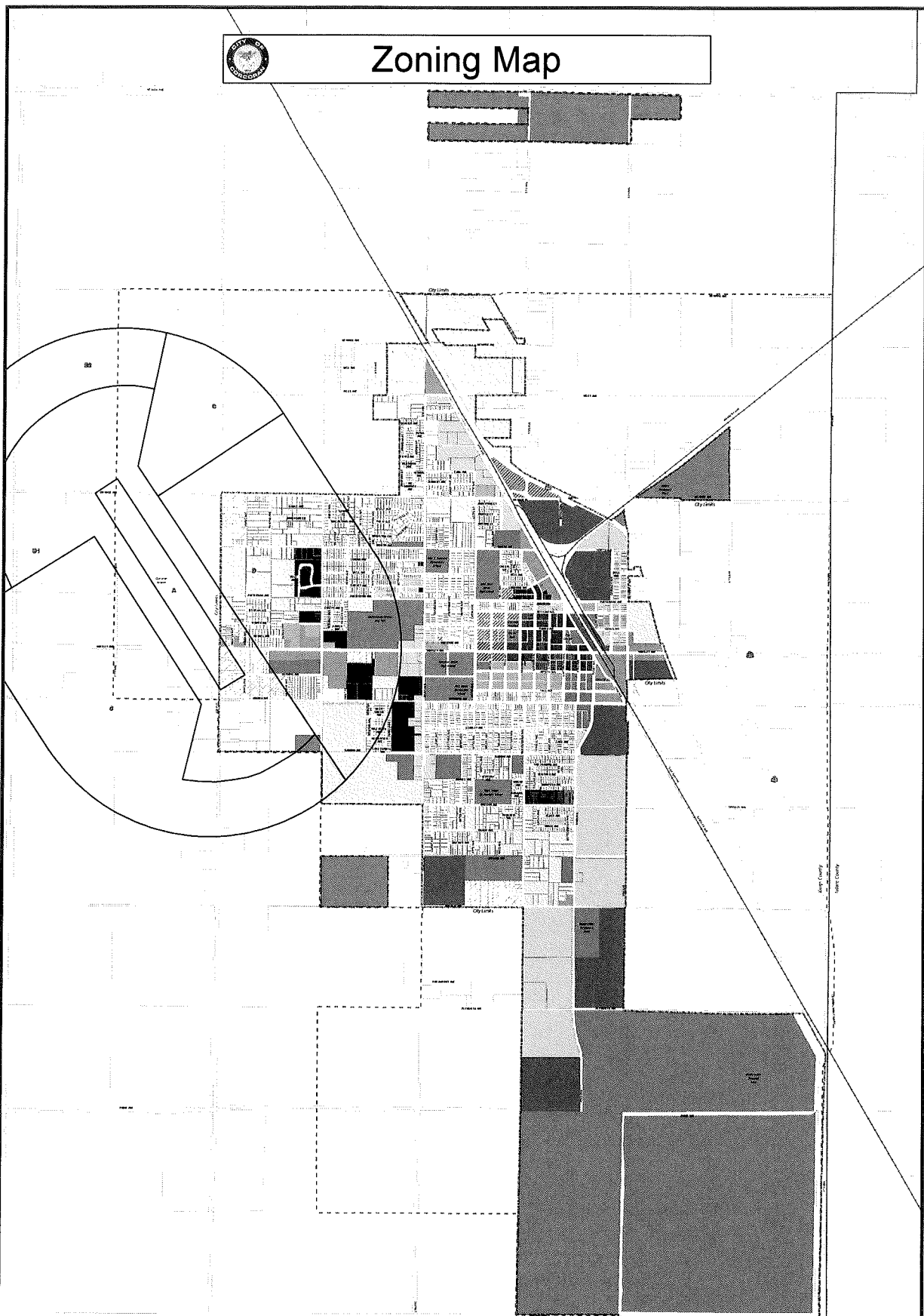
The land that is currently available for industrial use is not sufficient for our future needs and is deficient in lots that may attract large industrial business with the potential to employ dozens if not hundreds rather than a few. As a city, we should be evaluating areas that have the best potential for industrial use while following a strict Euclidean zoning style and segregate land uses as much as possible. This may require annexation and grant funding.

B. **Recommendation:**

Staff is looking for a discussion and direction on how the Commission would like to proceed regarding industrial zoning that will take us into our future.



Zoning Map



Legend	
	City Limits
	Sphere of Influence
	ZONING
	CN - Neighborhood Commercial
	CS - Service Commercial
	CH - Highway Commercial
	CD - Downtown Commercial
	CC - Central Commercial
	PO - Professional Office
	IL - Light Industrial
	IH - Heavy Industrial
	RCO - Resource Conservation and Open Space
	AG - Agriculture
	RA - Residential Acreage
	R-1-10 - Single Family Residential - 10,000 Sq Ft. Minimum Site Area
	R-1-6 - Single Family Residential - 6,000 Sq Ft. Minimum Site Area
	RM-2 - Multi-Family Residential - 2,000 Sq Ft. Minimum Site per Dwelling Unit
	RM-2.5 - Multi-Family Residential - 2,500 Sq Ft. Minimum Site per Dwelling Unit
	RM-3 - Multi-Family Residential - 3,000 Sq Ft. Minimum Site per Dwelling Unit

Quad Knopf

