City of Etna

AGENDA FOR THE REGULAR MEETING OF THE ETNA CITY COUNCIL

DATE OF THE MEETING: December 22, 2025
TIME OF THE MEETING: 5:30 pm
PLACE OF THE MEETING: 442 Main Street Etna, CA, and TELECONFERENCE (Zoom)

1. **CALL TO ORDER**
   a. **Pledge of Allegiance**
   b. **Roll Call**
2. **PUBLIC COMMENT – NON-AGENDA ITEMS - The City Council cannot take action or comment on non-agenda items.**
3. **CONSENT CALENDAR**
   a. **Minutes of the Regular Meeting November 3, 2025**
   b. **Minutes of the Special Meeting November 17, 2025**
   c. **Minutes of the Regular Meeting November 24, 2025**
   d. **Minutes of the Special Meeting December 5, 2025**
   e. **Minutes of the Special Meeting December 10, 2025**
   f. **Invoice Approvals**
4. **CURRENT BUSINESS**
   a. **Proclamation Honoring Police Chief Josh Short for 25 Years of Dedicated Service to the City of Etna**
   b. **Second Reading and Adoption of Ordinance 230 Amending Title 17, Zoning of the Etna Municipal Code**
   c. **Discussion: Review of 2020 Water Rate Increase and Five-Year Rate Study**
   d. **Second Reading and Adoption of Ordinance 228 – An Ordinance of the City Council of the City of Etna Adopting the Etna Fire Hazard Severity Zones Map and Adding Chapter 15.16.010 to the Etna Municipal Code**
   e. **Direction to Enter into Agreement with Linda Moak Regarding Assignment of Property**
   f. **Resolution 2025-014 – A Resolution of the City Council of the City of Etna Declaring Certain Equipment as Surplus and Authorizing Disposal**
   g. **Discuss/Approve EMT/Firefighter Position Being a Standard (Permanent), Full-time, Shared Position Between the Fire and Ambulance Departments**
5. **DEPARTMENT REPORTS**
   ***Police*Public Works*Fire*Ambulance*City Clerk*Mayor*City Council/Committee**
6. **CITY COUNCIL STATEMENTS AND REQUESTS**
7. **CLOSED SESSION: The City Council will recess to Closed Session to discuss the below item(s). At the conclusion of the Closed Session, Open Session will be reconvened and reportable action, if any, will be announced. Announcement of any action taken by the City Council in Closed Session required by the Ralph M. Brown Act (Government Code §54950 et. Seq.)**
   a. **Public Employment (Pursuant to Government Code §54957)**
      1. **Police Department – Police Officer**
      2. **Fire Department – Volunteers (3)**
   b. **Conference with Legal Counsel – Anticipated Litigation (Pursuant to Government Code §54956.9)**
8. **ADJOURNMENT**

Zoom Teleconference Information:
Phone: 1-669-444-9171 US Meeting ID: 833 0994 6886
https://us06web.zoom.us/j/83309946886

The City of Etna does not discriminate based on disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available. If any accommodations are needed, please contact Pamela Eastlick at 530-467-5256 p.eastlick@etnaca.gov. Requests should be made as soon as possible but recommended between three days to one week prior to the scheduled meeting.

MINUTES
REGULAR MEETING OF THE ETNA CITY COUNCIL
Monday November 3, 2025

Members of the Etna City Council met on the 3rd day of November in person and TELECONFERENCE (Zoom). Councilmember Jason Deppen called the meeting to order and led in the salute to the flag of the United States of America.

1. **Call to Order:**
   a. Roll Call

   Council members Jason Deppen, Matt Eastlick, and John Stacher were present. Councilmember Brandon Fawaz, and Mayor Cliff Munson were absent. Council member Deppen chaired the meeting.

2. **Public Comments on Non-Agenda Items:**

   Audience member Troy Thurman, a long-time resident, gave a statement regarding the community not knowing what was on the agenda prior to the last meeting. Thurman believes that the draft General Plan will have a negative impact on the community and is opposed to the rezoning. Thurman also suggested that changing the Flood Plan is "naïve." Thurman stated that the Public Hearing Notice is deceptive and vague. Thurman has spoken to many people in the community, and they are all opposed to any of the suggested changes.

   Audience member Chad Tupman commented that the population of Etna cant all fit in the Council Chambers. Tupman is also against low-income housing, possibly being constructed behind his house. Tupman believes that the city should hire a City Planner that is more local. Tupman also commented about his water bill quadrupling over the last few years and now he cannot drink the water from the tap. The state is too involved with the city's water, and he is also concerned about the water use if the city grows. Tupman does not want the town to be ruined.

3. **Consent Calendar:**
   a. **Minutes of the Regular Meeting September 22, 2025**
      Councilmember Stacher made a motion to approve, Councilmember Eastlick seconded, and the motion passed.
      Ayes: Stacher, Eastlick, Deppen

   b. **Minutes of the Special Meeting October 7, 2025**
      Councilmember Stacher made a motion to approve, Councilmember Eastlick seconded, and the motion passed.
      Ayes: Stacher, Eastlick, Deppen

   c. **Invoice Approvals**
      Councilmember Stacher made a motion to approve, Councilmember Eastlick seconded, and the motion passed.
      Ayes: Stacher, Eastlick, Deppen

d. **Adopt Proclamation in Support of the Importance of Early Literacy and the 18th Annual Read Across Siskiyou**

Michelle Harris from First 5 Siskiyou gave a background on this item.

Councilmember Eastlick made a motion to adopt the Read Across Siskiyou Proclamation. Councilmember Stacher seconded, and the motion passed.

Ayes: Stacher, Eastlick, Deppen

e. **Resolution 2025-011 – A Resolution of the City Council of the City of Etna Authorizing Investment of City of Etna Monies in Local Agency Investment Fund (LAIF)**

f. **Resolution 2025-012 – A Resolution of the City Council of the City of Etna Authorizing Signatories for the Mechanics Bank General Fund Account**

Councilmember Stacher made a motion to approve the remainder of the Consent Calendar (items e & f.) Councilmember Eastlick seconded, and the motion passed.

Ayes: Stacher, Eastlick, Deppen

4. **Public Hearing:**

a. **General Plan Introduction, Land Use Element, & Safety Element Updates – Adopt Resolution 2025-010 – A Resolution of the City Council of the City of Etna Amending the General Plan Introduction, Land Use Element, and Safety Element, and Adopting the Local Hazard Mitigation Plan by Reference**

b. **Zoning Code Update**

Councilmember Deppen opened the Public Hearing. City Planner Richard Tinsman was on Zoom to provide information regarding the General Plan and Zoning Code Update. (There were technical issues)

Tinsman clarified that the General Plan and Zoning Code Update are two separate projects. Tinsman has been working for the City of Etna for 20 years and has lived in Siskiyou County for 21 years.

Tinsman addressed the community's concerns and explained that the goal is to preserve the agricultural areas in town.

Councilmember Stacher asked about re-designating the Flood Plain into medium density residential. Tinsman explained that there are no medium density residential areas being proposed. The only change is about preserving open space and agriculture; it is not about increasing development potential. More discussion regarding SB 79.

Discussion about increasing water bills.

Councilmember Deppen closed the Public Hearing at 6:22 pm.

5. **Current Business:**

   a. **Second Reading and Adoption of Ordinance 229 to Amend Title 14, Flood Damage Prevention of the Etna Municipal Code**

   Councilmember Stacher made a motion to adopt Ordinance 229 to amend Title 14, Flood Damage Prevention of the Etna Municipal Code. Councilmember Eastlick seconded. More discussion regarding tabling this item. Tinsman gave more information regarding the item. FEMA requires that the city's ordinance satisfies federal standards.

   Ayes: Stacher, Eastlick, Deppen

   b. **First Reading of Draft Ordinance 230 Amending Title 17, Zoning of the Etna Municipal Code**

   Councilmember Deppen made a motion to table this item. Councilmember Stacher seconded, and the motion passed.

   Ayes: Stacher, Eastlick, Deppen

   c. **Discuss Update on the Status of the Community Service District Proposal Process**

   Councilmember Deppen made a motion to table this item to the next meeting. Councilmember Eastlick seconded, and the motion passed.

   Ayes: Stacher, Eastlick, Deppen

   d. **Discuss/Approve Recommendation for Etna Fire Chief Position**

   The city of Montague's Mayor Pro Tem was present at the meeting and highly recommended Jacob Deegan for the position. Fire Chief Clint Whitchurch shared comments and is requesting to resign and recommended Deegan for the position. Councilmember Stacher made a motion to accept Chief Whitchurch's resignation and approve hiring Jacob Deegan at the next council meeting. Councilmember Eastlick seconded, and the motion passed.

   Ayes: Stacher, Eastlick, Deppen

   Councilmember Stacher thanked Clint Whitchurch for all the work he has done to improve the department.

   e. **Discuss/Approve Budget Amendment Accepting COPS Growth Allocation 2025/2026**

   City Clerk Pamela Eastlick gave a background on this item and requested approval to receive the addition of $1,537.00. Councilmember Eastlick made a motion to approve the COPS Growth Allocation 2025/2026. Councilmember Stacher seconded, and the motion passed.

   Ayes: Stacher, Eastlick, Deppen

   f. **Discuss/Approve Ambulance Replacement**

Ambulance Director Teresa Arrwood explained that the 2006 ambulance is no longer operational. Arrwood has been researching several different options for the Council to consider in the future. Clerk Eastlick spoke about fundraising ideas. More discussion. Councilmember Deppen would like more information presented at the next regular meeting. No action taken.

g. Discuss Update on Fire Strike Team Payments Received

Staff gave a brief update. No action taken.

6. Department Reports:

Police Chief Josh Short was not present.

Public Works Director Dan Burbank had nothing to report.

Fire Chief Clint Whitchurch reported that Engine 1411 is being worked on at Deadwood.

Ambulance Director Teresa Arrwood updated the Council on call volume throughout the valley. The department is not receiving any Medicare payments for transports due to the government shutdown. Arrwood has met with the high school to discuss classes/trainings to promote more involvement from younger people.

City Clerk Pamela Eastlick updated the Council on the audit. Eastlick is hoping to have the audit complete by the end of the year. Eastlick reported that she has attended two SCORE meetings and the city will be getting a large assessment. Eastlick addressed the audience regarding increasing water bills. Councilmember Stacher commented on infrastructure costs and operating on a thin budget.

Councilmember Deppen requested that the last water/sewer rate increase be shared. Eastlick said she will provide the documents.

7. City Council Statements and Requests:

Water Rate Study.

8. Closed Session:

a. Public Employment (Pursuant to Government Code §54957)

1. Fire Department – Volunteer Firefighter

The City Council unanimously approved a new volunteer firefighter for the department.

9. Adjournment:

There being no further business, Councilmember Deppen adjourned the meeting at 7:01 pm.

Respectfully submitted,

Jenny Bennett
Asst. City Clerk

MINUTES
SPECIAL MEETING OF THE ETNA CITY COUNCIL
Monday November 17, 2025

Members of the Etna City Council met on this 17th day of November in person and TELECONFERENCE (Zoom). Mayor Cliff Munson called the meeting to order and led in the salute to the flag of the United States of America.

1. **Call to Order:**
   - **a.** Pledge of Allegiance
   - **b.** Roll Call

   Council members Brandon Fawaz, Jason Deppen, Mayor Cliff Munson, Matt Eastlick, and John Stacher were present.

2. **Public Comment:**

   None.

3. **Closed Session:**

   a. Public Employee Appointment (Govt. C §54957):

   Title: Fire Chief

   b. Public Employee Performance Evaluation (Govt. C §54957):

   Title: Ambulance Director

   c. Public Employee Performance Evaluation (Govt. C §54957):

   Title: Maintenance Worker 1

   d. Public Employee Performance Evaluation (Govt. C §54957):

   Title: Assistant City Clerk

   e. Public Employee Performance Evaluation (Govt. C §54957):

   Title: City Clerk

   The City Council unanimously approved appointing Jacob Deegan as the City of Etna Fire Chief.

   The City Council had no reportable action on items "b" through "e."

4. **Adjournment:**

   There being no further business Mayor Munson adjourned the meeting at 6:30 pm.

Respectfully submitted,

Jenny Bennett
Asst. City Clerk

DRAFT

MINUTES
REGULAR MEETING OF THE ETNA CITY COUNCIL
Monday November 24, 2025

Members of the Etna City Council met on the 24th day of November in person and TELECONFERENCE (Zoom). Mayor Cliff Munson called the meeting to order and led in the salute to the flag of the United States of America.

1. **Call to Order:**
   a. Roll Call

   Council members John Stacher, Matt Eastlick, and Mayor Cliff Munson were present. Councilmember Brandon Fawaz and Jason Deppen were absent.

2. **Public Comments on Non-Agenda Items:**
   None.

3. **Consent Calendar:**
   a. **Invoice Approvals**

      Councilmember Stacher made a motion to approve the Consent Calendar. Councilmember Eastlick seconded, and the motion passed.

      Ayes: Stacher, Eastlick, Munson

4. **Public Hearing:**

   a. **Zoning Code Update – Introduction and First Reading of Draft Ordinance 230 Amending Title 17, Zoning of the Etna Municipal Code**

      City Planner Richard Tinsman was on Zoom and gave a background on the project. Mayor Munson opened the Public Hearing. Councilmember Stacher had questions about 642 Main Street, which is a sizeable empty lot that is zoned as high density residential. More discussion. Audience members Andy Brown shared comments regarding zoning and high density residential (R3.) Audience members Ed and Suzie Green also shared comments.

      Tinsman explained land uses verse zoning. Tinsman suggested continuing with the current zoning code update and moving forward with the first reading. The Council can contact the property owner of 642 Main Street and inform them of the zoning project. Tinsman also explained that the documents are "living documents" that can be changed in the future.

      Mayor Munson read the motion to introduce Ordinance 230 Amending Title 17, Zoning, of the Etna Municipal Code. Councilmember Stacher made a motion to approve. Councilmember Eastlick seconded, and the motion passed.

      Ayes: Stacher, Eastlick, Munson

5. **Current Business:**

a. **Adopt Resolution 2025-010 – A Resolution of the City Council of the City of Etna Amending the General Plan Introduction, Land Use Element, and Safety Element, and Adopting the Local Hazard Mitigation Plan by Reference**

Councilmember Eastlick made a motion to approve, Councilmember Stacher seconded, and the motion passed.

Ayes: Stacher, Eastlick, Munson

b. **Swear in Jacob Deegan as the New Etna Fire Chief**

Fire Chief Clint Whitchurch introduced Jacob Deegan and gave his recommendation for the position. Mayor Munson complimented the department on all the improvements that have been made. Mayor Munson swore in Jacob Deegan as the new Fire Chief.

c. **Continued: Discussion On Seeking New Ambulance Replacement**

Ambulance Director Teresa Arrwood updated the Council. Nothing new has happened. She has been working on donations and will be contacting another leasing company. More discussion on fundraising. No action taken.

d. **Discuss/Approve Designating Fire Engine 1412, and Ambulance M56 as Surplus**

Councilmember Stacher made a motion to approve Fire Engine 1412, and Ambulance M56 as surplus, Councilmember Eastlick seconded. This item will need to be done by resolution at a future meeting. More discussion on the history of Engine 1412. No action taken.

6. **Department Reports:**

Police Chief Josh Short was not present. City Clerk Pamela Eastlick gave his report. The department has been very busy preparing for the PAL Christmas party.

Public Works Director Dan Burbank reported that they have been getting ready for the PAL party. The town tree is in and is a traditional tree this year. Burbank has been completing some continuing education requirements regarding water. They will be working on potholes soon. They closed the park for winter and winterized the pool.

Fire Chief Jacob Deegan provided a written report. Mayor Munson commented on how clean the fire department is. Deegan is planning on opening the Fire Hall for the PAL Christmas party.

Ambulance Director Teresa Arrwood provided a written report. The department has been busy. She has 14 registered students for the upcoming EMT class. Arrwood thanked the Council for listening to staff concerns. Arrwood also shared that she received a thank you letter for a recent call that saved a person's life due to their quick response.

City Clerk Pamela Eastlick reported that she has been continuing to work on the 2021/2022 audit and has been working late and on Saturdays. City Hall will be closed at noon on Wednesday and closed on Thursday and Friday for Thanksgiving.

Councilmember Stacher asked about CDBG monies and whether they can be used for resurfacing the pool. Friends of the Pool is planning on fundraising for the project. Clerk Eastlick explained that the priority was the Museum project. More discussion on Program Income money and uses.

Mayor Munson reported that he was recently asked about occupancy on a property on Main Street. Mayor Munson also thanked Director Arrwood.

7. **City Council Statements and Requests:**

Clerk Eastlick stated that the High Hazard Severity map will be on the next agenda, as well as the second reading of Ordinance 230.

8. **Closed Session:**

a. Public Employment – Appointment (Pursuant to Government Code §54957)

1. Ambulance Department Appointment – EMT Volunteer

The City Council unanimously approved hiring an EMT volunteer to the Ambulance Department.

9. **Adjournment:**

There being no further business, Mayor Cliff Munson adjourned the meeting at 6:28 pm.

Respectfully submitted,

Jenny Bennett
Asst. City Clerk

DRAFT

MINUTES
SPECIAL MEETING OF THE ETNA CITY COUNCIL
Friday December 5, 2025

Members of the Etna City Council met on this 5th day of December in person and TELECONFERENCE (Zoom). Mayor Pro Tem Brandon Fawaz called the meeting to order and led in the salute to the flag of the United States of America.

1. **Call to Order:**
   - **a.** Pledge of Allegiance
   - **b.** Roll Call

   Council members Brandon Fawaz, Jason Deppen, Matt Eastlick, and John Stacher were present.

2. **Public Comment:**

   None.

3. **Current Business:**

   a. **Budget Amendment of $30,000 for the Etna Fire Department and Authority to Purchase a 2008 KME Predator 1500 Type 1 Fire Engine for $23,000**

   Councilmember Deppen made a motion to approve, Councilmember Stacher seconded and the motion passed.

   Ayes: Deppen, Stacher, Eastlick, Fawaz

4. **Closed Session:**

   a. **Conference with Real Property Negotiators (Gov. Code §54956.8)**

Property:	**337 Main Street, Etna CA (APN: 056-032-180)**
Negotiating Parties:	**Andrew L. Jared, City Attorney (City of Etna)**
	Darrin Mercier for Linda Moak (Property Owner)
Under Negotiation:	**Price and terms of payment**

   Councilmember Fawaz and Mayor Munson recused themselves due to their property being located within 1,000 feet of 337 Main Street.

   The City Council directed the City Attorney Andrew Jared to move forward on the property negotiations, and the Council is set to meet again at a special meeting on December 10, 2025, at 7:00 am to discuss this further.

5. **City Council Statements & Requests:**

6. **Adjournment:**

   There being no further business Mayor Munson adjourned the meeting at 7:58 am.

Respectfully submitted,

Jenny Bennett
Asst. City Clerk

DRAFT

MINUTES
SPECIAL MEETING OF THE ETNA CITY COUNCIL
Wednesday December 10, 2025

Members of the Etna City Council met on this 10th day of December in person. Councilmember Jason Deppen called the meeting to order and led in the salute to the flag of the United States of America.

1. **Call to Order:**
   - **a.** Pledge of Allegiance
   - **b.** Roll Call

   Councilmembers Jason Deppen, John Stacher, and Matt Eastlick were present. Councilmember Brandon Fawaz, and Mayor Cliff Munson were absent.

2. **Public Comment:**

   None.

3. **Closed Session:**

   a. Conference with Real Property Negotiators (Gov. Code §54956.8)

Property:	**337 Main Street, Etna CA (APN: 056-032-180)**
Negotiating Parties:	**Andrew L. Jared, City Attorney (City of Etna)**
	Darrin Mercier for Linda Moak (Property Owner)
Under Negotiation:	**Price and terms of payment**

   The City Council provided direction. No reportable action.

4. **City Council Statements & Requests:**

   None.

5. **Adjournment:**

   There being no further business Mayor Munson adjourned the meeting at 7:58 am.

Respectfully submitted,

Jenny Bennett
Asst. City Clerk

DRAFT

INVOICE APPROVAL LIST REPORT - DETAIL WITH GL DIST

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount

CAMPORA	625 Howell Shop Heat	28387	11/10/2025	
			11/24/2025	
PO BOX 992424	CAMPO		11/10/2025	0.00
REDDING	GF	0	00/00/0000	0.00
CA 96099-2424	11123644			416.06

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-55-840.10	ELECTRIC		138.67	0.00
40-30-840.20	HEATING		138.67	0.00
45-33-840.20	HEATING		138.72	0.00

Check No. 0 Total: 416.06
Total for CAMPORA 416.06

CHARLES W. PILLON	Annual Street Report	28378	11/05/2025	
			11/24/2025	
	CHARLES PI		11/05/2025	0.00
	GF	0	00/00/0000	0.00
96007	4777			1,500.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
25-60-760.00	PROFESSIONAL & CONTRACT SERVCS		1,500.00	0.00

Check No. 0 Total: 1,500.00
Total for CHARLES W. PILLON 1,500.00

CODE PUBLISHING COMPANY	Annual Fees	28377	08/20/2025	
			11/24/2025	
	CODE		08/20/2025	0.00
	GF	0	00/00/0000	0.00
	GC00131558			605.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-25-750.00	DUES AND SUBSCRIPTIONS		605.00	0.00

Check No. 0 Total: 605.00
Total for CODE PUBLISHING COMPANY 605.00

COLANTUONO, HIGHSMITH &	Attorney Fees Oct.	28380	11/12/2025	
WHATLEY, PC			11/24/2025	
420 SIERRA COLLEGE DRIVE	JARED		11/12/2025	0.00
GRASS VALLEY	GF	0	00/00/0000	0.00
CA 95945-5091	68063			1,662.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-20-780.00	ATTORNEY FEES		1,662.00	0.00

Check No. 0 Total: 1,662.00
Total for COLANTUONO, HIGHSMITH & 1,662.00

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount
ETNA HARDWARE, INC.	Maint. & Supplies	28394	10/31/2025	
			11/24/2025	
P O BOX 328	EHSG		10/31/2025	0.00
ETNA	GF	0	00/00/0000	0.00
CA 96027				215.57

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-50-880.00	MAINTENANCE & SUPPLIES	Fire	5.32	0.00
10-55-880.00	MAINTENANCE & SUPPLIES	Bldgs. Llibrary	45.01	0.00
10-70-880.00	MAINTENANCE & SUPPLIES	Parks	17.62	0.00
10-70-880.00	MAINTENANCE & SUPPLIES	Parks	5.35	0.00
23-70-880.00	MAINTENANCE & SUPPLIES	Pool	17.15	0.00
23-70-880.00	MAINTENANCE & SUPPLIES	Pool	31.29	0.00
40-30-850.00	EQUIPMENT MAINTENANCE	Water	21.41	0.00
40-30-880.00	MAINTENANCE & SUPPLIES	Water	12.86	0.00
40-30-880.00	MAINTENANCE & SUPPLIES	Water	29.78	0.00
45-33-880.00	MAINTENANCE & SUPPLIES	Sewer	29.78	0.00

Check No. 0 Total: 215.57

Total for ETNA HARDWARE, INC. 215.57

GOVINVEST INC.	FY25 GASB 75	28379	11/13/2025	
			11/24/2025	
8605 SANTA MONICA BLVD.	GOVINVEST		11/13/2025	0.00
WEST HOLLYWOOD	GF	0	00/00/0000	0.00
CA 90069	2025-6590			4,250.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-25-765.00	AUDIT FEES		4,250.00	0.00

Check No. 0 Total: 4,250.00

Total for GOVINVEST INC. 4,250.00

HENRY SCHEIN MEDICAL	Medical Supplies	28390	11/03/2025	
			11/24/2025	
PO BOX 7156	HENRYSH		11/03/2025	0.00
PASADENA	GF	0	00/00/0000	0.00
CA 91109-7156	49056846			38.90

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
50-45-872.00	MEDICAL SUPPLIES		38.90	0.00

HENRY SCHEIN MEDICAL	Medical Supplies	28393	11/10/2025	
			11/24/2025	
PO BOX 7156	HENRYSH		11/10/2025	0.00
PASADENA	GF	0	00/00/0000	0.00
CA 91109-7156	48220093			13.51

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
50-45-872.00	MEDICAL SUPPLIES		13.51	0.00

Check No. 0 Total: 52.41

Total for HENRY SCHEIN MEDICAL 52.41

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount
INVOICE PROCESSING DEPARTMENT	Bridge Toll	28382	10/17/2025	
DEPARTMENT			11/24/2025	
PO BOX 26879	FAS TRAK		10/17/2025	0.00
SAN FRANCISCO	GF	0	00/00/0000	0.00
CA 94126	I712532733096			8.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
50-45-735.00	TRAVEL & TRAINING		8.00	0.00

Check No. 0 Total: 8.00

Total for INVOICE PROCESSING DEPARTM 8.00

KELLEY CREATE	Monthly Xerox	28391	10/31/2025	
			11/24/2025	
PO BOX 660831	KELLEY		10/31/2025	0.00
DALLAS	GF	0	00/00/0000	0.00
TX 75266-0831	40479845			378.65

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-25-750.00	DUES AND SUBSCRIPTIONS		126.21	0.00
40-30-750.00	DUES AND SUBSCRIPTIONS		126.22	0.00
45-33-750.00	DUES AND SUBSCRIPTIONS		126.22	0.00

Check No. 0 Total: 378.65

Total for KELLEY CREATE 378.65

KIEP-ER KLEEN	Cleaning Services	28392	11/11/2025	
			11/24/2025	
PO BOX 404	KK		11/11/2025	0.00
ETNA	GF	0	00/00/0000	0.00
CA 96027				300.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-25-760.00	PROFESSIONAL & CONTRACT SERVCS		100.00	0.00
10-40-760.00	PROFESSIONAL & CONTRACT SERVCS		100.00	0.00
10-70-760.00	PROFESSIONAL & CONTRACT SERVCS		100.00	0.00

Check No. 0 Total: 300.00

Total for KIEP-ER KLEEN 300.00

SCOTT VALLEY AUTO PARTS	Veh Maint.	28384	10/31/2025	
			11/24/2025	
P O BOX 215	SVAP		10/31/2025	0.00
FT JONES	GF	0	00/00/0000	0.00
CA 96032				343.02

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-50-860.00	VEHICLE MAINTENANCE	E1411	43.14	0.00
40-30-860.00	VEHICLE MAINTENANCE		113.39	0.00
45-33-860.00	VEHICLE MAINTENANCE		113.39	0.00
50-45-860.00	VEHICLE MAINTENANCE	AMB	73.10	0.00

Check No. 0 Total: 343.02

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount

Total for SCOTT VALLEY AUTO PARTS 343.02

SCOTT VALLEY DISPOSAL	Monthly Trash Service	28385	10/31/2025		
			11/24/2025		
138 FOREST WALK	SVD		10/31/2025		0.00
ETNA	GF	0	00/00/0000		0.00
CA 96027					540.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-55-840.30	TRASH		180.00	0.00
10-60-840.30	TRASH		180.00	0.00
10-70-840.30	TRASH		180.00	0.00

Check No. 0 Total: 540.00

Total for SCOTT VALLEY DISPOSAL 540.00

SHN CONSULTING ENGINEERS	Etna SSMP	28386	11/18/2025		
			11/24/2025		
	SHN		11/18/2025		0.00
	GF	0	00/00/0000		0.00
	127739				1,730.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
45-33-760.00	PROFESSIONAL & CONTRACT SERVCS		1,730.00	0.00

Check No. 0 Total: 1,730.00

Total for SHN CONSULTING ENGINEERS 1,730.00

SISKIYOU COUNTY EDC	MOU Nov	28383	11/01/2025		
			11/24/2025		
1512 SOUTH OREGON ST	SCEDC		11/01/2025		0.00
YREKA	GF	0	00/00/0000		0.00
CA 96097	AR00000171				500.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-20-760.00	PROFESSIONAL & CONTRACT SERVCS		500.00	0.00

Check No. 0 Total: 500.00

Total for SISKIYOU COUNTY EDC 500.00

TYLER TECHNOLOGIES INC	ERP Pro Annual	28389	10/31/2025		
			11/24/2025		
PO BOX 203556	TT		10/31/2025		0.00
DALLAS	GF	0	00/00/0000		0.00
TX 75320-3556	025-534267				16,192.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-25-750.00	DUES AND SUBSCRIPTIONS		1,841.66	0.00
10-40-750.00	DUES AND SUBSCRIPTIONS		1,841.66	0.00
10-50-750.00	DUES AND SUBSCRIPTIONS		1,841.66	0.00
40-30-750.00	DUES AND SUBSCRIPTIONS		1,841.66	0.00
40-30-750.00	DUES AND SUBSCRIPTIONS		2,571.02	0.00

Vendor Name	Invoice Description1		Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2		PO No.	Pay Date	
Vendor Address	Vendor Number			Due Date	Taxes Withheld
City	Bank		Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number				Check Amount
45-33-750.00	DUES AND SUBSCRIPTIONS			1,841.66	0.00
45-33-750.00	DUES AND SUBSCRIPTIONS			2,571.02	0.00
50-45-750.00	DUES AND SUBSCRIPTIONS			1,841.66	0.00
TYLER TECHNOLOGIES INC	25/26 Fund Balance Annual		28388	11/01/2025	
				11/24/2025	
PO BOX 203556	TT			11/01/2025	0.00
DALLAS	GF		0	00/00/0000	0.00
TX 75320-3556	CI100-00228973				7,713.14
GL Number	Description	Distribution Line Description		Invoice Amount	Amount Relieved
10-25-750.00	DUES AND SUBSCRIPTIONS			1,285.52	0.00
10-40-750.00	DUES AND SUBSCRIPTIONS			1,285.52	0.00
10-50-750.00	DUES AND SUBSCRIPTIONS			1,285.54	0.00
40-30-750.00	DUES AND SUBSCRIPTIONS			1,285.52	0.00
45-33-750.00	DUES AND SUBSCRIPTIONS			1,285.52	0.00
50-45-750.00	DUES AND SUBSCRIPTIONS			1,285.52	0.00
		Check No.	0	Total:	23,905.14
		Total for	TYLER TECHNOLOGIES INC		23,905.14
WITTMAN ENTERPRISES, LLC	Ambulance Billing Oct.		28381	11/21/2025	
				11/24/2025	
2540 EMPIRE DRIVE, STE #300	WE			11/21/2025	0.00
WINSTON-SALEM	GF		0	00/00/0000	0.00
NC 27103	2510467				2,342.72
GL Number	Description	Distribution Line Description		Invoice Amount	Amount Relieved
50-45-760.00	PROFESSIONAL & CONTRACT SERVCS			2,342.72	0.00
		Check No.	0	Total:	2,342.72
		Total for	WITTMAN ENTERPRISES, LLC		2,342.72

Total Invoices: 18

Grand Total:	38,748.57
Less Credit Memos:	0.00
Net Total:	38,748.57
Less Hand Check Total:	0.00
Outstanding Invoice Total:	38,748.57

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount

Recap by Department

Department #	Department Name	Amount To Pay	Amount To Relieve
20	City Council	2,162.00	0.00
25	City Clerk	8,208.39	0.00
30	Water	6,140.53	0.00
33	Sewer	7,836.31	0.00
40	Law Enforcement	3,227.18	0.00
45	Ambulance Services	5,603.41	0.00
50	Fire Prevention	3,175.66	0.00
55	Governmental Buildings	363.68	0.00
60	Highways & Streets	1,680.00	0.00
70	Parks & Recreation	351.41	0.00
	Grand Total:	**38,748.57**	**0.00**

INVOICE APPROVAL LIST REPORT - DETAIL WITH GL DIST

City of Etna

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount
SISKIYOU COUNTY CLERK'S OFFICE	NOE Fee General Plan	28395	11/25/2025	
			11/25/2025	
510 N MAIN ST	SCCO		11/25/2025	0.00
YREKA	GF	0	00/00/0000	0.00
CA 96097				50.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
15-35-811.00	RECORDING FEES		50.00	0.00

Check No.	0	Total:	50.00
Total for	SISKIYOU COUNTY CLERK'S OFFI		50.00

Total Invoices: 1

Grand Total:	50.00
Less Credit Memos:	0.00
Net Total:	50.00
Less Hand Check Total:	0.00
Outstanding Invoice Total:	50.00

Recap by Department

Department #	Department Name	Amount To Pay	Amount To Relieve
35	Community Development	50.00	0.00
	Grand Total:	**50.00**	**0.00**

INVOICE APPROVAL LIST REPORT - DETAIL WITH GL DIST

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount
US BANK CREDIT CARD	October Credit Card	28396	10/08/2025	
			11/25/2025	
	USBANK		10/08/2025	0.00
	EFT	0	00/00/0000	0.00
				7,956.09

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-25-870.00	OFFICE SUPPLIES	Amazon	10.21	0.00
10-40-760.00	PROFESSIONAL & CONTRACT SERVCS	Fullidentity	24.00	0.00
10-40-820.00	POSTAL EXPENSE	USPS	15.60	0.00
10-40-875.00	SPECIAL DEPT SUPPLIES & EQUIP		103.67	0.00
10-40-875.00	SPECIAL DEPT SUPPLIES & EQUIP		76.63	0.00
10-40-875.00	SPECIAL DEPT SUPPLIES & EQUIP		208.67	0.00
10-40-875.00	SPECIAL DEPT SUPPLIES & EQUIP		171.94	0.00
10-41-875.00	SPECIAL DEPT SUPPLIES & EQUIP		103.67	0.00
10-41-875.00	SPECIAL DEPT SUPPLIES & EQUIP		76.63	0.00
10-41-875.00	SPECIAL DEPT SUPPLIES & EQUIP		208.66	0.00
10-41-875.00	SPECIAL DEPT SUPPLIES & EQUIP		171.94	0.00
10-50-860.00	VEHICLE MAINTENANCE	Amazon	19.25	0.00
10-50-860.00	VEHICLE MAINTENANCE	Amazon	144.78	0.00
10-50-870.00	OFFICE SUPPLIES	Amazon	20.08	0.00
10-50-875.00	SPECIAL DEPT SUPPLIES & EQUIP	Trama Bag Scherber	269.99	0.00
50-45-735.00	TRAVEL & TRAINING	HSI Trng	35.00	0.00
50-45-735.00	TRAVEL & TRAINING	HSI Trng	35.00	0.00
50-45-735.00	TRAVEL & TRAINING	HSI Trng	15.00	0.00
50-45-855.00	BUILDING MAINTENANCE	Ambulance Roof	3,473.78	0.00
50-45-855.00	BUILDING MAINTENANCE	Ambulance Roof	1,019.70	0.00
50-45-860.00	VEHICLE MAINTENANCE	Yreka Motors	639.57	0.00
50-45-870.00	OFFICE SUPPLIES	Amazon	24.05	0.00
50-45-870.00	OFFICE SUPPLIES	Amazon	9.64	0.00
50-45-875.00	SPECIAL DEPT SUPPLIES & EQUIP	AED Equip	495.48	0.00
50-45-880.00	MAINTENANCE & SUPPLIES	Amazon	22.24	0.00
53-40-875.00	SPECIAL DEPT SUPPLIES & EQUIP	Safariland PD Equip	103.67	0.00
53-40-875.00	SPECIAL DEPT SUPPLIES & EQUIP	PD Badge	76.63	0.00
53-40-875.00	SPECIAL DEPT SUPPLIES & EQUIP	Galls PD Equip	208.67	0.00
53-40-875.00	SPECIAL DEPT SUPPLIES & EQUIP	Curtis Web PD Equip	171.94	0.00
US BANK CREDIT CARD	November Credit Card	28397	11/10/2025	
			11/30/2025	
	USBANK		11/10/2025	0.00
	EFT	0	00/00/0000	0.00
				9,852.35

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-25-735.00	TRAVEL & TRAINING	Fuel Clerk Trng SCORE	77.00	0.00
10-25-735.00	TRAVEL & TRAINING	Fuel Clerk Trng SCORE	100.00	0.00
10-25-760.01	I.T.		750.87	0.00
10-25-827.00	CREDIT CARD FEES	CC Fee Garland IT Pymt.	183.96	0.00
10-25-870.00	OFFICE SUPPLIES	Amazon	76.10	0.00
10-25-870.00	OFFICE SUPPLIES	Amazon	65.22	0.00
10-25-875.00	SPECIAL DEPT SUPPLIES & EQUIP	Amazon	278.84	0.00
10-25-875.00	SPECIAL DEPT SUPPLIES & EQUIP	Amazon	27.45	0.00
10-40-735.00	TRAVEL & TRAINING	PD Trng	58.31	0.00
10-40-735.00	TRAVEL & TRAINING	PD Trng	124.62	0.00
10-40-760.01	I.T.		750.86	0.00

INVOICE APPROVAL LIST REPORT - DETAIL WITH GL DIST

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount

10-40-820.00	POSTAL EXPENSE	USPS Postage	12.60	0.00
10-40-870.00	OFFICE SUPPLIES	Amazon	77.17	0.00
10-40-870.00	OFFICE SUPPLIES	Amazon	129.27	0.00
10-40-870.00	OFFICE SUPPLIES	Amazon	69.70	0.00
10-40-870.00	OFFICE SUPPLIES	Amazon	22.08	0.00
10-41-760.01	I.T.	Garland Tech IT July-Sept	750.86	0.00
10-50-870.00	OFFICE SUPPLIES	Amazon Return	-20.08	0.00
10-50-870.00	OFFICE SUPPLIES	Amazon	69.67	0.00
10-50-880.00	MAINTENANCE & SUPPLIES	Amazon	87.52	0.00
10-60-880.00	MAINTENANCE & SUPPLIES	LOWE'S	65.94	0.00
40-30-760.01	I.T.		750.86	0.00
40-30-880.00	MAINTENANCE & SUPPLIES		65.94	0.00
45-33-760.01	I.T.		750.86	0.00
50-45-735.00	TRAVEL & TRAINING	Fuel for Trng Amb Dir	75.00	0.00
50-45-735.00	TRAVEL & TRAINING	Fuel for Trng Amb Dir	70.23	0.00
50-45-735.00	TRAVEL & TRAINING	HSI Trng	202.36	0.00
50-45-735.00	TRAVEL & TRAINING	SSV Trng	1,000.00	0.00
50-45-750.00	DUES AND SUBSCRIPTIONS	Active 911 Dues	243.00	0.00
50-45-760.01	I.T.		750.86	0.00
50-45-860.00	VEHICLE MAINTENANCE	Yreka Motors	555.00	0.00
50-45-860.00	VEHICLE MAINTENANCE	Yreka Motors	34.58	0.00
50-45-870.00	OFFICE SUPPLIES	Amazon	83.08	0.00
50-45-870.00	OFFICE SUPPLIES	Amazon	60.92	0.00
50-45-870.00	OFFICE SUPPLIES	Amazon	65.30	0.00
50-45-870.00	OFFICE SUPPLIES	Amazon	154.39	0.00
53-40-735.00	TRAVEL & TRAINING		58.31	0.00
53-40-735.00	TRAVEL & TRAINING		124.62	0.00
53-40-760.01	I.T.		750.86	0.00
53-40-870.00	OFFICE SUPPLIES		77.17	0.00
53-40-870.00	OFFICE SUPPLIES		129.27	0.00
53-40-870.00	OFFICE SUPPLIES		69.70	0.00
53-40-870.00	OFFICE SUPPLIES		22.08	0.00

Check No.	0	Total:	17,808.44
Total for	US BANK CREDIT CARD		17,808.44

Total Invoices: 2

Grand Total:	17,808.44
Less Credit Memos:	0.00
Net Total:	17,808.44
Less Hand Check Total:	0.00
Outstanding Invoice Total:	17,808.44

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount

Recap by Department

Department #	Department Name	Amount To Pay	Amount To Relieve
25	City Clerk	1,569.65	0.00
30	Water	816.80	0.00
33	Sewer	750.86	0.00
40	Law Enforcement	3,638.04	0.00
41	Police - FJ Station	1,311.76	0.00
45	Ambulance Services	9,064.18	0.00
50	Fire Prevention	591.21	0.00
60	Highways & Streets	65.94	0.00
	Grand Total:	**17,808.44**	**0.00**

INVOICE APPROVAL LIST REPORT - DETAIL

City of Etna

Vendor Name / Vendor Name Line 2 / Vendor Address / City / State/Province Zip/Postal	Invoice Description1 / Invoice Description2 / Vendor Number / Bank / Invoice Number	Ref No. / PO No. / Check No.	Discount Date / Pay Date / Due Date / Check Date	Taxes Withheld / Discount Amount / Check Amount
E & S ENGINEERS	21024 Water Treatment PlantSRL	28425	11/26/2025 12/02/2025	
329 WEST MINER STREET	E&S		11/26/2025	0.00
YREKA	GF	22562	12/04/2025	0.00
CA 96097	5252			6,238.43
E & S ENGINEERS	25058 STIP-Church, Oak, Main	28426	11/26/2025 12/02/2025	
329 WEST MINER STREET	E&S		11/26/2025	0.00
YREKA	GF	22562	12/04/2025	0.00
CA 96097	5265			1,712.00
E & S ENGINEERS	23063 Main Street	28427	11/26/2025 12/02/2025	
329 WEST MINER STREET	E&S		11/26/2025	0.00
YREKA	GF	22562	12/04/2025	0.00
CA 96097	5257			1,610.00
E & S ENGINEERS	Monthly Retainer	28428	12/01/2025 12/02/2025	
329 WEST MINER STREET	E&S		12/01/2025	0.00
YREKA	GF	22562	12/04/2025	0.00
CA 96097	5275			500.00
	Check No.	22562	Total:	10,060.43
	Total for	E & S ENGINEERS		10,060.43
ETNA HARDWARE, INC.	Maint & Supplies	28433	11/30/2025 12/03/2025	
P O BOX 328	EHSG		11/30/2025	0.00
ETNA	GF	22563	12/04/2025	0.00
CA 96027				285.42
	Check No.	22563	Total:	285.42
	Total for	ETNA HARDWARE, INC.		285.42
FORT JONES ACE HARDWARE	PD Office Supplies	28434	11/25/2025 12/03/2025	
PO BOX 66599	FJACE		11/25/2025	0.00
SCOTTS VALLEY	GF	22564	12/04/2025	0.00
CA 95067				75.02
	Check No.	22564	Total:	75.02
	Total for	FORT JONES ACE HARDWARE		75.02
KELLEY CREATE	Monthly Xerox	28402	12/01/2025 12/02/2025	
PO BOX 660831	KELLEY		12/01/2025	0.00
DALLAS	GF	22565	12/04/2025	0.00
TX 75266-0831	40711521			378.65
	Check No.	22565	Total:	378.65
	Total for	KELLEY CREATE		378.65

Vendor Name / Vendor Name Line 2 / Vendor Address / City / State/Province Zip/Postal	Invoice Description1 / Invoice Description2 / Vendor Number / Bank / Invoice Number	Ref No. / PO No. / Check No.	Discount Date / Pay Date / Due Date / Check Date	Taxes Withheld / Discount Amount / Check Amount
PACE ANALYTICAL	Drinking Water Monitoring	28416	11/25/2025 12/02/2025	
PO BOX 684056	PACE ANALY		11/25/2025	0.00
CHICAGO	GF	22566	12/04/2025	0.00
IL 60695-4056	252808622			150.60
PACE ANALYTICAL	Drinking Water Monitoring	28430	12/02/2025 12/02/2025	
PO BOX 684056	PACE ANALY		12/02/2025	0.00
CHICAGO	GF	22566	12/04/2025	0.00
IL 60695-4056	252808754			192.20
	Check No.	22566	Total:	342.80
	Total for	PACE ANALYTICAL		342.80
PACIFIC POWER	448 Main St. RCD	28403	11/21/2025 12/02/2025	
PO BOX 26000	PP		11/21/2025	0.00
PORTLAND	GF	22567	12/04/2025	0.00
OR 97256-0001				144.43
PACIFIC POWER	400 Howell Lights	28404	11/21/2025 12/02/2025	
PO BOX 26000	PP		11/21/2025	0.00
PORTLAND	GF	22567	12/04/2025	0.00
OR 97256-0001				68.53
PACIFIC POWER	440 Main St.	28405	11/21/2025 12/02/2025	
PO BOX 26000	PP		11/21/2025	0.00
PORTLAND	GF	22567	12/04/2025	0.00
OR 97256-0001				229.66
PACIFIC POWER	625 Howell Shop & Amb	28406	11/21/2025 12/02/2025	
PO BOX 26000	PP		11/21/2025	0.00
PORTLAND	GF	22567	12/04/2025	0.00
OR 97256-0001				527.80
PACIFIC POWER	Woodland Fltr Plant	28407	11/21/2025 12/02/2025	
PO BOX 26000	PP		11/21/2025	0.00
PORTLAND	GF	22567	12/04/2025	0.00
OR 97256-0001				356.24
PACIFIC POWER	155 Diggles	28408	11/21/2025 12/02/2025	
PO BOX 26000	PP		11/21/2025	0.00
PORTLAND	GF	22567	12/04/2025	0.00
OR 97256-0001				201.71
PACIFIC POWER	401 Island Sewerplant	28429	11/24/2025 12/02/2025	
PO BOX 26000	PP		11/24/2025	0.00
PORTLAND	GF	22567	12/04/2025	0.00
OR 97256-0001				565.12
	Check No.	22567	Total:	2,093.49
	Total for	PACIFIC POWER		2,093.49

Vendor Name / Vendor Name Line 2 / Vendor Address / City / State/Province Zip/Postal	Invoice Description1 / Invoice Description2 / Vendor Number / Bank / Invoice Number			Ref No. / PO No. / Check No.	Discount Date / Pay Date / Due Date / Check Date	Taxes Withheld / Discount Amount / Check Amount
PEACE OFFICERS LEGAL DEFENSE	Etna PD 3065			28432	12/03/2025 12/03/2025	
	PORAC LDF				12/03/2025	0.00
	GF			22568	12/04/2025	0.00
	872805					342.00
		Check No.	22568		Total:	342.00
PEACE OFFICERS LEGAL DEFENSE	Etna Reserves 3066			28431	12/03/2025 12/03/2025	
	PORAC LDF				12/03/2025	0.00
	GF			22569	12/04/2025	0.00
	872806					48.00
		Check No.	22569		Total:	48.00
		Total for	PEACE OFFICERS LEGAL DEFENS			390.00
PEACE OFFICERS RESEARCH ASSOC.	Etna POA 3065			28399	12/02/2025 12/02/2025	
2940 ADVANTAGE WAY	PORAC				12/02/2025	0.00
SACRAMENTO	GF			22570	12/04/2025	0.00
CA 95834-9666	507552					148.00
		Check No.	22570		Total:	148.00
PEACE OFFICERS RESEARCH ASSOC.	Etna Reserves POA 3066			28398	12/02/2025 12/02/2025	
2940 ADVANTAGE WAY	PORAC				12/02/2025	0.00
SACRAMENTO	GF			22571	12/04/2025	0.00
CA 95834-9666	507553					24.00
		Check No.	22571		Total:	24.00
		Total for	PEACE OFFICERS RESEARCH AS			172.00
RICHARD TINSMAN	Planning Services Nov 2024			28400	12/06/2024 12/02/2025	
PO BOX 328	RICHARD TI				12/06/2024	0.00
FORT BRAGG	GF			22572	12/04/2025	0.00
CA 95437	2024-11					4,322.50
RICHARD TINSMAN	Planning Services March 2025			28401	06/30/2025 12/02/2025	
PO BOX 328	RICHARD TI				06/30/2025	0.00
FORT BRAGG	GF			22572	12/04/2025	0.00
CA 95437	2025-04					5,937.50
		Check No.	22572		Total:	10,260.00
		Total for	RICHARD TINSMAN			10,260.00

Vendor Name / Vendor Name Line 2 / Vendor Address / City / State/Province Zip/Postal	Invoice Description1 / Invoice Description2 / Vendor Number / Bank / Invoice Number	Ref No. / PO No. / Check No.	Discount Date / Pay Date / Due Date / Check Date	Taxes Withheld / Discount Amount / Check Amount
SISKIYOU COUNTY SHERIFF'S DEPT	1st QTR (July, Aug, Sept 2024)	28410	11/20/2025 12/02/2025	
311 LANE STREET	SCSD		11/20/2025	0.00
YREKA	GF	22573	12/04/2025	0.00
CA 96097				5,125.00
SISKIYOU COUNTY SHERIFF'S DEPT	2nd QTR (Oct, Nov, Dec 2024)	28411	11/20/2025 12/02/2025	
311 LANE STREET	SCSD		11/20/2025	0.00
YREKA	GF	22573	12/04/2025	0.00
CA 96097				5,125.00
SISKIYOU COUNTY SHERIFF'S DEPT	3rd QTR (Jan, Feb, Mar 2025)	28412	11/20/2025 12/02/2025	
311 LANE STREET	SCSD		11/20/2025	0.00
YREKA	GF	22573	12/04/2025	0.00
CA 96097				5,125.00
SISKIYOU COUNTY SHERIFF'S DEPT	4th QTR (Apr, May, June 2025)	28413	11/20/2025 12/02/2025	
311 LANE STREET	SCSD		11/20/2025	0.00
YREKA	GF	22573	12/04/2025	0.00
CA 96097				5,125.00
	Check No. 22573		Total:	20,500.00
	Total for SISKIYOU COUNTY SHERIFF'S DE			20,500.00
SISKIYOU TELEPHONE	5638 PD Fax	28417	12/01/2025 12/02/2025	
P O BOX 157	ST		12/01/2025	0.00
ETNA	GF	22574	12/04/2025	0.00
CA 96027				52.08
SISKIYOU TELEPHONE	5256 City Hall	28418	12/01/2025 12/02/2025	
P O BOX 157	ST		12/01/2025	0.00
ETNA	GF	22574	12/04/2025	0.00
CA 96027				200.09
SISKIYOU TELEPHONE	5232	28419	12/01/2025 12/02/2025	
P O BOX 157	ST		12/01/2025	0.00
ETNA	GF	22574	12/04/2025	0.00
CA 96027				120.51
SISKIYOU TELEPHONE	3673 Shop & Wifi	28420	12/01/2025 12/02/2025	
P O BOX 157	ST		12/01/2025	0.00
ETNA	GF	22574	12/04/2025	0.00
CA 96027				212.03
SISKIYOU TELEPHONE	3400 PD	28421	12/01/2025 12/02/2025	
P O BOX 157	ST		12/01/2025	0.00
ETNA	GF	22574	12/04/2025	0.00
CA 96027				241.41
SISKIYOU TELEPHONE	3331 Ambulance	28422	12/01/2025 12/02/2025	
P O BOX 157	ST		12/01/2025	0.00
ETNA	GF	22574	12/04/2025	0.00
CA 96027				172.12

Vendor Name / Vendor Name Line 2 / Vendor Address / City / State/Province Zip/Postal	Invoice Description1 / Invoice Description2 / Vendor Number / Bank / Invoice Number	Ref No. / PO No. / Check No.	Discount Date / Pay Date / Due Date / Check Date	Taxes Withheld / Discount Amount / Check Amount
SISKIYOU TELEPHONE	3295 Fire Hall	28423	12/01/2025 12/02/2025	
P O BOX 157	ST		12/01/2025	0.00
ETNA	GF	22574	12/04/2025	0.00
CA 96027				86.76
SISKIYOU TELEPHONE	3217 City Hall Fax	28424	12/01/2025 12/02/2025	
P O BOX 157	ST		12/01/2025	0.00
ETNA	GF	22574	12/04/2025	0.00
CA 96027				50.66
	Check No.	22574	Total:	1,135.66
	Total for	SISKIYOU TELEPHONE		1,135.66
SWRCB ACCOUNTING OFFICE	Annual Permit Fee	28414	11/19/2025 12/02/2025	
PO BOX 1888	SWRCB		11/19/2025	0.00
SACRAMENTO	GF	22575	12/04/2025	0.00
CA 95812-1888	WD-0301239			28,205.00
SWRCB ACCOUNTING OFFICE	Annual Permit Fee	28415	11/19/2025 12/02/2025	
PO BOX 1888	SWRCB		11/19/2025	0.00
SACRAMENTO	GF	22575	12/04/2025	0.00
CA 95812-1888	WD-0301096			3,945.00
	Check No.	22575	Total:	32,150.00
	Total for	SWRCB ACCOUNTING OFFICE		32,150.00
VERIZON WIRELESS	Monthly Cellular	28409	11/21/2025 12/02/2025	
PO BOX 9622	VW		11/21/2025	0.00
MISSION HILLS	GF	22576	12/04/2025	0.00
TX 91346-9622				432.10
	Check No.	22576	Total:	432.10
	Total for	VERIZON WIRELESS		432.10

Total Invoices: 37

Grand Total:	78,275.57
Less Credit Memos:	0.00
Net Total:	78,275.57
Less Hand Check Total:	0.00
Outstanding Invoice Total:	78,275.57

INVOICE APPROVAL LIST REPORT - DETAIL WITH GL DIST

City of Etna

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount

JENNY BENNETT	Employee Disc Refund	28436	12/08/2025	
			12/08/2025	
PO BOX 147	JENBEN		12/08/2025	0.00
ETNA	GF	0	00/00/0000	0.00
CA 96027				668.48

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-00-240.00	Emp Discretion		668.48	0.00

Check No.	0	Total:	668.48
Total for	JENNY BENNETT		668.48

JOSH SHORT	Employee Disc Refund	28437	12/08/2025	
			12/08/2025	
PO BOX 616	JSHORT		12/08/2025	0.00
ETNA	GF	0	00/00/0000	0.00
CA 96027				1,002.73

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-00-240.00	Emp Discretion		1,002.73	0.00

Check No.	0	Total:	1,002.73
Total for	JOSH SHORT		1,002.73

Total Invoices: 2

Grand Total:	1,671.21
Less Credit Memos:	0.00
Net Total:	1,671.21
Less Hand Check Total:	0.00
Outstanding Invoice Total:	1,671.21

Recap by Department

Department #	Department Name	Amount To Pay	Amount To Relieve
00	General	1,671.21	0.00
	Grand Total:	**1,671.21**	**0.00**

INVOICE APPROVAL LIST REPORT - DETAIL WITH GL DIST

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount

CAMPORA	155 Diggles PD Heat	28451	12/01/2025	
			12/12/2025	
PO BOX 992424	CAMPO		12/01/2025	0.00
REDDING	GF	22580	12/17/2025	0.00
CA 96099-2424	11306502			510.68

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-40-840.20	HEATING		255.34	0.00
53-40-840.20	HEATING		255.34	0.00

Check No. 22580 Total: 510.68

Total for CAMPORA 510.68

COLANTUONO, HIGHSMITH &	Attorney Fees November	28450	12/11/2025	
WHATLEY, PC			12/12/2025	
420 SIERRA COLLEGE DRIVE	JARED		12/11/2025	0.00
GRASS VALLEY	GF	22581	12/17/2025	0.00
CA 95945-5091	68560			2,703.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-20-780.00	ATTORNEY FEES		2,458.50	0.00
10-40-780.00	ATTORNEY FEES		244.50	0.00

Check No. 22581 Total: 2,703.00

Total for COLANTUONO, HIGHSMITH & 2,703.00

GENERAL CODE	Municipal Code Annual	28445	12/08/2025	
			12/11/2025	
PO BOX 772512	GENERAL		12/08/2025	0.00
DETROIT	GF	22582	12/17/2025	0.00
MI 48277-2512	GC00132989			792.58

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-25-750.00	DUES AND SUBSCRIPTIONS		792.58	0.00

Check No. 22582 Total: 792.58

Total for GENERAL CODE 792.58

KIEP-ER KLEEN	November Cleaning Services	28439	12/05/2025	
			12/11/2025	
PO BOX 404	KK		12/05/2025	0.00
ETNA	GF	22583	12/17/2025	0.00
CA 96027				300.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-25-760.00	PROFESSIONAL & CONTRACT SERVCS		100.00	0.00
10-40-760.00	PROFESSIONAL & CONTRACT SERVCS		100.00	0.00
10-70-760.00	PROFESSIONAL & CONTRACT SERVCS		100.00	0.00

Check No. 22583 Total: 300.00

Total for KIEP-ER KLEEN 300.00

Vendor Name	Invoice Description1	Ref No.	Discount Date		
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date		
Vendor Address	Vendor Number		Due Date		Taxes Withheld
City	Bank	Check No.	Check Date		Discount Amount
State/Province Zip/Postal	Invoice Number				Check Amount
LIFE ASSIST	Medical Supplies	28440	12/02/2025		
			12/11/2025		
11277 SUNRISE PARK DRIVE	LA		12/02/2025		0.00
RANCHO CORDOVA	GF	22584	12/17/2025		0.00
CA 95742	2025545				299.30

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
50-45-872.00	MEDICAL SUPPLIES		299.30	0.00

LIFE ASSIST	Medical Supplies	28457	12/10/2025		
			12/16/2025		
11277 SUNRISE PARK DRIVE	LA		12/10/2025		0.00
RANCHO CORDOVA	GF	22584	12/17/2025		0.00
CA 95742	2031062				85.29

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
50-45-872.00	MEDICAL SUPPLIES		85.29	0.00

Check No. 22584 Total: 384.59

Total for LIFE ASSIST 384.59

MEAN GENE'S GAS	Bulk Fuel October	28458	10/31/2025		
			12/17/2025		
P O BOX 534	MGM		10/31/2025		0.00
FT JONES	GF	22585	12/17/2025		0.00
CA 96032					2,875.26

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-40-865.10	GASOLINE		335.89	0.00
10-41-865.10	GASOLINE		585.53	0.00
10-50-865.10	GASOLINE		126.94	0.00
10-55-840.20	HEATING	City Hall Heating	1,036.52	0.00
10-60-865.10	GASOLINE		75.10	0.00
40-30-865.10	GASOLINE		75.10	0.00
45-33-865.10	GASOLINE		75.10	0.00
50-45-865.10	GASOLINE		250.65	0.00
53-40-865.10	GASOLINE		314.43	0.00

MEAN GENE'S GAS	Bulk Fuel November	28459	12/01/2025		
			12/17/2025		
P O BOX 534	MGM		12/01/2025		0.00
FT JONES	GF	22585	12/17/2025		0.00
CA 96032					4,639.75

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-40-865.10	GASOLINE		284.45	0.00
10-41-865.10	GASOLINE		668.74	0.00
10-50-840.20	HEATING	Fire Hall Heat	182.06	0.00
10-50-865.10	GASOLINE		191.74	0.00
10-50-865.10	GASOLINE		108.76	0.00
10-55-840.20	HEATING	City Hall Heat	532.49	0.00
10-60-865.10	GASOLINE		100.63	0.00
40-30-865.10	GASOLINE		100.63	0.00
45-33-865.10	GASOLINE		100.63	0.00
50-45-865.10	GASOLINE		105.00	0.00
50-45-865.20	DIESEL		1,761.69	0.00

Vendor Name	Invoice Description1	Ref No.	Discount Date		
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date		
Vendor Address	Vendor Number		Due Date		Taxes Withheld
City	Bank	Check No.	Check Date		Discount Amount
State/Province Zip/Postal	Invoice Number				Check Amount

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
53-40-865.10	GASOLINE		502.93	0.00

Check No. 22585 Total: 7,515.01
Total for MEAN GENE'S GAS 7,515.01

PACE ANALYTICAL — Qtrly Wastewater — 28438 — 12/11/2025 — 12/11/2025
PO BOX 684056 — PACE ANALY — 12/11/2025 — 0.00
CHICAGO — GF — 22586 — 12/17/2025 — 0.00
IL 60695-4056 — 252809085 — 409.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
45-33-795.00	LABORATORY TESTS		409.00	0.00

Check No. 22586 Total: 409.00
Total for PACE ANALYTICAL 409.00

PACIFIC POWER — 401 Howell Pool — 28443 — 12/02/2025 — 12/11/2025
PO BOX 26000 — PP — 12/02/2025 — 0.00
PORTLAND — GF — 22587 — 12/17/2025 — 0.00
OR 97256-0001 — 85.76

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
23-70-840.10	ELECTRIC		85.76	0.00

PACIFIC POWER — Streetlights — 28444 — 12/01/2025 — 12/11/2025
PO BOX 26000 — PP — 12/01/2025 — 0.00
PORTLAND — GF — 22587 — 12/17/2025 — 0.00
OR 97256-0001 — 1,479.70

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-60-867.00	TRAFFIC SAFETY		1,479.70	0.00

Check No. 22587 Total: 1,565.46
Total for PACIFIC POWER 1,565.46

SCOTT VALLEY AUTO PARTS — Vehicle Maint/Parts — 28449 — 12/11/2025 — 12/11/2025
P O BOX 215 — SVAP — 12/11/2025 — 0.00
FT JONES — GF — 22588 — 12/17/2025 — 0.00
CA 96032 — 430.14

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-40-860.00	VEHICLE MAINTENANCE		420.94	0.00
10-50-860.00	VEHICLE MAINTENANCE		9.20	0.00

Check No. 22588 Total: 430.14
Total for SCOTT VALLEY AUTO PARTS 430.14

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount
SCOTT VALLEY DISPOSAL	Monthly Trash Services	28442	11/28/2025	
			12/11/2025	
138 FOREST WALK	SVD		11/28/2025	0.00
ETNA	GF	22589	12/17/2025	0.00
CA 96027				472.50

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-55-840.30	TRASH		157.50	0.00
10-60-840.30	TRASH		157.50	0.00
10-70-840.30	TRASH		157.50	0.00

Check No. 22589 Total: 472.50

Total for SCOTT VALLEY DISPOSAL 472.50

SIERRA SPRINGS	Water	28453	12/15/2025	
			12/15/2025	
PO BOX 660579	SISPRINGS		12/15/2025	0.00
DALLAS	GF	22590	12/17/2025	0.00
TX 75266-0579	24391998 121225			39.97

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-25-870.00	OFFICE SUPPLIES		39.97	0.00

Check No. 22590 Total: 39.97

Total for SIERRA SPRINGS 39.97

SISKIYOU COUNTY COMMUNITY	2026 Food Permit	28447	12/04/2025	
DEVELOPMENT DEPT.			12/11/2025	
806 S. MAIN ST	SCCDD		12/04/2025	0.00
YREKA	GF	22591	12/17/2025	0.00
CA 96097				95.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
23-70-790.00	LICENSE & PERMITS		95.00	0.00

SISKIYOU COUNTY COMMUNITY	Shop Permit	28455	12/10/2025	
DEVELOPMENT DEPT.			12/16/2025	
806 S. MAIN ST	SCCDD		12/10/2025	0.00
YREKA	GF	22591	12/17/2025	0.00
CA 96097	IN0364025			274.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-60-790.00	LICENSE & PERMITS		91.33	0.00
40-30-790.00	LICENSE & PERMITS		91.33	0.00
45-33-790.00	LICENSE & PERMITS		91.34	0.00

SISKIYOU COUNTY COMMUNITY	Water Filter Plant Permit	28456	12/10/2025	
DEVELOPMENT DEPT.			12/16/2025	
806 S. MAIN ST	SCCDD		12/10/2025	0.00
YREKA	GF	22591	12/17/2025	0.00
CA 96097	IN0364289			204.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
40-30-790.00	LICENSE & PERMITS		204.00	0.00

Check No. 22591 Total: 573.00

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount

Total for SISKIYOU COUNTY COMMUNITY 573.00

SISKIYOU COUNTY EDC	MOU Dec	28446	12/01/2025		
			12/11/2025		
1512 SOUTH OREGON ST	SCEDC		12/01/2025		0.00
YREKA	GF	22592	12/17/2025		0.00
CA 96097	AR00000180				500.00

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-20-760.00	PROFESSIONAL & CONTRACT SERVCS		500.00	0.00

Check No. 22592 Total: 500.00

Total for SISKIYOU COUNTY EDC 500.00

SWRCB ACCOUNTING OFFICE	2025/2026 Annual Fees	28448	12/03/2025		
			12/11/2025		
PO BOX 1888	SWRCB		12/03/2025		0.00
SACRAMENTO	GF	22593	12/17/2025		0.00
CA 95812-1888					1,515.88

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
40-30-790.00	LICENSE & PERMITS		1,515.88	0.00

Check No. 22593 Total: 1,515.88

Total for SWRCB ACCOUNTING OFFICE 1,515.88

WITTMAN ENTERPRISES, LLC	Ambulance Billing Nov.	28452	12/12/2025		
			12/12/2025		
2540 EMPIRE DRIVE, STE #300	WE		12/12/2025		0.00
WINSTON-SALEM	GF	22594	12/17/2025		0.00
NC 27103	2511467				2,256.77

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
50-45-760.00	PROFESSIONAL & CONTRACT SERVCS		2,256.77	0.00

Check No. 22594 Total: 2,256.77

Total for WITTMAN ENTERPRISES, LLC 2,256.77

YREKA MOTORS	Vehicle Maint Fire	28441	11/13/2025		
			12/11/2025		
1545 SOUTH MAIN ST	YREKA MOTO		11/13/2025		0.00
YREKA	GF	22595	12/17/2025		0.00
CA 96097	32003				210.50

GL Number	Description	Distribution Line Description	Invoice Amount	Amount Relieved
10-50-860.00	VEHICLE MAINTENANCE		210.50	0.00

Check No. 22595 Total: 210.50

Total for YREKA MOTORS 210.50

Vendor Name	Invoice Description1	Ref No.	Discount Date	
Vendor Name Line 2	Invoice Description2	PO No.	Pay Date	
Vendor Address	Vendor Number		Due Date	Taxes Withheld
City	Bank	Check No.	Check Date	Discount Amount
State/Province Zip/Postal	Invoice Number			Check Amount

		Grand Total:	20,179.08
Total Invoices:	21	Less Credit Memos:	0.00
		Net Total:	20,179.08
		Less Hand Check Total:	0.00
		Outstanding Invoice Total:	20,179.08

Recap by Department

Department #	Department Name	Amount To Pay	Amount To Relieve
20	City Council	2,958.50	0.00
25	City Clerk	932.55	0.00
30	Water	1,986.94	0.00
33	Sewer	676.07	0.00
40	Law Enforcement	2,713.82	0.00
41	Police - FJ Station	1,254.27	0.00
45	Ambulance Services	4,758.70	0.00
50	Fire Prevention	829.20	0.00
55	Governmental Buildings	1,726.51	0.00
60	Highways & Streets	1,904.26	0.00
70	Parks & Recreation	438.26	0.00
	Grand Total:	**20,179.08**	**0.00**

City of Etna

Agenda Request

Date of Meeting: 12.22.25

Spokesperson(s): City Council

Is this for Discussion ☐ or are you requesting an Action ☐

Subject/Request: Proclamation Honoring Police Chief Josh Short

Please provide a description of the request and attach supporting documentation:

Read the Proclamation.

Will there be a financial impact to the City? ☐ Yes ☐ No If Yes, $_____

Please describe:

NOTE: Agenda requests must be received no less than four working days before the date of meeting. Return this form and supporting documentation to address below.

442 Main Street • P.O. Box 460 • Etna, CA 96027
P: 530-467-5256 • F: 530-467-3217

PROCLAMTION

Honoring Police Chief Josh Short for 25 Years of Dedicated Service to the City of Etna

WHERAS, Police Chief Josh Short began their distinguished career in law enforcement with the City of Etna Police Department on December 4, 2025, embarking on a path of service dedicated to the safety and well-being of our community; and

WHERAS, throughout a quarter-century of service, Police Chief Josh Short has demonstrated exceptional leadership, rising through the ranks with integrity, professionalism, and an unwavering commitment to the highest standards of police work; and

WHERAS, since being sworn in as Chief of Police, they have implemented proactive community policing initiatives, fostered a culture of transparency and trust, and mentored a new generation of officers to serve with honor; and

WHERAS, Police Chief Josh Short has served as a cornerstone of our community, working tirelessly to protect life and property while navigating the complex challenges of modern law enforcement with courage and compassion; and

WHERAS, Police Chief Josh Short developed youth outreach initiatives through the Etna Police Activities League to build positive relationships with the city's next generation and provides hundreds of youth with a safe haven for sports, academic support, and positive engagements with officers; and

WHERAS, the City of Etna has profoundly enriched by the Chief's 25 years of steadfast loyalty, personal sacrifice, and visionary leadership, ensuring our community remains a safe place to live, work, and raise a family;

NOW, THEREFORE, BE IT PROCLAIMED, that I Cliff Munson, Mayor of the City of Etna, along with the City Council, do hereby recognize, and commend:

POLICE CHIEF JOSH SHORT

for 25 YEARS OF OUTSTANDING SERVICE to the City of Etna. We extend our deepest gratitude for their legacy of excellence and with them continued success in their ongoing mission to serve and protect.

IN WITNESS WHEROF, I have hereunto set my hand and caused the Seal of the City of Etna to be affixed on this date 22nd of December 2025

_____ _____

Cliff Munson, Mayor

Pamela Eastlick, City Clerk

CITY OF ETNA
STAFF REPORT TO CITY COUNCIL

December 22, 2025

ZONING CODE UPDATE - SECOND READING OF ORDINANCE 230

PROJECT SUMMARY: The project is a second reading of Ordinance 230 amending Title 17, Zoning, of the Etna Municipal Code.

REQUEST OF CITY COUNCIL: The City Council is being asked to consider an exemption from the California Environmental Quality Act (CEQA) and adopt Ordinance 230 (see **Attachment A**).

SUGGESTED MOTIONS: To adopt the CEQA exemption and draft update, two suggested motions are provided below. Each motion should be made in sequence, with the second motion made only after the preceding motion has been successfully caried.

1) I move that we make the finding that the project does not have the potential to result in a significant adverse effect on the environment and is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3).

2) I move that we adopt Ordinance 230, An Ordinance of the City Council of the City of Etna Amending Title 17, Zoning, of the Etna Municipal Code.

ENVIRONMENTAL RECOMMENDATION: Exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3).

ATTACHMENTS:

A. Ordinance 230, An Ordinance of the City Council of the City of Etna Amending Title 17, Zoning, of the Etna Municipal Code

Exhibit A - Zoning Code

Exhibit B - Zoning Map

BACKGROUND

During the City Council's regularly scheduled meeting on November 24, 2025, the Council discussed the City's Zoning Code update and the proposed adoption of Ordinance 230 to amend Title 17, Zoning, of the Etna Municipal Code. Ordinance 230 was subsequently introduced for adoption upon a motion by Council Member Stacher with a second by Council Member Eastlick, following which all three members of the Council present voted affirmatively to approve a first reading of Ordinance 230 by title only. With the introduction of Ordinance 230 now complete, the ordinance requires a second reading for adoption (see **Attachment A**). Once passed, Ordinance 230 becomes effective 30 days later.

ENVIRONMENTAL RECOMMENDATION

Staff recommends that the project is exempt from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines. This section is better known as the "common sense exemption" in that it states CEQA only applies to projects that have the potential for causing a significant effect on the environment. Staff recommends a Section 15061(b)(3) exemption for the project because considerable attention was given to improving land use compatibility, ensuring efficient use of land and resources, and safeguarding the community and the environment. Further, the issues and concerns addressed by CEQA are integrated throughout the City's recent General Plan update, and the draft Zoning Code is consistent with

and implements the General Plan. Moreover, the draft Zoning Code does not provide for increased densities or intensities of development beyond what is provided for in the City's Land Use Element and required by the City's Housing Element, both of which were determined by the City Council to have no significant effect on the environment and to be except from CEQA pursuant to Section 15061(b)(3). Accordingly, the project would not directly or indirectly allow any activity, land use, or conversion to occur with the potential to substantially impact the public or environment, nor does the project have the potential to:

- Have significant cumulative impacts in the same place over time;
- Have a significant effect on the environment due to unusual circumstances;
- Result in damage to scenic resources within a highway officially designated as a state scenic highway;
- Occur on a hazardous waste site on any list compiled pursuant to Section 65962.5 of the Government Code; or
- Cause a substantial adverse change in the significance of a historical resource.

If the City Council concurs with the environmental recommendation made by staff, it should make the finding that the project is exempt from CEQA prior to adopting the Zoning Code update. As such, a finding to this effect is included in the first suggested motion on page one of this staff report, and it has been incorporated into draft Ordinance 230 as well.

ATTACHMENT A

DRAFT ORDINANCE 230

ORDINANCE 230

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ETNA AMENDING TITLE 17, ZONING, OF THE ETNA MUNICIPAL CODE

WHEREAS, the City of Etna General Plan and Zoning Ordinance are key elements in the City's suite of regulations to promote coordinated and efficient development; and

WHEREAS, pursuant to Government Code Section 65860, a city's zoning ordinance must be consistent with its general plan; and

WHEREAS, on March 25, 2024, the City Council of the City of Etna adopted Resolution 2024-002, thereby updating the General Plan Housing Element for the 6th Cycle planning period; and

WHEREAS, on December 2, 2024, the City Council adopted Resolution 2024-019, thereby updating the General Plan Noise Element, Circulation Element, and Open Space & Conservation Element; and

WHEREAS, on November 24, 2025, the City Council adopted Resolution 2025-010, thereby updating the General Plan Introduction, Land Use Element, and Safety Element; and

WHEREAS, the City Council of the City of Etna desires to update Title 17, Zoning, of the Etna Municipal Code and the Zoning Map consistent with the City's General Plan update.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Etna does ordain as follows:

SECTION I: FINDINGS. The recitals above are true and correct and incorporated herein by this reference.

SECTION II: AMENDMENT TO TITLE 17, ZONING. Chapters 17.04 through 17.52 of Title 17, Zoning, of the City of Etna Municipal Code are deleted entirely and replaced with the text provided in "Exhibit A" hereto.

SECTION III: AMENDMENT TO ZONING MAP. The "City of Etna California Zoning Map," dated November 3, 2003, is deleted and replaced with the "City of Etna Zoning Map" in "Exhibit B" hereto.

SECTION IV: CEQA. Because it could be seen with certainty that the amendments to Title 17, Zoning, as provided for in "Exhibit A," and the Zoning Map, as provided for in "Exhibit B," do not have the potential to result in a significant impact on the environment, the City Council adopted an exemption for the project pursuant to CEQA Guidelines Section 15061(b)(3) (i.e., the commonsense exemption) at a regular meeting of the City Council on December 22, 2025.

SECTION V: SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase of this ordinance

irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

SECTION VI: EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after its passage.

SECTION VII: IMPLEMENTATION. The City Council hereby authorizes and directs the City Clerk to take any action and sign any documents necessary to implement this ordinance.

SECTION VIII. CERTIFICATION. The City Clerk shall certify to passage and adoption of this ordinance and shall give notice of its adoption as required by law. This ordinance, or a summary thereof, shall be published and/or posted in compliance with the requirements of Government Code section 36933.

SECTION IX. INCONSISTENCIES. Any provisions of the Etna Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION X. CODIFICATION. The City Clerk is directed and authorized to instruct the publisher of the City of Etna Municipal Code that codification of this ordinance is limited to "Exhibit A."

SECTION XI. EXECUTION. The Mayor and City Clerk are authorized to subscribe this ordinance where indicated below to evidence its approval.

PASSED AND ADOPTED this ____ day of _____ 2025, at a regular meeting of the City of Etna City Council by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cliff Munson, Mayor

ATTEST:

_____
Pamela Eastlick, City Clerk

"Exhibit A" to Ordinance 230

TITLE 17
ZONING

Chapters:

17.04 General Provisions
17.08 Definitions
17.12 Districts Generally
17.16 Rural Residential, R-R
17.20 Low Density Residential 10, R-1-10
17.22 Low Density Residential 12, R-1-12
17.24 Medium Density Residential, R-2
17.28 High Density Residential, R-3
17.32 Mobile Home Residential, M-H
17.36 Town Center, T-C
17.40 General Commercial, G-C
17.44 Manufacturing, M
17.48 Open Space, O-S
17.52 Public Facilities, P-F
17.56 Similar Use Determinations
17.60 Off-Street Parking
17.64 Signs
17.68 Nonconforming Structures, Uses, and Parcels
17.72 Use Permits and Variances
17.76 Special Provisions
17.80 Live/Work Units and Home-Based Businesses
17.84 Short-Term Rentals
17.88 Bed and Breakfast Inns
17.92 Mobile Food Sales
17.96 Accessory Dwelling Units
17.100 Reasonable Accommodations
17.104 Residential Density Bonuses
17.108 Objective Design Standards
17.112 Surface Mining and Reclamation
17.116 Amendments
17.120 Hearings and Appeals
17.124 Enforcement and Penalties

CHAPTER 17.04
GENERAL PROVISIONS

Sections:

17.04.010 Adoption.
17.04.020 Short title.
17.04.030 Purpose.
17.04.040 Establishment of districts.
17.04.050 Application.
17.04.060 Interpretation.

17.04.010 Adoption.

There is hereby adopted a precise zoning plan for the City of Etna.

17.04.020 Short title.

This title shall be known as "The City of Etna Zoning Code."

17.04.030 Purpose.

The purpose of this title is to: promote and protect the public health, safety, peace, comfort, and general welfare; promote the orderly growth of the city; protect the character and stability of residential, commercial, mixed-use, industrial, and open space areas; prevent overcrowding and undue congestion of population; provide adequate privacy and convenience of access to property; and to secure for the city and its residents safety from fire and other hazards.

17.04.040 Establishment of districts.

The zoning or districting plan effectuated by this title consists of the establishment of various districts, including all territory within which the use of land, buildings, the space for buildings, and the height and bulk of buildings are regulated.

17.04.050 Application.

A. No building or structure shall be erected, reconstructed, or structurally space altered in any manner, nor shall any building or land, the space above or beneath, be used for any purpose other than as permitted by, and in conformance with this title and all other ordinances, laws, and maps referred to in this title.

B. This title shall apply to all property whether owned by private persons, firms, corporations, or organizations, and to the extent permitted by law, property of the United States of America or any of its agencies, by the State of California or any of its agencies or political subdivisions, by any authority or district organized under the law of the State of California, all subject to the following exceptions:

   1. Public streets and alleys,
   2. Underground utility lines and facilities,
   3. Underground communication lines,
   4. Overhead communication lines,
   5. Overhead electric distribution and transmission facilities, and
   6. Railroad rights-of-way.

17.04.060 Interpretation.

When interpreting and applying the provisions of this title, they shall be held to the minimum requirements adopted for the promotion of the public health, safety, peace, comfort, convenience, and general welfare. Except as specifically herein provided, it is not intended by the adoption of the ordinance codified herein to repeal, abrogate, annul, or in any way to impair or interfere with any existing provisions of law or ordinance, or any rules, regulations, or permits previously adopted or issued, or which shall be adopted or issued pursuant to law relating to the erection, construction, maintenance, establishment, moving, alteration, or enlargement of any building or improvement. Nor is it intended by this title to interfere with or abrogate or annul any easement, covenant, or other agreement between parties, provided, however, that in cases in which this title imposes a greater restriction upon the erection, construction, maintenance, establishment, moving, alteration, or enlargement of buildings, or the use of any such buildings or premises in said several districts or any of them, than is imposed or required by such existing provisions of law or ordinance or by such rules, regulations, or permits or by such easements, covenants, or agreements then in such case the provisions of this title shall control.

CHAPTER 17.08
DEFINITIONS

Sections:

17.08.010 Generally.
17.08.020 Abut, abutting, adjoining.
17.08.030 Accessory dwelling unit.
17.08.040 Accessory structure.
17.08.050 Accessory use.
17.08.060 Acre.
17.08.070 Administrative permit.
17.08.080 Adult day programs.
17.08.090 Adult-oriented business.
17.08.100 Aggrieved applicant, person, or party.
17.08.110 Agricultural product processing plant.
17.08.120 Airport.
17.08.130 Alcoholic beverage sales.
17.08.140 Alley.
17.08.150 Ambulance service.
17.08.160 Animal boarding.
17.08.170 Animal grooming.
17.08.180 Animal hospital.
17.08.190 Applicant.
17.08.200 Area.
17.08.210 Artisan crafts manufacturing and sales.
17.08.220 Artist studio.
17.08.230 Automated teller machines (ATMs).
17.08.240 Automobile and vehicle sales and rental.
17.08.250 Automobile parts and supplies sales.
17.08.260 Automobile service stations.
17.08.270 Awning.
17.08.280 Banks and financial services.
17.08.290 Bed and breakfast inn.
17.08.300 Billiard parlor.
17.08.310 Block.
17.08.320 Brewpub.
17.08.330 Building.
17.08.340 Building footprint.
17.08.350 Building frontage.
17.08.360 Building height.
17.08.370 Building intensity.
17.08.380 Building materials stores and yards.
17.08.390 Building official, building inspector.
17.08.400 Building site.
17.08.410 Bus shelter.
17.08.420 Business.
17.08.430 Business day.
17.08.440 Business office.
17.08.450 Business support services.
17.08.460 Car washing and detailing.

17.08.470 Caretaker housing.
17.08.480 Cargo container.
17.08.490 Carport.
17.08.500 Cemetery.
17.08.510 Centerline.
17.08.520 Certified farmers' market.
17.08.530 Chemical product manufacturing.
17.08.540 City property.
17.08.550 Clear vision triangle.
17.08.560 Clothing and fabric product manufacturing.
17.08.570 Clubs, lodges, and private meeting halls.
17.08.580 Collectibles.
17.08.590 Commercial vehicle.
17.08.600 Common area.
17.08.610 Community center.
17.08.620 Community garden.
17.08.630 Community resource center.
17.08.640 Concession facilities.
17.08.650 Concrete batching or ready-mix concrete manufacturing.
17.08.660 Conditional use permit.
17.08.670 Condominium.
17.08.680 Construction.
17.08.690 Consumer electronics.
17.08.700 Convenience stores.
17.08.710 Corner lot.
17.08.720 Cottage food operation.
17.08.730 Craft food and beverage production.
17.08.740 Crop and tree farming.
17.08.750 Customer area.
17.08.760 Date of decision.
17.08.770 Density.
17.08.780 Density bonus.
17.08.790 Density transfer.
17.08.800 Development agreement.
17.08.810 Dormitory.
17.08.820 Drive-in and drive-through sales and services.
17.08.830 Duplex residential.
17.08.840 Dwelling group.
17.08.850 Dwelling unit.
17.08.860 Easement.
17.08.870 Efficiency unit.
17.08.880 Emergency shelter.
17.08.890 Employee housing.
17.08.900 Encroachment permit.
17.08.910 Equipment and material storage yards.
17.08.920 Equipment sales and rental.
17.08.930 Event center.
17.08.940 Explosives.
17.08.950 Family.
17.08.960 Family childcare home.
17.08.970 Farmworker housing.

17.08.980 Fence.
17.08.990 Firearms sales.
17.08.1000 Floor area ratio.
17.08.1010 Food and beverage manufacturing.
17.08.1020 Front yard.
17.08.1030 Fuel storage and distribution.
17.08.1040 Furniture and fixtures manufacturing.
17.08.1050 Garage.
17.08.1060 Garage sale, yard sale.
17.08.1070 Garden center, plant nursery.
17.08.1080 General Plan.
17.08.1090 General vicinity, proximity.
17.08.1100 Glass product manufacturing.
17.08.1110 Grocery store, supermarket.
17.08.1120 Gross density.
17.08.1130 Gross floor area.
17.08.1140 Group home.
17.08.1150 Handcraft industries.
17.08.1160 Health clinics, medical offices, and laboratories.
17.08.1170 Hedges and equivalent screening.
17.08.1180 Heliport.
17.08.1190 Highway.
17.08.1200 Home occupation.
17.08.1210 Hospice care.
17.08.1220 Hospitals.
17.08.1230 Hostel.
17.08.1240 Hotels and motels.
17.08.1250 Household.
17.08.1260 Indemnification.
17.08.1270 Indoor entertainment facility.
17.08.1280 Indoor sports and fitness facility.
17.08.1290 Junior accessory dwelling unit.
17.08.1300 Junk.
17.08.1310 Kitchen.
17.08.1320 Landscaping.
17.08.1330 Legal description.
17.08.1340 Library.
17.08.1350 Live-work unit.
17.08.1360 Living area.
17.08.1370 Lot, parcel
17.08.1380 Lot coverage.
17.08.1390 Lot depth.
17.08.1400 Lot frontage, street frontage.
17.08.1410 Lot line.
17.08.1420 Lot width.
17.08.1430 Low barrier navigation center.
17.08.1440 Lumber and wood product processing facility.
17.08.1450 Major transit stop.
17.08.1460 Main building.
17.08.1470 Manufactured home.
17.08.1480 Manufactured home park.

17.08.1490 Media production.
17.08.1500 Metal products fabrication, machine/welding shops.
17.08.1510 Microbrewery.
17.08.1520 Microdistillery.
17.08.1530 Mixed-use building.
17.08.1540 Mixed-use development.
17.08.1550 Mobile food commissary.
17.08.1560 Mobile food court.
17.08.1570 Mobile food vendor.
17.08.1580 Mobile home.
17.08.1590 Mortuaries and funeral homes.
17.08.1600 Multifamily residential.
17.08.1610 Nanobrewery.
17.08.1620 Net density.
17.08.1630 Net land area.
17.08.1640 Nonconforming building or use.
17.08.1650 Occupancy.
17.08.1660 Official plan line.
17.08.1670 Off-site.
17.08.1680 On-site.
17.08.1690 Open space.
17.08.1700 Outdoor commercial recreation facility.
17.08.1710 Paper product manufacturing.
17.08.1720 Park and ride facility.
17.08.1730 Parking space or facility.
17.08.1740 Parks, picnic areas, and playgrounds.
17.08.1750 Pending application.
17.08.1760 Permit.
17.08.1770 Personal services.
17.08.1780 Pharmacy.
17.08.1790 Places of worship and spiritual assembly.
17.08.1800 Principally permitted use.
17.08.1810 Printing and publishing.
17.08.1820 Private schools.
17.08.1830 Professional office.
17.08.1840 Project.
17.08.1850 Property line.
17.08.1860 Public agency.
17.08.1870 Public and quasi-public facilities.
17.08.1880 Public nuisance.
17.08.1890 Public right-of-way.
17.08.1900 Public safety facility.
17.08.1910 Public schools.
17.08.1920 Public services.
17.08.1930 Public utility.
17.08.1940 Rear yard.
17.08.1950 Recreational vehicle.
17.08.1960 Recreational vehicle park.
17.08.1970 Recycling facility.
17.08.1980 Residential care facility.
17.08.1990 Residential care home.

17.08.2000 Resource protection and restoration.
17.08.2010 Resource-related recreation.
17.08.2020 Restricted personal services.
17.08.2030 Restricted retail sales.
17.08.2040 Retail food establishment.
17.08.2050 Retail sales.
17.08.2060 Salvage yard.
17.08.2070 Second dwelling unit.
17.08.2080 Secondhand sales.
17.08.2090 Setback.
17.08.2100 Shopping center.
17.08.2110 Short-term rental.
17.08.2120 Side yard.
17.08.2130 Sign.
17.08.2140 Single-family residential.
17.08.2150 Small acreage farming and ranching.
17.08.2160 Small equipment maintenance and repair.
17.08.2170 Special event.
17.08.2180 Split zoning.
17.08.2190 Sporting goods.
17.08.2200 Stone product manufacturing.
17.08.2210 Storage facility.
17.08.2220 Structure.
17.08.2230 Supportive housing.
17.08.2240 Taproom brewery.
17.08.2250 Temporary structure.
17.08.2260 Temporary use.
17.08.2270 Theaters and playhouses.
17.08.2280 Townhouse.
17.08.2290 Transient occupancy.
17.08.2300 Transitional housing.
17.08.2310 Uplighting.
17.08.2320 Utility infrastructure.
17.08.2330 Variance.
17.08.2340 Vehicle storage.
17.08.2350 Vehicles for hire.
17.08.2360 Vehicular access.
17.08.2370 Vertical mixed-use development.
17.08.2380 Veterinary office.
17.08.2390 Wholesale business.
17.08.2400 Wireless telecommunications facility.
17.08.2410 Yard.
17.08.2420 Zero lot line.
17.08.2430 Zoning district.

17.08.010 Generally.

For the purposes of this title certain terms are defined in this chapter. If any of the definitions in this chapter conflict with definitions in other chapters of the Etna Municipal Code, these definitions shall prevail for the purposes of this title. If a word used in this title is not defined in this chapter,

or other titles of the Etna Municipal Code, the most common dictionary definition is assumed to be correct.

A. The present tense shall include the future, the singular number shall include the plural, and the plural the singular.

B. The words "shall," "will," "must," and "is" denote a mandatory action. The word "may" or "should" indicate a permissive action.

17.08.020 Abut, abutting, adjoining.

"Abut," "abutting," or "adjoining" all mean contiguous to or touching.

17.08.030 Accessory dwelling unit.

As defined in Chapter 17.96 (Accessory Dwelling Units).

17.08.040 Accessory structure.

A structure that is physically detached from, secondary, and incidental to, and commonly associated with the existing primary structure. Does not include any tent, trailer, recreational vehicle, or other vehicle, or any building designed or used for human habitation.

17.08.050 Accessory use.

A use that is conducted on the same parcel as the principal use or structure to which it is related, and which is clearly subordinate and incidental to the principal use.

17.08.060 Acre.

An area of land measuring forty-three thousand five hundred sixty (43,560) square feet.

17.08.070 Administrative permit.

Any permit issued as a ministerial act by the city.

17.08.080 Adult day programs.

Facilities licensed by the California Department of Social Services as an Adult Day Program that provide non-medical care and supervision to persons eighteen (18) years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals, in a day care setting, on less than a sixteen (16)-hour basis.

A. Small adult day programs provide supervision and non-medical care to six (6) or fewer adults.

B. Large adult day programs provide supervision and non-medical care to more than six (6) adults.

17.08.090 Adult-oriented business.

A business whose primary purpose is the sale or display of matter that, because of its sexually explicit nature, may, pursuant to state law or local regulatory authority, be offered only to persons over the age of eighteen (18) years.

17.08.100 Aggrieved applicant, person, or party.

A person, organization, corporation, concerned citizen, or any individual or group that demonstrates to the city council that they have an interest, either financial or otherwise, in property affected by the decision of the original decision maker. This definition is not intended to and does not confer standing to maintain an action in a court of law where standing would not otherwise exist.

17.08.110 Agricultural product processing plant.

A building, facility, area, or location for the refinement, treatment, or conversion of agricultural products where physical, chemical, or similar change of an agricultural product occurs. Examples of agricultural processing include, but are not limited to, fruit dehydrators, cold storage houses, hulling operations, and the sorting, cleaning, packing, and storing of agricultural products preparatory to sale and/or shipment in their natural form including all uses customarily incidental thereto.

17.08.120 Airport.

A place on land or water, where aircraft may land and take off, receive and disembark passengers or cargo, take on fuel, purchase accessories, or obtain service or repair. Includes appurtenant areas, buildings, facilities, and rights-of-way necessary to facilitate such use or intended use.

17.08.130 Alcoholic beverage sales.

A. "On-sale alcoholic beverage sales" means the retail sale of beer, wine, liquor, and/or other alcoholic beverages for on-site consumption as the principal use, typically with a Type 42 or 48 ABC license. This definition shall not include uses wherein the sale, offer, or dispensing of alcohol is incidental to the conduct of a permitted or conditionally permitted use, such as hotels, restaurants, theaters, and playhouses.

B. "Off-sale alcoholic beverage sales" means the retail sale of beer, wine, liquor, and/or other alcoholic beverages for off-site consumption as the principal use. This definition shall not include uses wherein the sale of alcohol is incidental to the conduct of a permitted or conditionally permitted use, such as grocery stores and supermarkets.

17.08.140 Alley.

A public way permanently reserved as a secondary means of access to abutting property at the rear or sides thereof.

17.08.150 Ambulance service.

Emergency medical care and transportation, including incidental storage and maintenance of vehicles.

17.08.160 Animal boarding.

A facility where more than two (2) domestic animals are housed, fed, and cared for, excluding an animal hospital or veterinary clinic, for a period greater than twenty-four (24) hours for commercial purposes.

17.08.170 Animal grooming.

A fixed or mobile facility where domestic animals are trimmed, bathed, or groomed other than by the owner on a regular basis for compensation (no boarding).

17.08.180 Animal hospital.

An enclosed building or buildings where animals are brought for medical and surgical treatment and are held during the time of such treatment, including overnight. Grooming of animals and pet food sales are permitted as accessory to the medical use.

17.08.190 Applicant.

A person who is required to file an application for a permit or license under this title.

17.08.200 Area.

A piece of land that can be definitively described and located with specific boundaries.

17.08.210 Artisan crafts manufacturing and sales.

Manufacture of crafts, art, sculpture, jewelry, apparel, candles, and similar items using hand tools and small mechanical devices (e.g., drills and saws, hammers and chisels, paint brushes and sprayers, pottery wheels and kilns, sewing machines, spinning wheels, etc.) and the incidental direct sale to consumers of only those goods produced on-site. Where there are no incidental direct sales to customers, the use may be considered an "artist studio" or "handcraft industries."

17.08.220 Artist studio.

An establishment engaged in the creation of art or crafts that requires artistic skill. Such an establishment may participate in periodic open studios (a maximum of six (6) days per year) but is otherwise subject to the applicable zoning district's limitations on retail sales. Artist studios may include rehearsal spaces not designed for public performances. Examples of persons typically engaged in this work include woodworkers, potters/ceramicists, costume makers, set designers, stained-glass makers, glassblowers, textile artists and weavers, jewelry makers, painters, fine art printmakers, photographers/filmmakers, leather workers (no tanning), metal workers, musical instrument makers, model makers, papermakers, installation artists, sculptors, video artists, and other makers of art and crafts consistent with this definition. The use of computers in an activity does not by itself prevent its classification as an artist studio. This use excludes architectural and landscape services, industrial or graphic design services, computer systems design services, and other commercial activities normally conducted in an office environment. See "artisan crafts manufacturing" for artist studios that include the incidental sale of goods made on-site.

17.08.230 Automated teller machines (ATMs).

Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals, and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations, in compliance with allowed use provisions.

17.08.240 Automobile and vehicle sales and rental.

Retail establishments selling and/or renting automobiles, trucks, vans, motorbikes, recreation vehicles, and motorized boats. May also include repair shops and the sales of parts and accessories incidental to vehicle dealerships.

17.08.250 Automobile parts and supplies sales.

Stores that sell new and reconditioned automobile parts and accessories. Does not include installation of parts or vehicle repair.

17.08.260 Automobile service stations.

A retail place of business engaged in supplying goods and services essential to the normal operation of automobiles, such as: dispensing of automotive fuel and motor oil; tire sales and service, not including recapping; battery service, charging, and replacement, not including repair and rebuilding; lubrication of motor vehicles; brake servicing; wheel balancing; and minor automotive repair. May include drive-through car washes as an accessory use to fuel sales. Does not include the storage or repair of abandoned, wrecked, or dismantled vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.

17.08.270 Awning.

Any structure made of a flexible fabric or similar material covering a metal frame attached to a building, whether or not the same is so erected as to permit its being raised to a position flat against the building when not in use.

17.08.280 Banks and financial services.

Financial institutions including: banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity), and leasing agencies.

17.08.290 Bed and breakfast inn.

A single residential property with up to five (5) bedrooms rented for overnight lodging, where at least one (1) meal is provided to overnight guests only subject to applicable Health Department regulations. A bed and breakfast inn with more than five (5) guest rooms is considered a hotel or motel.

17.08.300 Billiard parlor.

A building, structure, or portion thereof in which are located three (3) or more tables designed or used for pool, billiards, bagatelle, snooker, bumper pool, or similar games.

17.08.310 Block.

All property fronting upon one side of a street, between intersecting and intercepting street, or between a street and a railroad right-of-way, waterway, dead-end street or unsubdivided land. An intercepting street shall determine only the boundary of the block on the side of a street that it intercepts.

17.08.320 Brewpub.

A restaurant with an on-site brewery that sells a minimum of twenty-five (25) percent of the beer brewed on-site for on-premises consumption.

17.08.330 Building.

Any structure having a roof supported by columns or by walls and designed for the shelter or housing of any person, animal, or property.

17.08.340 Building footprint.

The land area covered by a building as measured at its perimeter foundation walls including any roofed area that may not have perimeter foundation walls.

17.08.350 Building frontage.

The exterior building wall of a ground floor business establishment on the side of the building that fronts or is oriented towards a public street, highway, or parkway. "Building frontage" shall be measured continuously along the building wall for the entire length of the business establishment, including any portion not parallel to the remainder of the wall.

17.08.360 Building height.

The vertical distance from the average base elevation to the highest point on the structure, excluding chimneys, antennae, and similar nonstructural elements. Average base elevation is determined by taking the elevation of the lowest point at the ground and the elevation of the highest point at the ground and finding the average. This definition is not intended to preclude applicable usage of the definition in the building code(s) adopted by the city.

17.08.370 Building intensity.

The percentage of land area covered over by the building footprint or land use.

17.08.380 Building materials stores and yards.

Retail establishments selling lumber and other large building materials, where most display and sales occur indoors but outdoor storage is typically required. Includes paint, wallpaper, glass, and fixtures. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Hardware stores are considered "retail sales."

17.08.390 Building official, building inspector

The individual in charge of the City of Etna Building Department or responsible for performing the city's building inspections.

17.08.400 Building site.

The portion of a parcel of land, in a single or joint ownership, occupied or to be occupied by a building, together with such setbacks as are required by the terms of this zoning ordinance and having its principal frontage on a public street, road, or highway.

17.08.410 Bus shelter.

A small structure designed for the protection and convenience of waiting transit passengers that has a roof and usually two (2) or three (3) sides.

17.08.420 Business.

A land use or activity established for the purposes of commerce and as a means of generating revenue or income.

17.08.430 Business day.

Any day the city's offices located at 442 Main Street, Etna, California, are open to the public.

17.08.440 Business office.

An office where common business services are provided to the general public, such as consumer services, insurance, real estate, tax preparation, travel, utility company offices, etc. These uses

typically have a higher rate of walk-in traffic than a professional office and visits are often made without an appointment.

17.08.450 Business support services.

Establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes: blueprinting business; equipment repair services; commercial art and design (including production); computer-related services (rental, repair); copying, quick printing, and blueprinting services; equipment rental businesses located entirely within buildings; heavy equipment repair services where repair occurs on the client site; janitorial services; mail advertising services (reproduction and shipping); mail box services; notary services; advertising services; photocopying and photofinishing; soils and materials testing laboratories; and window cleaning.

17.08.460 Car washing and detailing.

Permanent, drive-through, self-service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Does not include temporary car washes which are fundraising activities typically conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one (1) day.

17.08.470 Caretaker housing.

A residence that is accessory to a non-residential primary use of the site, where needed for security, twenty-four (24)-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

17.08.480 Cargo container.

A metal or similar rectangular container designed for the temporary storage and transportation of goods on rail cars, truck beds, and ships.

17.08.490 Carport.

A structure that is attached or detached from another building, and that is open on at least two (2) sides with a covering for vehicle storage.

17.08.500 Cemetery.

Land used for the storage of the deceased, and dedicated for cemetery purposes, including crematories, columbaria, and mausoleums.

17.08.510 Centerline.

The line located equidistant from the edges of an easement or right-of-way. Centerline of a road right-of-way or easement does not necessarily mean the center of the physical location of the road.

17.08.520 Certified farmers' market.

A temporary outdoor gathering of individual retailers primarily focused on the sale of fresh produce, but also including other foods, beverages, handicrafts, art objects, and similar items.

17.08.530 Chemical product manufacturing.

Manufacturing facilities that produce or use basic chemicals, and other establishments creating products predominantly by chemical processes. Facilities included in this definition manufacture three general classes of products: basic chemicals, including acids, alkalis, salts, and organic chemicals; chemical products to be used in further manufacture, including synthetic fibers, plastic materials, dry colors, and pigments; and finished chemical products to be used for ultimate consumption, including drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries including paints, fertilizers, and explosives.

17.08.540 City property.

Real property over which the City of Etna: (1) has fee title, an easement (including a public right-of-way), a leasehold interest, or other legal interest; and (2) has the present right of possession and control.

17.08.550 Clear vision triangle, clear vision distance.

The clear vision area (sometimes called the "sight triangle") formed by measuring twenty (20) feet along two intersecting streets from the point of intersection, and diagonally connecting the ends of the two lines (see Figure 17.08-1). Visual obstructions within this area are strictly managed so that drivers stopped at or approaching an intersection can see pedestrians and oncoming traffic.

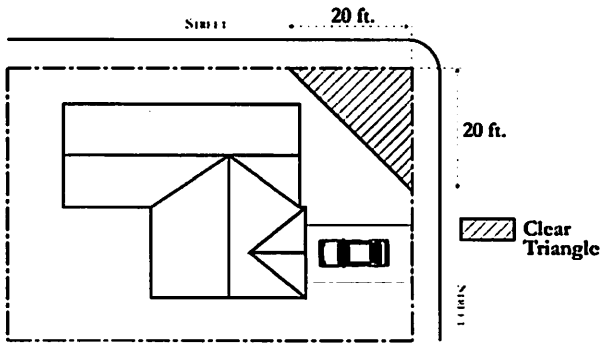


Fig. 17.08-1, Clear Vision Triangle

17.08.560 Clothing and fabric product manufacturing.

An establishment that assembles clothing, draperies, and/or other products by cutting and sewing purchased textile fabrics and related materials, including fur, leather, plastics, and rubberized fabrics, and which does not include the on-site sale of products to the end consumer. Does not include custom tailors and dressmakers not operating as a factory.

17.08.570 Clubs, lodges, and private meeting halls.

Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

17.08.580 Collectibles.

Any tangible personal property which has an enhanced value because of its rarity and which is commonly bought, sold, or exchanged among collectors and shall include such things as rare coins, stamps, and jewelry.

17.08.590 Commercial vehicle.

A motor vehicle used for commercial, industrial, or agricultural purposes and rated more than one (1) ton capacity. Examples of commercial use vehicles include but are not limited to; tow trucks, flat-bed trucks, mobile food preparation vehicles including large trucks converted as food vehicles, street sweepers, buses, utility trucks with hydraulic arms or lifts, and tractors and semi-trailers, etc.

17.08.600 Common area.

A parcel or parcels that are part of a subdivision, which are retained in the common ownership of the property owners of the subdivisions for common use or development.

17.08.610 Community center.

Multipurpose meeting and recreational facilities owned and maintained by a public agency and typically consisting of one (1) or more meeting or multipurpose rooms, kitchen, and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

17.08.620 Community garden.

A site where flowers, fruits, herbs, nuts, seeds, and/or vegetables are cultivated by individuals of a neighborhood.

17.08.630 Community resource center.

Any building maintained by a governmental authority or not-for-profit agency used for supplementary educational services, employment assistance, food services, and/or constructive recreational activities.

17.08.640 Concession facilities.

Food service establishments operated from permanent structures, and generally associated with athletic and recreational facilities.

17.08.650 Concrete batching or ready-mix concrete manufacturing.

A facility used for the delivery of limestone aggregate, sand or screenings, cement and water into mixer trucks as part of the concrete manufacturing process. This facility may contain a system of conveyor belts, chutes, storage silos, stockpile areas, water and air systems, and weight scales and meters for the accurate dispensing of the raw materials to produce the desired strength and type of concrete. A concrete batching plant or ready-mix concrete plant facility includes queuing and parking spaces for trucks, materials handling equipment, and administrative, control and office buildings.

17.08.660 Conditional use permit.

A land use permit issued in a zone for uses that have the potential to be incompatible with neighboring land uses and zoning, and are to be permitted, but may be denied, following a public hearing in which interested parties have the opportunity to comment.

17.08.670 Condominium.

An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a building on such real property.

17.08.680 Construction.

The physical development of a parcel, including site excavation and grading, framing, and finishing, up to the point of final inspection, use, or occupancy, whichever occurs first.

17.08.690 Consumer electronics.

Analog or digital electronic equipment intended for everyday entertainment, communications, and recreation use. Consumer electronics include but are not limited to home or portable audio and video equipment, audio and video equipment for boats and automobiles, camcorders, cameras, drones, electronic musical instruments, karaoke machines, game consoles, GPS instruments and software, personal computers, mobile phones, smart appliances, smart watches, virtual reality goggles, and other wearable technology.

17.08.700 Convenience stores.

Easy access retail stores of five thousand (5,000) square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs.

17.08.710 Corner lot.

A lot that has two (2) or more parcel lines contiguous to a public street.

17.08.720 Cottage food operation.

As defined in Chapter 17.80 (Live Work Units and Home-Based Businesses).

17.08.730 Craft food and beverage production.

A business, not exceeding ten thousand (10,000) square feet in gross floor area, engaged in on-site commercial production of beverage and/or food products to a final form employing batch-processing or handcrafting using traditional methods, and that distributes to customers on-site via product tasting and direct sales and/or offsite to retailers and wholesalers. Typical uses include but are not limited to artisan cheesemakers, bakeries, chocolatiers, coffee roasters, condiment makers, confectioneries, ice cream shops, microdistilleries, nanobreweries, and any other craft beverage manufacturing. Does not include water bottling.

17.08.740 Crop and tree farming.

Raising and harvesting of plants, tree crops, row crops, or field crops on an agricultural or commercial basis. Includes horticulture establishments engaged in the cultivation of flowers, fruits, vegetables, or ornamental trees and shrubs for wholesale and incidental retail sales. This classification includes accessory agricultural buildings accessory to such uses and roadside stands for display/sale of agricultural products grown on the premises. Excludes commercial

cannabis and uses for which other garden, nursery, or landscape merchandise are stored and sold on the site.

17.08.750 Customer area.

That portion of a structure that is used for the purposes of transacting business, purchasing, or selling products or services, and does not include any portion of the structure used for warehousing or storage that is inaccessible to public use.

17.08.760 Date of decision.

Granting or denying a permit under this title means the date on which the decision is announced or a final vote is taken.

17.08.770 Density.

A. For residential use, "density" means the number of dwelling units per acre.

B. For non-residential development, "density" means the percentage of lot coverage.

17.08.780 Density bonus.

A density increase over the otherwise maximum allowable residential density under the applicable land use designation and zoning district.

17.08.790 Density transfer.

The exchange of permitted density within a proposed development so that the number of parcels or lots created are equal to the number permitted by the General Plan, but individual lots or parcels are potentially smaller than the minimum parcel size requirement.

17.08.800 Development agreement.

Refers to agreements entered between developers and the city pursuant to Government Code Section 65864 et seq. as those sections exist or are hereafter amended or renumbered.

17.08.810 Dormitory.

A building providing group living accommodations, occupied by individuals not sharing a common household, characterized by separate sleeping rooms without individual kitchen facilities and containing congregate bath and/or dining facilities or rooms. Dormitory does not include "employee housing."

17.08.820 Drive-in and drive-through sales and services.

Facilities where food, products, or services may be purchased by motorists without leaving their vehicles, including but not limited to drive-thru restaurants and coffee shops, banks, pharmacies, and other businesses with drive-up windows, and automated car washes.

17.08.830 Duplex residential.

A single building containing two (2) independent dwelling units separated from each other by a wall, floor, or ceiling; provided, however, that a building containing a single-family dwelling and a lawful accessory dwelling unit or junior accessory dwelling unit shall not be deemed a duplex.

17.08.840 Dwelling group.

Three (3) or more detached single-family dwellings occupying a parcel of land, in one (1) ownership and having a yard court in common, but not including manufactured home parks, hotels, motels, and transient occupancy uses.

17.08.850 Dwelling unit.

A building or portion of a building designed for, or occupied exclusively by, persons living as one (1) household.

17.08.860 Easement.

Any legal right defined as an easement in the California Code of Civil Procedure Section 800 et al. Generally, an easement is a right to the use of another's land.

17.08.870 Efficiency unit.

A dwelling unit which contains a minimum of one hundred and fifty (150) square feet in living space, a separate closet, kitchen sink, cooking appliance, refrigerator, and a separate bathroom containing a water closet, lavatory, bathtub, or shower.

17.08.880 Emergency shelter.

Housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay. "Emergency shelter" also includes other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

17.08.890 Employee housing.

A. "Small employee housing" means housing for employees consisting of six (6) or fewer persons in a single-family dwelling.

B. "Large employee housing" means housing of permanent construction for employees consisting of no more than thirty-six (36) beds in group quarters or twelve (12) units or spaces designed for use by a single family or household.

17.08.900 Encroachment permit.

A permit issued by a government agency to allow private work within publicly owned property (e.g., to connect with a city street).

17.08.910 Equipment and material storage yards.

All uses related to outdoor storage of large construction equipment or machinery, company vehicles, or large quantities of other materials. Excludes storage associated with vehicle service and equipment.

17.08.920 Equipment sales and rental.

Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment.

17.08.930 Event center.

Any room, place, or space that the primary business is to routinely rent or make available to members of the public for general social purposes such as weddings and wedding receptions, birthday parties, celebrations, gatherings, and similar events.

17.08.940 Explosives.

Includes any chemical compound or mechanical mixture, that is commonly used or intended for the purpose of producing an explosion, and that contains any oxidizing and combustible units, packing, that an ignition by fire, by friction, by concussion, by percussion, or by detonator of any part of the compound or mixture may cause such a sudden generation of highly heated gases that the resultant gaseous pressures are capable of producing effects on contiguous objects or of destroying life or limb.

17.08.950 Family.

See definition of "Household."

17.08.960 Family childcare home.

A state licensed facility that provides non-medical care and supervision of minor children for periods of less than twenty-four (24) hours within a single-family residence.

A. In small family daycare homes, the occupant of the residence provides care and supervision generally to six (6) or fewer children. As described in the California Health and Safety Code, small family daycare homes may provide services for up to eight (8) children when specific conditions are met.

B. In a large family daycare home, the occupant of the residence provides care and supervision generally for seven (7) to fourteen (14) children. As described in the California Health and Safety Code, large family daycare homes may provide services for up to sixteen (16) children when specific conditions are met.

17.08.970 Farmworker housing.

A single-family dwelling occupied by six (6) or fewer persons, at least one (1) of which is an agricultural employee.

17.08.980 Fence.

A structurally sound barrier constructed of posts, supports, and cross members that serves as an obstruction to mark property lines or delineate or restrict access to a portion of property.

17.08.990 Firearms sales.

Any establishment which sells or offers for sale firearms. Does not include the sale of ammunition, firearms parts and accessories, hunting supplies, reloading equipment and supplies, targets and other shooting supplies, or FFL transfers.

17.08.1000 Floor area ratio.

The net floor area of a building or buildings on a lot divided by the lot area or site area.

17.08.1010 Food and beverage manufacturing.

Manufacturing establishments that produce or process foods and beverages for human consumption, and certain related products. Includes coffee roasters; dairy products, fats, and oil manufacturing; curing, preserving, and related processing; fruit and vegetable canning; microbreweries; juice and soft drink production; grain mill products and by-products; wholesale bakeries; water bottling plants; and miscellaneous food item preparation from raw products. Uses are predominantly wholesale although may include tasting rooms and accessory retail sales of food or beverages produced on site, such as a taproom. Does not include retail bakeries or the brewing of beer or the distilling of spirits as part of a nanobrewery, brew pub, microdistillery, or restaurant.

17.08.1020 Front yard.

A yard extending across the front of the lot between the side lot lines and measured from the front lot line to the building or structure wall.

17.08.1030 Fuel storage and distribution.

A large-scale facility where fuel, such as propane and gasoline, is stored and distributed without retail sales.

17.08.1040 Furniture and fixtures manufacturing.

Manufacturers producing cabinetry and shelving; draperies, blinds, and shades; household, office, and store furniture; mattresses and foundations; and rugs and carpets. Includes furniture reupholstering businesses, but not sawmills or planing mills.

17.08.1050 Garage.

A covered space that can be accessed from a public or private roadway for the storage of automobiles. Each parking space shall have a minimum area of ten (10) feet by twenty (20) feet. If attached to the main building, such garage shall meet the requirements of this title applicable to the main building. If detached from the main building, the garage shall meet the requirements for an accessory structure. This definition does not replace the definition of a garage in the California Building Code.

17.08.1060 Garage sale, yard sale.

A temporary garage, yard, lawn, patio, or similar-type sale held anywhere on the premises in a residential zone or when incidental to residential use in a mixed-use zone for the purpose of disposing of personal property.

17.08.1070 Garden center, plant nursery.

Establishments providing for the cultivation and sale of ornamental trees, shrubs, and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials), yard tools, and equipment.

17.08.1080 General Plan.

The City of Etna General Plan as currently adopted, including all amendments.

17.08.1090 General vicinity, proximity.

The parcels of land surrounding or near a subject property that have the potential to be affected by the proposed land use or land usage of the subject property. General vicinity or proximity cannot be defined by a specific distance or direction in that one type of land use may impact a greater area than another type of land use.

17.08.1100 Glass product manufacturing.

Manufacturing establishments larger than ten thousand (10,000) square feet that produce flat glass and other glass products which are pressed, blown, or shaped from glass produced in the same establishment.

17.08.1110 Grocery store, supermarket.

A retail business where a majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store.

17.08.1120 Gross density.

The total number of dwelling units per acre, based on the minimum lot size, using the total acreage of the undeveloped site before public rights-of-way or other dedications are factored in.

17.08.1130 Gross floor area.

The total square footage of a structure as measured around the exterior perimeter including any non-walled areas under roof and any outside storage or sales areas.

17.08.1140 Group home.

Housing shared by unrelated persons with disabilities that provide peer and other support for their residents' disability related needs and in which residents share cooking, dining, and living areas, and may, in some group homes, participate in cooking, housekeeping, and other communal living activities. This classification includes residential care homes, residential care facilities, rest homes, adult residential facilities, shared living residences, licensed group homes, unlicensed group homes, recovery residences, sober living homes, alcohol or other drug facilities, and other similar facilities licensed by the State of California. Licensed group homes provide services that require licenses under state law, and unlicensed group homes may provide some supportive services for their residents but not services that require licenses under state law. Uses that otherwise meet this definition, but which do not provide licensable services, are allowed as a single-family residential use of property subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residential uses.

17.08.1150 Handcraft industries.

Small-scale manufacturing establishments that manufacture and/or assemble small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, art and craft products, musical instruments, brooms and brushes, pens, pencils, and stationary, costume novelties, toys, sporting goods, and taxidermy.

17.08.1160 Health clinics, medical offices, and laboratories.

Facilities primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals, including: medical and dental laboratories, medical, dental, psychologists, and psychiatrists, out-patient care facilities, other

allied health service. Includes complementary and alternative medical services such as acupuncture, chiropractic medicine, energy therapies, herbal medicine, and ayurvedic medicine.

17.08.1170 Hedges and equivalent screening.

Vegetation other than trees that block at least fifty (50) percent of light passage, is four (4) feet or more in diameter or width within two (2) feet of ground level, and has the purpose or effect of obscuring or blocking casual viewing through it.

17.08.1180 Heliport.

A designated, marked area on the ground or the top of a structure where helicopters may land at any time.

17.08.1190 Highway

A state or federal route as defined by the State of California Department of Transportation (Caltrans) or the Federal Highway Administration.

17.08.1200 Home occupation.

As defined in Chapter 17.80 (Live Work Units and Home-Based Businesses).

17.08.1210 Hospice care.

A facility or program designed to provide a caring environment for supplying the physical and emotional needs of the terminally ill.

17.08.1220 Hospitals.

Medical centers and similar facilities engaged primarily in providing diagnostic services and extensive medical treatment, including surgical and other health services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses, and emergency heliports. Does not include "ambulance service", which is defined separately.

17.08.1230 Hostel.

Any building, portion thereof, or group of buildings licensed or otherwise recognized by a national or international hostel organization that contains five (5) or more guest rooms or suites, or that provides dormitory sleeping accommodations for five (5) or more overnight guests for the purpose of providing low-cost accommodations for recreational travelers. The hostel shall contain a kitchen, communal eating facilities, and sanitary facilities for use by the guests.

17.08.1240 Hotels and motels.

Commercial facility that contains five (5) or more guest rooms, suites, cabins, and/or chalets provided with or without kitchen facilities, rented to the general public for transient lodging (less than thirty (30) days). Often includes a variety of guest services in addition to lodging (e.g., restaurant, swimming pool, meeting facilities, personal services, etc.). Hotels typically provide access to guest rooms from an interior walkway, and motels typically provide access to guest rooms from an exterior walkway.

17.08.1250 Household.

One or more persons, whether or not related by blood, marriage or adoption, sharing a dwelling unit.

17.08.1260 Indemnification.

Compliance with a request to relieve the city of liability, or to accept the costs for defending the city, from any action brought as a result of the project.

17.08.1270 Indoor entertainment facility.

Establishments providing indoor entertainment services for a fee or charge, including but not limited to billiard parlors, bingo parlors, bowling alleys, and electronic game arcades as a primary use. An establishment or premises with more than ten (10) electronic games or coin-operated amusements and/or where fifty (50) percent or more of the floor area is occupied by amusement devices is considered an electronic game arcade as described above. Ten (10) or fewer machines are not considered a land use separate from the primary use of the site.

17.08.1280 Indoor sports and fitness facility.

A center where exercises and related activities are performed entirely within an enclosed building for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Typical uses include athletic clubs, gyms, indoor ball courts, fitness centers, indoor climbing facilities, and yoga studios.

17.08.1290 Junior accessory dwelling unit.

As defined in Chapter 17.96 (Accessory Dwelling Units).

17.08.1300 Junk.

Includes but is not limited to, trash; refuse; paper; glass; cans; bottles; rags; ashes; trimming from lawns, yards, trees, and shrubbery, including plants and leaves; and other solid waste or salvageable materials other than garbage; inoperable appliances, parts, tools; inoperable and unregistered vehicles; vehicle parts; vehicle hulks; discarded furniture; dirt; rocks; and materials from the demolition, alteration or construction of buildings or structures, unless such dirt, rocks, or other materials from demolition, alteration or construction are being used for purposes of fill.

17.08.1310 Kitchen.

Any room or portion thereof containing facilities designed or used for the preparation of food, including but not limited to stoves, ranges, or hotplates.

17.08.1320 Landscaping.

The replacement of developed or excavated areas of a parcel with introduced new living vegetation, shrubbery, trees, ground cover and combinations thereof.

17.08.1330 Legal description.

The terminology, words, mapping, or language contained in a deed or other legal document describing the location of a parcel of land or location of an easement.

17.08.1340 Library.

A public, nonprofit facility, room, or building containing printed information, electronic information, and pictorial material, such as books, manuscripts, computers, recordings, or films, which are kept for use by or loaning to patrons of the facility but are not normally offered for sale.

17.08.1350 Live/work unit.

As defined in Chapter 17.80 (Live/Work Units and Home-Based Businesses).

17.08.1360 Living area.

The interior habitable area for a dwelling unit, including basements and attics.

17.08.1370 Lot, parcel.

A legally established parcel of land mapped or otherwise described. May also mean a parcel established for tax purposes, sometimes called an assessor's parcel.

17.08.1380 Lot coverage.

The percent of lot area covered by all building footprints.

17.08.1390 Lot depth.

The average distance from the property line fronting a road or road easement to the rear or opposite property line.

17.08.1400 Lot frontage, street frontage.

The length of a lot or parcel of land along or fronting on a street or other principal thoroughfare but not including such length along an alley, watercourse, railroad right-of-way or limited access roadway or interstate.

17.08.1410 Lot line.

A. Any legally described parcel line, as follows:
    1. "Front lot line" is the shortest property line along the road or road easement.
    2. "Side lot line" is the property line intersecting with the front lot line and dividing the parcel from other adjacent parcels or another public street.
    3. "Exterior lot line" is the property line intersecting with the front lot line and contiguous with a public street on a corner lot.
    4. "Interior lot line" is any property line dividing the parcel from other adjacent parcels.
    5. "Rear lot line" is the property line opposite the front lot line.
B. In the case of an irregularly shaped lot, the city planner shall determine the front and side lot lines in such a manner as to best promote the orderly development of the immediate area.

17.08.1420 Lot width.

The distance from one side property line to the other side property line measured along the building setback line.

17.08.1430 Low barrier navigation center.

As defined in Section 17.88.260 (Low barrier navigation centers).

17.08.1440 Lumber and wood product processing facility.

Manufacturing, processing, and sales involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes.

17.08.1450 Major transit stop.

A site containing any of the following: an existing rail or bus rapid transit station; a ferry terminal served by either a bus or rail transit service; or the intersection of two (2) or more major bus routes with a frequency of service interval of twenty (20) minutes or less during the morning and afternoon peak commute periods.

17.08.1460 Main building.

A building that is designed for or in which is conducted the principal use of the lot and/or building site on which it is situated.

17.08.1470 Manufactured home.

As defined in the California Health and Safety Code Section 18007, means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred and twenty (320) or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Manufactured home includes any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974.

17.08.1480 Manufactured home park.

Any area of land or property that has at least two (2) mobile homes, manufactured homes, recreational vehicles, and/or lots that are held out for rent or lease.

17.08.1490 Media production.

Commercial arts and art-related business services including audio and film recording and editing studios and services, film and video production, photographers and photography studios, radio and television broadcast, special effects production, titling, video and film libraries, and similar uses.

17.08.1500 Metal products fabrication, machine/welding shops.

Establishments engaged primarily in the assembly of metal parts, including the following uses that produce metal duct work, tanks, towers, cabinets, and enclosures, metal doors, and gates, and similar products, blacksmith, and welding shops, sheet metal shops, machine shops, and boiler shops.

17.08.1510 Microbrewery.

A brewery that produces less than fifteen thousand (15,000) barrels of beer per year and sells seventy-five (75) percent or more of its beer off-site.

17.08.1520 Microdistillery.

A business where less than fifty thousand (50,000) proof gallons of distilled spirits are manufactured (distilled, rectified, or bottled, blended), packaged, and distributed for wholesale and/or retail distribution annually and which includes the incidental direct sale to consumers of only those goods produced on-site.

17.08.1530 Mixed-use building.

A type of mixed-use development that has at least two (2) uses, each occupying a minimum of thirty (30) percent of the gross floor area of the building.

17.08.1540 Mixed-use development.

More than one type of land use within a building, set of buildings, or area. See also "vertical mixed-use development."

17.08.1550 Mobile food commissary.

As defined in Chapter 17.92 (Mobile Food Sales).

17.08.1560 Mobile food court.

As defined in Chapter 17.92 (Mobile Food Sales).

17.08.1570 Mobile food vendor.

As defined in Chapter 17.92 (Mobile Food Sales).

17.08.1580 Mobile home.

As defined in the California Health and Safety Code Section 18008, a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on-site, is three hundred and twenty (320) or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Mobile home includes any structure that meets all the requirements of this paragraph and complies with the state standards for mobile homes in effect at the time of construction. Mobile home does not include a commercial modular, as defined in Health and Safety Code (HSC) Section 18001.8, factory-built housing, as defined in HSC Section 19971, a manufactured home, as defined in HSC Section 18007, a multifamily manufactured home, as defined in HSC Section 18008.7, or a recreational vehicle, as defined in HSC Section 18010.

17.08.1590 Mortuaries and funeral homes.

Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted.

17.08.1600 Multifamily residential.

A building or a portion of a building designed and intended for occupancy by two (2) or more households living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, duplex, townhouse, condominium).

17.08.1610 Nanobrewery.

A brewery that produces no more than three (3) barrels of beer in one batch and no more than two thousand (2,000) barrels annually.

17.08.1620 Net density.

The total number of dwelling units per acre, based on the minimum lot size and acreage of the site, but excluding land area devoted to public rights-of-way and other dedications.

17.08.1630 Net land area.

The area or land remaining after any required public dedication.

17.08.1640 Nonconforming building or use.

A. "Non-conforming building" means a structure that does not conform to present regulations.

B. "Nonconforming use" means a land use which does not conform to present regulations.

C. "Legally existing" means a use that predates present regulations but was legally constructed or established at the time the use or construction first commenced.

D. "Grandfathered" is a colloquial term means the same as "legally existing" non-conforming building or use as described in subsection (C) above.

17.08.1650 Occupancy.

The establishment of a use within a structure or upon a parcel of land, including and not limited to installing display fixtures in a completed structure, stocking of inventory, or commencing temporary or permanent residency, whether or not a structure has been subject to an approved final inspection or a certificate of occupancy. Each separate use of property carried on at all or a portion of a building parcel is a separate occupancy.

17.08.1660 Official plan line.

The boundaries and limits of a planned right-of-way, including the future right-of-way of an existing street as it is proposed to be widened and including all lands necessary for the building, widening or maintenance of any road, street, highway or any other type of public way which planned right-of-way is based on the general plan of the city.

17.08.1670 Off-site.

An improvement, feature, or action located or occurring on property separate from the property under discussion.

17.08.1680 On-site.

An improvement, feature, or action located or occurring on the property under discussion.

17.08.1690 Open space.

The portion of the lot or parcel from the ground upward that is unoccupied by buildings, structures, parking lots and driveways, except as otherwise permitted by city code. Clubhouses, recreation buildings, pools, saunas, interior walkways, paths, and similar amenities may be included in open space.

17.08.1700 Outdoor commercial recreation facility.

Facility for various outdoor sports and recreation activities where a fee is charged for use, including amusement and theme parks, golf driving ranges, miniature golf courses, skateboard parks, swim and tennis clubs, waterparks, and similar uses.

17.08.1710 Paper product manufacturing.

An establishment that converts pre-manufactured paper or paperboard into boxes, envelopes, paper bags, wallpaper, etc., and/or that coats or glazes pre-manufactured paper. Does not include the manufacturing of pulp, paper, or paperboard.

17.08.1720 Park and ride facility.

A designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

17.08.1730 Parking space or facility.

An area or structure used for the temporary storage of vehicles.

A. "Parking space" means an unobstructed space or area other than a street or alley that is permanently reserved, maintained, and accessible for the parking of one (1) motor vehicle.

B. "Public parking" means a parking lot or parking space located on public or private property, which generally is advertised, designated, or otherwise available for public use.

C. "Private parking" means a parking lot or parking space located on private property, which, generally, is not available for public use, except with the specific permission of the property owner.

17.08.1740 Parks, picnic areas, and playgrounds.

Public parks, play lots, playgrounds, and athletic fields for neighborhood or community use, including swimming pools, ball fields, bocce courts, basketball, tennis, pickleball, and handball courts.

17.08.1750 Pending application.

Means any formal application submitted to the city for land use or development permit or action that has been deemed complete but has not yet been acted upon/finally decided by the designated authority, including any appeal determination.

17.08.1760 Permit.

An authorization to proceed issued by the city for a specific activity.

17.08.1770 Personal services.

Establishments providing non-medical services as a primary use, including barber shops and beauty salons, catering (excluding onsite mobile food sales and commissaries), cleaning services, costume and clothing rental, day spas, guide services, shoe and small item repair, locksmiths, licensed massage therapy, self-service laundromats, small equipment maintenance and repair, and tailors. These uses may also include limited accessory retail sales of products related to the services provided.

17.08.1780 Pharmacy.

A retail store engaged in the sale of prescription drugs and medicine, carrying related items such as vitamins, cosmetics, personal care, and toiletries and such unrelated items as tobacco, alcohol, and novelty merchandise.

17.08.1790 Places of worship and spiritual assembly.

Facility operated by religious organizations for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc.; and accessory uses on the same site, such as living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use permit required for the religious facility itself. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations are classified according to their respective activities.

17.08.1800 Principally permitted use.

A use which does not require the issuance of a conditional use permit, but which may be subject to a building permit, business license, and other required permits. Where more than one use is located on the parcel, the principal use is that activity to which the greatest amount of floor and/or ground space is devoted.

17.08.1810 Printing and publishing.

Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices.

17.08.1820 Private schools.

Private educational institutions, including but not limited to preschools, elementary, middle, junior high, and high schools, homeschooling cooperatives, business, secretarial, and vocational schools, folk schools, colleges and universities, establishments providing courses by mail or online, professional schools (law, medicine, etc.), and seminaries/religious ministry training facilities. Includes schools offering specialized programs in art, communication, dance, design, drama, driver education, emergency response and preparedness, environmental education, health and fitness, finances, flight training, food preparation, gardening, language, management, massage, music, self-defense, outdoor recreation, technology, and wilderness survival. Does not include boarding.

17.08.1830 Professional office.

An office-type facility occupied by a business that provides direct professional services and/or is engaged in the production of intellectual property. Examples of these uses include, but are not

limited to accounting, auditing, and bookkeeping services, advertising agencies, architects, attorneys, commercial artists and graphic designers, construction contractors (office only), consultants, counselors, designers, engineers, financial counseling, management and public relations services, private investigators, social workers, surveyors, therapists, and title and escrow companies.

17.08.1840 Project.

Proposed development or a new land use.

17.08.1850 Property line.

A legal boundary of parcel land.

17.08.1860 Public agency.

A political subdivision of the federal, state, or local government or its departments, or governmental jurisdictions or districts.

17.08.1870 Public and quasi-public facilities.

A land use maintained by a public agency or private non-profit organization that provides a service to and benefits the public, including but not limited to animal shelters, bus shelters, chamber of commerce, city hall, community center, community resource center, corporation yards, historical society, library, museums, municipal offices, park and ride facilities, public parking, public safety facilities, public restrooms, public schools, and visitor centers. Does not include wastewater treatment plants or airports.

17.08.1880 Public nuisance.

A nuisance that unreasonably interferes with a right that is common to the general public.

17.08.1890 Public right-of-way.

A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer, and/or other public uses.

17.08.1900 Public safety facility.

A facility operated by a public agency, including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. Does not include airports or firearms qualification and training facilities.

17.08.1910 Public schools.

Public educational institutions including, but not limited to elementary, middle, junior high, and high schools, community colleges, colleges and universities, and military academies.

17.08.1920 Public services.

Services needed for development of a parcel of land. This may include, but is not limited to water, wastewater, phone, electricity, gas, and internet.

17.08.1930 Public utility.

A public agency or private business that provides a general service to the public, such as telecommunications, electricity, water, or other services.

17.08.1940 Rear yard.

A yard extending across the full width of the rear portion of the lot and measured between the rear line of the lot to the building or structure wall.

17.08.1950 Recreational vehicle.

A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

1. It contains less than three hundred and twenty (320) square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
2. It contains four hundred (400) square feet or less of gross area measured at maximum horizontal projections;
3. It is built on a single chassis; and
4. It is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

17.08.1960 Recreational vehicle park.

A site where two (2) or more spaces are used, or are intended to be used, by campers with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each RV space. May include accessory retail uses when such retail is clearly incidental and intended to serve recreational vehicle park patrons only.

17.08.1970 Recycling facility.

A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that may occupy more than five hundred (500) square feet and include permanent structures. Facility does not use power-driven processing equipment except for compacting, baling, plastic shredding, and other activities necessary for efficient temporary storage and material shipment. Does not include automobile dismantling or processing of hazardous materials.

17.08.1980 Residential care facility.

A facility licensed by the State of California that provides twenty-four (24)-hour non-medical care for more than six (6) persons eighteen (18) years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual.

17.08.1990 Residential care home.

A home licensed by the State of California that provides twenty-four (24)-hour non-medical care for six (6) or fewer persons eighteen (18) years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance,

guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual.

17.08.2000 Resource protection and restoration.

Activities and management of an area to preserve, recreate, and enhance natural resource values such as fish and wildlife habitat, rare and endangered plants, erosion control, and floodwater conveyance.

17.08.2010 Resource-related recreation.

Facility related to active or passive recreation in open space areas including bicycle and pedestrian trails, picnic areas, parking areas, and interpretive centers.

17.08.2020 Restricted personal services.

Personal service establishments that are dispersed to minimize their potentially blighting impact on surrounding land uses, including: check cashing services; fortune tellers, palm readers, psychics, and similar services; and tattooing, piercing, and similar services. These uses may also include accessory retail sales of products related to the services provided.

17.08.2030 Restricted retail sales.

Stores and shops that are dispersed to minimize their potentially blighting impact on surrounding land uses, including firearm sales, alcoholic beverage sales, secondhand sales, thrift stores, and tobacco and vape shops.

17.08.2040 Retail food establishment.

A restaurant, brewpub, delicatessen, bakery, coffee shop, or other retail business selling food and beverages prepared and/or served on the site, for on- or off-premise consumption. Outdoor dining is permitted pursuant to Section 17.76.160 (Commercial outdoor dining and seating) as an incidental activity to a retail food establishment.

17.08.2050 Retail sales.

Stores and shops selling multiple lines of merchandise (indoor sales only, except as otherwise permitted). These stores and lines of merchandise include: apparel, art galleries, art supplies, automobile parts and supplies, bakeries (including production), bicycles, books, cameras, clothing and accessories, craft and hobby supplies, dry goods, fabrics and sewing supplies, florists and houseplant stores, furniture, home furnishings, household supplies, general stores, gift and souvenir shops, hardware stores, jewelry, leather goods, luggage, musical instruments, orthopedic supplies, personal electronics, pet food and supplies (no pets), pharmacies, small wares, specialty shops, sporting goods and equipment, stationery, toys and games, and variety stores.

17.08.2060 Salvage yard.

A place in which junk, salvaged materials, or products, scrap, or other waste materials are stored, broken up, dismantled, sorted, distributed, or sold privately or commercially.

17.08.2070 Second dwelling unit.

An attached or detached dwelling unit constructed prior to January 1, 2017, which provides complete independent living facilities for one or more persons, with permanent provisions for

living, sleeping, eating, cooking and sanitation sited on the same parcel as the primary dwelling unit. Includes granny flats.

17.08.2080 Secondhand sales.

Indoor retail establishments that require a secondhand dealer license from the state, as provided in the California Business and Professions Code Sections 21625 - 21647, or where at least ten (10) percent of the products offered for sale are used.

17.08.2090 Setback.

The distance by which a structure, parking area, or other development feature must be separated from a lot line, other structure, or development feature, or street centerline.

17.08.2100 Shopping center.

A retail commercial business consisting of three (3) or more retail tenants having shared parking facilities.

17.08.2110 Short-term rental.

As defined in Chapter 17.84 (Short-Term Rentals).

17.08.2120 Side yard.

A yard between the sideline of the lot and the building or structure wall and extending from the required front setback to the required rear setback.

A. "Exterior side yard" means the side yard that is adjacent to a public street on a corner lot.

B. "Interior side yard" means the side yard that is adjacent to another lot on an interior or corner lot.

17.08.2130 Sign.

As defined in Chapter 17.64 (Signs).

17.08.2140 Single-family residential.

A building designed exclusively for occupancy by one household on a single lot. This classification includes manufactured homes, small employee housing, farm worker housing, group homes that operate as single-family residences and do not provide licensable services, and group homes that operate as single-family residences and provide licensable services to six or fewer residents.

17.08.2150 Small acreage agriculture.

Agricultural uses, including crop and tree farming and the raising of livestock, that are not detrimental to the public health, safety, and general welfare by reason of odor, smoke, gas, dust, traffic, vibration, or noise; are not deemed to be exceptional fire or explosion hazards; and do not involve commercial cannabis, chicken, poultry, egg, hog farms, dairies, or animal processing operations (e.g., animal slaughter and/or meat cutting and packing). Also excludes rodeos, commercial stables, horse rentals, and retail plant nurseries.

17.08.2160 Small equipment maintenance and repair.

Establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment,

conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.

17.08.2170 Special event.

An event, or series of related events, of cultural, civic, economic, social, recreational, or educational nature sponsored by an individual or individuals, a non-profit organization or community group, charitable organization, or for-profit organization or group, that is: (1) held wholly or partially on property owned or maintained by the city; or (2) held on any other property, and that requires for its successful execution, the partial or complete closure of streets or sidewalks or the provision and coordination of municipal services to a degree over and above the level that the city normally provides. Special event also includes any other organized activity that involves the use of, or has a direct or indirect impact on, public property or facilities or that can reasonably be foreseen to have such an impact on, or to require a higher level of, public safety services or other municipal services, including advance planning services, than that normally provided by the city.

17.08.2180 Split zoning.

A split-zoned parcel is a parcel to which two or more zoning districts apply. This does not include overlay zones.

17.08.2190 Sporting goods.

Equipment commonly used by a participant in a sporting or recreational event or activity, not including motorized vehicles or firearms.

17.08.2200 Stone product manufacturing.

An establishment that cuts, shapes, and/or finishes marble, granite, slate, and/or other stone for construction and miscellaneous uses. Does not include establishments engaged primarily in buying or selling partly finished monuments and tombstones.

17.08.2210 Storage facility.

A. Indoor storage. The storage of various materials entirely within a structure as the primary use of the structure. The storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use.

B. Outdoor storage. The storage of various equipment and materials outside of a structure as a principal use, such as vehicle storage. The storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use.

17.08.2220 Structure.

Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For purposes of this title, the term "structure" includes "buildings".

17.08.2230 Supportive housing.

Housing with no limit on length of stay that is occupied by the target population, as defined in subdivision (o) Section 65582 of the California Government Code, that is linked to on-site or off-site services that assist the supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.

17.08.2240 Taproom brewery.

A brewery that sells twenty-five (25) percent or more of its beer for on-premises consumption and does not operate full food service. The beer is brewed primarily for sale in the taproom and is often dispensed directly from the brewery's storage tanks.

17.08.2250 Temporary structure.

A building or structure to be utilized for a permitted use applicable to a parcel of land, which is crafted of impermanent materials, such as poles and awning or similar materials.

17.08.2260 Temporary Use.

A land use defined as accessory to a permitted or conditionally permitted land use that: does not permanently change the character or physical facilities of the premises or property; is in keeping with the purposes of the zoning district where it is located; and which may occur on the property for a period not to exceed twelve (12) calendar months. Some provisions of this title may provide more precise land use standards for longer or shorter temporary uses in accordance with the provisions of the applicable chapter of this code. In no case shall a temporary use be permitted for any period to exceed a total of twenty-four (24) calendar months unless overall public health and safety are clearly demonstrated to the city at the time of initial issuance.

17.08.2270 Theaters and playhouses.

Indoor facilities for public assembly and group entertainment, where seats are arranged so that spectators have an unobstructed view of performers on a stage or movie screen(s). Includes concert halls, auditoriums, movie theaters, playhouses, and similar facilities devoted to the live performances of music, dance, plays, orations, and other stage performances and/or the showing of projected motion pictures and videotapes. Does not include adult-oriented businesses.

17.08.2280 Townhouse.

A single-family dwelling of two (2) or sometimes three (3) stories that is typically connected to a similar dwelling or dwellings by a common sidewall.

17.08.2290 Transient occupancy.

A dwelling unit, room, or space occupied by paying guests for periods of less than thirty (30) days.

17.08.2300 Transitional housing.

Buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted units to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months.

17.08.2310 Uplighting.

The placement of individual light sources at the base of architectural details or points of interest, typically around the perimeter of a space, to draw attention to those details.

17.08.2320 Utility infrastructure.

Pipelines for water, gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes

telephone, telegraph, cable television, and other communications transmission facilities utilizing direct physical conduits. Does not include offices, service centers, or distribution substations.

17.08.2330 Variance.

A discretionary entitlement that permits the departure from the strict application of the development standards contained in this title.

17.08.2340 Vehicle storage.

Storage of operative and inoperative vehicles for limited periods of time. Includes storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, vans, boats, and recreational vehicles. Does not include vehicle dismantling or retail sales.

17.08.2350 Vehicles for hire.

A business specializing in the provision of two (2) or more vehicles and drivers to the general public for the purpose of transportation (e.g., taxi service). May also include a business office and the maintenance, minor repair, and on-site storage of vehicles for hire. Does not include automobile rental services.

17.08.2360 Vehicular access.

The physical means by which an individual in a vehicle is able to enter upon or exit public or private property from a street. "Ingress" (to enter) and "egress" (to exit) are words describing the type of access.

17.08.2370 Vertical mixed-use development.

A multistory mixed-use building that contains one (1) or more nonresidential use at street level and residential use on the upper floor(s).

17.08.2380 Veterinary office.

An enclosed building or buildings where medical care is provided for animals. Does not include overnight accommodations or outside runs or kennels. Grooming of animals and pet food sales are permitted as accessory to the medical use.

17.08.2390 Wholesale business.

The selling of commodities in large quantities to retailers rather than directly to consumers, but not including the storing and/or sale of any material or commodity, and not including the processing or manufacture of any product or substance.

17.08.2400 Wireless telecommunications facility.

Equipment installed for the purpose of providing wireless transmission of voice, data, images, or other information including but not limited to, cellular telephone service, personal communications services, and paging services, consisting of equipment, antennas, and network components such as towers, utility poles, transmitters, base stations, conduits, pull boxes, electrical meters, and emergency power systems. "Wireless telecommunications facility" does not include radio or television broadcast facilities, nor radio communications systems for government or emergency services agencies.

17.08.2410 Yard.

The area between a property line and structures on residential lots.

17.08.2420 Zero lot line.

The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line.

17.08.2430 Zoning district.

A portion of the territory in the city within which territory certain uniform regulations and requirements, or various combinations thereof, apply pursuant to this title.

CHAPTER 17.12
DISTRICTS GENERALLY

Sections:

17.12.010 Districts designated.
17.12.020 Zoning map.
17.12.030 Determination of uncertain boundaries.
17.12.040 Prezoning.
17.12.050 Split zoning.

17.12.010 Districts designated.

A. Zoning Districts. The districts established by this title are as follows:

R-R	Rural Residential
R-1-10	Low Density Residential 10
R-1-12	Low Density Residential 12
R-2	Medium Density Residential
R-3	High Density Residential
M-H	Mobile Home Residential
T-C	Town Center
G-C	General Commercial
M	Manufacturing
O-S	Open Space
P-F	Public Facilities

B. The permitted uses and development standards for each zoning district and combining district are set forth in this title.

17.12.020 Zoning map.

The designations, locations, and boundaries of the districts established are delineated upon the map entitled "City of Etna Zoning Map", which map and all notations and information thereon are made a part of this title by reference. The zoning map is on file in the office of the city clerk. Any land within the incorporated limits of the city, now or in the future, and not designated or indicated on the zoning map shall be placed in the proper zoning district by initiation of amendment procedure as set forth in Chapter 17.116 (Amendments).

17.12.030 Determination of uncertain boundaries.

Where any uncertainty exists as to the correct location of any zoning district boundary shown on the zoning map referred to under Section 17.12.020 (Zoning map), the following rules apply:

1. Zoning district boundaries shown as approximately following the property line of a parcel shall be construed to follow the property line.
2. Zoning district boundaries shown as following roads or other rights-of-way, or natural features such as creeks shall be construed to follow the centerline of the roads, rights-of-way, or creeks.
3. When zoning district boundaries do not follow property lines, roads, rights-of-way, or natural features, the city council shall establish and clarify the correct location of uncertain zoning district boundaries according to the purpose of this title.

17.12.040 Prezoning.

Territory annexed to the city and not shown as part of the city by the zoning map herein, shall upon the effective date of such annexation be classified and zoned as Rural Residential (R-R), unless the city council has prior to such effective date zoned said territory to another classification, subject to annexation.

17.12.050 Split zoning.

No parcel shall be created, reconfigured, or zoned to have split zoning.

CHAPTER 17.16
RURAL RESIDENTIAL, R-R

Sections

17.16.010 Purpose and applicability.
17.16.020 Permitted uses.
17.16.030 Accessory uses.
17.16.040 Conditional uses.
17.16.050 Lot requirements.
17.16.060 Development standards.

17.16.010 Purpose and applicability.

The Rural Residential (R-R) zoning district is intended to be applied to areas suitable for low density residential development and limited, compatible agricultural use on larger parcels consistent with the Rural Residential land use designation.

17.16.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permit(s), none but the following uses, or uses which in the opinion of the city council are similar, will be allowed as a principally permitted use in the R-R zoning district:

A. Single-family residential.

B. Small acreage agriculture.

C. Supportive housing.

D. Transitional housing.

17.16.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the R-R district subject to issuance of a building permit, business license, or other required permit(s):

A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.96 (Accessory Dwelling Units).

B. Cottage food operations and home occupations pursuant to Chapter 17.80 (Live/Work Units and Home-Based Businesses).

C. Family childcare homes.

D. Roadside stands two hundred (200) square feet or less limited to agricultural products produced onsite.

E. Second dwelling units pursuant to Section 17.76.040 (Second dwelling units).

F. Short-term rentals pursuant to Chapter 17.84 (Short-Term Rentals).

G. Signs pursuant to Chapter 17.64 (Signs).

H. Usual and customary structures associated with a permitted use, including fences and walls pursuant to Section 17.76.120 (Fences, walls, hedges, and equivalent screening).

17.16.040 Conditional uses.

The following uses are permitted in the R-R district upon approval and validation of a conditional use permit in addition to any other permits or licenses required for the use:

A. Bed and breakfast inns pursuant to Chapter 17.88 (Bed and breakfast inns).

B. Commercial stables.

C. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by city council).

D. Public and quasi-public facilities.

E. Residential uses.

   1. Group homes that provide licensable services to more than six (6) residents.

   2. Manufactured home parks pursuant to Section 17.76.060 (Manufactured home parks).

F. Roadside stands exceeding two hundred (200) square feet and/or which include sale of agricultural products produced offsite.

G. Other uses similar to those listed in this section.

17.16.050 Lot requirements.

A. Minimum parcel size. One (1) acre.

B. Minimum width. One hundred (100) feet.

C. Minimum depth. Two hundred (200) feet.

17.16.060 Development standards.

A. Dwelling units per acre: One (1) unit.

B. Maximum building height.

   1. All uses, except as specified herein: Thirty-five (35) feet.

   2. Accessory structures: Twenty (20) feet.

   3. Building and structures taller than established height limits may be permitted pursuant to Section 17.76.190 (Height limits).

C. Maximum lot coverage. Twenty (20) percent.

D. Minimum front yard setback: Twenty (20) feet.

E. Minimum rear yard setback.

   1. All uses, except as specified herein: Ten (10) feet.

   2. Structures that house livestock, when adjacent to district other than R-R: Fifty (50) feet.

F. Minimum side yard setback.

   1. All uses, except as specified herein: Ten (10) feet.

   2. Structures that house livestock, when adjacent to district other than R-R: Fifty (50) feet.

G. Minimum distance between buildings: As required by California Building Code.

H. Minimum parking: As specified in Chapter 17.60 (Off-Street Parking).

CHAPTER 17.16
LOW DENSITY RESIDENTIAL 10, R-1-10

Sections

17.16.010 Purpose and applicability.
17.16.020 Permitted uses.
17.16.030 Accessory uses.
17.16.040 Conditional uses.
17.16.050 Lot requirements.
17.16.060 Development standards.

17.16.010 Purpose and applicability.

The Low Density Residential 10 (R-1-10) zoning district is intended to be applied to areas suitable for low density residential development consistent with the Low Density Residential land use designation.

17.16.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permit(s), none but the following uses, or uses which in the opinion of the city council are similar, will be allowed as a principally permitted use in the R-1-10 district:

A. Single-family residential.

B. Supportive housing.

C. Transitional housing.

17.16.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the R-1-10 district subject to issuance of a building permit, business license, or other required permit(s):

A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.96 (Accessory Dwelling Units).

B. Cottage food operations and home-based businesses pursuant to Chapter 17.80 (Live/Work Units and Home-Based Businesses).

C. Family childcare homes.

D. Second dwelling units pursuant to Section 17.76.040 (Second dwelling units).

E. Short-term rentals pursuant to Chapter 17.84 (Short-Term Rentals).

F. Signs pursuant to Chapter 17.64 (Signs).

G. Usual and customary structures associated with a permitted use, including fences and walls pursuant to Section 17.76.120 (Fences, walls, hedges, and equivalent screening).

17.16.040 Conditional uses.

The following uses are permitted in the R-1-10 district upon approval and validation of a conditional use permit in addition to any other permits or licenses required for the use:

A. Bed and breakfast inns pursuant to Chapter 17.88 (Bed and breakfast inns).

B. Community gardens pursuant to Section 17.76.170 (Community gardens).

C. Clubs, lodges, and private meeting halls.

D. Hotels and motels.

E. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by city council).

F. Places of worship and spiritual assembly.

G. Public and private schools.

H. Public and quasi-public facilities.

I. Residential uses.

1. Group homes that provide licensable services to more than six (6) residents.
2. Manufactured home parks pursuant to Section 17.76.060 (Manufactured home parks).

J. Other uses similar to those listed in this section.

17.16.050 Lot requirements.

A. Minimum parcel size. Ten thousand (10,000) square feet.

B. Minimum width.

1. Interior and corner lots: Sixty (60) feet.
2. Corner lots: Seventy (70) feet.
3. Cul-de-sac lot: Sixty (60) feet at front yard setback.

C. Minimum depth.

1. Interior and corner lots: One hundred (100) feet.
2. Cul-de-sac lot: Ninety (90) feet.

17.16.060 Development standards.

A. Dwelling units per acre: One (1) to four (4) units.

B. Maximum building height.

1. All uses, except as specified herein: Thirty-five (35) feet.
2. Accessory structures: Twenty (20) feet.
3. Building and structures taller than established height limits may be permitted pursuant to Section 17.76.190 (Height limits).

C. Maximum lot coverage: Forty (40) percent.

D. Minimum front yard setback: Twenty (20) feet.

E. Minimum rear yard setback.

1. All uses, except as specified herein: Ten (10) feet.
2. Accessory structures: Five (5) feet.

F. Minimum side yard setback.

1. Interior side yard. Ten (10) feet.

2. Exterior side yard. Fifteen (15) feet.

G. Minimum distance between buildings: As required by California Building Code.

H. Minimum parking: As specified in Chapter 17.60 (Off-Street Parking).

CHAPTER 17.16
LOW DENSITY RESIDENTIAL 12, R-1-12

Sections

17.16.010 Purpose and applicability.
17.16.020 Permitted uses.
17.16.030 Accessory uses.
17.16.040 Conditional uses.
17.16.050 Lot requirements.
17.16.060 Development standards.

17.16.010 Purpose and applicability.

The Low Density Residential 12 (R-1-12) zoning district is intended to be applied to areas that are suitable for low density residential development consistent with the Low Density Residential land use designation.

17.16.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permit(s), none but the following uses, or uses which in the opinion of the city council are similar, will be allowed as a principally permitted use in the R-1-12 district:

A. Single-family residential.

B. Supportive housing.

C. Transitional housing.

17.16.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the R-1-12 district subject to issuance of a building permit, business license, or other required permit(s):

A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.96 (Accessory Dwelling Units).

B. Cottage food operations and home-based businesses pursuant to Chapter 17.80 (Live/Work Units and Home-Based Businesses).

C. Family childcare homes.

D. Second dwelling units pursuant to Section 17.76.040 (Second dwelling units).

E. Short-term rentals pursuant to Chapter 17.84 (Short-Term Rentals).

F. Signs pursuant to Chapter 17.64 (Signs).

G. Usual and customary structures associated with a permitted use, including fences and walls pursuant to Section 17.76.120 (Fences, walls, hedges, and equivalent screening).

17.16.040 Conditional uses.

The following uses are permitted in the R-1-12 district upon approval and validation of a conditional use permit in addition to any other permits or licenses required for the use:

A. Bed and breakfast inns pursuant to Chapter 17.88 (Bed and breakfast inns).

B. Clubs, lodges, and private meeting halls.

C. Hotels and motels.

D. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by city council).

E. Places of worship and spiritual assembly.

F. Public and private schools.

G. Public and quasi-public facilities.

H. Residential uses.

1. Group homes that provide licensable services to more than six (6) residents.

2. Manufactured home parks pursuant to Section 17.76.060 (Manufactured home parks).

I. Small acreage agriculture.

J. Other uses similar to those listed in this section.

17.16.050 Lot requirements.

A. Minimum parcel size. Twelve thousand (12,000) square feet.

B. Minimum width.

1. Interior lots: Seventy (70) feet.

2. Corner lots: Eighty (80) feet.

3. Cul-de-sac lots: Seventy (70) feet at front yard setback.

C. Minimum depth.

1. Interior and corner lots: One hundred (100) feet.

2. Cul-de-sac-lots: Ninety (90) feet.

17.16.060 Development standards.

A. Dwelling units per acre: One (1) to three (3) units.

B. Maximum building height.

1. All uses, except as specified herein: Thirty-five (35) feet.

2. Accessory structures: Twenty (20) feet.

3. Building and structures taller than established height limits may be permitted pursuant to Section 17.76.190 (Height limits).

C. Maximum lot coverage: Thirty-five (35) percent.

D. Minimum front yard setback: Twenty (20) feet.

E. Minimum rear yard setback.

1. All uses, except as specified herein: Fifteen (15) feet.

2. Accessory structures: Five (5) feet.

F. Minimum side yard setback.

1. Interior side yard. Ten (10) feet.

2. Exterior side yard. Fifteen (15) feet.

G. Minimum distance between buildings: As required by California Building Code.

H. Minimum parking: As specified in Chapter 17.60 (Off-Street Parking).

CHAPTER 17.24
MEDIUM DENSITY RESIDENTIAL, R-2

Sections

17.24.010 Purpose and applicability.
17.24.020 Permitted uses.
17.24.030 Accessory uses.
17.24.040 Conditional uses.
17.24.050 Lot requirements.
17.24.060 Development standards.

17.24.010 Purpose and applicability.

The Medium Density Residential (R-2) zoning district is intended to be applied to areas suitable for low and medium density residential development and compatible nonresidential uses consistent with the Medium Density Residential land use designation.

17.24.020 Permitted uses.

Subject to issuance of a building permit, business license, and other required permits, none but the following uses, or uses which in the opinion of the city council are similar, will be allowed as a principally permitted use in the R-2 district:

A. Multifamily residential, three units or fewer.

B. Single-family residential.

C. Supportive housing.

D. Transitional housing.

17.24.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the R-2 district subject to issuance of a building permit, business license, or other required permit(s):

A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.96 (Accessory Dwelling Units).

B. Cottage food operations and home-based businesses pursuant to Chapter 17.80 (Live/Work Units and Home-Based Businesses).

C. Family childcare homes.

D. Second dwelling units pursuant to Section 17.76.040 (Second dwelling units).

E. Short-term rentals pursuant to Chapter 17.84 (Short-Term Rentals).

F. Signs pursuant to Chapter 17.64 (Signs).

G. Usual and customary structures associated with a permitted use, including fences and walls pursuant to Section 17.76.120 (Fences, walls, hedges, and equivalent screening).

17.24.040 Conditional uses.

The following uses are permitted in the R-2 district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

A. Bed and breakfast inns pursuant to Chapter 17.88 (Bed and Breakfast Inns).

B. Clubs, lodges, and private meeting halls.

C. Community gardens pursuant to Section 17.76.170 (Community gardens).

D. Hostels, hotels and motels.

E. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by city council).

F. Places of worship and spiritual assembly.

G. Public and private schools.

H. Public and quasi-public facilities.

I. Residential uses:

1. Group homes that provide licensable services to more than six (6) residents.
2. Manufactured home parks pursuant to Section 17.76.060 (Manufactured home parks).
3. Multifamily residential, four or more units.
4. Single-room occupancy units pursuant to Section 17.76.100 (Single-room occupancy).

J. Other uses similar to those listed in this section.

17.24.050 Lot requirements.

A. Minimum parcel size. Seven thousand two hundred (7,200) square feet.

B. Minimum width.

1. Interior lots: Sixty (60) feet.
2. Corner lots: Seventy (70) feet.
3. Cul-de-sac lots: Sixty (60) feet at front yard setback.

C. Minimum depth.

1. Interior and corner lots: One hundred (100) feet.
2. Cul-de-sac lot: Ninety (90) feet).

17.24.060 Development standards.

A. Dwelling units per acre: One (1) to ten (10) units.

B. Maximum building height.

1. All uses, except as specified herein: Thirty-five (35) feet.
2. Accessory structures: Twenty (20) feet.
3. Building and structures taller than established height limits may be permitted pursuant to Section 17.76.190 (Height limits).

C. Maximum lot coverage: Sixty (60) percent.

D. Minimum front yard setback: Twenty (20) feet.

E. Minimum rear yard setback.

1. All uses, except as specified herein: Ten (10) feet.

2. Accessory structures: Five (5) feet.

F. Minimum side yard setback.

1. Interior side yard: Ten (10) feet.
2. Exterior side yard: Fifteen (15) feet.

G. Minimum distance between buildings: As required by California Building Code.

H. Minimum parking: As specified in Chapter 17.60 (Off-Street Parking).

CHAPTER 17.28
HIGH DENSITY RESIDENTIAL, R-3

Sections

17.28.010 Purpose and applicability.
17.28.020 Permitted uses.
17.28.030 Accessory uses.
17.28.040 Conditional uses.
17.28.050 Lot requirements.
17.28.060 Development standards.

17.28.010 Purpose and applicability.

The High Density Residential (R-3) zoning district is intended to be applied to areas suitable for low, medium, and high density residential development and compatible nonresidential uses consistent with the High Density Residential land use designation.

17.28.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the city council are similar, will be allowed as a principally permitted use in the R-3 district:

A. Community gardens pursuant to Section 17.76.170 (Community gardens).

B. Dormitories.

C. Dwelling groups.

D. Large employee housing.

E. Multifamily residential.

F. Single-family residential.

G. Supportive housing.

H. Transitional housing.

17.28.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the R-3 district subject to issuance of a building permit, business license, or other required permit(s):

A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.96 (Accessory Dwelling Units).

B. Cottage food operations and home-based businesses pursuant to Chapter 17.80 (Live/Work Units and Home-Based Businesses).

C. Family childcare homes.

D. Second dwelling units pursuant to Section 17.76.040 (Second dwelling units).

E. Short-term rentals pursuant to Chapter 17.84 (Short-Term Rentals).

F. Signs pursuant to Chapter 17.64 (Signs).

G. Usual and customary structures associated with a permitted use, including fences and walls pursuant to Section 17.76.120 (Fences, walls, hedges, and equivalent screening).

17.28.040 Conditional uses.

The following uses are permitted in the R-3 district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

A. Adult day programs.

B. Bed and breakfast inns pursuant to Chapter 17.88 (Bed and Breakfast Inns).

C. Business and professional offices.

D. Clubs, lodges, and private meeting halls.

E. Hostels, hotels and motels.

F. Off-site parking and shared parking facilities pursuant to Chapter 17.60 (Off-street parking).

G. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by city council).

H. Places of worship and spiritual assembly.

I. Public and private schools.

J. Public and quasi-public facilities.

K. Residential uses.

1. Group homes that provide licensable services to more than six (6) residents (no use permit for residential care for the elderly).
2. Manufactured home parks pursuant to Section 17.76.060 (Manufactured home parks).
3. Single-room occupancy units pursuant to Section 17.76.100 (Single-room occupancy).

L. Other uses similar to those listed in this section.

17.28.050 Lot requirements.

A. Minimum parcel size. Seven thousand two hundred (7,200) square feet.

B. Minimum width.

1. Interior lots: Sixty (60) feet.
2. Corner lots: Seventy (70) feet.
3. Cul-de-sac lots: Sixty (60) feet at front yard setback.

C. Minimum depth.

1. Interior and corner lots: One hundred (100) feet.
2. Cul-de-sac lot: Ninety (90) feet.

17.28.060 Development standards.

A. Dwelling units per acre: One (1) to twenty (20) units.

B. Maximum lot coverage: Seventy-five (75) percent.

C. Maximum building height.

1. All uses, except as specified herein: Forty-five (45) feet.
2. Accessory structures: Twenty (20) feet.
3. Building and structures taller than established height limits may be permitted pursuant to Section 17.76.190 (Height limits).

D. Minimum front yard setback: Twenty (20) feet.

E. Minimum rear yard setback.

1. All uses, except as specified herein: Ten (10) feet.
2. Accessory structures: Five (5) feet.

F. Minimum side yard setback.

1. Interior side yard: Ten (10) feet.
2. Exterior side yard: Fifteen (15) feet.

G. Minimum distance between buildings: As required by California Building Code.

H. Minimum parking: As specified in Chapter 17.60 (Off-Street Parking).

CHAPTER 17.32
MOBILE HOME RESIDENTIAL, M-H

Sections

17.32.010 Purpose and applicability.
17.32.020 Permitted uses.
17.32.030 Accessory uses.
17.32.040 Conditional uses.
17.32.050 Lot requirements.
17.32.060 Development standards.

17.32.010 Purpose and applicability.

The Mobile Home Residential (M-H) zoning district is intended to be applied to areas of the City developed with and/or capable of supporting low, medium, and high density residential development, manufactured home parks, and compatible nonresidential uses consistent with the High Density Residential land use designation.

17.32.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the city council are similar, will be allowed as principally permitted uses in the M-H district:

A. Community gardens pursuant to Section 17.76.170 (Community gardens).

B. Dormitories.

C. Dwelling groups.

D. Large employee housing.

E. Manufactured home parks of three or fewer mobile homes, manufactured homes, and/or recreational vehicles pursuant to subsections (C), (D), (E), (F), and (G) of Section 17.76.060 (Manufactured home parks).

F. Multifamily residential, three units or fewer.

G. Single-family residential.

H. Supportive housing.

I. Transitional housing.

17.32.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the M-H district subject to issuance of a building permit, business license, or other required permit(s):

A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.96 (Accessory Dwelling Units).

B. Cottage food operations and home-based businesses pursuant to Chapter 17.80 (Live/Work Units and Home-Based Businesses).

C. Family childcare homes.

D. Second dwelling units pursuant to Section 17.76.040 (Second dwelling units).

E. Short-term rentals pursuant to Chapter 17.84 (Short-Term Rentals).

F. Signs pursuant to Chapter 17.64 (Signs).

G. Usual and customary structures associated with a permitted use, including fences and walls pursuant to Section 17.76.120 (Fences, walls, hedges, and equivalent screening).

17.32.040 Conditional uses.

The following uses are permitted in the M-H district upon approval and validation of a conditional use permit in addition to any other permits or licenses required for the use.

A. Adult day programs.

B. Bed and breakfast inns pursuant to Chapter 17.88 (Bed and Breakfast Inns).

C. Business and professional offices.

D. Clubs, lodges, and private meeting halls.

E. Hostels, hotels and motels.

F. Off-site parking and shared parking facilities pursuant to Chapter 17.60 (Off-street parking).

G. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by city council).

H. Places of worship and spiritual assembly.

I. Public and private schools.

J. Public and quasi-public facilities.

K. Recreational vehicle parks pursuant to Section 17.76.080 (Recreational vehicle parks).

L. Residential uses.

   1. Group homes that provide licensable services to more than six (6) residents (no use permit for residential care for the elderly).

   2. Manufactured home parks of four or more mobile homes, manufactured homes, and/or recreational vehicles pursuant to subsections (C), (D), (E), (F), and (G) of Section 17.76.060 (Manufactured home parks).

   3. Multifamily residential, four or more units.

M. Other uses similar to those listed in this section.

17.32.050 Lot requirements.

A. Minimum parcel size.

   1. All uses, except as specified herein.

      a. Interior lots: Eight thousand (8,000) square feet.

      b. Corner lots: Nine thousand (9,000) square feet.

   2. Manufactured homes parks of four or more mobile homes, manufactured homes, and/or recreational vehicles: As specified in Section 17.76.060 (Manufactured homes parks).

3. Recreational vehicle parks: As specified in Section 17.76.080 (Recreational vehicle parks).

B. Minimum width: Eighty (80) feet.

C. Minimum depth: One hundred (100) feet.

17.32.060 Development standards.

A. Dwelling units per acre: One (1) to twenty (20) units.

B. Maximum lot coverage: Sixty-five (65) percent.

C. Maximum building height.

1. All uses, except as specified herein: Forty-five (45) feet.
2. Accessory structures: Fifteen (15) feet.
3. Building and structures taller than established height limits may be permitted pursuant to Section 17.76.190 (Height limits).

D. Minimum front yard setback: Twenty (20) feet.

E. Minimum rear yard setback.

1. All uses, except as specified herein: Ten (10) feet.
2. Accessory structures: Five (5) feet.

F. Minimum side yard setback: Ten (10) feet.

G. Minimum distance between buildings.

1. All uses, except as specified herein: As required by California Building Code.
2. Manufactured homes parks of four or more mobile homes, manufactured homes, and/or recreational vehicles: Ten (10) feet.

H. Minimum parking: As specified in Chapter 17.60 (Off-Street Parking).

CHAPTER 17.36
TOWN CENTER, T-C

Sections

17.36.010 Purpose and applicability.
17.36.020 Permitted uses.
17.36.030 Accessory uses.
17.36.040 Conditional uses.
17.36.050 Lot requirements.
17.36.060 Development standards.

17.36.010 Purpose and applicability.

The Town Center (T-C) zoning district is intended to be applied to commercial, residential, and mixed-use properties in the historic town center. Its purpose is to encourage a broad array of compatible retail, professional, entertainment, civic, and other uses that contribute to a vibrant, pedestrian-friendly environment consistent with the Central Mixed Use land use designation.

17.36.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the city council are similar, will be allowed as principally permitted uses in the T-C district:

A. Animal grooming and veterinary offices.

B. Artist studios and artisan crafts manufacturing.

C. Automobile service stations, no fuel sales.

D. Banks and financial services.

E. Business and professional offices.

F. Business support services.

G. Community gardens pursuant to Section 17.76.170 (Community gardens).

H. Convenience stores and pharmacies.

I. Craft food and beverage production, no coffee roasting.

J. Garden centers and plant nurseries.

K. Grocery stores and supermarkets.

L. Health clinics, medical offices, and laboratories.

M. Indoor sports and fitness facilities.

N. Media production.

O. Mixed-use developments of two (2) or more uses permitted pursuant to this section.

P. Personal services.

Q. Printing and publishing.

R. Public and quasi-public facilities.

S. Residential uses.

1. Low barrier navigation centers pursuant to Section 17.76.260 (Low barrier navigation centers).

2. Residential uses permitted by right pursuant to Chapter 17.28 (High Density Residential) when included in a vertical mixed-use development.

T. Retail food establishments.

U. Retail sales.

V. Small adult day programs.

W. Theaters and playhouses.

17.36.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the T-C district subject to issuance of a building permit, business license, or other required permit(s):

A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.96 (Accessory Dwelling Units).

B. Certified farmers' markets.

C. Cottage food operations, home-based businesses, and live-work units pursuant to Chapter 17.80 (Live/Work Units and Home-Based Businesses).

D. Mobile food sales pursuant to Chapter 17.92 (Mobile Food Sales).

E. Short-term rentals pursuant to Chapter 17.84 (Short-Term Rentals).

F. Signs pursuant to Chapter 17.64 (Signs).

G. Temporary outside sales such as sidewalk or patio sales not exceeding three (3) days in any thirty (30)-day period.

H. Usual and customary structures associated with a principally permitted use, including fences and walls pursuant to Section 17.76.120 (Fences, walls, hedges, and equivalent screening).

17.36.040 Conditional uses.

The following uses are permitted in the T-C district upon approval and validation of a conditional use permit in addition to any other permits or licenses required for the use.

A. Automobile service stations that include fuel sales.

B. Animal boarding and animal hospitals.

C. Clubs, lodges, and private meeting halls.

D. Coffee roasters.

E. Drive-in and drive-through sales and services.

F. Indoor entertainment facilities.

G. Large adult day programs.

H. Mobile food commissaries.

I. Mobile food courts pursuant to Chapter 17.92 (Mobile Food Sales).

J. Off-site parking and shared parking facilities pursuant to Chapter 17.60 (Off-Street Parking).

K. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by city council).

L. Places of worship and spiritual assembly.

M. Public and private schools.

N. Residential uses pursuant to Chapter 17.28 (High Density Residential) when the residential use is located at street level.

O. Restricted personal services.

P. Restricted retail sales (alcoholic beverage sales by right).

Q. Transient occupancy uses:

1. Bed and breakfast inns pursuant to Chapter 17.88 (Bed and Breakfast Inns).
2. Hostels.
3. Hotels and motels.

R. Other uses similar to those listed in this section.

17.36.050 Lot requirements.

A. Minimum parcel size.

1. Existing parcels: Two thousand five hundred (2,500) square feet.
2. New parcels: Five thousand (5,000) square feet.

B. Minimum width.

1. Existing parcels: Twenty-five (25) feet.
2. New parcels: Fifty (50) feet.

C. Minimum depth.

1. Existing parcels: Fifty (50) feet.
2. New parcels: Ninety (90) feet

17.36.060 Development standards.

A. Dwelling units per acre: One (1) to twenty (20) units.

B. Maximum lot coverage.

1. Existing parcels: One hundred (100) percent.
2. New parcels: Seventy-five (75) percent.

C. Maximum building height.

1. All uses, except as specified herein: Forty-five (45) feet.
2. Accessory structures: Twenty (20) feet.
3. Building and structures taller than established height limits may be permitted pursuant to Section 17.76.190 (Height limits).

D. Minimum setbacks.

1. Front yard: None.
2. Rear yard.
    a. Adjacent residential district: Ten (10) feet.
    b. Adjacent mixed-use or nonresidential district: None.
3. Side yard.
    a. Adjacent residential district: Ten (10) feet.
    b. Adjacent mixed-use or nonresidential district: None.

E. Minimum distance between buildings: As required by California Building Code.

F. Minimum parking: As specified in Chapter 17.60 (Off-Street Parking).

CHAPTER 17.40
GENERAL COMMERCIAL, G-C

Sections

17.40.010 Purpose and applicability.
17.40.020 Permitted uses.
17.40.030 Accessory uses.
17.40.040 Conditional uses.
17.40.050 Lot requirements.
17.40.060 Development standards.

17.40.010 Purpose and applicability.

The General Commercial (G-C) zoning district is intended to be applied to areas suitable for commercial use outside of the historic town center consistent with the Commercial Center land use designation.

17.40.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the city council are similar, will be allowed as principally permitted uses in the G-C district:

A. Animal grooming and veterinary offices.

B. Artist studios and artisan crafts manufacturing and sales.

C. Automobile and vehicle sales and rental.

D. Automobile service stations.

E. Banks and financial services.

F. Business and professional offices.

G. Business support services.

H. Community gardens pursuant to Section 17.76.170 (Community gardens).

I. Convenience stores and pharmacies.

J. Craft food and beverage production.

K. Grocery stores and supermarkets.

L. Health clinics, medical offices, and laboratories.

M. Indoor entertainment facilities.

N. Indoor sports and fitness facilities.

O. Media production.

P. Off-sale alcoholic beverage sales.

Q. Personal services.

R. Printing and publishing.

S. Retail food establishments.

T. Residential uses.

1. Emergency shelters pursuant to Section 17.76.110 (Emergency shelters).
2. Low barrier navigation centers pursuant to Section 17.76.260 (Low barrier navigation centers).

U. Restricted retail sales.

V. Retail sales.

W. Small adult day programs.

17.40.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the G-C district subject to issuance of a building permit, business license, or other required permit(s):

A. Certified farmers' markets.

B. Cottage food operations, home-based businesses, and live-work units pursuant to Chapter 17.80 (Live/Work Units and Home-Based Businesses).

C. Mobile food sales pursuant to Chapter 17.92 (Mobile Food Sales).

D. Short-term rentals pursuant to Chapter 17.84 (Short-Term Rentals).

E. Signs pursuant to Chapter 17.64 (Signs).

F. Temporary outside sales such as sidewalk or patio sales not exceeding three (3) days in any thirty (30)-day period.

G. Usual and customary structures associated with a principally permitted use, including fences and walls pursuant to Section 17.76.120 (Fences, walls, hedges, and equivalent screening).

17.40.040 Conditional uses.

The following uses are permitted in the G-C district upon approval and validation of a conditional use permit in addition to any other permits or licenses required for the use.

A. Animal boarding and animal hospitals.

B. Building material stores and yards.

C. Car washing and detailing.

D. Clubs, lodges, and private meeting halls.

E. Drive-in and drive-through sales and services.

F. Equipment sales and rental.

G. Event centers.

H. Food and beverage manufacturing.

I. Funeral homes.

J. Garden centers and plant nurseries.

K. Hospitals and hospice care.

L. Large adult day programs.

M. Mobile food commissaries.

N. Mobile food courts pursuant to Chapter 17.92 (Mobile Food Sales).

O. Off-site parking and shared parking facilities pursuant to Chapter 17.60 (Off-street parking).

P. Outdoor commercial recreation facilities.

Q. Parks, picnic areas, and playgrounds (no use permit when associated with development approved by city council).

R. Places of worship and spiritual assembly.

S. Public and private schools.

T. Public and quasi-public facilities.

U. Residential uses:

1. Dormitories.
2. Duplex residential.
3. Dwelling groups.
4. Multifamily residential.
5. Residential care homes and residential care facilities.
6. Single-family residential.
7. Single-room occupancy pursuant to Section 17.76.100 (Single-room occupancy).
8. Small employee housing.
9. Supportive housing.
10. Transitional housing.

V. Restricted personal services.

W. Theaters and playhouses.

X. Transient occupancy uses:

1. Bed and breakfast inns pursuant to Chapter 17.88 (Bed and Breakfast Inns).
2. Hostels.
3. Hotels and motels.

Y. Other uses similar to those listed in this section.

17.40.050 Lot requirements.

A. Minimum parcel size.

1. Existing parcels: Two thousand five hundred (2,500) square feet.
2. New parcels: Ten thousand (10,000) square feet.

B. Minimum width: Eighty (80) feet.

C. Minimum depth. Ninety (90) feet

17.40.060 Development standards.

A. Dwelling units per acre: One (1) to twenty (20) units.

B. Maximum lot coverage: Eighty (80) percent.

C. Maximum building height.

1. All uses, except as specified herein: Forty-five (45) feet.
2. Accessory structures: Twenty-five (25) feet.
3. Building and structures taller than established height limits may be permitted pursuant to Section 17.76.190 (Height limits).

D. Minimum setbacks.

1. Front yard.
    a. Adjacent residential district: Twenty (20) feet.
    b. Adjacent mixed-use or nonresidential district: None.
2. Rear yard.
    a. Adjacent residential district: Ten (10) feet.
    b. Adjacent mixed-use or nonresidential district: None.
3. Side yard.
    a. Adjacent residential district.
        i. Interior side yard: Ten (10) feet.
        ii. Exterior side yard: Fifteen (15) feet.
    b. Adjacent mixed-use or nonresidential district: None.

E. Minimum distance between buildings: As required by California Building Code.

F. Minimum parking: As specified in Chapter 17.60 (Off-Street Parking).

CHAPTER 17.44
MANUFACTURING, M

Sections

17.44.010 Purpose and applicability.
17.44.030 Permitted uses.
17.44.040 Accessory uses.
17.44.050 Conditional uses.
17.44.060 Lot requirements.
17.44.070 Development standards.

17.44.010 Purpose and applicability.

The Manufacturing (M) zoning district is intended to be applied to areas suitable for heavier commercial and manufacturing uses than permitted in the commercial and mixed-use zoning districts, provided such uses are not detrimental to the public health, safety, and general welfare by reason of odor, smoke, gas, dust, vibration, or noise, or are not deemed to be exceptional fire of explosion hazards. The M district is consistent with the Industrial land use designation.

17.44.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the city council are similar, will be allowed as principally permitted uses in the M district:

A. Animal boarding, animal grooming, animal hospitals, and veterinary offices.

B. Artisan crafts manufacturing and sales.

C. Building material stores and yards.

D. Business and professional offices.

E. Craft food and beverage production.

F. Equipment sales and rental.

G. Garden centers and plant nurseries.

H. Handcraft industries.

I. Manufactured home and prefabricated building sales and construction.

J. Mixed-use developments of two (2) or more uses permitted pursuant to this chapter.

K. Printing and publishing.

L. Public and quasi-public facilities.

M. Retail sales.

N. Small equipment maintenance and repair.

O. Storage facilities.

P. Wholesale businesses.

17.44.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the M district subject to issuance of a building permit, business license, or other required permit(s):

A. Mobile food sales pursuant to Chapter 17.92 (Mobile Food Sales).

B. Signs pursuant to Chapter 17.64 (Signs).

C. Uncovered storage for allowable uses on the rear half of the lot if screened by solid fencing a minimum of six (6) feet in height.

D. Usual and customary structures associated with a principally permitted use, including fences and walls pursuant to Section 17.76.120 (Fences, walls, hedges, and equivalent screening).

17.44.040 Conditional uses.

The following uses are permitted in the M district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use.

A. Agricultural processing plants.

B. Ambulance service.

C. Automobile and vehicle sales and rental.

D. Automobile service stations.

E. Car washing and detailing.

F. Clothing and fabric product manufacturing.

G. Concrete batching or ready-mix concrete manufacturing.

H. Equipment and material storage yards.

I. Food and beverage manufacturing.

J. Fuel storage and distribution.

K. Furniture and fixtures manufacturing.

L. Glass product manufacturing.

M. Lumber and wood product processing facilities.

N. Metal products fabrication, machine/welding shops.

O. Off-site parking and shared parking facilities pursuant to Chapter 17.60 (Off-street parking).

P. Paper product manufacturing.

Q. Recycling facilities.

R. Restricted retail sales.

S. Retail food establishments.

T. Stone product manufacturing.

U. Other uses similar to those listed in this section.

17.44.050 Lot requirements.

A. Minimum parcel size: Ten thousand (10,000) square feet.

B. Minimum width: Ninety (90) feet.

C. Minimum depth: Ninety (90) feet.

17.44.060 Development standards.

A. Dwelling units per acre: None.

B. Maximum building height:

1. All uses, except as specified herein: Fifty (50) feet.
2. Building and structures taller than established height limits may be permitted pursuant to Section 17.76.190 (Height limits).

C. Maximum lot coverage: Seventy-five (75) percent.

D. Minimum front yard setback: Thirty (30) feet.

E. Minimum rear yard setback.

1. Adjacent G-C or M: None
2. Adjacent all other zoning districts: Ten (10) feet.

F. Minimum side yard setback.

1. Adjacent G-C or M: None.
2. Adjacent all other zoning districts: Ten (10) feet.

G. Minimum distance between buildings: As required by California Building Code.

H. Minimum parking: As specified in Chapter 17.60 (Off-Street Parking).

CHAPTER 17.48
OPEN SPACE, O-S

Sections

17.48.010 Purpose and applicability.
17.48.020 Permitted uses.
17.48.030 Accessory uses.
17.48.040 Conditional uses.
17.48.050 Lot requirements.
17.48.060 Development standards.

17.48.010 Purpose and applicability.

The Open Space (O-S) zoning district is intended to be applied to public lands such as parks and playgrounds and other lands that that should be preserved in a natural state and/or that provide active or passive recreational opportunities consistent with the Open Space land use designation.

17.48.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the city council are similar, will be allowed as principally permitted uses in the O-S zoning district:

A. Parks, picnic areas, playgrounds.

B. Public and quasi-public facilities.

C. Public utilities.

D. Resource protection and restoration.

E. Resource-related recreation.

17.48.030 Accessory uses.

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the O-S zoning district subject to issuance of a building permit, business license, or other required permit(s):

A. Certified farmers' markets.

B. Mobile food sales pursuant to Chapter 17.92 (Mobile Food Sales).

C. Signs pursuant to Chapter 17.64 (Signs).

D. Special events.

E. Usual and customary structures associated with a principally permitted use.

17.48.040 Conditional uses.

The following uses are permitted in the O-S zoning district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use.

A. Cemeteries.

B. Concession facilities.

C. Outdoor commercial recreation facilities.

D. Wastewater treatment plants.

E. Wireless telecommunication facilities located outside of public rights-of-way.

F. Other uses similar to those listed in this section.

17.48.050 Lot requirements.

A. Minimum parcel size: None.

B. Minimum lot width: None.

C. Minimum lot depth: None.

17.48.060 Development standards.

A. Dwelling units per acre: None.

B. Maximum building height: Forty-five (45) feet.

C. Maximum lot coverage: Fifty (50) percent.

D. Minimum front yard setback.

1. Adjacent residential district: Ten (10) feet.
2. Adjacent mixed-use or nonresidential district: None.

E. Minimum rear yard setback.

1. Adjacent residential district: Ten (10) feet.
2. Adjacent mixed-use or nonresidential district: None.

F. Minimum side yard setback.

1. Adjacent residential district: Fifteen (15) feet.
2. Adjacent mixed-use or nonresidential district: None.

G. Minimum distance between buildings: As required by California Building Code.

H. Minimum parking: As specified in Chapter 17.60 (Off-Street Parking).

CHAPTER 17.52
PUBLIC FACILITIES, P-F

Sections

17.52.010 Purpose and applicability.
17.52.020 Permitted uses.
17.52.030 Accessory uses.
17.52.040 Conditional uses.
17.52.050 Lot requirements.
17.52.060 Development standards.

17.52.010 Purpose and applicability.

The Public Facilities (P-F) zoning district is intended to be applied to larger parcels developed with and/or capable of being developed with public and quasi-public facilities, such as schools, city utilities, government offices, and other public and quasi-public uses consistent with the Public Agency land use designation.

17.52.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the city council are similar, will be allowed as principally permitted uses in the P-F district:

A. Health clinics, medical offices, and laboratories.

B. Hospitals.

C. Parks, picnic areas, playgrounds.

D. Places of worship and spiritual assembly.

E. Public and quasi-public facilities.

F. Public and private schools.

G. Public utilities.

17.52.030 Accessory uses.

The following uses are permitted in the P-F district as an accessory to the primary permitted or conditionally permitted use:

A. Certified farmers' markets.

B. Mobile food sales pursuant to Chapter 17.92 (Mobile Food Sales).

C. Signs pursuant to Chapter 17.64 (Signs).

D. Special events.

E. Usual and customary structures associated with a principally permitted use.

17.52.040 Conditional uses.

The following uses are permitted in the P-F district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

A. Wastewater treatment facilities.

B. Wireless telecommunication facilities located outside of public rights-of-way.

C. Other uses similar to those listed in this section.

17.52.050 Lot requirements.

A. Minimum parcel size: None.

B. Minimum lot width: Fifty (50) feet.

C. Minimum lot depth: Ninety (90) feet.

17.52.060 Development standards.

A. Dwelling units per acre: None.

B. Maximum building height: Seventy (70) feet.

C. Maximum lot coverage: One hundred (100) percent.

D. Minimum front yard setback.

   1. Adjacent residential district: Ten (10) feet.

   2. Adjacent mixed-use or nonresidential district: None.

E. Minimum rear yard setback.

   1. Adjacent residential district: Ten (10) feet.

   2. Adjacent mixed-use or nonresidential district: None.

F. Minimum side yard setback.

   1. Adjacent residential district: Fifteen (15) feet.

   2. Adjacent mixed-use or nonresidential district: None.

G. Minimum distance between buildings: As required by California Building Code.

H. Minimum parking: As specified in Chapter 17.60 (Off-Street Parking).

CHAPTER 17.56
SIMILAR USE DETERMINATIONS

Sections:

17.56.010 Purpose.
17.56.020 Applicability.
17.56.030 Application required.
17.56.040 Review procedure.
17.56.050 Findings.
17.56.060 City council modifications.
17.56.070 Amendments.
17.56.080 Record of determinations.

17.56.010 Purpose.

All possible land uses may not be listed within the provisions of this title. When a particular use is not specifically listed in this title and it is unclear whether the use is permitted, the similar use determination allows the city council to determine whether or not a proposed use is similar to a permitted or conditionally permitted use and whether it may be permitted in a particular zoning district.

17.56.020 Applicability.

A similar use determination is required when a use is not specifically listed in this zoning code but may be permitted if it is determined to be similar in nature to a permitted or conditionally permitted use.

17.56.030 Application required.

An application for a similar use determination shall be filed with the city council on a form prescribed by the city clerk, accompanied by an application fee as established by the city council.

17.56.040 Review procedure.

No public hearing is required for review and processing of a similar use determination.

17.56.050 Findings.

The city council shall approve a similar use determination only if it first makes the following findings. If the city council is unable to make any of the findings, the similar use determination shall be denied.

A. The characteristics of and activities associated with the proposed use are equivalent to one or more of the permitted uses and will not involve a higher level of activity, environmental impact, or population density than the uses provided for in the zoning district.

B. The proposed use will be consistent with the purposes of the applicable zoning district.

C. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the proposed use will be allowed.

D. The proposed use will be consistent with the general plan and this code.

17.56.060 City council modifications.

The city council may require modifications to the proposed use, in whole or in part, to ensure consistency with the findings in Section 17.56.050 (Findings).

17.56.070 Amendments.

To amend a similar use determination following approval by the city council, a new similar use determination application shall be required.

17.56.080 Record of determinations.

The city clerk shall maintain a record of approved similar use determinations in a format convenient for public use and shall cause the approved similar use determinations to be added to the zoning ordinance at least once each year.

CHAPTER 17.60
OFF-STREET PARKING

Sections

17.60.010 Purpose.
17.60.020 General regulations.
17.60.030 Amount of off-street parking.
17.60.040 Parking for compact cars.
17.60.050 Off-site parking.
17.60.060 Shared parking facilities.
17.60.070 Accessible parking facilities.
17.60.080 Off-street loading.
17.60.090 Design, construction, and maintenance standards.
17.60.100 In-lieu parking fees.
17.60.110 Carports.
17.60.120 Conversion of residential garages.
17.60.130 Exceptions.
17.60.140 Minimum off-street parking requirements.

17.60.010 Purpose.

Off-street parking and loading facilities are necessary to ensure functional, aesthetic, and secure parking and to reduce parking congestion and hazards during snow removal. The regulations and design standards of this chapter are intended to ensure usefulness of facilities, to protect public safety, and where appropriate, to mitigate potential adverse impacts on adjacent land uses.

17.60.020 General regulations.

A. Unless stipulated by other provisions of this title, off-street parking facilities shall be provided for any new building or land use established. Off-street parking facilities shall be provided for any addition or enlargement of an existing building or use, or any change of occupancy or manner of operation that would result in additional parking spaces being required; provided, that the additional parking shall be required only for the addition, enlargement, or change and not for the entire building or use.

B. Facilities being used for off-street parking on the effective date of this ordinance codified in this title shall not be reduced in capacity to less than the number of parking spaces required or altered in design or function to less than the minimum standards prescribed by this title, except as provided by Section 17.60.130 (Exceptions) and Chapter 17.96 (Accessory Dwelling Units).

C. For sites with more than one land use, or for adjacent sites served by a common parking facility, the parking requirement shall be the total number of spaces required for each site or use, except as provided by Section 17.60.060 (Shared parking facilities).

D. Parking facilities constructed or substantially reconstructed subsequent to the effective date of the ordinance codified in this title shall conform to the design standards set forth in Sections 17.60.090 (Design, construction, and maintenance standards) and 17.60.140 (Minimum off-street parking requirements).

E. Required parking facilities shall be maintained for the duration of the land use for which it is required and shall not be used for the sale, display, or storage of merchandise.

F. Required parking facilities shall be on the same site as the land use for which required, except as authorized pursuant to Section 17.60.050 (Off-site parking).

G. A land use that is subject to approval of a use permit may be required to provide more or fewer parking spaces than prescribed by this chapter as determined by the city engineer.

17.60.030 Amount of off-street parking.

Parking facilities for each land use shall be provided according to the minimum requirements set forth in Section 17.60.140 (Minimum off-street parking requirements), applied as follows:

A. When application of Section 17.60.140 results in a fractional parking requirement, a fraction of one half (0.5) or greater shall be resolved to the higher whole number.

B. For purposes of this chapter, requirements shall be based on gross floor area, but excluding enclosed or covered areas used for off-street parking or loading.

C. When requirements are based on seats or capacity, Building Code provisions applicable at the time of determination shall be used to define capacity.

17.60.040 Parking for compact cars.

In a parking facility of ten (10) or more spaces, a maximum of twenty-five (25) percent of the spaces may be designed for compact cars. Spaces for compact vehicles shall be located in a manner affording desirability and usability equivalent to standard spaces.

17.60.050 Off-site parking.

A. Where permitted by use permit, the city council may authorize a portion or all the parking spaces required for a land use to be located on another site. An application for off-site parking shall require submission of a use permit application; payment of the applicable application fee deposit; a detailed and scaled site plan of the proposed parking facility; and a written statement addressing the relevant factors listed in subsection (B) of this section.

B. In determining whether to approve an application for a use permit for off-site parking, the city council shall consider all relevant factors, including:

   1. The locations of the land use and the proposed off-site parking facility, and the parking demand created by other land uses in the vicinity.

   2. The characteristics of the land use, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of off-site parking.

   3. Convenience and safety of pedestrian access between the land use and off-site parking facility.

   4. Difficulty or impracticality of providing all required parking on the same site as the land use the parking facility serves.

   5. The recommendations of the city engineer and city planner.

C. The city council may require such guarantees as deemed necessary to assure continued availability and usability of any off-site parking.

17.60.060 Shared parking facilities.

A. When two (2) or more uses are located on the same lot or parcel of land, the number of off-street parking spaces required shall be the sum total of the requirements of the various individual uses computed separately in accordance with this chapter.

B. Where permitted by use permit, the city council may authorize an adjustment in the total parking requirement for separate land uses located on the same site, or for separate uses located on adjacent sites and served by a common parking facility. A request for adjustment shall require submission of a use permit application; payment of the applicable application fee deposit; a detailed and scaled site plan of the proposed parking facility; and a written statement addressing the relevant factors listed in subsection (E) of this section.

C. Subject to the granting of a use permit in accordance with Chapter 17.72 (Use Permits and Variances), the total parking requirement for all land uses served by a shared parking facility may be reduced by an amount not to exceed the following:

Total Requirement for All Uses	Maximum Allowable Reduction
10 or fewer spaces	30 percent
11-30 spaces	40 percent
More than 30 spaces	50 percent

D. A parking facility subject to adjustment under this section shall be designed as a common, unified parking facility providing reasonably equivalent accessibility and convenience to all land uses which the parking facility is intended to serve.

E. In determining whether to approve an adjustment for mixed-use developments and shared parking facilities, the city council shall consider all relevant factors, including:

1. The characteristics of each land use and the differences in projected peak parking demand, including days or hours of operation.
2. Potential reduction in vehicle movements afforded by multipurpose use of the parking facility by employees, customers, or residents of the uses served.
3. Potential improvements in parking facility design, circulation, and access afforded by a joint parking facility.
4. The recommendations of the city engineer and city planner.

F. A use permit authorizing a reduction in the amount of off-street parking shall be granted only when all of the following findings can be made, based on substantial evidence:

1. The specific characteristics of the land use for which the reduction is requested do not necessitate the number of parking spaces that would otherwise be required by this chapter.
2. Information provided by the applicant for a reduction in required parking documents and supports the need for fewer parking spaces.
3. The reduced parking standards will be adequate to accommodate all parking demands generated by the proposed land use and will not be detrimental to the public health, safety, and general welfare.

G. The city council may require such guarantees as deemed necessary to assure the continued availability of parking and adequacy of maintenance and operating agreements to retain the usability of the parking facility.

17.60.070 Accessible parking facilities.

A. Accessible parking spaces for serving disabled persons shall be established in accordance with the regulations of Section 1129 B of Title 24, California Code of Regulations.

B. Accessible parking space facilities may be permitted to be established within a yard setback area pursuant to Chapter 17.100 (Reasonable Accommodations).

17.60.080 Off-street loading.

A. Each off-street loading space required by this title shall be of sufficient size to park commercial vehicles loading and unloading merchandise and materials on the property on which a space is located, together with such additional area which the city engineer determines is necessary to safely maneuver a vehicle between the loading space and any public right-of-way or any road, street, or alley adjoining the property.

B. Private off-street loading space for the handling of goods, materials, and equipment shall be provided as follows:

1. Buildings fifteen thousand (15,000) square feet or greater of gross floor area (including building conversions): one (1) off-street loading space, plus one (1) additional space for each additional thirty thousand (30,000) square feet of gross floor area.

2. Buildings less than fifteen thousand (15,000) square feet of gross floor area shall not be required to install an off-street loading space.

17.60.090 Design, construction, and maintenance standards.

A. Use of Standards. The design standards established by this section are basic guidelines for design, construction, and maintenance of parking and loading facilities. The city engineer may authorize minor variations or adjustments to the design, function, attractiveness, and protection to adjoining uses in a manner equal to or greater than the specific requirements of this section.

B. Minimum Dimensions. The following are the minimum dimensions for parking and loading spaces:

Parking Space Type	Length (feet)	Width (feet)	Vertical Clearance (feet)
Standard	19	9	7.5
Compact	16	8	
Accessible	19	12	8.5
Accessible Access Aisle	19	5	8.5
Commercial Loading	40	12	15

C. Landscaping. The following basic standards shall apply, except where conflicts may arise with any water efficient landscaping ordinance in effect in the city, in which case the water efficient landscaping ordinance shall prevail.

1. Each parking facility having twelve (12) or more spaces shall provide a perimeter landscaped strip at least five (5) feet wide where the facility adjoins a property line. Perimeter landscaping shall be continuous, except for necessary access to the site or to the parking facility.

2. Each parking facility shall provide interior landscaping, including shade trees where appropriate, in accordance with the following schedule. Where possible, existing trees

shall be incorporated into landscaped areas. Interior landscaping shall be distributed throughout the parking facility to reduce the visual impact of large paved areas.

Size of Parking Facility (square feet)	Minimum Interior Landscaping as a Percentage of Parking Facility Size
< 10,000	-
10,000 – 19,999	5.0
20,000 – 29,999	7.5
≥ 30,000	10.0

3. Landscaped areas shall be provided with irrigation facilities and shall be protected with curbs or equivalent barriers.

D. Paving and Drainage. The following standards shall apply:

1. All parking and loading facilities shall be graded and provided with permanent storm drainage facilities as deemed appropriate by the city engineer.

2. Surfacing, curbing, and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or streets and to provide adequate drainage within the facility.

3. The surfacing of parking and loading facilities shall be asphalt, concrete, brick pavers, or an alternative all-season hardscape deemed appropriate by the city engineer.

E. Safety Features. The following standards shall apply:

1. Safety barriers, protective bumpers, or curbing, and directional markings shall be provided to assure safety, efficient utilization, protection to landscaping, and to prevent encroachment onto adjoining public or private property.

2. Visibility of and between pedestrians, bicyclists, and motorists shall be assured within the parking facility and at all access driveways.

3. Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accord with accepted principles of traffic engineering and traffic safety.

F. Lighting. Aboveground lighting fixtures shall be designed to reflect away from any residential land uses, and to minimize glare and reflection onto adjoining properties.

G. Noise. Areas used for primary circulation, frequent idling of vehicle engines, or loading activities shall be designed and located to minimize impacts on adjoining properties, including provisions for screening or sound baffling, as appropriate.

H. Maintenance. Parking and loading facilities shall be maintained to assure desirability and usefulness, free of refuse, debris, or other accumulated matter. Landscaping, screening, fencing, signing, lighting, surfacing, striping, and other features shall be maintained in a usable manner.

17.60.100 In-lieu parking fees.

A. Applicability. With the development of any new or expanded commercial, institutional, or industrial land use in the city, in lieu of providing off-street parking spaces as required by the provisions of Section 17.60.140 (Minimum off-street parking requirements), such requirements may be satisfied subject to city approval by payment to the city, prior to the issuance of a building permit, business license, or other permit which may be required, of a

sum of money for each parking space required by this chapter in an amount prescribed by the city council. The funds so deposited shall be retained by the city and shall be exclusively for the purpose of acquiring and developing public off-street parking facilities.

B. Establishment of Fee. The city council shall, by resolution and following a public hearing, establish and/or modify the amount of money that may be deposited in lieu of providing the off-street parking facilities required by this chapter.

C. Purchase of Property. When sufficient funds are available to the city to acquire or to improve municipal off-street parking, the city may proceed to implement this section by acquisition or improvement of the said parking facilities. The city council shall have the sole determination as to when and where the off-street public parking facilities contemplated to be provided pursuant to this section shall be acquired and developed.

D. Refund of Fee. An in-lieu parking payment may be refunded by the city, without interest, to the person who made such payment, or his assignee or designee, if, prior to the date said funds are spent or committed by the city to acquire or develop off-street parking facilities, additional off-street parking spaces are provided for such building other than by the city, so as to satisfy the parking requirement for which the in-lieu payment was made.

17.60.110 Carports.

Carports required herein shall be permanent structures anchored to the ground and constructed in such a manner that they comply with all structural, foundation, and snow load requirements of the Building Code, as adopted by the city.

17.60.120 Conversion of residential garages.

A. The owner of an existing single-family dwelling or duplex may apply for an administrative use permit to convert the garage or carport for each such dwelling unit into an area for other residential purposes upon applying for and obtaining from the city an administrative use permit therefore, on the following terms and conditions:

1. For each garage space or carport space converted, the owner shall provide one off-street parking space on the subject property, unless the subject property will otherwise have adequate parking pursuant to this chapter. The parking spaces shall not be located within any required building setback area.
2. Such alternate parking space shall be paved with concrete, asphalt, brick, or a similar hardscape all-weather surface.
3. The design and location of the alternate parking space, together with the access thereto, shall be administratively approved by the city.
4. Submission by the applicant of such plans for the garage conversion and construction of the parking place as may be required by the building official for the issuance of a building permit.
5. Prior to issuing the use permit, the city shall make a finding that the majority of residences on the block lack garages and the proposed conversion is consistent with other development in the neighborhood.
6. No use permit shall be required for conversion of the garage or carport into an accessory dwelling unit pursuant to Chapter 17.96 (Accessory Dwelling Units).

B. No work shall commence on any such conversion or on construction of alternate parking prior to the issuance of the administrative use permit by the city and the applicant obtaining

a building permit for such construction and conversion and paying the necessary fee therefor.

17.60.130 Exceptions.

A. The amount of off-street parking required by Section 17.60.140 (Minimum off-street parking requirements) may be reduced by up to twenty-five (25) percent subject to the granting of an administrative permit in accordance with Section 17.72.010 (Administrative permits). An administrative permit authorizing a reduction in the amount of off-street parking shall be granted only when all of the findings pursuant to subsection (F) of Section 17.60.060 (Shared parking facilities) can be made.

B. No off-street parking shall be required for units within a supportive housing development that are occupied by supportive housing residents and located within one-half (0.5) mile of a transit stop.

C. No replacement off-street parking shall be required for the conversion of a garage to an accessory dwelling unit located within one-half (0.5) mile of a transit stop.

D. No replacement off-street parking shall be required for a parking space modified to accommodate an electric vehicle charging station.

E. When a residence is being constructed or significantly rehabilitated as part of the local Community Development Block Grant program, the provision for a garage or carport, as required herein, shall not be required.

F. When a residence is limited to one (1) or fewer bedrooms, only one (1) off-street parking space shall be required for the residence.

G. All other exceptions to the amount of required off-street parking, or the required provision of structured parking, shall be subject to the granting of a use permit in accordance with Chapter 17.72 (Use Permits and Variances).

17.60.140 Minimum off-street parking requirements.

The following are the minimum off-street parking requirements for all uses in the city:

Use	Minimum Required Off-Street Parking Spaces
Residential Uses	
Duplexes and townhouses Single-family residential Supportive housing Transitional housing Small employee housing Residential care homes Family childcare homes	Two (2) spaces per dwelling unit At least one (1) space must be in a covered garage or carport outside of required setbacks.
Multifamily residential < 700 sq. ft.	One (1) space per unit, plus one (1) guest space for every three (3) units
Multifamily residential 700 - 1,200 sq. ft.	One and one half (1.5) spaces per unit, plus one (1) guest space for every three (3) units
Multifamily residential > 1,200 sq. ft.	Two (2) spaces per unit, plus one (1) guest space for every three (3) units
Senior housing	One and one quarter (1.25) spaces per unit

Use	Minimum Required Off-Street Parking Spaces
Accessory dwelling units	As required by Chapter 17.96 (Accessory Dwelling Units)
Dormitories	One (1) space per two (2) beds
Dwelling groups	Two (2) spaces per dwelling unit, at least one (1) space must be in a covered garage or carport outside of required setbacks
Live/work units	One (1) space per unit
Manufactured home parks	One and one half (1.5) spaces per unit
Residential care facilities	One half (0.5) space per non-resident employee at maximum shift, plus one half (0.5) space per resident
Second dwelling units	One (1) space per unit
Single-room occupancy units	One (1) space for every two (2) units
Emergency shelters	One (1) space per employee at maximum shift
All other residential uses	As required by the city council
Commercial Uses	
Adult day programs	One (1) space per employee at maximum shift
Alcoholic beverage sales (off-sale)	One (1) space per two hundred (200) square feet
Alcoholic beverage sales (on-sale)	One (1) space per two (2) persons seating capacity, plus one (1) space per two (2) employees at maximum shift
Animal grooming, animal hospitals, and veterinary offices	One (1) space per five hundred (500) square feet, plus one (1) space per employee
Artisan crafts manufacturing	One (1) space per two hundred (200) square feet of incidental sales area, plus one (1) space per two (2) employees at maximum shift
Artist's studios	One (1) space per one thousand (1,000) square feet
Automobile and vehicle sales and rental	One (1) space per four hundred (400) square feet of office, one (1) space per two hundred twenty-five (225) square feet of repair and service area, and one (1) space per two thousand (2,000) square feet of indoor showroom area and/or outdoor display area
Automobile service stations	One (1) space per five hundred (500) square feet, plus one (1) space per two (2) employees at maximum shift
Banks and financial services	One (1) space per two hundred (200) square feet
Bed and breakfast inns	One (1) space per guest room, plus two (2) spaces for the residential use, at least one (1) of which must be in a covered garage or carport outside of required setbacks
Building material stores and yards	One (1) space per five hundred (500) square feet indoors, plus one (1) space per seven hundred fifty (750) square feet outdoor sales or rental area
Business and professional offices	One (1) space per three hundred (300) square feet
Business support services	One (1) space per four hundred (400) square feet
Car washing and detailing	Two times (2x) the number of vehicles capable of being serviced simultaneously, plus one (1) space

Use	Minimum Required Off-Street Parking Spaces
	per employee
Convenience stores and pharmacies	One (1) space per two hundred fifty (250) square feet
Craft food and beverage production	One (1) space per two hundred (200) square feet of incidental sales area, plus one (1) space per two (2) employees at maximum shift
Crop and tree farming	None
Equipment sales and rental	One (1) space per three hundred (300) square feet of floor area, plus one (1) space per one thousand (1,000) square feet of outdoor storage and rental area
Event center	One (1) space per every three (3) fixed seats, or if no fixed seats, twenty (20) spaces per one thousand (1,000) square feet
Garden centers and plant nurseries	One (1) space per three hundred (300) square feet of floor area, plus one (1) space per one thousand (1,000) square feet of outdoor sales and/or cultivation area
Grocery stores and supermarkets	One (1) space per two hundred fifty (250) square feet
Health clinics, medical offices, and laboratories	One (1) space per two hundred (200) square feet
Hospitals and hospice care	One (1) space per two and one half (2.5) beds, plus one (1) space per employee at maximum shift
Hotels and Motels	One (1) space per guest room, plus one (1) space per two (2) employees at maximum shift.
Indoor entertainment facilities	One (1) space per four (4) persons capacity
Indoor sports and fitness facilities	One (1) space per five hundred (500) square feet
Laundromat (self service)	One (1) space per four hundred (400) square feet
Media production	One (1) space per five hundred (500) square feet
Mobile food commissaries	One (1) space per four hundred (400) square feet of floor area, plus one (1) space per mobile food vendor
Mortuaries and funeral homes	One (1) space per four (4) persons capacity, plus one (1) space per employee at maximum shift
Outdoor commercial recreation facilities	One (1) space per six (6) persons capacity, plus one (1) space per two (2) employees at maximum shift
Personal services	One (1) space per three hundred (300) square feet
Recreational vehicle parks	One (1) RV space and one (1) space for an accompanying motor vehicle per RV space, plus one (1) space per two (2) employees at maximum shift
Recycling facilities	One (1) space per three hundred (300) square feet, plus one (1) space per four thousand (4,000) square feet outdoor storage area

Use	Minimum Required Off-Street Parking Spaces
Retail food establishments	Fixed table: One (1) space per three (3) persons seating capacity, plus one (1) space per two (2) employees at maximum shift Drive-in/Fast food: One (1) space per two (2) persons capacity, plus one (1) space per two (2) employees at maximum shift
Retail sales	One (1) space per two hundred fifty (250) square feet
Short-term rentals	As required by Chapter 17.84 (Short-Term Rentals)
Small equipment maintenance and repair	One (1) space per six hundred (600) square feet
Theaters and playhouses	One (1) space per every four (4) fixed seats, or if no fixed seats, twenty (20) spaces per one thousand (1,000) square feet
Vehicle storage	One (1) space per five hundred (500) square feet
Vehicles for hire	Two (2) spaces per facility, plus one (1) space per employee at maximum shift
Wholesale businesses	One (1) space per eight hundred (800) square feet
All other commercial uses	As required by the city council
Manufacturing Uses	
Clothing and fabric product manufacturing	One (1) space per thousand (1,000) square feet, plus one (1) space per two hundred (250) square feet of office
Furniture and fixtures manufacturing	
Handcraft industries	
Indoor storage facilities	One (1) space per one thousand five hundred (1,500) square feet, plus two (2) spaces for office use
Metal products fabrication and machine/welding shops.	One (1) space for each two hundred (250) square feet of office, plus one (1) space for each one thousand (1,000) square feet of indoor or outdoor area devoted to other than office.
Paper product manufacturing	
Printing and publishing	
All others	As required by the city council
Other Uses	
Cemeteries	None
Certified farmer's markets	None
Clubs, lodges, and private meeting halls	One (1) space per four (4) persons capacity
Community gardens	None
Libraries and museums	One (1) space per (4) persons capacity
Parks, picnic areas, and playgrounds	Two (2) spaces per acre
Places of worship and spiritual assembly	One (1) space per ten (10) individual seats equivalent
Private schools	One (1) space per ten (10) seats equivalent

Use	Minimum Required Off-Street Parking Spaces
Public schools	Seven (7) spaces per facility, plus one (1) space per employee at maximum shift
Public and quasi-public facilities	One (1) space per three hundred (300) square feet
All others	As required by the city council

Chapter 17.64
SIGNS

Sections:

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17.64.010 General.

A. Purpose. The purpose of the sign regulations set forth in this chapter shall be to eliminate potential hazards to motorists and pedestrians; to encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy, and which eliminate excessive and confusing sign displays; to preserve and improve the appearance of the city as a place in which to live and to work and as an attraction to nonresidents who come to visit or trade; to safeguard and enhance property values; to protect public and private investment in buildings and open spaces; to supplement and be a part of the regulations set forth elsewhere under this title; and to promote the public health, safety, and general welfare.

B. Government Messages and Signs. Nothing in this chapter applies to or restricts the following:

1. The city's use of city property to display the city's own messages.

2. Governmental signs for regulatory purposes such as traffic control and public safety (e.g., street signs, danger signs, railroad-crossing signs, signs of public-service companies indicating danger, and aids to service or safety).

C. Sign Content.

1. Subject to the consent of the landowner and the sign owner, a constitutionally protected noncommercial message of any type may be substituted, in whole or in part, in place of any commercial message or any other noncommercial message on a sign if the sign structure or mounting device is legal without consideration of message content. Similarly, an on-site commercial message may be substituted for another commercial message on an on-site sign if the substitution does not also involve a

change of the physical structure or mounting device for the sign. Such message substitutions may be made without any additional approval or permitting.

2. The purposes of this section are to prevent any inadvertent favoring of commercial speech over noncommercial speech or of any particular noncommercial message over any other noncommercial message and to allow a change of commercial messages on an on-site sign without a new permit.

3. This section does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted. This section does not allow the substitution of an off-site commercial message in place of an on-site commercial message or the conversion of a sign to general advertising for hire.

4. In addition to message substitution, whenever a parcel has a right to display area that is unused, that area may be used for constitutionally protected non-commercial messages on temporary signs, without permits or approvals; it may also be used for display of noncommercial messages on permanent structures, if the structure is properly permitted.

5. This section prevails over any more specific provision to the contrary within this chapter.

D. Location of Noncommercial Messages. Throughout this chapter, the on-site/off-site distinction applies only to commercial messages on signs. There is no location criterion for noncommercial messages on signs.

17.64.020 Definitions.

The following words and phrases when used in this chapter shall be construed as defined in this section:

"Animated sign" means a sign that is designed and constructed (a) to display a message through a sequence of progressive changes of parts, lights, or degrees of lighting; or (b) to incorporate physical motion.

"Architectural projection" means a marquee, porch, canopy, or other similar architectural projection.

"Attached sign" means any sign which is fastened, attached, connected, or supported in whole or in part by a building or structure, other than a sign structure supported wholly by the ground.

"Billboard" means a permanent sign structure that is in a fixed location and is used, in whole or part, for general advertising for hire.

"Detached sign" means any sign not supported in whole or in part by a building or structure, other than by a sign structure which is supported wholly by the ground.

"Directly illuminated sign" means any sign designed to provide artificial light directly or through transparent or translucent material from a source of light within or on such sign, including but not limited to neon and incandescent lamp signs.

"Display area" means the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of the advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface, or space of a similar nature, together with any frame or other material, color, or condition that forms an integral part of the display and is used to differentiate the sign from the wall or background against which it is located, excluding the necessary sign supports or uprights on which the sign is located. Where a sign has

two (2) or more display faces, the area of all faces will be included in determining the area of the sign. Further, where a sign consists only of individual letters, numerals, symbols, or other similar components and is painted on or attached flat against the wall of a building, and where the individual components are without integrated background definition and are not within a circumscribed frame area, the total area of the sign will be the sum of the areas of the squares or rectangles surrounding each individual sign component.

"Establishment" means any legal use of land, other than long-term residential uses, that involves the use of structures subject to the adopted building code(s). Examples of an "establishment" are businesses, churches, schools, libraries, hotels, motels, offices, and hospitals, but "establishment" does not include single-family residential or duplex residential dwellings, manufactured homes, multifamily residential units, residential care facilities, or similar uses. A multifamily residential development is an "establishment" while under construction, but an individual unit within such a development is not an "establishment" after a certificate of occupancy has been issued or a full-time residency begins.

"Feather sign" means a type of wind sign consisting of a flexible or rigid pole to which one side of a flexible fabric, generally in the shape of a feather or similar shape, is attached. Such banners are also known and sold under names which include, but are not limited to, "quill sign," "banana banner," "blade banner," "flutter banner," "flutter flag," "bowflag," "teardrop banners," and others. The definition includes functionally similar display devices.

"Flashing sign" means an illuminated sign which exhibits changing light or color effect by blinking or any other such means so as to provide a nonconstant illumination.

"Front footage of building occupancy" means a single lineal dimension measured horizontally along the front of a building which defines the limits of a particular occupancy at that location.

"General advertising" and "general advertising for hire" mean the displaying of messages that advertise or promote the establishments, activities, or causes of others, typically for a fee or other consideration.

"Height of sign" means the vertical distance measured from the adjacent street grade or upper surface of the nearest curb of a street other than an elevated roadway, whichever permits the greatest height, to the highest point of such sign.

"Indirectly illuminated sign" means a sign whose illumination is derived entirely from an external artificial source which is arranged so that no direct rays of light are projected from such artificial source into residences or streets.

"Monument sign" means a sign which is erected with its base on the ground or on a support substantially equivalent in width and depth to the base of the sign; which incorporates into its design the design and building materials of the building and structures on the same premises that the sign serves.

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

"Nonconforming sign" means an existing sign legally existing at the time of the effective date of the ordinance codified in this chapter which does not conform to the provisions of this chapter.

"Off-site sign" means any sign that: (a) is used to display messages other than general advertising for hire; and (b) is not located on the premises of the message sponsor.

"On-site sign" means a sign that: (a) directs attention to an establishment or activity conducted on, or to a product, service, or entertainment sold or offered on, the same premises as those upon which the sign is maintained; and (b) does not display general advertising for hire.

"Portable sign" means any sign not permanently affixed to the ground or a structure on the premises it is intended to occupy.

"Projecting sign" means any sign which is located, in whole or in part, in or over the right-of-way of any street, sidewalk, or alley, or other public thoroughfare. A projecting sign shall also include any sign affixed to or part of a marquee, canopy, or vestibule where such sign is located in or over the street right-of-way.

"Roof sign" means any sign or portion thereof located on or extending over the roof of a building and either supported by the roof or by an independent structural frame. A sign which is attached flat against the wall of a penthouse or other similar roof structure which is part of the enclosed floor area of the building shall not be considered a roof sign.

"Rotating sign" means any sign or portion thereof which physically revolves about an axis.

"Sandwich board sign" means any portable sign that is capable of standing without support or attachment and is hinged or designed to fold up for easy moving by hand. Such signs are generally known as A-frame signs, sandwich signs, or sandwich board signs and typically resemble the letter "A" but may also resemble the letters "T" (upright or inverted) or "U" or "H."

"Sign" means any visually communicative image located on public display and visible from the exterior of any portion of the public right-of-way or other place that is open to passage by the public. It includes every advertising message, announcement, declaration, demonstration, display, projected image, illustration, insignia, surface, statue, object, or space erected or maintained in view of the observer for identification, advertisement, or promotion of the interests of any person, entity, product, or service.

"Sign structure" means a structure of any kind or character, erected, used, or maintained for the primary purpose of supporting a sign.

"Swinging sign" means a sign that is supported by cables against movement due to wind in such a way that, in the event of an emergency such cables may be cut, and the sign swung back against the building and in such a position will continue to be supported by the building with no danger of falling.

"Unilluminated sign" means a sign not illuminated, directly or indirectly, by anything other than ambient light.

"Wind sign" means any sign or portion thereof or series of signs, banners, or other objects designed and fastened in such a manner as to move upon being subjected to pressure by wind or breeze.

17.64.030 Exempt signs.

The signs specified in this section are exempt from the sign permit provisions of this chapter, and the display area of such signs is not to be included in the cumulative display area of signs allowed for any parcel, use, or occupancy.

A. Incidental Small Signs. Unilluminated signs that have a display area not exceeding four (4) square feet; display messages other than general advertising; and do not constitute a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties. The cumulative display area of all such signs on a parcel may not exceed one (1) square foot per five (5) linear feet of street frontage.

B. Flags. Flags that display messages other than general advertising; are displayed on private property; and do not constitute a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties. The cumulative display area of all flags on a parcel, calculated by measuring one (1) side of each flag, may not exceed one (1) square foot for every three (3) linear feet of street frontage.

C. Interior Signs. Signs located within the interior of any building, or within an enclosed lobby of any building, and signs for and located within the inner or outer lobby, court, or entrance of any theater; provided however, that no sign will be exempt hereunder unless it is designed, located, and intended to be viewed primarily from inside the premises and not from the public right-of-way.

D. Public Parks. Signs within public parks, provided that such signs are displayed in compliance with regulations of the public agency responsible for administration of the parks.

E. Public Schools. Signs within public school property, provided that such signs are displayed in compliance with the regulations of the applicable school district.

F. Community Gardens. Unilluminated signs within community gardens provided that such signs display messages other than general advertising; are located outside of accessible paths of travel; do not exceed six (6) feet in height; do not individually exceed twenty-four (24) square feet in sign display area; and do not constitute a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties. The cumulative display area of all such signs on a parcel may not exceed two (2) square feet per five (5) linear feet of street frontage.

G. Farmers' Markets. Unilluminated signs for certified farmers' markets located on property where a certified farmers' market is permitted. Such signs shall be located outside of accessible paths of travel and displayed only on market day and up to twenty-four (24) hours prior.

H. Sandwich Board Signs. Sandwich boards subject to the following:

1. One (1) sign used to display messages other than general advertising is permitted per business.
2. Signs shall have a maximum of two (2) sign faces and a maximum of six (6) square feet per sign face.
3. No sign shall exceed three (3) feet in width or four (4) feet in height when opened for display.
4. Signs must be constructed of durable, weather-resistant materials and shall be professionally executed. Stenciled plywood is not permitted.
5. Location. Signs shall not block accessible paths of travel or inhibit sight distance for ingress and egress.
6. Stabilization. All signs shall be freestanding and be able to withstand wind gusts or must be removed during inclement weather. Signs shall not be secured to structures, landscape trees, benches, or any other features.
7. Daily Removal. The sign shall be removed at the close of business each day.
8. Liability. Each person or entity that displays a sandwich board sign on a city sidewalk is solely responsible for all injuries and damage caused by the sign and shall indemnify the city against all liabilities, claims, demands, damages, and costs arising in any way from the sign.

I. Sponsorship Signs for Electric Vehicle Charging Stations (EVCS). Signs affixed to a structure or apparatus that provides the public with access to subsidized, non-proprietary charging of electric vehicles and located on city property under an agreement between the city and the owner of the structure or apparatus.

1. Each such structure or apparatus (an "EVCS") may have up to two (2) sponsorship signs that display instructions for use of the EVCS and identify the sponsor(s).

2. Each sponsorship sign for an EVCS must comply with all of the following:

   a. The display area of each sign may not exceed eight (8) square feet;

   b. Any illumination must be from a light source within the sign;

   c. The sign may not use digital display technology;

   d. The sign must comply with subsection (F) of Section 17.64.120 (Construction standards);

   e. General advertising may not be displayed;

   f. The sign must not constitute a nuisance or hazard to vehicular traffic, pedestrians, or adjacent property; and

   g. The sign must satisfy all requirements, conditions, and restrictions in the agreement between the city and the owner of the structure or apparatus.

J. Temporary Signs. Signs that meet the following criteria are exempt temporary signs:

1. Residential Zoning Districts. In the R-R, R-1-10, R-1-12, R-2, R-3, and M-H districts, temporary signs are allowed on any developed or undeveloped parcel provided the cumulative display area of all temporary signs on the parcel does not exceed twelve (12) square feet.

2. Town Center Zoning District. In the T-C district, temporary signs are allowed on any developed or undeveloped parcel provided the cumulative display area of all temporary signs on the parcel does not exceed twenty-four (24) square feet.

3. General Commercial and Manufacturing Zoning Districts. In the G-C and M districts, temporary signs are allowed on any developed or undeveloped parcel provided the cumulative display area of all temporary signs on the parcel does not exceed forty-eight (48) square feet.

4. A temporary sign shall not be illuminated except by ambient light, exceed six (6) feet in height, or be displayed on a parcel more than a total of ninety (90) days in a calendar year.

5. A temporary sign may be staked in the ground; may be tacked, pasted, or otherwise temporarily affixed to legally existing fences, structures, and buildings; and may be taped, painted, or otherwise temporarily affixed to the interior or exterior surfaces of building windows.

6. A temporary sign may not be located within or over the public right-of-way, except as approved by the city council.

K. Underground Utilities. Signs by utility providers to mark the presence of underground facilities or utilities for public safety.

17.64.040 Prohibited signs.

No person shall erect, alter, or relocate any sign of the type specified in this section.

A. Traffic Hazards. No sign shall be permitted at the intersection of any street in such a manner as to obstruct free and clear vision of motor vehicle operators or at any location where by reason of its position, shape or color it may interfere with or be confused with any authorized traffic sign, signal, or device or which makes use of a word, symbol, phrase, shape or color in such a manner as to interfere with, mislead, or confuse traffic.

B. Animated and Intensely Lighted Signs. No sign shall be permitted which is animated by means of flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination. No sign shall be permitted which because of its intensity of light constitutes a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties.

C. Moving Signs. No sign or any other portion thereof shall be allowed that moves or assumes any other motion constituting a nonstationary or fixed condition.

D. Outline Tubing. Outlining of a building or structure by means of exposed neon tubing, exposed incandescent lighting, or other artificial lighting, or an equivalent effect is prohibited.

E. Off-Site Signs and Billboards. Notwithstanding any contrary provision of this chapter, the construction, erection, installation, and use of new off-site signs and billboards is prohibited, subject to the following:

   1. This section does not prohibit the city from entering into relocation agreements regarding existing billboards, as authorized by Section 17.64.090 (Nonconforming signs and uses) and state law.

   2. This section does not affect billboards that legally existed on the effective date of the ordinance codified herein, were legal when constructed; and are in conformance with all applicable laws. This section also does not affect the city's ability to condemn any existing billboards.

   3. This section does not affect billboards constructed on or after the effective date of the ordinance codified herein, under a relocation agreement authorized by Section 17.64.100 (Relocation of off-site signs pursuant to relocation agreements) and state law.

F. Parking of Advertising Vehicles Prohibited. No person shall park any vehicle or trailer on a public right-of-way or public property or on private property so as to be visible from a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same or nearby property. This section is not intended to apply to standard advertising or identification practices where such signs or advertising devices are painted on or permanently attached to a business or commercial vehicle.

G. Emission of Sound, Odor, or Visible Matter. No advertising sign or device shall be permitted which emits audible sound, odor, or visible matter.

H. Fixed Balloon Signs. The use of a fixed balloon within the city as a sign is prohibited. The term "fixed balloon" shall mean any lighter-than-air or gas-filled balloon attached by means of a rope or tether to a definite or fixed location.

I. Miscellaneous Signs and Posters. The tacking, painting, pasting, or otherwise affixing of signs or posters of a miscellaneous character, visible from a public way, located on the walls of a building, barns, sheds, on trees, poles, posts, fences, or other structures is prohibited.

J. Public Areas, Removal, Liability for Costs. No sign shall be allowed that is located on any curb, sidewalk, post, pole, electrolier, hydrant, bridge, tree, or other surface located on public property or over or across any street or public thoroughfare except as may otherwise expressly be authorized by this chapter.

1. Any sign found located, posted, or otherwise affixed upon any public property contrary to the provisions of this section may be removed by any company, organization, or individual owning or responsible for maintaining that property, or by the city. Notwithstanding the provisions of Section 17.64.110 (Removal and disposition of signs by city), no advance notice or hearing shall be required. The person responsible for any such illegal placement, posting, or affixing shall be liable for the costs incurred in the removal thereof, and the city clerk is authorized to effect the collection of any removal costs incurred by the city. Any such sign may be disposed of in any manner deemed appropriate by the person who removes it.

2. Removal Costs. For purposes of this section, the following persons are responsible for placing a sign and to pay removal costs:

    a. The person whose name, address, or contact information appears as the sponsor or promoter of the activity or event referred to on the sign;

    b. The person whose name, address, or contact information appears as the person to contact on the sign;

    c. The owner, or lessee if the property is leased, of property used for a commercial activity or event advertised on the sign;

    d. The promoter or sponsor of any activity or event to which the sign refers;

    e. The candidate named on a sign which promotes a candidate for public office;

    f. The real estate broker, agent, brokerage firm, or other person whose name or telephone number appears on a sign advertising property for sale, lease, or rent;

    g. The owner, or lessee if the property is leased, of property used for a yard or garage sale advertised on the sign.

3. Any person responsible for paying removal costs may avoid such liability by demonstrating that they did not cause, authorize, permit, encourage, direct, recommend, or approve the posting of the sign on public property.

K. Other Prohibited Signs. Except as otherwise provided in this chapter, the following signs are prohibited:

1. Pennants, streamers, bunting, and wind signs other than feather signs.

2. Signs that are located on or project over the roof of a building or structure.

    a. Notwithstanding the above, a conditional use permit for a roof sign may be granted by the city council, following application and public hearing.

3. Off-site signs and signs displaying general advertising for hire.

4. Statues, real or simulated, utilized for advertising purposes.

5. Sidewalk clocks.

17.64.050 Sign permits.

A. Sign Permit Required. Except as otherwise provided in this chapter, it is unlawful for any person to erect, alter, install, or relocate, or to direct or order a person in their employ to erect, alter, install, or relocate, a sign within the city without first obtaining a sign permit or permits from the city clerk.

B. Permission of Property Owner. No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner, person entitled to possession of the property or building if any, or their authorized representatives.

C. Application for a Sign Permit. An application for a sign permit must be submitted to the city clerk upon a form provided by the city, must be accompanied by payment of all required fees, and must include the following information and documents:

1. Drawings to scale indicating the sign location, dimensions, and construction; the associated electrical wiring and components; and the method of attachment and the character of structural members to which the sign will be attached. The city clerk may also require that the applicant furnish additional information and documents, prepared by an engineer who is registered under the California Professional Engineers Act, concerning the structural design and proposed attachments.

2. Any permits or other entitlements required under this title or required by other governmental entities with jurisdiction (e.g., Caltrans).

3. Any other information and documents the city clerk may need to determine whether the proposed sign complies with all applicable laws and regulations.

D. Issuance of Sign Permits.

1. Within thirty (30) days after submission of an application for a sign permit, the city clerk shall do one of the following:

a. If the city clerk determines that the proposed sign complies with all applicable laws and regulations, then the city clerk shall issue the permit.

b. If the city clerk determines that the application is incomplete or that the proposed sign does not comply with all applicable laws and regulations, then the city clerk shall issue a notice to the applicant that identifies the deficiencies. Within thirty (30) days after receiving the notice, the applicant may correct the deficiencies and resubmit the application without paying any additional fees, and the city clerk shall process the resubmission in the same way that new applications are processed. Only one (1) resubmission is allowed. If the city clerk determines that a resubmitted application is still incomplete or that the proposed sign still does not comply with all applicable laws and regulations, then the application will be deemed denied.

2. An application will be deemed denied if the city clerk does not act on it as required by subsection (D)(1) of this section within thirty (30) days after the application is submitted or resubmitted unless the applicant has waived the thirty (30)-day requirement.

3. Every sign permit issued by the city clerk will expire if the work authorized by the permit is not commenced within sixty (60) days after the issuance date of the permit or if the work is suspended or abandoned for one hundred twenty (120) consecutive days or more after the work is commenced. Before the work may be commenced or resumed after expiration, a new permit must first be obtained, and the fee therefor will be one-half (0.5) the amount required for a new permit for the work, except as follows: if

changes have been made or will be made in the original plans and specifications for the work, or if the suspension or abandonment exceeds one (1) year, then the fee will be the same as the fee for a new permit.

4. The city clerk may, in writing, suspend, or revoke a sign permit whenever the permit is issued on the basis of a material omission or misstatement of fact or in violation of this chapter or any ordinance.

5. When deciding whether to issue, deny, suspend, or revoke a permit, the city clerk shall not consider the content or graphic design of messages other than to determine legality under federal or state law.

E. Effect of Issuance. No permit for a sign issued hereunder shall be deemed to constitute permission or authorization to maintain a public or private nuisance nor shall any permit issued hereunder constitute a defense in an action to abate a nuisance.

F. Fees. Permits shall be subject to such fees as are specified by resolution of the city council; provided, however, that the minimum fee for a permit exclusive of any permit costs for electrical components, shall be as established by resolution of the city council. In addition, when any sign is hereafter erected, located, installed, or otherwise established on any property prior to obtaining permits as required by this chapter the fees therefor shall be doubled, but the payment of such double fee shall not relieve any person from complying with other provisions of this chapter or from penalties prescribed herein.

G. Inspection of Signs.

1. A person or entity that erects, alters, installs, or relocates a sign shall notify the city clerk within three (3) business days after completion of the work for which a sign permit or permits have been issued.

2. Upon receiving the notice, the city clerk shall inspect the sign and notify the person or entity that erected, altered, installed, or relocated the sign of any deficiencies. If all identified deficiencies are not cured to the city clerk's reasonable satisfaction within ten (10) days after the notice of deficiencies, then the city clerk may, in writing, suspend or revoke the sign permit.

17.64.060 Regulations applicable to zoning districts.

A. General. The regulations in this section are adopted governing the number, size, type, location, and other provisions relating to signs within the various zoning districts of the city as the zoning districts are established and designated by this title. No signs shall be allowed in these zoning districts unless allowed by this chapter or unless such signs comply with the regulations established in Section 17.64.090 (Nonconforming signs and uses).

B. Residential Zoning Districts. In the R-R, R-1-10, R-1-12, R-2, R-3, and M-H districts, signs are allowed as follows:

1. For each single-family residential, duplex residential, dwelling group, residential care home, small employee housing, farmworker housing, supportive housing, or transitional housing, one (1) unilluminated, attached sign not exceeding a combined display area of one (1) square foot per occupancy.

2. For dormitories, one (1) unilluminated, attached sign not exceeding eight (8) square feet of display area.

3. For multifamily residential, one (1) attached or detached sign, of not more than five (5) square feet per dwelling unit, up to a maximum of twenty-five (25) square feet of display area.

4. For residential care facilities, one (1) attached or detached sign not exceeding twenty-five (25) feet of display area.

5. For a meeting place at which the public or membership groups are assembled regularly or occasionally, such as places of worship and religious assembly, private schools, and similar uses, one (1) attached or detached sign not exceeding thirty-two (32) square feet of display area, plus one (1) additional attached sign not exceeding eight (8) square feet of display area.

6. For bed and breakfast inns, one (1) unilluminated, attached sign not to exceed six (6) square feet of display area.

7. For all other nonresidential uses in the residential districts, one (1) unilluminated, attached sign not to exceed twelve (12) square feet of display area.

8. Attached signs in the residential districts shall be located flat against a building, fence, or wall or be designed as part of an architectural feature thereof. No height limit is specified for attached signs provided the sign complies with all other provisions of this chapter.

9. Detached signs in the residential districts shall meet the following requirements:

    a. Detached signs shall be a monument type sign with a maximum height of four (4) feet or incorporated into a low-profile decorative entry wall(s). If the detached sign is located on a free-standing base, a double-faced sign is allowed. If the detached sign is affixed flat against an entry wall, one (1) single-faced sign on each side of the driveway is allowed.

    b. A detached sign may be located in a front yard or exterior side yard setback area; however, it must be located farther than five (5) feet from the public right-of-way.

C. Town Center Zoning District.

1. In the T-C district, residential uses shall be allowed signs as provided in subsection (B) of this section.

2. In the T-C district, nonresidential uses and vertical mixed-use developments shall be allowed signs as follows:

    a. Attached signs located flat against the front of the building or located on, attached to, or an integral part an architectural projection not to exceed a total aggregate display area of three (3) square feet of display area per lineal foot of building frontage, up to a maximum of one hundred fifty (150) square feet of display area.

    b. One (1) sign attached flat against the side or rear of the building or located on, attached to, or an integral part an architectural projection, not to exceed one (1) square foot of display area for every lineal foot of building frontage, up to a maximum of forty (40) square feet, when such side or rear faces a public parking lot or street.

    c. One (1) attached projecting sign located perpendicular to the front of the building per occupancy not to exceed one (1) square foot per each front foot of building occupancy.

d. One (1) detached sign not to exceed two (2) square feet of display area per lineal foot of building frontage, up to a maximum of one hundred fifty (150) square feet of display area.

e. For a permitted use that includes drive-through sales or service, two (2) additional signs, not to exceed thirty-two (32) square feet in area per sign, provided such signs are located within or adjacent to a drive-through lane and are substantially screened from view of public rights-of-way.

f. The maximum combined sign display area for all signs shall not exceed four (4) square feet per each lineal foot of building frontage.

g. Height limits.

i. Attached and detached signs: Twenty (20) feet.

ii. Notwithstanding the above, a conditional use permit for signs taller than the established height limits may be granted by the city council, following application and public hearing.

D. General Commercial and Manufacturing Zoning Districts. Within the G-C and M districts, signs are subject to the following regulations:

1. In the G-C district, residential uses shall be allowed signs as provided in subsection (B) of this section.

2. In the G-C and M districts, nonresidential uses and mixed-use developments shall be allowed signs as follows:

a. Attached signs located flat against the front of the building or located on, attached to, or an integral part an architectural projection not to exceed a total aggregate display area of three (3) square feet of display area per lineal foot of building frontage, up to a maximum of two hundred (200) square feet of display area.

b. One (1) attached sign located flat against the side or rear of the building, not to exceed (2) square feet of display area for every lineal foot of building frontage, up to a maximum of one hundred (80) square feet of display area, when such side or rear faces a public parking lot or street.

c. One (1) detached sign per building, not to exceed one (1) square foot of display area for every lineal foot of building frontage, up to a maximum of two hundred (200) square feet of display area per building. Automobile service stations are allowed additional signs on fuel pumps, provided such signs are located in compliance with state law.

d. For a permitted use that includes drive-through sales or service, two (2) additional signs, not to exceed thirty-two (32) square feet in area per sign, provided such signs are located within or adjacent to a drive-through lane and are substantially screened from view of public rights-of-way.

e. The maximum combined display area for all signs may not exceed four (4) square feet per each lineal foot of building frontage.

f. Height limits:

i. Attached signs: Twenty (20) feet.

ii. Detached signs: Thirty (30) feet.

iii. Notwithstanding the above, a conditional use permit for signs taller than the established height limits may be granted by the city council, following application and public hearing.

17.64.070 Regulations applicable to all land uses.

The signs permitted by this chapter shall be subject to the additional requirements, conditions, and exceptions specified in this section.

A. Combining Allowances. On buildings having more than one (1) street frontage or occupancy, the maximum allowable number and square footage of attached signs is not transferable either in whole or in part from one (1) street frontage to another nor from one (1) occupancy to another occupancy.

B. General Provisions Relating to Location.

1. No sign shall be located nearer than five (5) feet to an interior property line nor shall any sign be located nearer than five (5) feet to any common wall or other point common to two (2) separate occupancies on the same parcel. This regulation does not apply to signs painted on or otherwise attached flat against the wall or architectural projection of a building on the same parcel.

2. A sign may be located within or project into a required front or exterior side yard setback area. However, no sign may project into or over an abutting public right-of-way except as otherwise provided in this chapter.

C. Corner Lots.

1. When a sign is erected at the street intersection corner of the parcel, or at the intersection of a building front, and is situated at an angle so as to be visible from both streets or both frontages, such sign shall not exceed the maximum display area allowed for the longest street footage or building occupancy.

2. When a detached sign is erected within the front or exterior side yard setback area of a corner lot, placement of said sign shall maintain a clear vision triangle for the intersection. The sign shall also be located a minimum of twenty (20) feet from all other detached signs unless both signs have been incorporated into a low-profile decorative entry wall.

D. Access Regulated. No sign or its supporting members shall be erected, altered, or relocated so as to interfere with or restrict access to a window or other opening in a building in such manner as to unduly limit air circulation or obstruct or interfere with the free use of a fire escape, exit, standpipe, stairway, door, ventilator, or window or similar opening, provided, however, that the city clerk may approve a swinging sign or other form of sign or its attachment, when, in their judgment, such sign will not restrict access to such openings.

E. Sign Clearance. No permit for any sign shall be issued and no sign shall be constructed or maintained which has less horizontal or vertical clearance from communications lines and energized electrical power lines than that prescribed by the laws of the state of California or rules and regulations duly promulgated by agencies thereof.

F. Sign Illumination. The following regulations shall apply to sign clearance and sign illumination:

1. All illuminated signs in the residential zoning districts shall be indirectly illuminated. Directly illuminated signs are allowed in the residential districts subject to approval of a conditional use permit.

2. In all other zoning districts illuminated signs may be of direct or indirect illumination subject to the following:

    a. Signs directly illuminated with exposed neon tubing, exposed incandescent lighting, or other artificial lighting shall be subject to issuance of a conditional use permit.

    b. When internally illuminated, only internal illumination protected by a plastic face or other acceptable material shall be permitted.

G. Location and Depth of Flat Signs. Signs located flat against a building must be erected parallel thereto and the outside face of such sign may extend no more than eighteen (18) inches from the wall of such buildings.

H. Signs on Parapet Walls, Sloping and Shed Roofs. The following regulations shall apply to the location and height of signs on parapet walls and various roof structures.

1. Parapet Wall. A sign may be attached to the face of a parapet wall but may not be located so as to extend more than twenty-four (24) inches above the highest point of such parapet wall.

2. Sloping Roof. A sign may be attached to the fascia of or located on the sloping roof of a structure but may not be located so as to extend more than twenty-four (24) inches above the upper edge of the fascia of such sloping roof.

3. Shed Roof. A sign may be attached to the fascia of a shed roof of a structure but may not be located so as to extend more than twenty-four (24) inches above the lower edge of the fascia of such shed roof.

I. Detached Signs.

1. Monument Type Signs. The primary material of the monument base or wall shall be decorative masonry or similar material which compliments the design of the main building(s). Backlit canned plastic signs are not allowed.

2. Number of Panels. A detached sign may consist of more than one (1) sign panel provided all such sign panels are attached to one (1) common integrated sign structure. The total display area of all such panels shall not exceed the maximum allowable display area specified for a detached sign on the parcel. Where a sign message consists of separated or individual letters, modules, or symbols, each portion of such sign message shall not be considered as a one (1) sign panel. In such cases, a single continuous perimeter completely surrounding the sign message shall be utilized to determine its display area.

3. Projection Over Public Right-of-Way. No detached sign shall project over a public right-of-way except in compliance with subsections (J) and (K)(2) of this section.

4. Projection Over Canopy. A detached sign supported by a sign structure which is imbedded in the ground and independent of a canopy for structural support, may project over a canopy. This section shall not be deemed to allow a detached sign to be located over, in whole or in part, the roof of a building. A detached sign which projects over a canopy shall comply with all other applicable regulations of this chapter.

5. Minimum Clearance. Except for monument type signs, a detached sign shall have a minimum clearance of ten (10) feet between the ground surface and the bottom of the sign, provided that the minimum clearance standard shall not apply if the sign is located in an area not accessible to pedestrian or vehicular traffic, the sign is located at least ten (10) feet from any property line and ten (10) feet from the edge of any

driveway entrance, and the sign will not obstruct free and clear vision of motor vehicle operators.

6. Embellishment. On detached signs the sign structure may extend above the maximum allowable height of the sign for embellishment purposes. Under no circumstances, however, may such extension exceed twenty (20) percent of the maximum allowable height for the sign or include any commercial or non-commercial text, logos, or trademarks.

J. Signs Projecting Over Public Right-of-Way.

1. Revocable Permit.

a. All rights and privileges acquired under the provisions of this chapter, permitting the erection or maintenance of signs over sidewalks or public rights-of-way are mere licenses, revocable at any time without compensation with or without cause, by the city council and all such permits shall contain this provision.

b. If the city council elects to revoke any such license, it shall give notice of such revocation to the permittee or owner of the property on which the sign is situated and the address shown on the permit or, in the case of the owner, at the address shown on the last equalized assessment roll, and shall afford the owner a period of not less than fourteen (14) days within which to remove the sign or to reconstruct it in such a manner that it does not protrude over the public right-of-way.

c. If the permittee or owner fails to remove the sign within the period prescribed by the council, it shall be removed by the code enforcement officer in the manner provided for in Section 17.64.110 (Removal and disposition of signs by city).

2. Projecting Signs Must Be Double-Faced. All projecting signs must be double-faced except signs located flat against a building or projecting V-shaped signs attached to a building at the open points of the V. Double-faced signs shall have a minimum of two (2) inches and a maximum of twenty-four (24) inches between faces. The faces of such signs shall be fastened to an incombustible metal frame of such construction as to adequately support the sign faces.

3. Maximum Distance of Projection. An attached sign placed flat against the building may project over a public right-of-way a distance not exceeding eighteen (18) inches. Signs on architectural projections extending over a public right-of-way may project a distance not exceeding six (6) feet. All other attached projecting signs may project over a public right-of-way a distance of not more than three (3) feet; provided, however, no projecting sign shall have an over-all horizontal length in excess of eight (8) feet.

4. Maximum Display Area. Except for flat wall signs, any attached sign which projects over a public right-of-way shall not exceed a total display area of one hundred fifty (150) square feet.

5. Minimum Height Above Sidewalk. Except as otherwise provided in this chapter, no projecting sign shall be erected, altered, or relocated over a public right-of-way unless the bottom of the sign is ten (10) feet or more above the sidewalk.

6. Distance From Wall. No attached projecting sign shall be erected, altered, or relocated a distance of greater than eighteen (18) inches between the face of the building or structure wall to which it is attached and the nearest point of the sign.

7. Angle of Projection. A sign which projects over a public right-of-way may have the faces of the sign set at any angle to the building face. However, the maximum allowance projection is determined by measurement at a right angle to the building face.

8. Location and Projection Above Alleys. A sign which projects into or above a public alley shall be located not less than fourteen (14) feet above the alley grade and shall not project more than twelve (12) inches from the building face.

9. Materials. All projecting signs in excess of four (4) square feet of display area shall be constructed of noncombustible material, or of fire-retardant material approved by the city clerk.

K. Signs on Architectural Projections.

1. General. Signs may be located above or below an architectural projection of a building and may be supported by said architectural projection when such projection is designed to carry the additional weight of such signs, subject to the following:

   a. Such signs, if illuminated, shall be double-faced signs, with a minimum of two (2) inches and a maximum of twenty-four (24) inches between faces. No exposed tubing or incandescent lamps are allowed. All such lighting devices shall be protected by acceptable shatterproof material.

   b. Any sign attached to or located on an architectural projection shall be located not less than eight (8) feet above a sidewalk, walkway, surfaced area, or ground level below such sign.

   c. No sign may be erected on or attached to an architectural projection in such a manner as to constitute a hazard to firefighters or other emergency responders climbing a ladder located against such architectural projection.

2. Architectural Projections Extending Over a Public Right-of-Way. In addition to the general requirements in subsection (K)(1) of this section, the following regulations shall apply to signs which are located on, attached to, or which are integral parts of, an architectural projection which extends over a public right-of-way.

   a. No sign attached to or which is an integral part of the face of an architectural projection shall extend above or below the face of such projection.

   b. A sign erected on top of an architectural projection shall not exceed a maximum height of two (2) feet above the upper edge of such projection.

   c. A sign may be located entirely below and supported by an architectural projection of a building shall not exceed six (6) feet in length or sixteen (16) inches in height. Such signs shall not project beyond the face of the architectural projection or more than eight (8) feet from the face of the building.

3. Architectural Projections not Extending Over a Public Right-of-Way. In addition to the general requirements in subsection (K)(1) of this section, the following regulations shall apply to signs which are located on, attached to, or are an integral part of an architectural projection which does not extend over a public right-of-way:

   a. A sign which is attached to or which is an integral part of the face of an architectural projection may extend a maximum of four (4) feet above or below the face of such projection.

b. A sign erected on top of an architectural projection may not exceed a height of four (4) feet above the upper edge of the fascia of such projection.

L. Signs Located on Awnings or Canopies. Signage on any awning or canopy erected and maintained in accordance with this code may be painted, located, or installed only on the hanging border of the awning or canopy; and shall comply with all other appropriate provisions of this chapter.

M. Moving, Relocating, or Altering Signs.

1. No existing sign may be moved or relocated to any other parcel, building, structure, or portion thereof, unless such sign complies in its new location with all other provisions of this chapter, or is altered so as to comply therewith. No existing sign may be moved or relocated on the same parcel, building, structure, or portion thereof, unless such sign also complies with all other provisions of this chapter, or is altered so as to comply therewith.

2. No existing sign may be altered unless such sign, after alteration thereof, complies with all other provisions of this chapter.

17.64.080 Special signs.

A. Construction-Site Signs. In any zoning district, one unlighted sign per development not to exceed thirty-two (32) square feet of display area, may be located on the lot or attached to the outside of a building during its construction period.

B. Temporary Signs on Undeveloped Land.

1. Residential and Mixed Use Zoning Districts. If a parcel in the R-R, R-1-10, R-1-12, R-2, R-3, M-H, or T-C district is undeveloped, then, in addition to the temporary signs allowed by subsection (J) of Section 17.64.030 (Exempt signs), one (1) unilluminated, temporary sign is permitted per three hundred (300) feet of lot frontage that does not exceed four (4) feet by six (6) feet in dimension and twenty-four (24) square feet of display area is allowed if it is authorized by a sign permit issued under Section 17.64.050 (Sign permits). The sign(s) may display general advertising, may be up to six (6) feet in height, and may be displayed for up to one (1) year from the issuance date of the sign permit. When the permit expires, at least ninety (90) days must pass before another permit for such a sign may be issued.

2. General Commercial and Manufacturing Districts. If a parcel in the G-C or M district is undeveloped, then, in addition to the temporary signs subsection (J) of Section 17.64.030 (Exempt signs), one (1) unilluminated, temporary sign per three hundred (300) feet of lot frontage that does not exceed eight (8) feet by eight (8) feet in dimension and sixty-four (64) square feet of display area is allowed if it is authorized by a sign permit issued under Section 17.64.050 (Sign permits). The sign may display general advertising, may be up to ten (10) feet in height, and may be displayed for up to one (1) year from the issuance date of the sign permit. When the permit expires, at least ninety (90) days must pass before another permit for such a sign may be issued.

C. Neighborhood Signs. In any zoning district, a sign, masonry wall, landscaping, and other similar materials or features may be combined to form a display for neighborhood or tract sign provided a conditional use permit has been granted by the city council in accordance with Section 17.64.150 (Use permits).

D. Cemetery Signs. In any zoning district, two (2) attached and/or detached signs, of which no display face shall exceed one hundred (100) square feet. A double-faced sign shall be

counted as two (2) signs, provided that the limitation of one hundred (100) square feet shall apply to each face separately.

E. Signs to be Designed as Integrated Architectural Features. In order to encourage and promote a harmonious relationship between buildings and signs, the city council shall have the authority to issue a conditional use permit in accordance with Section 17.64.150 (Use permits) for signs which are designed into and are a part of an integrated architectural feature of a building where the strict application of the provisions of this chapter would otherwise prohibit such signs.

F. Signs for Shopping Centers. Signage for shopping center uses shall comply with the following standards:

1. Maximum Signage. Attached signs shall have a maximum display area of one (1) square foot per front foot of first-floor building occupancy provided that in no event shall the total display area of attached signs exceed two hundred (200) square feet.

2. Number of Signs. One (1) sign per building and no more than two (2) signs per site to be located above twenty (20) feet in height.

3. Prohibited Signs. No attached sign shall in any manner identify a specific product(s) to be sold on the site. Sign may consist of a company logo and/or a company name only.

4. Materials and Design. All attached signs shall be constructed in a manner which is compatible with the design and materials of the structure on which it is to be affixed.

5. Review and Approval. Proposed signs shall require a conditional use permit pursuant to Section 17.64.150 (Use permits).

17.64.090 Nonconforming signs and uses.

A. Signs for Legal Nonconforming Uses. Subject to the provisions of this section, signs for a legal nonconforming use are allowed. Signs for a legal nonconforming use shall be deemed to comply with the provisions of this chapter if they comply with the sign regulations for the most restrictive zoning district which permits the nonconforming use as an allowed use. Such signs shall be allowed only so long as the nonconforming use is allowed. Any such sign legally existing on the effective date of the ordinance codified herein, but which does not comply with the regulations of this chapter shall be deemed to be a nonconforming sign under the provisions of this chapter and shall be subject to alteration or removal in accordance with the provisions of subsection (B) of this section. Notwithstanding any provision to the contrary herein, no new or additional detached sign after the effective date of the ordinance codified herein, for a nonconforming use shall be allowed. The owner of the property on which the sign is located shall have the primary responsibility for removing the signs required to be removed or altered under this section.

B. Alteration or Removal of Nonconforming Signs.

1. At no cost to the city, signs existing on the effective date of the ordinance codified herein and rendered nonconforming by adoption of the ordinance codified herein shall be removed, or altered so as to comply with the provisions of this chapter, within the following time limits:

a. Within one (1) year from the effective date of the adoption of the ordinance codified herein:

i. Signs that interfere with the clear vision triangle of an intersection.

ii. "A" frame signs.

iii. Portable signs on advertising vehicles.

iv. Canvas signs, banners, flags, pennants, streamers, bunting, and wind signs other than feather signs.

b. Within three (3) years after the effective date of the ordinance codified herein:

i. Animated signs.

ii. Moving signs.

iii. Signs emitting sound, odor, or visible matter.

iv. Statuary or representative figures used for advertising purposes.

v. Signs with exposed neon tubing, incandescent lighting, or other artificial lighting except as otherwise provided in subsection (F)(2)(a) of Section 17.64.070 (Regulations applicable to all land uses).

vi. Signs in excess of the number of signs specified in this chapter.

c. Within five (5) years from the effective date of the ordinance codified herein:

i. Projecting signs.

ii. Signs and sign structures exceeding the maximum permitted height.

iii. Roof signs except as otherwise provided in subsection (K)(2)(a) of Section 17.64.040 (Prohibited signs).

2. Signs in excess of the display area allowance specified in this chapter, off-site signs, and billboards existing at the time of adoption of the ordinance codified herein, and rendered nonconforming by adoption of the ordinance codified herein, may remain. However, the structure of such off-site signs and billboards may not be modified or relocated except as otherwise provided in this chapter.

C. Notice of Nonconforming Signs. Upon the effective date of the ordinance codified in this section, the code enforcement officer shall compile a list of signs in existence on the effective date of the ordinance codified in this section which are required to be removed or altered so as to comply with the provisions of subsection (B) of this section and with this chapter. Upon the completion of such list, the code enforcement officer shall notify by mail the owners of property upon which such signs are located that compliance with this section is required within the time limit specified. For the purpose of notification, the last known name and address of the owner or owners of the property involved shall be used as shown on the last equalized assessment roll. Notification of the owners of the property involved shall be deemed to be notification of the owners of the signs involved, unless the name and address of the owner of the sign appears thereon, in which event notice will be sent to such sign owner. Notwithstanding any provision to the contrary herein, failure to notify the owner of the property or sign or the failure of such owner to receive such notice shall not relieve such owner of the duty to comply with the provisions of subsection (B) of Section 17.64.090 (Nonconforming signs and uses) regarding the alteration or removal of nonconforming signs.

D. Signs Hereafter Rendered Nonconforming. Any sign which becomes nonconforming subsequent to the effective date of the ordinance codified in this chapter, either by reason of annexation to the city of the territory upon which the sign is located, or the amendment of this chapter, this title, or other provision of this code so as to render such sign nonconforming shall be subject to the provisions of this section. The period within which such sign must be

removed shall commence to run upon the effective date of the annexation, amendment, or the date upon which the sign otherwise becomes nonconforming.

17.64.100 Relocation of off-site signs pursuant to relocation agreements.

A. Purpose. The purpose of relocation agreements approved pursuant to this section is to allow for the removal and relocation of existing, nonconforming off-site signs to new and different locations, and to enable the substitute of off-site signs meeting modern standards for such existing, nonconforming, off-site signs. For purposes of this section "off-site sign" and its variants includes "billboards", and "relocation" includes the removal of existing nonconforming, off-site signage and the construction of new replacement off-site signage or alteration of existing off-site signage, subject to compliance with the requirements of this section.

B. Off-Site Signs Pursuant to Relocation Agreement. Notwithstanding provisions of this chapter to the contrary, a new or relocated off-site sign that does not comply with all of the requirements of this chapter may be allowed pursuant to a relocation agreement approved by the city council pursuant to this section, subject to the requirements and procedures set forth below.

C. Applicability. Any legal, nonconforming off-site sign may be considered as a candidate for relocation pursuant to a relocation agreement as provided in this section. Such off-site signs may be relocated to a new site or relocated on the present site only in accordance with this section.

D. Procedure. Relocation agreements may be approved by the city council upon recommendation of the city council. Applications for relocation agreements shall be publicly noticed and heard before the city council and city council in accordance with the procedures established for use permits pursuant to Section 17.64.150 (Use permits).

E. Application—Property Owner's Consent or Indemnity. To the extent the applicant is not the owner of the property on which the nonconforming, off-site sign proposed for relocation is located, or is not the owner of the property to which the nonconforming, off-site sign will be relocated, the applicant shall, either at the time of application, either provide documentation of the consent of the owner(s) to the application or, agree to indemnify the city against any and all claims from owner(s) concerning the processing and approval, should approval occur, of the relocation agreement application.

F. Requirements for Relocated Off-Site Signs. The off-site sign(s) approved for relocation pursuant to a relocation agreement under this section shall comply with the requirements of this chapter, except as specifically provided below:

1. Size. The maximum size of an individual off-site sign relocated pursuant to a relocation agreement shall not exceed seven hundred (700) square feet;

2. Distance Between Off-Site Signs. Except as prohibited by the California Outdoor Advertising Act, off-site signs may be located at or greater than two hundred fifty (250) feet from another off-site sign on the same side of the street; and to the extent an off-site sign is located on one (1) street but is oriented to be viewed from another street, no such sign shall be located nearer than two hundred fifty (250) feet to any other off-site sign on the same side of the street on which it is located or any other off-site sign located on the nearest side of the street to which said sign is oriented.

3. Zoning. Lawfully existing, nonconforming off-site signs may be altered, modified, or relocated in the same location, regardless of zoning, pursuant to a relocation agreement.

4. Reduction in Number of Signs and Square Footage. No relocation agreement shall be approved unless the relocation agreement results in a net reduction in the number of off-site signs lawfully allowed and a net reduction in the total square footage of off-site signage lawfully allowed.

5. Consistency with Outdoor Advertising Act. In addition to complying with the other requirements set forth in this section, the relocated off-site sign must also comply with the requirements of the Outdoor Advertising Act, Chapter 2 in Division 3 of the California Business and Professions Code, including, but not limited to, the restrictions on size, height, proximity to highways and interstates, and other regulations set forth in Articles 7 and 8 of the Act. To the extent any conflict arises between this section and the Outdoor Advertising Act, the Outdoor Advertising Act will prevail.

6. Findings. A relocation agreement may be approved if the council makes the following findings concerning the signage proposed for relocation pursuant to the relocation agreement;

    a. The relocated signage complies with the purpose and requirements of this section and this chapter;

    b. The relocated signage is compatible with the uses and structures on the site and in the surrounding area, including parks, trails, and other public facilities and amenities;

    c. The relocated signage will not interfere with on-site access, circulation, or visibility;

    d. The relocated signage will not create a traffic or safety hazard;

    e. The relocated signage will not result in any undue or significant increase in visual clutter in the area surrounding the site.

7. Removal of Existing Off-Site Sign. The off-site sign(s) approved for relocation must be removed from the original location prior to construction or installation of the off-site sign(s) authorized by the relocation agreement.

17.64.110 Removal and disposition of signs by city.

A. Removal of Signs by Code Enforcement Officer.

1. The code enforcement officer shall remove or cause to be removed any abandoned, dangerous, defective, illegal, prohibited, nonconforming sign subject to removal under the provisions of Section 17.64.090 (Nonconforming signs and uses) which has not been removed within the time period specified in such Section 17.64.090, or any other sign maintained in violation of the provisions of this chapter. The code enforcement officer shall prepare a notice which shall describe the sign and specify the violation involved and which shall state that if the sign is not removed or the violation is not corrected within ten (10) days the sign shall be removed in accordance with the provisions of this section.

2. For signs described under the provisions of subsection (A) of Section 17.64.090 the notice shall be mailed or given to the occupant of the property or their employee or representative upon which the sign is located.

3. For all other signs the notice shall be mailed to the owner of the property on which the sign is located as shown on the last equalized assessment roll. If known, the notice

may also be mailed or delivered to the owner of the sign and the occupant of the property.

4. Any person having an interest in the sign or the property may appeal the determination of the code enforcement officer ordering removal or compliance by filing a written notice of appeal with the city clerk within ten (10) days after the date of mailing the notice, or ten (10) days after receipt of the notice if the notice was not mailed. The appeal shall be heard by the city council or a committee of the city council which the city council is authorized to create by resolution. Such a committee, if created, shall be called the sign code board of appeals.

5. Notwithstanding the above, in cases of emergency, the code enforcement officer may cause the immediate removal of a dangerous or defective sign without notice.

B. Disposal of signs—Fees.

1. Any sign removed by the code enforcement officer pursuant to the provisions of this section shall become the property of the city and may be disposed of in any manner deemed appropriate by the city. The cost of removal of the sign by the city shall be considered a debt owed to the city by the owner of the sign and the owner of the property, and may be recovered in an appropriate court action by the city or by assessment against the property as hereinafter provided. The cost of abatement or removal shall include any and all incidental expenses incurred by the city in connection with the sign abatement or removal.

2. If the costs are to be assessed against the property, a hearing to confirm such cost shall be held before the city council. At such hearing the owner of the property or other interested person may appear and object to the proposed assessment. Notice of the hearing shall be given at least ten (10) days prior to the date of the hearing to the property owner by mailing a notice of the hearing to the address of such property owner as shown on the last equalized assessment roll. If proof is made that notice, as required to be given herein, has in fact been given, the failure of any owner or owners to receive such notice shall not invalidate any proceedings hereunder either as to removal or abatement of such sign or the cost or assessment made in connection therewith. If a cost assessment is confirmed by the city council, such assessment shall be added to and collected with the next property tax bill and shall be treated as a real property tax or assessment and have the same priority as such tax or assessment.

17.64.120 Construction standards.

A. Compliance With Building Code. All signs shall comply with the appropriate detailed provisions of the city building code relating to design, structural members, and connections. Signs shall also comply with the applicable provisions of the electrical code of the city and the additional construction standards hereinafter set forth in this section.

B. Supports and Braces. Metal supports or braces shall be designed for and have sufficient strength to support any sign which is attached thereto.

C. Sign Anchoring. No sign shall be suspended by chains or other devices that will allow the sign to swing due to wind action. Signs shall be anchored to prevent any lateral movement that would cause wear on supporting members or connections.

D. Detached Signs. All detached sign structures or poles shall be self-supporting structures erected on and permanently attached to concrete foundations. Such structures or poles shall be fabricated only from painted steel or such other materials as may be approved by the city clerk.

E. Glass. When glass is used for sign letters or transparent panels, it shall be at least double strength thickness for display areas up to and including three hundred (300) square inches. When glass is used for sign letters or transparent panels for display areas in excess of three hundred (300) square inches at least one-quarter (0.25) inch wire glass shall be used and the maximum span between supports shall be four (4) feet.

F. Electric Signs. All electric signs shall be approved and labeled as conforming to the standards of the United States Bureau of Standards, the Underwriters' Laboratories, Inc., or other similar institution of recognized standing. The full number of illuminating elements thereof shall be kept in satisfactory working condition or immediately repaired or relocated. Signs that are only partially illuminated shall meet all electrical requirements for that portion directly illuminated. All electric signs shall have a disconnect switch located in accordance with the provisions of this title and the electrical code adopted by the city council.

G. Strength of Parapet Wall. A parapet wall must be designed for and have sufficient strength to support any sign which is attached thereto.

17.64.130 Maintenance of signs.

A. Generally. Each sign shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of such sign. The code enforcement officer shall require compliance or removal of any sign determined to be in violation of this section in accordance with the provisions of Section 17.64.110 (Removal and disposition of signs by city).

B. Abandoned Signs. Any sign which is located on property which becomes vacant and unoccupied for a period of three (3) months or more, or any sign which was erected for an occupant or business unrelated to the present occupant or their business, or a sign which pertains to a time, event, or purpose which no longer applies, shall be deemed to have been abandoned. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of six (6) months or more. An abandoned sign is prohibited and shall be promptly removed by the owner of the sign or owner of the premises.

C. Dangerous or Defective Signs. No person shall maintain or permit to be maintained on any premises owned or controlled by them any sign which is in a dangerous or defective condition. Any such sign shall be promptly removed or repaired by the owner of the sign or the owner of the premises.

D. Illegal Signs. No person shall erect or maintain or permit to be erected or maintained on any premises owned or controlled by them any sign which does not comply with the provisions of this chapter.

17.64.140 Variances.

A. When the strict application of the provisions of this chapter would result in unnecessary hardship or a result inconsistent with the general purposes of this chapter, a variance from the provisions of this chapter may be granted in accordance with Chapter 17.72 (Use Permits and Variances).

B. No "use variance" shall be granted. A "use variance" is one which permits a particular type of sign to be located in a zoning district in which it is prohibited by this chapter.

17.64.150 Use permits.

Where a conditional use permit is authorized or required by this chapter, such permit may be granted at the discretion of the city council. The council shall consider all the factors relating to the proposed sign, whether such sign will adversely affect the public health, safety, and welfare, and whether the application complies with Section 17.64.010 (General) relating to the purpose of this chapter.

A. The decision to grant or deny a conditional use permit or to impose conditions on a conditional use permit may not be based on the content of messages except to the extent needed to determine legality under federal or state law.

B. Before granting a conditional use permit, the city council shall consider all of the factors relating to the proposed sign and, based on the evidence submitted, make the following findings, as applicable:

1. The proposed sign will not produce adverse spillover effects (glare, flashing, etc.) on other nearby land uses.
2. The sign is architecturally compatible, in terms of comparative scale and scope, with building heights in the existing neighborhood.
3. The sign does not impose a foreign or inharmonious element to the existing skyline.
4. The location and placement of the sign will not endanger motorists or pedestrians.
5. The sign will not materially obstruct any prominent view of a structure or facade of historical or architectural significance.
6. The sign will not materially obstruct any prominent view of a natural feature of regional or statewide significance.
7. The sign will not materially obstruct views of users of adjacent buildings to side yards, front yards, or open space. The sign will not adversely affect the visual quality of a public open space as a public recreation facility, square, plaza, courtyard, or other similar use.
8. The sign's lighting will not cause hazardous or unsafe driving conditions for motorists.

17.64.160 Appeals.

A. Any person aggrieved or dissatisfied with the action of staff resulting from the administration of this chapter may appeal therefrom to the city council in accordance with Section 17.120.020 (Appeals of administrative action).

B. When deciding to affirm, modify, or reverse the action or decision appealed, the city council shall not consider the content or graphic design of messages other than to determine legality under federal or state law.

17.64.170 Violations.

In the event any person should erect, alter, relocate, or maintain a sign in violation of the provisions of this chapter, the same is declared a public nuisance and the city attorney is authorized to bring and prosecute an action in court of competent jurisdiction to enjoin such person from continuing such violation. Any person violating the provisions of this chapter is guilty of an infraction.

CHAPTER 17.68
NONCONFORMING USES, STRUCTURES, AND PARCELS

Sections:

17.68.010 Purpose and applicability.
17.68.020 Continuation and maintenance.
17.68.030 Modification or expansion.
17.68.040 Destruction and replacement.
17.68.050 Abandonment of nonconforming status.
17.68.060 Nonconforming parcels.

17.68.010 Purpose and applicability.

This chapter establishes special regulations for nonconforming land uses, structures, and parcels that were lawful prior to the adoption or amendment of this title, but which would be prohibited, regulated, or restricted differently under the current terms of this title or future amendments. It is the intent of these regulations to allow the continuation of nonconformities under limited conditions outlined herein and reconstruction in the event of disaster. Generally, any expansion of nonconforming uses or structures is prohibited; however, this chapter establishes special regulations for the potential expansion of nonconformities where specific findings can be made.

17.68.020 Continuation and maintenance.

A. Nonconforming Uses. A lawfully established nonconforming use may continue to operate in perpetuity, be transferred, or be sold; provided, that the use shall not be enlarged or intensified, nor be expanded to occupy a greater area than it lawfully occupied before becoming nonconforming. Likewise, plans for any use approved as of the date the ordinance codified in this chapter becomes effective may be carried out as approved. Any extension of such approval for which the applicant was entitled to apply as of the effective date may be granted according to the regulations in effect prior to the effective date; if granted, such extension will be considered the same as an approval granted before the effective date. The person asserting the nonconforming use must present evidence that the use existed before enactment of the regulations prohibiting or discontinuing the use.

B. Nonconforming Structures. A nonconforming structure may be maintained or improved as follows:

   1. A nonconforming structure shall be maintained and repaired as necessary to keep the building or structure in sound condition. Maintenance does not include replacement of the structure.

   2. Repairs, alterations, or reconstruction to reinforce unreinforced masonry structures or to comply with building code requirements shall be allowed, provided that the work is exclusively to comply with applicable safety standards and the building code.

   3. Structural alteration of a nonconforming structure is permitted to improve safety or to reduce fire hazard.

17.68.030 Modification or expansion.

A. Nonconforming Uses. A legal nonconforming use may be modified or expanded, subject to the granting of a use permit in accordance with Chapter 17.72 (Use Permits and Variances).

B. Nonconforming Structures. An addition, enlargement, extension, or relocation of a nonconforming structure may be allowed if the changes to the structure conform to applicable provisions of this title and provided such modifications do not expand the extent of nonconformity or result in additional nonconformities.

17.68.040 Destruction and replacement.

If a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, the structure may be repaired or rebuilt and reoccupied in the same manner in which it originally existed if the restoration is started within two (2) years of the date of the damage and is diligently pursued to completion.

17.68.050 Abandonment of nonconforming status.

If a nonconforming use is discontinued for a continuous period of one (1) year or more, rights to nonconforming status shall terminate. A determination that a use has been abandoned requires both evidence of discontinuance of the use, and an act or failure to act which shows or implies that the owner does not continue to claim or retain an interest in the nonconforming use. Evidence may include, but is not limited to, removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business records to document continued operation. Maintenance of a valid business license is not considered a continuation of the use. Without further action by the city, any subsequent use of the site or structure shall comply with all of the regulations of the applicable zoning district and all other applicable provisions of this title.

17.68.060 Nonconforming parcels.

Any lot or parcel of land of record on the effective date of the ordinance codified in this title may be used as a building site even when it has less area or width then required by the regulations for the district in which it is located provided there are no adjoining parcels under the same ownership. The applicant shall submit a site plan in accordance with Section 17.76.020 (Site Plan). Upon review of the site plan and the finding that the application otherwise complies with all other provisions of this title, the city clerk or their designee may approve the site plan. If the city clerk or their designee denies the application or imposes conditions unacceptable to the applicant, the applicant may file the request with the city council who may approve the use if it finds the application otherwise complies with all other provisions of this title.

CHAPTER 17.72
USE PERMITS AND VARIANCES

Sections:

17.72.010 Administrative permits.
17.72.020 Conditional use permits.
17.72.030 Variances.
17.72.040 Application.
17.72.050 Public hearing.
17.72.060 Action by the city council on a use permit.
17.72.070 Action by the city council on a variance.
17.72.090 Modification of site plan for which a use permit has been granted.
17.72.090 Revocation of use permits.
17.72.100 Revocation of variances.

17.72.010 Administrative permits.

A. Uses requiring an administrative permit. Uses shall be required to obtain an administrative permit as specified in this section.

B. Application.

1. Application for an administrative permit shall be made on a form prescribed by the city clerk and accompanied by a fee established by the city council. If the applicant does not own the property for which a permit is requested, the application shall be signed by the owner of the property.

2. No public hearing is required for the review and processing of an administrative permit.

3. The city clerk or their designee may grant or deny an application for an administrative permit under the provisions of this section.

4. Written notice of decision shall be provided within ten (10) days of the date of decision to the applicant and to all parties who submitted comments or who provided contact information to receive notice. The notice shall include:

   a. The application request as acted upon by the city clerk or their designee;

   b. The action taken by the city clerk or their designee;

   c. A brief statement explaining the criteria and standards considered relevant to the decision;

   d. A statement of the standards relied upon in rendering the decision;

   e. Findings as listed for each entitlement for the decision based on the criteria, standards, and facts set forth; and

   f. The deadlines, criteria, and fees for filing an appeal.

C. Revocation. After providing a ten (10)-day notice to the permittee and holding a hearing, the city council may revoke any administrative permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:

1. Any of the terms or conditions of the permit have been violated.

2. A law, including any requirement in this title, has been violated in connection with the permit.

3. The permit was obtained by fraud.

D. Appeals. If the applicant or any other person is dissatisfied with a city staff action regarding an administrative permit, they may appeal said action pursuant to Section 17.120.020 (Appeals of Administrative Action).

17.72.020 Conditional use permits.

A conditional use permit may be issued in the manner specified in this chapter for any of the uses or purposes for which such conditional use permits are required by the terms of this title.

17.72.030 Variances.

A. The city council may approve variances from the terms of this title only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this title deprives such property of privileges enjoyed by the other property in the vicinity and under identical zoning classification.

B. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

C. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise authorized by the zoning district governing the parcel of property.

17.72.040 Application.

A. Application for a conditional use permit shall be made to the city council in writing on a form prescribed by the city clerk and shall be accompanied by a site plan of sufficient detail to show the detail of the proposed use of land or building. Such application shall be accompanied by a fee established by resolution of the city council.

B. Application for a variance shall be made to the city council in writing on a form prescribed by the city clerk and shall be accompanied by a detailed statement justifying a variance and plans and elevations necessary to show the detail of the proposed variance. Such application shall be accompanied by a fee established by resolution of the city council.

C. The city shall have thirty (30) days to determine if the application is complete and will give written notice of any additional information required to make the application complete.

17.72.050 Public hearing.

A public hearing by the city council shall be held within forty-five (45) days after the filing of an application for a conditional use permit or variance that has been determined complete for processing provided that compliance with the California Environmental Quality Act has been completed. Notice of the hearing shall be given in the manner set forth in Section 17.120.010 (Notice Required).

17.72.060 Action by the city council on a use permit.

A. In order to grant any conditional use permit, the findings of the city council shall be that the establishment, maintenance or operation of the use or building applied for will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of

such proposed use, or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the city.

B. The city council may designate such conditions in connection with approval of a conditional use permit as it deems necessary to secure the purposes of this title and may require that such conditions will be complied with by the permittee.

C. The city council shall render its decision on any conditional use permit within thirty-five (35) days following close of the public hearing. Failure of the city council to render its decision within the period shall be deemed to be a denial of the application. The granting of any use permit, when conforming to the provisions of this paragraph, is an administrative function, the authority and responsibility for performing which is imposed upon the city council, and the action thereon by the city council shall be final and conclusive.

17.72.070 Action by the city council on a variance.

In order to grant any variance, the findings of the city council shall be:

A. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

B. That the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

C. The variance is not for and does not authorize a use or activity which is not otherwise permitted in the relevant zoning district.

17.72.080 Modification of site plan for which a use permit has been granted.

Any use permit granted pursuant to this chapter shall be conducted only in accordance with a site plan submitted pursuant to Section 17.76.020 (Site plan) and approved at the time of issuance of the use permit. In the event the holder of a use permit desires to modify said site plan, an application shall be filed for modification of the site plan for approval or disapproval of the city council, in accordance with the same procedure for the issuance of a use permit as provided in this chapter. Notwithstanding the foregoing, minor alterations of the site plan may be granted by the city clerk or their designee, if they find that such modification does not materially change the site plan or have the potential to adversely impact adjacent property owners and is otherwise in full compliance with all other provisions of this code or any other laws, rules, or regulations relating thereto.

17.72.090 Revocation of use permits.

A. The city may move to revoke an approved use permit if: the use permit is not used within one (1) year from the date of approval, in the event the use permitted is abandoned or not utilized for a period of one (1) year, or the permittee fails to comply with the conditions of approval of the permit.

B. Any use permit granted in accordance with the terms of this title may be revoked if any of the conditions or terms of such permit are violated, or if any law or ordinance is violated in connection therewith, or if the city council finds that the continuance of the use permit will endanger the public health, safety, or welfare.

C. The city council shall hold a hearing on any proposed revocation after giving written notice to the permittee at least ten (10) days prior to the hearing.

17.72.100 Revocation of variances.

A. The city may move to revoke an approved variance if not used within one (1) year from the date of approval, or in the event the use for which the variance is approved is abandoned or not utilized for a period of one (1) year.

B. Any variance granted in accordance with the terms of this title may be revoked if any of the conditions or terms of such variance are violated or if any law or ordinance is violated in connection therewith, or if the city council finds, that the continuance of the variance will endanger the public health, safety, or welfare.

C. The city council shall hold a hearing on any proposed revocation after giving written notice to the permittee at least ten (10) days prior to the hearing.

CHAPTER 17.76
SPECIAL PROVISIONS

Sections:

17.76.010 Application.
17.76.020 Site plan.
17.76.030 Official plan lines.
17.76.040 Second dwelling units.
17.76.050 Manufactured homes.
17.76.060 Manufactured home parks.
17.76.070 Recreational vehicles.
17.76.080 Recreational vehicle parks.
17.76.090 Open space requirements for multifamily developments.
17.76.100 Single-room occupancy.
17.76.110 Emergency shelters.
17.76.120 Fences, walls, hedges, and equivalent screening.
17.76.130 Outdoor lighting.
17.76.140 Temporary structures.
17.76.150 Temporary uses.
17.76.160 Commercial outdoor dining and seating.
17.76.170 Community gardens.
17.76.180 Garage sales.
17.76.190 Height limits.
17.76.200 Setback exceptions.
17.76.210 Dish-type or satellite antennas.
17.76.220 Cargo containers.
17.76.230 Trash and recycling enclosures.
17.76.240 Screening.
17.76.250 Cannabis and cannabis products.
17.76.260 Low barrier navigation centers.
17.76.270 Employee housing.

17.76.010 Application.

All regulations specified in this chapter shall be subject to the general provisions, conditions, and exceptions contained in this title.

17.76.020 Site plan.

A. When a site plan is required by this title, the applicant shall submit at least one (1) copy of the site plan to the city clerk for review. The site plan should be drawn to scale and shall indicate clearly and with full dimensions the information required.

B. Site plan requirements:

1. Exterior boundary lines, dimensions, and size of the property.
2. North arrow and scale.
3. Name of property owner, property address, and assessor parcel number(s).
4. Label all adjacent streets or rights-of-way.

5. All existing and proposed buildings and structures, including their location, size (approximate square footage), height, and proposed or existing use (e.g., home, garage, fence, etc.).
6. Location and name of adjacent and on-site streets/alleys.
7. Location and dimensions of all existing/proposed easements, points of access, driveways and parking areas, and pavement type.
8. All areas proposed for grading or landscaping.
9. Distances from all structures to property lines, easements, and other structures on the property.
10. Any nearby buildings relevant to the application and their use.
11. Any existing significant natural features, such as watercourses.

C. The city shall approve, approve with such conditions as are deemed necessary to protect the public health, safety, peace, comfort, and general welfare, or disapprove the site plan. In approving the site plan, the city or city council shall ascertain that all applicable provisions of this title are complied with.

D. Revisions by the applicant to an approved site plan shall be made pursuant to the initial application procedure set forth in this chapter.

17.76.030 Official plan lines.

Whenever an official plan line has been established for any street, required setbacks shall be measured from such line and in no case shall the provisions of this title be construed as permitting any encroachment upon any official plan line.

17.76.040 Second dwelling units.

The following development standards shall apply to second dwelling units:

A. The second dwelling unit shall have been constructed prior to January 1, 2017, and in accordance with all laws in effect at the time.

B. The maximum square footage of a second dwelling unit is one thousand two hundred (1,200) square feet.

C. A maximum building height of twenty-five (25) feet is permitted.

D. Second dwelling units shall comply with the setback requirements of the zoning district in which they are located, except that a rear yard setback of no less than five (5) feet shall be permitted.

E. Either the second dwelling unit or the primary dwelling unit must be occupied by the owner of the property.

F. The required off-street parking for the primary dwelling unit plus one (1) off-street parking space per bedroom for the second dwelling unit must be provided.

G. One (1) second dwelling unit per parcel is allowed.

H. The second dwelling unit can be attached or detached from the primary dwelling unit.

I. The second dwelling unit shall be architecturally compatible with the primary dwelling unit or the immediate neighborhood.

J. The second dwelling unit shall be compatible with the scale of the adjoining residence and blend into the existing neighborhood.

K. All HVAC or other mechanical units shall be placed not in public view or shall be screened from public view by a fence, wall, or permanent landscaping.

L. The second dwelling unit shall not exceed the allowable density for the lot upon which it is located.

17.76.050 Manufactured homes.

Pursuant to Government Code Section 65852.3(a), a manufactured home shall be permitted on any lot zoned for a conventional single-family dwelling if such manufactured home is placed on a permanent foundation in compliance with Health and Safety Code Section 18551. Said manufactured home is subject to all requirements for a single-family residence in the applicable zone district in which it is proposed to be located. Manufactured homes which are more than ten (10) years old are not permitted. Proof of the date of manufacture of the manufactured home shall be required at the time of building plan check submittal.

17.76.060 Manufactured home parks.

A. Site Area. A manufactured home park shall have a minimum site area of two (2) acres and shall have not less than three thousand (3,000) square feet of area for each manufactured home space located on the site.

B. Density of Development. The maximum number of manufactured homes permitted per acre shall be in accordance with the zoning district in which the manufactured home park is located.

C. Open Space. A minimum of one hundred (100) square feet of outdoor or indoor recreation area shall be provided for each manufactured home lot exclusive of required yards or vehicle parking areas. The minimum size for any single outdoor recreation area shall be two thousand five hundred (2,500) square feet.

D. Location Restrictions. No manufactured home space or dwelling unit shall be located in a front, side, or rear yard required of the zoning district within which it may be located.

E. Accessory Structures. No accessory structure other than a carport, garden structure, storage building, sun or wind shelter shall be erected within a manufactured home space for the use of the occupants of an individual manufactured home.

F. Separation Requirements. The minimum distance between manufactured homes shall be ten (10) feet. The minimum distance between an accessory structure on one site and a manufactured home on an adjacent site shall be ten (10) feet.

G. Landscaping and Screening. All areas not used for access, parking, circulation, recreation, or services shall be completely landscaped and permanently maintained. At a minimum, no less than five (5) feet of side and rear yard adjoining a property line of a manufactured home park shall. The city council may require additional landscaping and fences or walls where necessary to ensure privacy, protect adjoining property, insulate against wind, noise or glare, or screen unsightliness.

17.76.070 Recreational vehicles.

No motorhome, recreational vehicle, camper van, or other vehicle shall be used for human habitation or occupied for living or sleeping quarters except when installed within a licensed recreational vehicle park or mobile home park. Recreational vehicles or motor homes maintained

upon any lot, piece, or parcel of land, other than a recreational vehicle park or manufactured home park, shall comply with the following conditions:

A. Outside Maintenance. Such vehicles shall not be parked or maintained in any required setback.

B. Use as a Residence. Such vehicles shall not be used for sleeping quarters, nor shall any sanitary or cooking facilities contained therein be used.

C. Connected to Utilities. Such vehicles shall not be connected to utilities, including but not limited to water, wastewater, electricity, or gas.

D. Temporary exceptions to the above restrictions may be granted when the use of such vehicle is necessary to the construction of permanent structure(s) within the city limits. Prior to such temporary use, an administrative permit for such use shall be obtained from the city pursuant to Section 17.72.010 (Administrative permits). Said permit shall permit use for a period not to exceed one hundred twenty (120) days. Any extension or renewal of said permit shall be at the discretion of the city council. The subject permits shall state the specific location of the vehicle and shall not be transferable.

17.76.080 Recreational vehicle parks.

A. Purpose. This section establishes standards for the development and operation of recreational vehicle (RV) parks to ensure RV parks conform to applicable state laws and regulations, are compatible with surrounding land uses, and provide a suitable environment for travelers and other occupants.

B. Compliance with State Law. All RV parks shall conform to Title 25, Chapter 5 of the California Administrative Code, Division 13 of the and all other state laws and regulations that apply to RV parks. In the event of conflict between this section and any controlling state law or regulation, the state law or regulation shall apply. If the state law or regulation is not controlling, then the more restrictive provision shall apply.

C. Occupancy Requirements.

1. Maximum Length of Occupancy. No more than thirty (30) days in one (1) continuous stay, and no more than ninety (90) days in any consecutive three hundred sixty-five (365)-day period.

2. Permitted Vehicles. Occupancy of an RV space is limited to one (1) RV and one (1) additional motor vehicle. Permanent buildings are prohibited within RV spaces.

3. Tag of Certification. An RV which stays for more than thirty (30) continuous days in a RV park shall have a tag of certification documenting compliance with state and federal RV manufacturing requirements. A tag of certification may be issued by:

   a. The California Department of Housing and Community Development under Section 4032, Title 25, Division 1, Chapter 3 of the California Code of Regulations ("state insignia") or other state or Canadian province; or

   b. The Recreational Vehicle Industry Association (RVIA) or a third-party certification company recognized by the city as being substantially equivalent.

4. Registration Required.

   a. RV parks shall maintain a register listing the name, home address, vehicle identification number, and length of each of each park occupant. Erasures or alterations on the register is prohibited and unlawful.

b. Each register page shall include a statement that the register is open to city inspection at all times. Registers shall be kept in a conspicuous place and shall be made available for city inspection upon request.

5. City Verification. The city has the authority to allow a designated city staff member to visit an RV park, record vehicle identification numbers, vehicle license numbers and vehicle model types in spaces.

D. Development Standards.

1. Park Size and Dimensions.

a. Minimum RV park area: Five (5) acres total and two thousand (2,000) square feet per RV space.

b. Minimum street frontage: One hundred (100) feet.

2. RV Space Size and Dimensions.

a. Minimum RV space area: One thousand (1,000) square feet.

b. Minimum RV space depth: Forty (40) feet.

c. Minimum RV space frontage on an internal RV park road: Twenty (20) feet.

3. RV Park Roadways.

a. Minimum internal roadway width: Twenty-eight (28) feet.

b. Minimum entry roadway width: Thirty-two (32) feet or sixteen (16) feet for one-way traffic originating and terminating in a two-way roadway.

c. Roadways shall be paved to a thickness and material to meet city standards.

4. Setbacks.

a. Structures and vehicles shall be setback the minimum distance from exterior park boundaries as required by the applicable zoning district.

b. Structures and vehicles shall be setback a minimum of ten (10) feet from vehicles in separate spaces, buildings, and roadways.

c. The main entrance of a park shall have an additional ten (10) feet of landscaped setback above the minimum front setback of the applicable zoning district.

5. Permanent Buildings.

a. RV parks may contain one (1) or more permanent buildings solely to serve residents of the park.

b. Permanent buildings shall comply with the development standards of the applicable zoning district and the setback requirements in subsection (D)(4) of this section.

c. Permanent buildings may not occupy more than fifteen (15) percent of an RV park.

d. Permanent buildings may be used only for the following purposes:

i. RV park administration and office.

ii. Recreational amenities and meeting areas.

iii. Sales of packaged food, sundries and other convenience items customarily sold by convenience stores.

iv. Storage of park equipment, excluding commercial storage for nonresidents of the RV park.

v. Other subordinate uses as described in the conditional use permit for the RV park which are necessary and customary in order to operate a park.

6. Amenities. RV parks shall provide amenities in proportion to the area of each park as follows:

   a. Restrooms: One (1) restroom building for the first fifty (50) spaces, plus one (1) additional building for each additional one hundred (100) spaces. Restrooms shall include toilets and shower facilities.

   b. Solid waste stations: One (1) solid waste station per two hundred (200) spaces in addition to a sewer connection for each space.

   c. Recreation centers: One (1) recreation center per two hundred (200) spaces. Recreation centers may contain swimming pools, picnic shelters, horseshoe pits, athletic fields, volleyball courts, shuffleboard courts, tennis courts, and similar facilities.

7. Landscaping.

   a. All required front setbacks and RV park entrances shall be landscaped consistent with city standards and requirements.

   b. The minimum landscaped area for each RV space is ten (10) percent of the space area or two hundred (200) feet, whichever is greater. At least one (1) tree shall be planted, if not already present, and maintained within each RV space. No more than seventy (70) percent of a space shall be nonpermeable (paved) area.

   c. The minimum landscaped area for the RV park is twenty (20) percent of total area, including individual RV space landscaping. Required amenities listed in subsection (6)(c) of this section, including recreational buildings and pools, may be counted within the park landscaping requirement.

8. Sewer. Each RV space shall be connected to a sewer lateral meeting city standards which is connected to the RV park master sewer system. The RV park master sewer system shall be connected to the city sewer system. Septic tank connections are prohibited.

9. Water. Each vehicle space shall be connected to a water lateral meeting city standards which is connected to the RV park master water system, providing potable, safe and sanitary water. The RV park master water system shall be connected to the city water system.

10. Accessory buildings and awnings. An RV space may contain temporary accessory building as follows:

   a. Accessory Buildings. One factory-enamel-coated metal shed per RV space, not to exceed fifty (50) square feet in area, which is portable and not permanently affixed to the ground. Permitted use of such shed may include storage of the personal effects of the occupant or shelter for a pet.

b. All accessory buildings and awnings within RV spaces shall be the property of the occupants of the space and shall not remain on the space after the occupants have vacated the space; nor shall the park owner own or maintain such accessory buildings or awnings on spaces.

11. Signs. RV parks may have identification, directory, and directional signs pursuant to Chapter 17.64 (Signs).

17.76.090 Open space requirements for multifamily developments.

On each multifamily development of five (5) units or more within any zoning district, except the Town Center (T-C) district, whether such development is on a single recorded lot or on two (2) or more adjacent recorded lots, such development shall be provided with usable and accessible open space for the recreation and outdoor living enjoyment of the development's residents and their guests. Such open space shall not be less than twenty-five (25) percent of the size of residential living space and shall satisfy the following criteria:

A. Open space may be provided in more than one location.

B. To qualify as required open space, such area shall have no area less than twenty (20) square feet and at least fifty (50) percent open to the sky or trees above and free of any overhead structural or architectural projections.

C. Open space shall be landscaped and/or otherwise improved to serve the outdoor needs of occupants. Improvements may consist of plantings, gardens, walkways, patios, pools, shade elements, recreation equipment and facilities, and such other appurtenances as are appropriate to serve the outdoor living needs of the residents.

D. Garages, carports, open off-street parking areas, vehicular access driveways, trash enclosures, and non-landscaped areas shall not be included in calculating required open space.

17.76.100 Single-room occupancy.

The following development standards shall apply to single-room occupancy residential units:

A. Tenancy of single-room occupancy residential units shall not be less than thirty (30) days.

B. Each unit shall accommodate a maximum of two (2) persons.

C. No unit may exceed four hundred (400) square feet.

D. Single-room occupancy residential unit facilities shall provide individual or shared bathing facilities and may provide individual or shared kitchen facilities.

E. Common laundry facilities shall be provided at a rate of one (1) washer and dryer per ten (10) units, with a minimum of one (1) washer and dryer.

F. An on-site management office or manager's unit shall be provided.

G. Each unit shall have a separate closet.

H. On-site parking shall be provided in accordance with Chapter 17.60 (Off-Street Parking).

17.76.110 Emergency shelters.

The following development standards shall apply to emergency shelters:

A. A maximum of fifteen (15) beds is permitted.

B. Emergency shelters shall provide on-site parking pursuant to Chapter 17.60 (Off-Street Parking).

C. The maximum term of staying at an emergency shelter is six (6) months in a consecutive twelve (12)-month period.

D. Onsite management and security shall be provided during the hours the emergency shelter is in operation.

E. Outdoor lighting shall be provided in accordance with Section 17.76.130 (Outdoor lighting).

17.76.120 Fences, walls, hedges, and equivalent screening.

A. An administrative fence permit shall be obtained from the city prior to the installation of any fence or wall.

B. No fence or wall shall hereafter be constructed to exceed six (6) feet in height within the area encompassed by the rear yard setback or the side yard setback to the front yard setback line, nor shall any fence, wall, hedge, or equivalent screening exceed four (4) feet in height within the area encompassed by the front yard setback.

C. When there is no requirement for a front yard setback, the maximum height of any fence, wall, hedge, or equivalent screening within a front yard or along the front lot line shall be limited to six (6) feet.

D. No fence, wall, hedge, or equivalent screening shall be located within three (3) feet of a fire hydrant such that it hinders access to the hydrant as determined by the fire chief.

E. The applicant shall submit a site plan for any proposed fence or wall to the city for review and approval. The site plan shall include all property dimensions, outlines of existing structures, location of all driveways and streets, and any other access onto the property, and shall clearly delineate the proposed fences and/or walls. An elevation of the proposed fence or wall with height measurements shall also be included.

F. All fences and walls shall be constructed of durable and weather-resistant materials as approved by the city. The use of cardboard or other corrugated material, tarps, barbed wire, rope, electrified fence, glass, razor wire, or similar materials in conjunction with a fence or wall, or by itself within any zoning district, is prohibited.

G. Fences and walls used for noise control shall be made of materials most suited for noise reduction, and which minimize reflective sound.

H. Decorative columns, post caps, or similar features not more than one (1) foot in height may be added on top of fences or walls. Such features shall be consistent with the design and materials of the fence or wall and shall not be less than eight (8) feet apart generally.

I. A single arbor-style entry element, substantially open to the passage of light and air, may be allowed provided the entry element is located over a walkway or pathway and does not exceed eight (8) feet in height, five (5) feet in width, and three (3) feet in depth.

J. Fences, walls, hedges, equivalent screening, and combinations thereof shall be measured in height from the uphill perspective if located on a grade or slope.

K. Where the topography of sloping sites, a difference in grade between adjoining sites, purposes of animal control, or other similar consideration warrants an increase in height to maintain a level of privacy or effectiveness of screening as typically provided by such fence, wall, hedge, or equivalent screening under similar circumstances, up to two (2) feet may be

added to the height limits in subsection (A) of this section and administratively approved subject to the following:

1. No fence, wall, hedge, or equivalent screening that exceeds four (4) feet in height shall be located within five (5) feet of the front property line;
2. Lattice, decorative wrought iron, or other material that is at least fifty (50) percent open to the passage of light and air when viewed horizontally, excluding framing, may be added to the top of a fence or wall provided the lattice, decorative wrought iron, or other material is determined by the city clerk, or their designee, to be compatible with the design and materials of the fence or wall;
3. The proposed height increase shall not create a hazard to vehicular or pedestrian traffic;
4. Review of the proposed height increase shall include consultation with fire, law enforcement, and public works, and notification to all owners of property that border the proposed fence or wall; and
5. Permits for fences and walls that exceed the height limits in subsection (A) of this section shall not be issued until ten (10) days have elapsed from the approval thereof and, in the event an appeal is filed, shall not be issued until a decision has been made by the appropriate decision-making body.

L. Notwithstanding the foregoing, the street intersection of a corner lot shall have no fence, hedge, wall, or equivalent screening exceeding three (3) feet in height within a triangle of twenty-five (25) feet along the side of each street, or ten (10) feet along the side of each alley, as measured from the intersection unless the owner of such property obtains a use permit for a greater height by a showing that no hazard exists to vehicular or pedestrian traffic. Such permit may be granted by the city council provided all provisions of this code are otherwise satisfied and the city council determines no safety hazard is created by the greater height.

M. Ordinary maintenance and repairs may be made to any nonconforming fence or wall provided the fence or wall is not enlarged, expanded, or relocated and no more than fifty (50) percent of the nonconforming fence or wall is replaced within a one (1)-year period. When more than fifty (50) percent of the nonconforming fence or wall is to be replaced within a one (1)-year period, the entire fence or wall shall be brought into compliance.

N. Fences, walls, hedges, and equivalent screening that do not meet the above standards shall only be authorized upon the applicant first obtaining a conditional use permit.

O. Applicants aggrieved by a decision made under this section may appeal the decision to the city council pursuant to Section 17.120.020 (Appeals of Administrative Action).

17.76.130 Outdoor lighting.

A. Purpose. It is the purpose of this section is to accomplish the following:

1. Promote a safe, glare-free, and pleasant nighttime environment for residents and visitors;
2. Protect and improve safe travel for all modes of transportation;
3. Prevent nuisances caused by unnecessary light intensity, glare, and light trespass;
4. Protect the ability to view the night sky by restricting unnecessary upward projection of light;

5. Better ensure land use compatibility; and

6. Promote lighting practices and systems that conserve energy.

B. Applicability.

1. New Outdoor Lighting. All outdoor lighting fixtures installed after the effective date of this section, when located on a property used for a public, quasi-public, multifamily, commercial, industrial, or institutional use, shall conform to the requirements established by this section.

2. Existing Outdoor Lighting. All existing outdoor lighting fixtures installed prior to the effective date of this section, when not in conformance with this section and located on a property used for a public, quasi-public, multifamily, commercial, industrial, or institutional use, shall be brought into conformance within one (1) year of the effective date of this section.

C. Exemptions.

1. The following are exempt from the provisions of this section:

a. Seasonal displays using multiple low wattage bulbs of approximately fifteen (15) lumens or less, provided that they do not constitute a fire hazard, create a nuisance, and are maintained in a safe condition.

b. All temporary lighting used for the construction or repair of roadways, utilities, and other public infrastructure.

c. Streetlights, vehicular lights, and all temporary emergency lighting needed by law enforcement, the fire department, and other emergency services.

d. All lighting required by state or federal regulatory agencies.

2. The city clerk or their designee may authorize additional property specific exemptions when proposed outdoor lighting does not conflict with the purposes of this section. An application for such an exemption must be made in writing and include an outdoor lighting plan pursuant to subsection (E) of this section.

D. General requirements. The following general standards apply to all non-exempt outdoor lighting fixtures:

1. All outdoor lighting fixtures shall be designed, located, and installed aimed downward or toward structures located on the same premises, retrofitted if necessary, and maintained in order to prevent glare, light trespass, and light pollution.

2. Fixtures and lighting systems shall be in good working order and maintained in a manner that serves the original design intent of the system.

3. Outdoor lighting shall be designed to avoid harsh contrasts in light levels between the property on which it is located and adjacent properties.

4. Fixture Types. All new outdoor lighting shall use full cut-off luminaries with the light source downcast and fully shielded with no light emitted above the horizontal plane, with the following exceptions:

a. Fixtures that have a maximum output of four hundred (400) lumens or less, regardless of the number of bulbs, may be left unshielded provided the fixture has an opaque top to prevent the light from shining upward.

b. Motion activated flood lights that have an output of three thousand (3,000) lumens or less, provided that the lamps are not illuminated more than five (5) minutes per activation, the lamp is not visible from adjacent residences or public streets, no direct glare is produced, and the fixture is oriented downward to prevent light from shining upward.

c. Floodlights that do not meet the definition of "full cut-off" may be used if permanently directed downward, if no light is projected above the horizontal plane, and if fitted with external shielding to prevent glare and off-site light trespass. Unshielded floodlights and "barnyard"-type fixtures are prohibited.

5. Accent Lighting. Architectural features may be illuminated by uplighting, provided that the light is effectively contained by the structure, the lamps are low intensity to produce a subtle lighting effect, and no glare or light trespass is produced. For national flags, statues, public art, or other objects of interest that cannot be illuminated with down-lighting, upward lighting may only be used in the form of one narrow-cone spotlight that confines the illumination to the object of interest.

6. The provisions of this section are not intended to prevent the use of any design, material, or method of installation or operation not specifically prescribed herein, provided that the city clerk or their designee has approved any such alternative. A proposed alternative may be approved if it provides at least approximate equivalence to the applicable specific requirements of this section, or if it is otherwise satisfactory and complies with the intent of this section.

E. Outdoor lighting plans.

1. An outdoor lighting plan shall be submitted in conjunction with an application for a building permit for new multifamily, commercial, or industrial structures five thousand (5,000) square feet and larger. The building official or their designee may request outdoor lighting plans from applicants for other types of projects due to project location, size, or proposed use, as necessary. An outdoor lighting plan shall include at least the following:

a. Manufacturer specification sheets, cut-sheets, or other manufacturer provided information for all proposed outdoor lighting fixtures to show fixture diagrams and light output levels;

b. The proposed location, mounting height, and aiming point of all outdoor lighting fixtures, preferably on a site plan; and,

c. If building elevations are proposed for illumination, drawings for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the luminance level of the elevations, and the aiming point for any remote light fixture.

2. If needed to review the proposed outdoor lighting fixture installation, the building official or their designee may require additional information following the initial outdoor lighting plan submittal, including but not limited to a written narrative to demonstrate the objectives of the lighting, photometric data, Color Rendering Index (CRI) of all lamps and other descriptive information on the fixtures, computer generated photometric grid showing foot-candle readings every ten (10) feet within the property or site and ten (10) feet beyond the property lines (an iso-foot-candle contour line style plan may be acceptable), and/or landscaping information to describe potential screening.

3. The building official, or their designee, may approve, deny, or require modifications to any outdoor lighting plan in order to meet the purpose of this section.

17.76.140 Temporary structures.

A. A conditional use permit for any such temporary structure shall be required in accordance with procedures set forth in Chapter 17.72 (Use Permits and Variances). Any non-complying aspects of the temporary structure shall only be approved by the city council if it makes the findings required by Section 17.72.060 (Action by the city council on a use permit).

B. In cases where the city council is able to make the findings required by Section 17.72.060, the city council may, but is not obliged to, issue a temporary approval for a specific time period, not to exceed twelve (12) months.

C. All temporary structures, which may not otherwise be subject to building code requirements, shall still meet all of the accessory building setback requirements of this title.

17.76.150 Temporary uses.

A. Purpose. The purpose of this section is to allow for those short-term and intermittent activities that the city council determines would be compatible with adjacent and surrounding uses.

B. Temporary Use Permit Required. Upon approval of a temporary use permit, the city council may allow a short-term and/or intermittent use in any zoning district.

C. Activities. Only those short-term and intermittent activities with no potential to significantly impact the environment or to detrimentally affect those working and living in the vicinity may be approved by the city council.

D. Applications. Applications for temporary use permits shall be made and processed in accordance with the procedures for conditional use permits set forth in Chapter 17.72 (Use Permits and Variances).

E. In cases where the city council is able to make the findings required by Section 17.72.060 (Action by the city council on a use permit), the city council may, but is not obliged to, issue a temporary approval for a specific time period, not to exceed twelve (12) months.

17.76.160 Commercial outdoor dining and seating.

A. No person or business shall place or caused to be placed any outdoor dining or seating for commercial purposes or use without first obtaining an outdoor dining and seating permit.

B. Applications for outdoor dining and seating permits shall be accompanied by an outdoor seating plan and the applicable fee established by resolution of the city council.

C. The city clerk or their designee, in acting upon any application for an annual outdoor dining and seating permit, shall either approve, approve with conditions, or deny the issuance of a permit based on the following principles and standards:

1. That the proposed outdoor dining and seating are in compliance with all applicable provisions of this section;

2. That the proposed outdoor dining and seating are so arranged as to ensure the protection of public health, safety, and general welfare, and prevent interference with users of the right-of-way and holders of other permits; and

3. That the proposed outdoor dining and seating and associated business will properly comply with the provisions and development standards prescribed in this title, or as prescribed by the city council.

D. All outdoor dining and seating shall conform to the following standards:

1. A minimum of four (4) feet of clear space on the sidewalk is required for the safe passage of pedestrians.

2. All umbrellas used in outdoor dining and seating areas shall be a minimum height of seven (7) feet.

3. The outdoor dining and seating area shall be operated and maintained in accordance with the approved outdoor seating plan.

4. When located within twenty (20) feet a fire hydrant or standpipe fixture, the placement of outdoor dining and seating furniture, apparatus, decoration, or appurtenance used in connection therewith shall be reviewed and approved by the fire chief.

5. Heating and cooling devices may be provided, such as gas heaters and misters. Descriptions of the proposed devises and their locations must be included in the outdoor dining and seating permit application.

6. Any use of portable heating devices shall require the prior written approval of the fire department.

7. There shall be no smoking by patrons or employees within the sidewalk dining area.

8. No furniture, apparatus, decoration, or appurtenance used in connection with the operation of the outdoor dining and seating shall be:

   a. Located in or project or protrude into the required pedestrian passageway;

   b. Be located in such a way as to impede the safe and speedy ingress and egress to or from any building or structure; or

   c. Be attached to the sidewalk or sidewalk surface, nor shall any of those items cause damage to the sidewalk in any manner.

9. Any table service provided shall be provided by persons engaged or employed for that purpose and shall be furnished to seated patrons only. Table service is not required, and retail food establishments that do not provide table service may provide outdoor dining and seating for their patrons.

10. As a condition of the issuance of the outdoor seating permit, the permit holder shall defend, indemnify and hold harmless the city and shall present, along with each application or renewal application for an annual permit, evidence of liability insurance in a form acceptable to the city clerk.

17.76.170 Community gardens.

A. Purpose and Applicability. This section establishes standards for community gardens to provide the following benefits:

1. Strengthen the health and social fabric of the community by encouraging and supporting community gardens.

2. Encourage sustainable food production and distribution.

3. Increase community access to fresh local produce.

B. Performance Standards.

1. The growing, production, or sale of agricultural products may not involve hazardous materials or processes or create offensive or objectionable noise, vibration, odors, heat, dust, or electrical disturbance perceptible by a person beyond the lot line of the subject lot.

2. The cultivation of cannabis is prohibited in community gardens.

C. Sales and Donations.

1. When located within a mixed-use or commercial zoning district, the sale of agricultural products grown and produced on-site is permitted.

2. The donation of agricultural products grown and produced on-site is permitted in all zoning districts where community gardens are allowed.

3. If selling or donating products to the public, the use shall comply with all applicable food safety laws, including the California Health and Safety Code.

D. Garbage and Compost.

1. Garbage and compost receptacles must be screened from the street and adjacent properties by utilizing landscaping, fencing, or storage structures and all garbage shall be removed from the site weekly.

2. Compost piles and containers must be set back at least ten (10) feet from residential buildings when a community garden abuts a residential use or mixed-use development.

E. Farm Equipment. Use of mechanized farm equipment is not permitted in the R-1-10, R-1-12, R-2, R-3, and T-C zoning districts, and when the community garden is located within one hundred (100) feet of a residential use in any zoning district, with the following exceptions:

1. Heavy equipment may be used initially to prepare the land for agricultural use.

2. Landscaping equipment designed for household use is permitted.

3. Equipment when not in use must be enclosed or otherwise screened from sight.

F. Exceptions. Exceptions to the foregoing provisions may be granted by the city council with a use permit provided the use would not increase vehicular traffic, parking congestion, noise, nuisance odors, or negatively impact the public health, safety, peace, comfort, or general welfare.

17.76.180 Garage sales.

A. Frequency and Duration of Sale. It is unlawful for any person or persons to conduct, cause or permit to be conducted, at the same address, more than one (1) garage sale within thirty (30) calendar days and more than two (2) garage sales during any calendar year. No single garage sale shall continue for more than two (2) consecutive days.

B. Property Permitted to be Sold. It is unlawful for any person or persons to sell or offer to sell at any garage sale any property other than personal property accumulated for personal use by the occupant or occupants residing at the address at which said sale is to be held; provided, however, nothing herein shall prohibit neighbors in the same residential area from conducting a combined garage sale at one specified address.

C. Advertising. It is unlawful to place a sign or other form of advertisement of a proposed garage sale upon any public property within the city. It is unlawful to exhibit a sign or other form of advertisement for more than two (2) days prior to the day said sale is to commence, or to allow such sign to remain after 6:00 p.m. on the termination date of such sale. Two signs only, not exceeding twenty (20) by thirty (30) inches in size, may be placed in the front or side yard of the premises where the sale is conducted.

D. Hours of Operation. It is unlawful to conduct a garage sale before 8:00 a.m. or after 6:00 p.m.

E. Notification Prior to Sale. Prior to conducting any garage sale, any person proposing to conduct a garage sale shall notify the city, which such notification shall include all of the following:

1. Name and address of person proposing to conduct garage sale.
2. Location of proposed sale.
3. Date(s) during which the proposed sale is to be conducted.

F. Violation – Penalty. Any person violating any of the provisions of this section is guilty of an infraction with a fine of fifty dollars ($50.00) for the first offense, one hundred fifty dollars ($100.00) for the second offense within one (1) year, and two hundred and fifty dollars ($250.00) for the third offense within one (1) year. Nothing herein shall be construed to prevent the city from seeking injunctive or other relief which may be necessary to enforce the provisions of this code.

17.76.190 Height limits.

A. Buildings and structures up to ten (10) feet taller than the established height limit may be permitted in all zoning districts, upon first securing a use permit for the increased height limit. In any zoning district where a conditional use permit is secured for an increased height limit, all setbacks shall be increased by one (1) foot for each foot or portion of a foot in excess of the established height limit.

B. The exceptions to established height limits in subsection (A) of this section shall not apply to the height limits for fences, walls, hedges, and equivalent screening pursuant to Section 17.76.120 (Fences, walls, hedges, and equivalent screening).

C. Public utility distribution and transmission lines, and towers and poles for such lines, are allowed in all districts to greater heights than established for the district in which the structures are located.

17.76.200 Setback exceptions.

A. Where four (4) or more lots in a block have been improved with buildings, the minimum required front yard for the main building shall be the average of the front yards of the improved lots if less than the front yard requirements herein.

B. Architectural features such as cornices, eaves, and canopies shall not extend more than two (2) feet into the front, side, and rear yard setbacks.

C. Open uncovered porches or landing places shall not extend more than four (4) feet into any side yard setback, and not more than six (6) feet into any front yard setback.

D. On any parcel of land existing at the time of adoption of the ordinance codified herein and having an average width of less than fifty-five (55) feet, and the owner thereof owns no

adjoining land, then the width of each side yard may be reduced to ten (10) percent of the width of such parcel, but in no case to less than three (3) feet.

E. In case an accessory building is attached to and made structurally a part of the main building, it shall comply in all respects with the requirements of this title applicable to the main building except as provided for in this title.

F. Notwithstanding subsections (G) and (H) of this section, an accessory building or structure in a residential or mixed-use zoning district shall not project into the front yard setback, and unless attached shall be located at least ten (10) feet from any residential dwellings existing or under construction on the same lot or any adjacent lot. In the case of a corner lot where there is a key lot abutting said corner lot, an accessory building shall not project beyond the front yard required on the key lot.

G. Fences, walls, hedges, and equivalent screening may occupy setbacks to the extent provided in Section 17.76.120 (Fences, walls, hedges, and equivalent screening). Vegetation, however, may be subject to the California Solar Shade Control Act.

H. Arbors may occupy setbacks subject to the extent provided in Section 17.76.120 (Fences, walls, hedges, and equivalent screening). Arbors shall not be connected to or supported by a building, nor shall they be designed to support loads other than vines or similar plantings.

I. Signs. Signs in conformance with the sign regulations codified in Chapter 17.64 (Signs) may occupy setbacks to the extent provided in that chapter.

17.76.210 Dish-type or satellite antennas.

No person shall install, either as owner or agent, or employee of the owner, or as an independent contractor for the owner, or otherwise, any dish-type or satellite antenna, any additions thereto or substitution for such antenna, when such antenna exceeds three (3) feet in diameter, unless a use permit is obtained in accordance with the provisions of this title. Any such use permit for the placement of dish-type or satellite antenna shall be conditioned upon the following:

A. In any residential or mixed-use zoning district, such antennas shall be treated as an accessory structure and shall comply with height, setback, and lot coverage requirements for the zoning district in which it is located.

B. Dish-type or satellite antenna placed within a residential or mixed-use zoning district shall be screened from view of streets and abutting properties by use of fences, hedges, or appropriate plant materials.

C. Within the G-C and M zoning districts, a site plan shall be submitted showing the location for placement of such antenna, in addition to such other information as is required for a use permit. As to each such antenna site, there shall be available nine hundred (900) square feet of property which is not otherwise required for parking or otherwise occupied by structures and improvements upon the property.

D. The restrictions as set forth in subsections (A) and (B) of this section shall not be applicable to a licensee pursuant to Government Code Section 53066 or commercial broadcast station, except to the extent that any such condition may be imposed by the city council as a condition for issuance of such use permit.

17.76.220 Cargo containers.

A. Use in Residential and Mixed-Use Districts. The permanent use of prefabricated exterior storage containers, such as cargo containers or truck trailers, is prohibited in the R-R, R-1-

10, R-1-12, R-2, R-3, M-H, and T-C zoning districts. Temporary use of storage containers in these zoning districts may be approved subject to the following:

1. A use permit is required for temporary use of storage containers pursuant to Section 17.76.140 (Temporary structures).
2. Temporary use of cargo containers may be approved for up to six (6) months. A one-time extension of up to twelve (12) months may be granted in the case of unforeseeable property damage or natural disaster.

B. Use in General Commercial District. The use of storage containers in the G-C district may be approved as an accessory use to the primary permitted use subject to obtaining a conditional use permit. The city council shall determine appropriate siting, time limits, and other conditions as may be necessary to minimize potential impacts to adjacent properties.

C. Use in Manufacturing District. The use of storage containers in the M district is permitted as an accessory use to the primary permitted use.

D. General Requirements. The use of storage containers in any zoning district within the city limits must adhere to the following conditions:

1. Storage containers may only be used for the storage of merchandise, inventory, shelving displays, or other incidental items related to the operation of the business.
2. Business or sale of merchandise shall not be conducted from the storage container, nor shall the storage container be used a habitable space, office, or meeting area, and shall be kept closed and secured at all times other than when items are being moved to or from the storage container.
3. Storage containers must be oriented to minimize the view from the public right-of-way. In no case shall storage containers be placed so as to cover, block, or otherwise impact required parking, or impact circulation and emergency access.
4. Storage containers shall be painted in a color matching or similar to the field color of the primary structure and/or properly screened with screening walls and/or landscaping. Graffiti shall be removed within twenty-four (24) hours from any storage container or screening.
5. The placement of any signs, advertising copy, banners, or similar item is prohibited on storage containers.
6. No more than two (2) storage containers with a combined floor area of six hundred and forty (640) square feet shall be allowed on parcels one (1) acre or less.
7. Storage containers shall not exceed a height of ten (10) feet.
8. Storage container location: Setbacks shall be the same as those for the underlying zone.

E. Additional permitted temporary uses of storage containers include the following:

1. Construction sites.
2. This section shall not apply to a location with a permitted business actively engaged in transporting cargo containers or truck trailers provided such container or trailer is only on the property temporarily and is not utilized for outside storage purposes.

17.76.230 Trash and recycling enclosures.

A. When Required. All new and expanded commercial and industrial development with a floor area exceeding seven hundred fifty (750) square feet, all intensifications of commercial and industrial uses that increase the square footage by thirty (30) percent or more, all new mixed-use projects, and all new multifamily residential projects with five (5) or more units, and any residential project where solid waste is collected and loaded in a location serving five (5) or more units shall provide and maintain at least one (1) trash and recycling enclosure. Trash and recycling enclosures may be located indoors or outdoors to meet the requirements of this section.

B. Location.

1. General.

   a. Outdoor trash and recycling enclosures required under this section shall not be located within any required setback.

   b. Enclosures shall be located so that no dwelling is closer than twenty (20) feet, including those on abutting properties, or more than one hundred (100) feet from a residential unit if located on property occupied by a residential use. No minimum distance from dwellings is required if dumpsters are located within a fully enclosed room.

   c. No outdoor trash and recycling enclosure shall be located within any public right-of-way, or in any location where it would obstruct pedestrian walkways, vehicular access, reduce motor vehicle sightline, or in any way create a hazard to health and safety.

2. Exception. Enclosures that have been approved in conjunction with a discretionary permit or approval may be located within a required side yard or rear yard setback, provided no part of the enclosure is less than three (3) feet from any property line.

C. Maintenance. Outdoor trash and recycling enclosures required shall be maintained in the following manner:

1. There shall be the prompt removal of visible signs of overflow of garbage, recycling, smells emanating from the enclosure, graffiti, pests, and vermin.

2. Trash enclosure covers shall be closed when not in use.

3. Trash enclosures shall be easily accessible for garbage and recyclables collection.

4. Trash enclosures shall be regularly emptied of garbage and recycling.

D. Design of Enclosure Area.

1. Each trash and recycling enclosure shall be of a material and colors that complement the architecture of the buildings they serve or shall have exterior landscape planting that screens the walls.

2. The trash and recyclables enclosure shall provide convenient and secure access to the containers to prevent access by unauthorized persons and minimize scavenging, while allowing authorized persons access for disposal and collection of materials.

3. An opening shall be provided so that pedestrians can access the enclosure without opening large gates.

4. Lighting shall be provided at enclosures for residential and mixed-use developments for nighttime security and use.

5. All outdoor trash and recycling enclosures shall be a minimum of five (5) feet tall to screen unsightly views. The design of the structure and the materials used shall be compatible with the on-site architecture.

6. Designs, materials, or methods of installation not specifically prescribed by this section may be approved by city. In approving such a request, the reviewing authority shall find that the proposed design, materials, or method provides approximate equivalence to the specific requirements of this section or is otherwise satisfactory and complies with the intent of these provisions.

17.76.240 Screening.

All exterior mechanical and electrical equipment associated with new multifamily residential, mixed-use, commercial, and industrial development shall be screened or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow prevention devices, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building.

17.76.250 Cannabis and cannabis products.

Unless expressly permitted by the Etna Municipal Code, or the California Health and Safety Code Section 11362.1(a), all cultivation, manufacture, distribution, possession, storing, laboratory testing, labeling, transportation, delivery or sale of cannabis or cannabis products is prohibited within the city.

17.76.260 Low barrier navigation centers.

A. Purpose. The purpose of this section is to establish development standards for low barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of state law, specifically Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660.

B. Applicability. The provisions of this chapter shall apply to all low barrier navigation center projects.

C. Definitions. The following words, phrases, and terms as used in this section shall have the following meanings:

   1. "Low barrier navigation center" means a Housing First, low barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

   2. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

      a. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

      b. Pets.

      c. The storage of possessions.

d. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two (2) beds, or private rooms.

3. "Use by right" means that the city's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

4. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

D. Permit Required. An administrative use permit shall be required prior to the establishment of any low barrier navigation center project. The permit shall be a ministerial action without discretionary review or a hearing. The city shall notify a developer whether the developer's application is complete within thirty (30) days, pursuant to California Government Code Section 65943. Action shall be taken within sixty (60) days of a complete application being filed.

E. Development and Operational Standards. A low barrier navigation center development is a use by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, provided it meets all of the following requirements:

1. Connected Services. It offers services to connect people to permanent housing through a services plan that identifies services staffing.

2. Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing.

3. Code Compliant. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

4. Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

17.76.270 Employee housing.

A. Small employee housing. In accordance with Health and Safety Code Section 17021.5, small employee housing is deemed a single-family residential use and does not constitute a change of occupancy for purposes of this title. No conditional use permit, zoning variance, or other zoning clearance shall be required of small employee housing that is not required of a family dwelling of the same type in the same zone.

B. Large employee housing. In accordance with Health and Safety Code Section 17021.6, large employee housing is deemed an agricultural use. No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of large employee housing that is not required of any other agricultural activity in the same zone.

C. Streamlined ministerial approval. In accordance with subdivision (a) of Health and Safety Code Section 17021.8, a development proponent may submit an application to develop employee housing subject to a streamlined, ministerial approval process provided in

subdivision (b) when the development is located on land designated as agricultural in the general plan.

CHAPTER 17.80
LIVE/WORK UNITS AND HOME-BASED BUSINESSES

Sections

17.80.010 Purpose and applicability.
17.80.020 Definitions.
17.80.030 Live/work units.
17.80.040 Home occupations.
17.80.050 Cottage food operations.

17.80.010 Purpose and applicability.

A. The purpose of this chapter is to:

1. For home-based businesses, prescribe the conditions under which limited nonresidential activities may be conducted when incidental to residential activities.

2. For live/work units, prescribe the conditions under which limited residential activities may be conducted when incidental to nonresidential activities.

3. Promote jobs/housing balance and reduce vehicle miles traveled through allowances for live/work units and home-based businesses.

B. The regulations shall apply to all home-based businesses and live/work units operating in the city.

17.80.020 Definitions.

For this chapter, the following words are defined:

A. "Cottage food operation" means an enterprise that is operated by a cottage food operator and has not more than one (1) full-time equivalent cottage food employee, not including a family member or household member of the cottage food operator, within the registered or permitted area of a private home where the cottage food operator resides and where cottage food products are prepared or packaged for direct and/or indirect sale to consumers.

B. "Home occupation" means an accessory activity of a nonresidential nature, which is performed within a living unit, accessory structure located on the premises, or within a garage attached thereto and reserved therefor, by an occupant of the living unit, and which is customarily incidental to the residential use of the living unit. This use shall be considered residential for the purposes of determining development standards.

C. "Live/work unit" means an integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes the following: complete kitchen space and sanitary facilities in compliance with the building code, and working space reserved for and regularly used by one or more occupants of the unit. This use shall be considered commercial for the purposes of determining development standards.

17.80.030 Live/work units.

A. Purpose. The purpose of this section is to:

1. Provide standards for live/work units, including the reuse of existing commercial buildings to accommodate live/work units.
2. Promote a mix of housing options by allowing business operators to live in the same building that contains the commercial activity, particularly artists, small business owners, and craftspeople.
3. Allow combined residential uses with commercial or small-scale manufacturing uses in the same building space, generally with the resident using the combined or adjacent workspace for their business. Typical uses include artist lofts, studio spaces, small offices, and similar low-intensity uses, either in new developments or as adaptive reuse of existing structures.

B. Use Limitations. The nonresidential component of a live/work unit shall be a use allowed within the applicable zoning district, subject to the following additional limitations:

1. Conditional Uses. A conditional use permit is required for live/work units with three (3) or more nonresident employees.
2. Changes in Use. After approval, a live/work unit shall not be converted to a single use without first bringing the unit up to current building code standards.
3. Prohibited Uses. Any activity or use, as determined by the review authority to be incompatible with residential activities and/or to have the possibility of adversely affecting the health or safety of live/work unit residents including dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, waste, or by-products is prohibited.

C. Development Standards.

1. Floor Area Requirement. The floor area shall be a minimum of six hundred and fifty (650) square feet and a maximum of three thousand (3,000) square feet. The nonresidential portion of the live/work unit shall be no more than fifty (50) percent of the total unit area and comply with all California Building Code, Fire Code, and Municipal Code requirements.
2. Separation and Access to Units. Each live/work unit shall be separated from other units and other uses in the same building and shall have an access separate from other live/work quarters or other uses within the structure. Access to the live/work unit shall be provided only from exterior access points, the nonresidential workspace, and from common access areas, corridors, or hallways.
3. Active Frontage. To maintain activity and commercial access along the frontage, the living space shall be located at the rear of the building or situated on the second floor and above. Exceptions may be granted subject to obtaining a conditional use permit in accordance with Chapter 17.72 (Use Permits and Variances).
4. Nonresidential Facilities. A live/work unit shall be designed to accommodate nonresidential uses, such as ventilation, interior storage, flooring, and other physical improvements commonly found in nonresidential facilities used for the same work activity.
5. Mixed-Use Buildings. If a building contains mixed uses of live/work units and other nonresidential uses, uses other than live/work shall meet all applicable requirements for those uses.
6. Parking. Each live/work unit shall be provided off-street parking in accordance with Chapter 17.60 (Off-Street Parking).

D. Operating Requirements.

1. Occupancy. A live/work unit shall be occupied and used only by the operator of the business within the unit, or a household of which at least one (1) member shall be the business operator.

2. Business License Required. All businesses operating within a live/work unit shall obtain a license to operate in compliance with city regulations.

3. Notice to Occupants. The owner or manager of any building containing live/work units shall provide written notice to all occupants that the property may be subject to higher noise levels than would be expected in a strictly residential area.

4. Nonresident Employees. Up to two (2) persons who do not reside in the live/work unit may work in the unit. The employment of three (3) or more persons who do not reside in the live/work unit may be permitted subject to obtaining a conditional use permit in accordance with Chapter 17.72 (Use Permits and Variances). The owner may be required to provide proof of tax forms verifying the number of employees as deemed necessary by the city.

5. Client and Customer Visits. Client and customer visits to live/work units are permitted.

17.80.040 Home occupations.

A. Subject to issuance of a business license and a home occupation permit, home occupations are permitted in all zoning districts that permit residential uses subject to the following standards:

1. Residential compatibility. The activity is one which is customarily incidental to and not inconsistent with the use of the premises as a dwelling.

2. Size. The activity occupies no more than twenty-five (25) percent of the floor area of the dwelling unit or four hundred (400) square feet, whichever is less.

3. On-Site Client Contact. Except for minors accompanied by a parent or guardian, no more than one (1) client/customer is permitted at the residence at the same time. Customer or client visits are limited to four (4) per day or six (6) per day for personal instruction services (e.g., musical instruction or training, art lessons, academic tutoring).

4. Sales. With the exception of direct sales for cottage food operations in accordance with Section 17.80.050 (Cottage food operations), and as allowed by state law, no product shall be displayed for sale or sold upon the premises. Products created on the premises may be sold off-site.

5. Outdoor Storage Prohibited. Goods, equipment, and materials associated with a home occupation shall be stored within a fully enclosed structure.

6. Hazardous Materials Prohibited. The storage of flammable, combustible, or explosive materials is prohibited.

7. Animals. No animal-related services, including grooming or personal care, requiring animals to be present on the residential property shall be allowed on the premises.

8. Employees. No person shall be employed by the home occupation at the premises other than the resident(s) of the dwelling.

9. Performance Standards. Home occupations shall not generate dust, odors, noise, vibration, or electrical interference or fluctuation that is perceptible beyond the property line.

10. Signs. Signs or displays used to identify the home occupation are prohibited.

11. Vehicle Traffic. Home occupations may not generate more than twenty (20) vehicle trips per day. A round trip to and from the residence is one (1) vehicle trip and multiple trips by the same vehicle shall count towards the maximum amount. Vehicle trips include trips by clients, customers, vendors, delivery services, or any other vehicle associated with the home occupation.

12. Residential Appearance. The appearance of the dwelling shall not be altered, nor shall the home occupation be conducted in such a manner that it may be reasonably recognized as serving a nonresidential use, either by color, materials, construction, lighting, signs, sounds, odors, or vibrations. Such use shall be of a nature and conducted in such a manner that there is no evidence of the use from the street or neighboring property.

B. Applications for a home occupation permit may be approved by the city clerk provided the use is in compliance with subsection (A) of this section. In the event an application is denied by the city clerk, the applicant may file the application with the city council and the application shall be heard and determined as provided in Section 17.120.020 (Appeals of administrative action).

C. Exceptions to the foregoing provisions may be granted subject to obtaining a conditional use permit in accordance with Chapter 17.72 (Use Permits and Variances).

17.80.050 Cottage food operations.

Cottage food operations are permitted in dwelling units pursuant to Health and Safety Code Section 113758 subject to the following rules and standards:

A. The applicant for the cottage food operation permit shall be the individual who conducts the cottage food operation from their dwelling unit and is the owner of the cottage food operation. The permit shall not be transferable to another operator nor transferable to another site.

B. No more than one (1) cottage food employee, as defined by Health and Safety Code Section 113758(b)(1), and not including a family member or household member of the cottage food operator, shall be permitted on the premises of the cottage food operation.

C. The cottage food operation shall be registered or permitted by the County Health Officer in accordance with Health and Safety Code Section 114365. Cottage food operations shall comply with all requirements of state law.

D. The use shall be conducted within the kitchen of the subject dwelling unit except for attached rooms within the dwelling that are used exclusively for storage or bookkeeping. No greater than twenty-five (25) percent of the dwelling, or fifty (50) percent of an accessory building, may be used for the cottage food operations.

E. There shall be no change in the outside appearance of the dwelling unit or premises, or other visible evidence of the conduct of such cottage food operation.

F. Except for home gardening use and vehicle parking, no outdoor portions of the premises shall be utilized for cottage food operation including outdoor sales and visitation.

G. No greater than one (1) visitor's vehicle and one (1) nonresident employee's vehicle shall be parked on site at any time.

H. Direct sales of products from the site of the cottage food operation shall be conducted by prior appointment only and shall not exceed more than ten (10) visitors in any single day. No customers of the cottage food operation shall be permitted to dine at the premises.

I. Direct sales and cottage food operation related deliveries shall not occur between the hours of 8:00 p.m. and 7:00 a.m.

J. Gross annual sales shall comply with Health and Safety Code Section 113758.

CHAPTER 17.84
SHORT-TERM RENTALS

Sections:

17.84.010 Purpose.
17.84.020 Definitions.
17.84.030 Prohibitions.
17.84.040 Registration certificate requirements.
17.84.050 Inspections.
17.84.060 Operational standards.
17.84.070 Penalties - Certificate denial, suspension, and revocation.
17.84.080 Changes in ownership.

17.84.010 Purpose.

Growth in the popularity of short-term rentals has generated a need to establish short-term rental regulations that protect the public health, safety, comfort, and general welfare of the city's residents and visitors. In addition to the requirements, regulations, and standards for short-term rentals imposed by this chapter, all other applicable requirements, regulations, and standards imposed elsewhere in the Etna Municipal Code and pursuant to state and federal law apply.

17.84.020 Definitions.

The following words, phrases, and terms as used in this chapter shall have the following meanings:

"Bedroom" means a room that contains a minimum of seventy (70) square feet and a closet, the construction of which was authorized by a building permit, if a building permit was required at the time of construction, and which currently meets all requirements of the California Residential Code and contains a window or opening that can be used for emergency egress.

"Guest" or "Guests" means the individual or individuals occupying the short-term rental for the purpose of staying overnight.

"Hosted short-term rental" means a short-term rental where the property owner lives on the same property as the short-term rental while the short-term rental is occupied by the guest(s).

"Local contact person" means an individual who is personally available by telephone on a twenty-four (24)-hour basis and who maintains the ability to be onsite within forty-five (45) minutes and who has access and authority to assume management of the short-term rental. An agent or professional property management company that meets the availability requirements can serve as the local contact person.

"Non-hosted short-term rental" means a short-term rental where the property owner does not live on the same property as the short-term rental while the short-term rental is occupied by the guest(s).

"Operator" means any and all of the following: the person who is a legal owner of a short-term rental; a person who has the legal right to possession of a short-term rental; a person who has a legal right to receive or collect any monies as rent for the occupancy of a short-term rental; and any manager, agent, representative or other similar person acting under the authority or at the direction of the owner or other operator of a short-term rental.

"Property owner" means the owner or owners of record of the subject real property as shown on the latest equalized assessment role of Siskiyou County or as otherwise actually known to the city clerk or the city clerk's designee, including but not limited to individuals, groups, corporations, and other legal entities with at least five (5) percent ownership in the subject real property.

"Short-term rental" means any residential place, space, or structure, or portion of any residential place, space, or structure, which is or may be occupied, or intended or designed for occupancy by transients for purposes of sleeping, lodging, or similar use in conformance with the city's zoning regulations, and shall include, but not be limited to the following: single-family dwellings, cabins, cottages, apartments, studios, condominiums, townhouses, duplexes, triplexes, fourplexes, a bedroom or bedrooms within an existing residential unit, second dwelling units and guesthouses constructed prior to January 1, 2017, and other forms of residential shelter constructed with a building permit and rented for the purpose of continuous overnight lodging for a period of not less than one (1) night and not more than thirty (30) days.

"Transient occupancy registration certificate" means a certificate of registration issued by the city that certifies the person named on the face thereof has registered with the city for the purpose of collecting from transients any required transient occupancy tax and remitting said tax to the city. This certificate does not authorize any person to conduct any unlawful business or to conduct any lawful business in an unlawful manner, nor to operate a short-term rental without strictly complying with all local applicable laws, including but not limited to those requiring a permit from any board, commission, department, or office of this city. This certificate does not constitute a permit.

17.84.030 Prohibitions.

A. Registration certificate required. It is unlawful for any person to advertise, maintain, operate, or use a short-term rental within the city without a transient occupancy registration certificate, or in violation of the terms and conditions of the certificate or of this chapter (including without limitation the occupancy restrictions set forth in the certificate).

B. Accessory dwelling units. It is unlawful for any person to advertise, maintain, operate, or use as a short-term rental an accessory dwelling unit or junior accessory dwelling unit as those terms are used in California Government Code Sections 65852.2 and 65852.22, or as amended. No transient occupancy registration certificate shall be issued for any accessory dwelling unit or junior accessory dwelling unit. Each rental occurring without a transient occupancy registration certificate and each rental of an accessory dwelling unit or junior accessory dwelling unit shall be a separate violation.

C. Prohibited short-term rentals. A structure or property with a recorded covenant, deed restriction, or agreement restricting its use, including without limitation dwelling units with affordability restrictions, and dwelling units for which short-term rentals are prohibited, shall not be used for short-term rentals. Short-term rentals are prohibited in structures not intended for residential occupancy under the California Building Code Standards and this code.

D. Incidental camping. A transient occupancy registration certificate does not authorize incidental camping, which means any overnight camping, sleeping in tents or on decks attached to the short-term rental unit, or sleeping in travel trailers or recreational vehicles parked on the short-term rental property.

E. Outdoor fires. No outdoor fires (e.g., firepits, campfires, etc.) are permitted at short-term rentals. Propane burning fireplaces and firepits are acceptable provided the device is in the rear yard at least ten (10) feet from all structures, neighboring property, flammable material, and vegetation. Outdoor fires do not include annual yard maintenance by the property owner or operator in compliance with local and state regulations.

F. Grills and barbeques. Grills and barbeques are not permitted beneath a potentially flammable source including trees, umbrellas, decks, or other appurtenant structures. All grills and barbecues shall be no less than ten (10) feet away from a structure and any

flammable materials, such as a woodpile. Grills and barbeques other than electric powered pellet grills and propane grills are prohibited at short-term rentals.

G. Subletting. Guests are prohibited from subletting a short-term rental. Only operators with a valid transient occupancy registration certificate may advertise and rent a residential unit as a short-term rental.

H. Special events. Weddings, corporate events, commercial functions, and any other similar events which have the potential to cause traffic, parking, noise, or other problems in the neighborhood are prohibited from occurring at a short-term rental property.

17.84.040 Registration certificate requirements.

A. Annual registration required. Transient occupancy registration certificates shall be renewed annually, and separate certificates are required for each short-term rental. The certificate requirements for short-term rentals are set forth below. The issuance of any certificate pursuant to this article does not relieve the owner of the obligation to comply with the other provisions of this code pertaining to the use and occupancy of the short-term rental or the property in which it is located. Short-term rentals are allowed in all zone districts that allow residential use with approval of a transient occupancy registration certificate.

B. Registration certificate limits. A maximum of two (2) transient occupancy registration certificates shall be issued to any property owner for short-term rentals located in the R-R, R-1-10, R-1-12, R-2, R-3, and M-H districts. Only one (1) of the two (2) registration certificates shall be issued for a non-hosted short-term rental.

C. Application process. An application for a transient occupancy registration certificate shall be submitted by the property owner to the city clerk or the clerk's designee. Each transient occupancy registration certificate application shall be accompanied by a nonrefundable transient occupancy registration certificate fee. The fee schedule shall be established by resolution of the city council following a public hearing and may be adjusted by resolution of the city council following a public hearing. Permits and fees required by this chapter are in addition to any license, permit, certificate, or fee required by any other chapter of this code. Each application shall at a minimum include the following:

1. Property owner name and contact information.
2. Operator name and contact information.
3. The name of the local contact person, if different from the operator, and a telephone number at which the local contact person may be immediately reached.
4. Address and assessor's parcel number for property at which the short-term rental is located.
5. Rental unit type (i.e., single-family dwelling, duplex, apartment, etc.). If more than one (1) residential unit is located on the property, the application must identify if the rental unit is the property's primary or secondary dwelling.
6. Maximum occupancy. The maximum occupancy of a short-term rental shall be two (2) guests per bedroom, plus two (2) additional people excluding children under five (5) years of age. Occupancy limits shall apply between the hours of 10:00 pm and 7:00 am.
7. Total number of off-street parking spaces available on-site.
8. Number of trash receptacles satisfying the requirements of subsection (D) of Section 17.84.060 (Operational standards).

9. Number and location of fire extinguishers, smoke detectors, and carbon monoxide alarms, and certification of compliance with Fire Code and fire safety requirements, including those pertaining to fire extinguishers, smoke detectors, and carbon monoxide alarms.

10. Date of the most recent inspection of the short-term rental conducted by city staff and the City of Etna Fire Department pursuant to this chapter.

11. Acknowledgment that the operator has read and understood this chapter, and the city's parking, garbage collection, guest safety, and operational standards.

12. If the information supplied by the operator on the application for a transient occupancy registration certificate is not consistent with city records, an additional inspection may be required prior to or after the issuance of the transient occupancy registration certificate. An inspection fee shall be charged for the inspection.

D. Term and scope of certificate. A transient occupancy registration certificate issued under this chapter shall expire at the end of the calendar year for which it is issued, unless revoked or suspended earlier. The certificate authorizes the operator to operate the short-term rental only in accordance with the terms and conditions of the certificate. Subject to the provisions of Section 17.84.060 (Operational standards), a certificate will be renewed if prior to expiration, the following is provided: updated application information (if changes have occurred), new certifications and acknowledgments required in subsections (B)(9) and (B)(11) of this section, and payment of the registration fee. Renewal applications may be submitted commencing on October 1st of each year. Renewals for which applications received after November 30th in a given year might not be received by applicants prior to January 1st, and the advertisement or operation of a short- term rental for which a renewed certificate has not been received shall constitute a violation of this chapter.

E. Acceptance of registration certificate. Acceptance by an operator of a transient occupancy registration certificate shall constitute acknowledgment and acceptance of, and consent to, the requirements and provisions of this chapter.

17.84.050 Inspections.

All short-term rentals and the parcels on which they are located shall be inspected by the city and the City of Etna Fire Department prior to commencement of the use. The inspection(s) shall verify compliance with all standards and conditions of operation including safety requirements. After the initial inspection(s), said rental unit and short-term rental property shall be reinspected by the City of Etna Fire Department annually and by the city not less than once every three (3) years for as long as the unit is used as a short-term rental. The operator shall submit a completed inspection form or forms to the city showing that the unit has passed inspection and is approved for short-term rental. Completion of the inspections will be verified at the time of transient occupancy registration certificate renewal. The actual cost of such inspections, plus any administrative charges, shall be paid by the operator pursuant to the city's adopted fee schedule.

17.84.060 Operational standards.

All short-term rentals shall comply with the following standards and shall not generate other potential disturbances which may disrupt the peace, safety, and general welfare of the neighborhoods in which they are located.

A. Operator responsibilities and recordkeeping. The operator shall inform guests that they must not violate the standards of this chapter. The operator shall be responsible for taking any action necessary to ensure that guests abide by the terms of this chapter and other applicable provisions of this code. The operator shall collect and maintain for each guest

registration the name and contact information of the registered guest, the number of guests, and the amount of rent paid (including all ancillary charges such as cleaning charges). All such records shall be maintained for a period of three (3) years and shall be furnished to the city within five (5) days upon request.

B. Local contact person. A local contact person shall be personally available by telephone on a twenty-four (24)-hour basis and shall be physically present at the short-term rental within forty (45) minutes of contact by city employees or agents or the guest(s). Upon receiving a call or complaint about physical conditions or circumstances that constitute an immediate threat to the public health and safety, the local contact person shall immediately contact the appropriate law enforcement, fire, or other authority.

C. Parking. When located in a zoning district where off-street parking is required, one off-street parking space shall be provided for short-term rentals with two (2) or fewer bedrooms and two (2) off-street parking spaces shall be provided for short-term rentals with three (3) or more bedrooms. When located on property with more than one (1) dwelling unit, the off-street parking requirement for the short-term rental is in addition to all other off-street parking requirements. No vehicle, including without limitation boat trailers and recreational vehicles, may be parked at a short-term rental outside of improved parking areas or in a location or manner that does not comply with city standards.

D. Trash and recycling. The accumulation of trash, debris, and recyclable materials outside of a short-term rental at any time is prohibited. A minimum of one (1) trash can and one (1) can for recycling shall be provided for each short-term rental. If one (1) trash can and one (1) can for recycling are insufficient to accommodate all trash and recycling generated by occupants of the short-term rental, the operator shall arrange for whatever increased level of service is required to accommodate all trash and recycling generated onsite. All trash and recycling generated by occupants of the short-tern rental shall be removed from the property each week. If stored outdoors, garbage and recycling shall be stored immediately adjacent to the unit and kept within a rodent-resistant container that that is large enough to accommodate all garbage and recycling generated onsite within a one (1)-week period.

E. Interior posting requirements. The following information shall be posted within the interior of the rental unit in a visible location: the name of the operator and a telephone number at which that party can be reached on a twenty-four (24)-hour basis; the maximum number of guests permitted to stay overnight in the unit; the maximum number of vehicles that are allowed to be parked on the property; notification that trash and recyclable materials must be placed into cans provided for that purpose; notification that vehicles must be parked on improved parking areas on the property; the telephone number(s) of the police and fire departments; building exits, exit routes, and fire extinguisher locations; emergency evacuation information; use of outdoor fires and barbecues, when applicable; a notice regarding potential penalties associated with violation of this chapter; and for short-term rentals with wood-burning fireplaces or woodstoves, instructions on the safe operation of such appliances and the safe disposal of ashes.

F. Smoke alarms. Smoke alarms, in good working order, shall be installed at a minimum in each bedroom, and at least one (1) alarm on every level of the short-term rental, including basements and habitable attics.

G. Carbon monoxide alarms. Carbon monoxide alarms, in good working order, shall be installed at a minimum outside each bedroom, on every level of the rental unit, including basements and habitable attics, and bedrooms or attached bathrooms with a fuel-burning appliance, and shall be installed in accordance with the manufacturer's installation instructions.

H. Fire extinguisher and ash can. Each short-term rental shall be equipped with one (1) five (5)-pound fire extinguisher, type 3-A:40-B:C, installed at a readily available location near the kitchen. If the short-term rental has two (2) or more than levels, an extinguisher must be mounted within each level. Fire extinguishers shall be inspected annually by a certified professional to ensure the extinguishers are in good working order. Each short-term rental with a wood-burning fireplace or woodstove shall be equipped with a metal container at least five (5) gallons in size with a tight-fitting lid, which shall be clearly labeled for ash disposal.

I. Visible address. Each short-term rental shall have an address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Whenever the address on the short-term rental unit will not be clearly visible from the street or access road fronting the property, the address shall also be placed at the public street or access road in a manner which is clearly visible from both directions of travel on the frontage road or street. Address identification characters shall contrast with their background and conform to the minimum size requirements of the California Fire Code. A short-term rental in a condominium or apartment building that does not have an individual address may utilize the condominium or apartment building address and need not comply with these requirements.

J. Emergency communications. If located in an area with inadequate cellular service, each short-term rental unit shall contain a working landline phone or Voice Over Internet Protocol phone.

K. Advertisements. Each advertisement for a short-term rental shall list the maximum number of occupants permitted by the transient occupancy registration certificate, the maximum number of parking spaces onsite, and the number of the transient occupancy registration certificate.

17.84.070 Penalties - Certificate denial, suspension, and revocation.

It is a public nuisance to violate any of the provisions of this chapter. Violations of this chapter are subject to the general penalty provisions set forth in Chapter 1.16 (General Penalty), provided that fines for violations of this chapter shall be as set forth below. Any violation of the provisions of this chapter in an infraction and any person, including without limitation guests, operators, and local contact persons, may be subject to administrative and/or judicial remedies as set forth herein and elsewhere in this code. In addition, the city shall have the authority to suspend or revoke the transient occupancy registration certificate, or to maintain an action for injunctive relief. Unless otherwise expressly provided, the remedies, procedures, and penalties provided by this section are cumulative as to each other and to any others available under state law or this code. In the event of any conflict between the penalties set forth in this chapter and any penalties set forth in state law, the maximum penalties allowable under state law shall govern.

A. Enforcement. An administrative penalty of up to five hundred dollars ($500) per day may be imposed for each violation of this chapter contained in a first administrative citation, and up to one thousand dollars ($1,000) per day for each violation contained in a second or subsequent administrative citation. A prior citation for purposes of this chapter shall be an earlier administrative citation for violation of this chapter on the same property that occurred less than one year prior to the current citation.

B. Denial, suspension, or revocation of a transient occupancy registration certificate. The city may deny, suspend, or revoke a transient occupancy registration certificate for any of the following reasons:

1. The transient occupancy registration certificate application is incomplete;

2. The transient occupancy registration certificate contains a false or misleading statement or omission of a material fact;

3. The short-term rental, operator, or guest is currently in violation of, has been found to be in violation of, or is under investigation for violation of, any local, state or federal laws, statutes, ordinances, rules or regulations pertaining to the operation of a short-term rental;

4. The transient occupancy registration certificate of a short-term rental for which three (3) citations have been issued for violations of this chapter within a twelve (12)-month period and not overturned on appeal, including without limitation citations issued to guests and citations issued to operators, shall be revoked, and a new certificate shall not be issued for a period of twelve (12) months from the date of the certificate revocation.

5. The operator is delinquent on any payment to the city of any fees, penalties, taxes, or any other monies related to the short-term rental including, but not limited to, transient occupancy taxes;

6. A transient occupancy registration certificate application may be denied due to prior revocation or suspension of a transient occupancy registration certificate;

7. The operation of a short-term rental is a threat to the public health, safety, or welfare;

8. The lack of a fire inspection within the preceding year, a failed fire inspection unless documentation is provided that the conditions causing the failure were corrected and the short-term rental passed a subsequent fire inspection, or a refusal to allow a fire inspection or other inspection of the short-term rental;

9. Absence/expiration of a transient occupancy registration certificate; or

10. Any required application fee or renewal fee has not been paid.

C. Appeal. Any operator or guest may appeal an administrative penalty imposed pursuant to this chapter in accordance with Section 17.120.020 (Appeals of administrative action).

D. Costs of enforcement. All money and assets collected in payment of penalties for violations of this chapter and all money and assets collected for recovery of costs of enforcement of this chapter shall be used to offset the cost of enforcement of this chapter.

17.84.080 Changes in ownership.

Transient occupancy registration certificates issued for short-term vacation rentals do not provide a vested interest in or entitlement to the continued operation of a short-term rental upon a change of property ownership. The new owner of a property for which a transient occupancy registration certificate has been issued shall notify the city upon a change of ownership of the short-term rental. Transient occupancy registration certificates for short-term rentals shall not run with the land and shall expire upon any partial or complete transfer of ownership of a short-term rental, regardless of whether notice of the change in ownership has been provided to the city.

CHAPTER 17.88
BED AND BREAKFAST INNS

Sections:

17.88.010 Purpose.
17.88.020 General regulations.
17.88.030 Permit application.
17.88.040 Owner or manager residence required.
17.88.050 Off-street parking.
17.88.060 Number of units/conditions.
17.88.070 Inspection.

17.88.010 Purpose.

It is the purpose of this chapter to establish regulations for bed and breakfast inns and facilities to assure compatibility with surrounding residential neighborhoods, and to establish procedures for the processing of bed and breakfast inn applications.

17.88.020 General regulations.

A. In addition to any and all required permits and conditions pursuant thereto, and irrespective of whether a use permit is required in the particular instance, all bed and breakfast inns and facilities shall be subject to all other applicable provisions of the Etna Municipal Code.

B. The establishment of bed and breakfast inns and facilities in any particular location shall be harmonious with the character of the neighborhood and zoning district in which they are to be located.

C. No meals may be served to persons who are not also renters except for those persons who are non-paying personal guests of the occupying owner or manager of the inn.

17.88.030 Permit application.

All applications for use permits for bed and breakfast inns and facilities, when required, shall be accompanied by the following:

A. A floor layout and site plan, which accurately depict the following:

   1. All existing and proposed structures.

   2. Off-street parking and driveway access.

   3. Proximity to adjacent properties and improvements.

B. Photographs or drawings of existing elevations and drawings of any proposed changes thereto.

C. Sign details and proposed locations.

D. Any other information required by the city council during processing of the application.

17.88.040 Owner or manager residence required.

Bed and breakfast inns and facilities shall be permitted only where the occupying owner or manager maintains their primary place of residence on the site, and the bed and breakfast inn and facility shall be operated as an accessory use to the owner or manager's residence.

17.88.050 Off-street parking.

Off-street parking shall be provided in accordance with Chapter 17.60 (Off-Street Parking).

17.88.060 Number of units/conditions.

Bed and breakfast inns and facilities shall be limited to the number of rental rooms or units as follows:

A. Only bed and breakfast inns and facilities which are comprised of five (5) or fewer rental units may be allowed when the regulations set forth in this chapter are met.

B. No premises shall be utilized for a bed and breakfast inn and facility unless there are at least two (2) exits to the outdoors from such premises. Rooms utilized for sleeping shall have a minimum size of one hundred (100) square feet for two (2) occupants with an additional thirty (30) square feet for each additional occupant up to a maximum of four (4) occupants per room.

C. Each sleeping room used for the bed and breakfast operation shall have a separate smoke detector alarm, as required by the California Building Code and/or California Fire Code; in case of any differences between the requirements, the stricter shall control.

D. Lavatories and bathing facilities shall be available to all persons using any bed and breakfast operation.

17.88.070 Inspection.

Upon reasonable notice, any bed and breakfast inn may be inspected during normal business hours by the building inspector, fire chief, code enforcement officer, or health inspector to assure compliance with the provisions of this ordinance or any other applicable rules, regulations, statutes, or codes.

CHAPTER 17.92
MOBILE FOOD SALES

Sections:

17.92.010 Purpose
17.92.020 Applicability.
17.92.030 Definitions.
17.92.040 Mobile food vendor operating requirements.
17.92.050 Mobile food court requirements.
17.92.060 Exemptions

17.92.010 Purpose.

It is the purpose of this chapter to preserve the peace, safety, and welfare of the city and its residents by providing clear and concise standards for mobile food sales.

17.92.020 Applicability.

This chapter applies to mobile food sales within the city. No registration, permit, or licenses for mobile food sales shall be issued absent compliance with this chapter.

17.92.030 Definitions.

A. "Mobile food sales" means selling or offering to sell any type of food, beverage, or edible of any type, from a motorized vehicle, trailer, or pushcart.

B. "Mobile food vendor" means a retail food service in which food is served to walk-up customers from a motorized vehicle, trailer, or pushcart.

C. "Mobile food court" means a development on a privately owned parcel with two (2) or more mobile food vendors, an individual pad, service, and utility hook-ups for each mobile food vendor, and on-site amenities, such as restrooms, dining area, etc., for customers, and which are intended for regular food service from mobile food vendors. Mobile food courts may have mobile food vendors that operate on a temporary basis (up to four (4) hours per day) or a long-term basis (more than four (4) hours per day). Operations associated with a private catered event or a city-permitted special event are not considered a mobile food court.

D. "Mobile food commissary" means a development on a privately owned parcel that is utilized by one (1) or more mobile food vendors to: prepare or prepackage food for sale or service at other locations; store food, containers, or supplies; clean utensils; dispose of liquid and solid wastes; obtain potable water; and/or store motorized vehicles, trailers, pushcarts, and other equipment when not in use.

E. "Specialty food sales" means a retailer of pre-packaged or whole food products that does not involve on-site preparation. Specialty food sellers operate in a single location for no more than fifteen (15) minutes per occasion before changing locations (e.g., ice cream trucks).

17.92.040 Mobile food vendor operating requirements.

The following standards apply to mobile food vendors that operate in the city, whether located within public rights-of-way, on public property outside of rights-of-way, and on private property with the permission of the property owner:

A. Registration Required. An annual registration permit is required for mobile food vendors operating in the city. Permit applications shall be processed administratively provided that staff may, at their discretion, refer any application to the city council for consideration. As part of the annual registration process, mobile food vendors shall obtain a business license from the city and shall be responsible for obtaining all necessary licenses and permits required for the service of food and beverages, including a permit for mobile food service from the county.

B. Vehicle Compliance. Motorized vehicles and trailers used in conjunction with mobile food sales shall be in compliance with state motor vehicle laws.

C. Hours of Operation.

1. Residential zoning districts: Except as provided for herein, mobile food sales are limited to specialty food sales in the R-R, R-1-10, R-1-12, R-2, R-3, and M-H zoning districts between the hours of 8:00 a.m. and 6:00 p.m.

2. Town Center zoning district: All mobile food vendors operating in the T-C district shall cease operation between the hours of 8:00 p.m. and 7:00 a.m.

3. General Commercial and Manufacturing zoning districts: All mobile food vendors operating in the G-C and M districts shall cease operation between the hours of 9:00 p.m. and 7:00 a.m.

4. Open Space and Public Facilities zoning districts: All mobile food vendors operating in the O-S and P-F districts shall cease operation between the hours of 8:00 p.m. and 7:00 a.m.

D. Time Limits. A mobile food vendor shall not vend within the public right-of-way at any location for more than three (3) hours without moving to a new location that is at least five hundred (500) feet from the previous location.

E. Intersections. Mobile food vendors shall not stop, stand, or park in any location that obstructs visibility of an intersection or of traffic entering or exiting an intersection.

F. No Parking and Loading Zones. Mobile food vendors shall not stop, stand, or park in or adjacent to any no parking or loading zone.

G. Parking Facilities. Operations within public and private parking facilities shall not conflict with traffic circulation, shall not interfere with pedestrian paths of travel or the minimum required on-site parking spaces for the principal use(s) on the property, and shall impact no more than (2) parking spaces.

H. Proximity to Fixed Restaurants. Mobile food vendors shall not operate within two hundred fifty (250) feet from the main customer entrance of any restaurant unless said restaurant and mobile food vendor are operated by the same business.

I. Proximity to Public Schools. Mobile food vendors shall not operate within a public parking lot, city park, or public right-of-way within five hundred (500) feet of a public school within thirty (30) minutes of the beginning and end of the school day.

J. ADA Access. Mobile food vendors shall not interfere with parking spaces established pursuant to the Americans with Disabilities Act (ADA) and shall maintain a clear path of

travel on sidewalks and other pedestrian pathways that is free of customer queuing, signage, and/or all portions of the vehicle, trailer, or pushcart for the clear movement of pedestrians.

K. Trash Receptacles. Mobile food vendors shall maintain trash receptacles immediately adjacent to the vending location for use by their customers and shall pick up all trash within twenty-five (25) feet of their vending location. Trash shall not be placed in city trash receptacles.

L. Self-Contained Operations. When located on public property, outside tables, seating, and shade canopies are not permitted.

M. Music and Audio. No amplified or non-amplified music or audio is permitted.

N. Alcoholic Beverages. The sale and/or service of alcohol is not permitted.

O. Private Property. When permitted by the zoning district, mobile food vendors may operate on private property subject to the following:

1. Unless located in an approved mobile food court, only one (1) mobile food vendor is allowed per site; mobile food sales are restricted to properties that include a business that it open during the hours of mobile food sales; and outside overnight storage of furniture is prohibited.

2. Properties used for mobile food sales must have all public improvements in place, including but not limited to curb, gutter, sidewalk, and vehicular access.

3. Mobile food vendors may only operate on paved surfaces. Operating on unimproved surfaces, landscaped areas, or within required setback areas is prohibited.

4. Tables, umbrellas, and chairs are permitted on paved and/or improved surfaces outside of required setbacks provided they do not obstruct visibility of traffic entering or exiting the property or adjacent intersections.

5. Prior to operating on private property, mobile food vendors shall obtain written permission from the property owner(s), which shall be made available to city staff upon request.

P. Exceptions.

1. By conditional use permit, the city council may grant exceptions to these provisions.

2. Mobile food sales on public streets or property at city sanctioned events shall not require a conditional use permit provided such sales are conducted at locations and in a manner and time as may be directed by the city.

3. Unless so conditioned, mobile food vendors operating in an approved mobile food court are not subject to the restrictions on hours of operation or the prohibition on the sale of alcohol and outside storage of furniture pursuant to this section.

17.92.050 Mobile food court requirements.

Mobile food courts are subject to all permit requirements and site development standards established by this code. Mobile food courts shall be further subject to the following standards:

A. An individual pad and individual service and utility hook-ups shall be provided for each mobile food vendor.

B. A restroom shall be provided on site for employees and customers.

C. Pedestrian-oriented amenities, including tables, seating, shaded areas, and landscaping, shall be provided.

D. Customer walkup areas may not extend into the public right-of-way.

E. With the exception of providing food service at community events, the maximum number of mobile food vendors per lot shall be as follows:

1. Maximum of two (2) mobile food vendors on lots less than one-half (0.5) acre.

2. Maximum of four (4) mobile food vendors on lots between one-half (0.5) acre and one (1) acre.

3. Maximum of six (6) mobile food vendors on lots greater than one (1) acre.

F. Exceptions. By conditional use permit, the city council may grant exceptions to these provisions.

17.92.060 Exemptions.

The following are exempt from the requirements of this chapter as specified below, but still must satisfy all other applicable permit requirements (e.g., business license, encroachment permit, county food facility permit, etc.).

A. Mobile food sales conducted in connection with the operations of a certified farmers' market.

B. Mobile food sales conducted at a city-sponsored special event, such as a street fair.

C. Mobile food sales at an event at a school facility, assembly use facility, or recreational facility if the vendor is in partnership with the organization conducting the event and is located on the site of the event (i.e., not in the public right-of-way).

D. Mobile food sales at a public park with approval of the city clerk.

E. Mobile food sales at a private event or party in a residential zone located either on the site of the event or in the public right-of-way with no retail sales to the general public.

CHAPTER 17.96
ACCESSORY DWELLING UNITS

Sections:

17.96.010 Purpose.
17.96.020 Definitions.
17.96.030 Accessory dwelling unit criteria.
17.96.040 Junior accessory dwelling unit criteria.

17.96.010 Purpose.

This chapter provides for accessory dwelling units (ADU) and junior accessory dwelling units (JADU) consistent with Government Code Sections 66310-66342.

17.96.020 Definitions.

A. "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

1. An efficiency unit.
2. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

B. "Junior accessory dwelling unit" means a unit that is no more than five hundred (500) square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure.

C. "Livable space" means space in a dwelling intended for human habitation, as the term appears in Government Code sections 66313, subdivision (e), and 66323, subdivision (a)(3)(A).

17.96.030 Accessory dwelling unit criteria.

A. Location.

1. Accessory dwelling units are permitted by right in all zoning districts that allow single-family residential and multifamily residential as a principally permitted use.
2. In addition, an existing dwelling unit that complies with the development standards for accessory dwelling units in subsection (E) of this section may be considered an accessory dwelling unit, and a new principal unit may be constructed, which would then be considered the principal dwelling unit.

B. Limitation.

1. Single-Family Residential. No more than one (1) accessory dwelling unit and one (1) junior accessory dwelling unit shall be located on the same parcel improved with a single-family dwelling.
2. Multifamily Residential.

a. Provided that the number of detached accessory dwelling units does not exceed the number of dwelling units on the lot, up to eight (8) detached accessory dwelling units shall be allowed on a parcel improved with a multifamily dwelling.

b. When the accessory dwelling unit is created within a portion of the existing multifamily dwelling structure that is not used as livable space, and if each space complies with applicable building and health and safety codes, the number of accessory dwelling units allowed on a parcel improved with a multifamily dwelling is limited to not more than twenty-five (25) percent of the number of multifamily dwelling units on the property, except that at least one (1) accessory dwelling unit shall be allowed.

C. Occupancy. Owner occupancy of a dwelling on the property is not required.

D. All requirements and regulations of the district in which the lot is situated shall apply, except as set forth in subsection (E) of this section.

E. Conditions. An accessory dwelling unit may be established by the conversion of an attic, basement, garage, or other portion of an existing residential unit or by new construction, by the conversion of an accessory structure, or by new construction provided the following criteria are met:

1. Floor Area. The floor area of the accessory dwelling unit shall not exceed:

   a. Parcels sized ten thousand (10,000) square feet or greater: One thousand two hundred (1,200) square feet.

   b. All other parcels: Eight hundred and fifty (850) square feet for a studio or one-bedroom accessory dwelling unit, or one thousand (1,000) square feet for an accessory dwelling unit that provides for more than one (1) bedroom.

2. The increased floor area of an attached accessory dwelling unit shall not exceed eight hundred (800) square feet or fifty (50) percent of the existing living area, whichever is greater.

3. Height.

   a. The height of a one-story detached accessory dwelling unit shall not exceed eighteen (18) feet.

   b. The height of an attached one-story accessory dwelling unit shall not exceed twenty-six (26) feet.

   c. The height of detached two-story accessory dwelling units shall not exceed twenty-six (26) feet.

   d. When the lot is within one half mile of a major transit stop or high-quality transit corridor, an additional two (2) feet in height may be added to a detached accessory dwelling unit to accommodate a roof pitch that aligns with the primary dwelling.

4. Lot Coverage. Accessory dwelling units shall not be considered when calculating the maximum lot coverage allowed.

5. Setbacks.

   a. Accessory dwelling units (both attached and detached) shall have side and rear setbacks of not less than four (4) feet.

   b. Accessory dwelling units (both attached and detached) shall have front setbacks consistent with the zoning districts in which they are located, provided that

compliance with the setback does not preclude development of an accessory dwelling unit at least eight hundred (800) square feet in area, even if the accessory dwelling unit would exist partially or wholly within the front setback.

c. No setback shall be required for an accessory dwelling unit created within an existing living area or accessory structure or an accessory dwelling unit created in a new structure in the same location and to the same dimensions as an existing structure.

d. The minimum distance between accessory dwelling units (both attached and detached) and other structures on the lot shall be as required by building or fire code.

6. Manufactured and Mobile Homes. Manufactured and mobile home accessory dwelling units that meet the requirements of state law shall be allowed provided they are constructed on a permanent foundation, are substantially compatible with the principal unit, and adhere to the development standards set forth in this chapter.

7. Utility Connections. At the discretion of the city engineer, utility connections (sewer, water, electricity, telephone) may or may not be connected to the principal dwelling unit. If utility connections are separate from the principal unit, power and telephone lines shall be underground from the point of source as approved by the respective utility purveyor to the accessory dwelling unit. However:

   a. For the creation of an accessory dwelling unit contained within the existing space of a single-family residence or accessory structure, the city shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge.

8. Selling Accessory Dwelling Units. The accessory dwelling unit shall not be sold separately from the primary dwelling unless the existing lot is divided into two or more lots consistent with city lot dimension and lot area standards resulting the primary and accessory residential structures being on individual lots. Full separate utility connections for all habitable structures shall be a requirement of approval of the lot division.

9. Renting Accessory Dwelling Units. The rental of an accessory dwelling unit is allowed but not required. Accessory dwelling units shall not be utilized as short-term rentals (no transient occupancy) and must be rented for at least thirty (30) days.

10. Separate Entrance Required. The entry to an attached accessory dwelling unit shall be accessed separately and securely from the principal unit.

    a. No passageway shall be required in conjunction with the construction of an accessory dwelling unit. For the purpose of this chapter, a passageway is a pathway that is unobstructed clear to the sky and extends from a street to an entrance of the accessory dwelling unit.

11. Applicable Codes. Accessory dwelling units must comply with applicable building, fire and other health and safety codes.

12. Parking.

    a. Parking requirements for accessory dwelling units shall not exceed one (1) parking space per unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on an existing driveway. However, no parking

requirements shall be mandatory for those accessory dwelling units in any of the following instances:

i. The accessory dwelling unit is located within one-half (0.5) mile of public transit.

ii. The accessory dwelling unit is located within an architecturally and historically significant historic district.

iii. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.

iv. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

v. When there is a car share vehicle located within one (1) block of the accessory dwelling unit.

vi. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family or multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in Government Code section 66322, subdivision (a)(1)-(5).

b. Off-street parking shall be permitted in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the jurisdiction.

c. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, no parking replacement spaces shall be required. Any other required on-site parking spaces shall be maintained for the principal unit and may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.

F. Application Procedure. City clerk, or designee, approval shall be required for all accessory dwelling units. The property owner shall file a complete building permit application and pay all applicable fees. The completed application form shall include, but not be limited to, data on the floor space and height of the proposed unit and the existing residential unit(s) and an accurately drawn site plan showing the location and size of all existing and proposed structures, the proposed accessory dwelling unit, setbacks, utility connections, and any required vehicle parking.

G. Existing Nonpermitted Accessory Dwelling Units. Unless supported by the finding that "correcting the violation is necessary to protect the health and safety of the public or occupants of the structure," the city clerk shall not deny a permit for an accessory dwelling unit constructed without benefit of required permits prior to January 1, 2018, because the accessory dwelling unit violates building standards or because the accessory dwelling unit does not comply with state accessory dwelling unit law or this title.

H. Accessory dwelling units shall not be counted as "development units" under the General Plan density requirements.

I. Accessory dwelling units converted from existing space shall not be considered new residential uses for the purposes of calculating connection fees or capacity charges for

utilities, including sewer and water. Accessory dwelling units of seven hundred and fifty (750) square feet or less shall not be subject to impact fees. Accessory dwelling units larger than seven hundred and fifty (750) square feet may, as determined by the city council by resolution, be subject to impact fees charged proportionately in relation to the square footage of the primary dwelling unit.

J. The installation of fire sprinklers shall not be required in an accessory dwelling unit if they are not required for the primary residence (unless otherwise required by the fire chief based on state law). However, other fire protection mechanisms, as determined by the fire chief, may be required for fire and life safety in those accessory dwelling units not meeting setbacks.

K. An accessory dwelling unit created under this chapter shall be maintained with the provisions of this chapter and shall not be destroyed or otherwise converted to any other use (including reverting to a portion of the primary residence) except with approval of the city clerk. In considering such requests, the city clerk shall consider the length of time such permit has been in force, the conditions of approval, the exceptions granted for the permit, and the impact on the city's affordable housing supply. As a condition of termination, the city clerk shall require the owner to make modifications to the property to comply with current building code requirements and to comply with current development standards in effect at the time of the request to terminate the use of the accessory dwelling unit.

17.96.040 Junior accessory dwelling unit criteria.

A. Location. Junior accessory dwelling units may be allowed only on parcels zoned for single-family residential use with an existing single-family dwelling unit on the parcel, or as part of a proposed single-family residential use when it is within the proposed space of a single-family dwelling.

B. Limitation. In no case shall more than one (1) accessory dwelling unit and one (1) junior accessory dwelling unit be placed on the same lot or parcel as an existing or proposed single-family dwelling.

C. Occupancy. Owner-occupancy is required in the single-family dwelling unit in which the junior accessory dwelling unit will be permitted. The owner may reside in either the remaining portion of the single-family dwelling unit or the newly created junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization.

D. Existing Structure/Bedroom. A junior accessory dwelling unit shall be located within the walls of an existing or proposed single-family residence.

E. Entrance. A junior accessory dwelling unit shall include its own discrete entrance, separate from the main entrance to the structure. A permitted junior accessory dwelling unit without a separate bathroom shall include an interior entry to the main living area.

F. Kitchen. The junior accessory dwelling unit shall include an efficiency kitchen, which shall include all of the following: sink, food preparation counter, refrigerator, and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

G. Parking. Junior accessory dwelling units have no parking requirement.

H. Deed Restriction. The junior accessory dwelling unit shall not be offered for sale apart from the principal unit. A deed restriction, which shall run with the land, shall be filed with the city and shall include both of the following:

1. A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers; and

2. A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this section.

I. Timing. A permit shall be issued within sixty (60) days of submission of an application for a junior accessory dwelling unit that meets the criteria in this section and is part of an existing single-family dwelling.

J. For the purposes of any fire or life protection ordinance or regulation, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit.

K. For the purposes of providing service for water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit.

L. A junior accessory dwelling unit created under this chapter shall be maintained with the provisions of this chapter and shall not be destroyed or otherwise converted to any other use, including reverting to a portion of the primary residence, except with approval of the city clerk. In considering such requests, the city clerk shall consider the length of time such permit has been in force, the conditions of approval, the exceptions granted for the permit, and the impact on the city's affordable housing supply. As a condition of termination, the city clerk shall require the owner to make modifications to the property to comply with current building code requirements and to comply with current development standards in effect at the time of the request to terminate the use of the junior accessory dwelling unit.

CHAPTER 17.100
REASONABLE ACCOMMODATIONS

Sections

17.100.010 Purpose.
17.100.020 Findings.
17.100.030 Applicability.
17.100.040 Notice to the public of availability of accommodation process.
17.100.050 Requesting reasonable accommodation.
17.100.060 Reviewing authority.
17.100.070 Required findings.
17.100.080 Written decision on the request for reasonable accommodation.
17.100.090 Appeals.

17.100.010 Purpose.

It is the policy of the city, pursuant to the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act (hereafter "fair housing laws"), to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. This chapter establishes a procedure for making requests for reasonable accommodation in land use, zoning, and building regulations, policies, practices, and procedures of the city to comply fully with the intent and purpose of fair housing laws.

17.100.020 Findings.

A. The city council finds that the federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation in their land use and zoning regulations and practices when such accommodation may be necessary to afford individuals with disabilities an equal opportunity to housing.

B. The Attorney General of the State of California has recommended that cities and counties implement fair housing reasonable accommodation procedures for making land use and zoning determinations concerning individuals with disabilities to further the development of housing for individuals with disabilities.

C. A fair housing reasonable accommodation procedure for individuals with disabilities and developers of housing for individuals with disabilities to seek relief in the application of land use, zoning, and building regulations, policies, practices, and procedures will further the city's compliance with federal and state fair housing laws and provide greater opportunities for the development of critically needed housing for individuals with disabilities.

17.100.030 Applicability.

A. Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices, and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities.

B. An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

C. A request for reasonable accommodation may be made by any individual(s) with a disability, their representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning, or building regulation, policy, practice, or procedure acts as a barrier to fair housing opportunities.

17.100.040 Notice to the public of availability of accommodation process.

Notice of the availability of reasonable accommodation shall be prominently displayed at city hall, advising the public of the availability of the procedure for eligible individuals. Forms for requesting reasonable accommodation shall be available to the public at city hall.

17.100.050 Requesting reasonable accommodation.

A. In order to make housing available to an individual with a disability, any eligible person as defined in Section 17.100.030 (Applicability) may request a reasonable accommodation in land use, zoning, and building regulations, policies, practices, and procedures.

B. Requests for reasonable accommodation shall be in writing and provide the following information:

1. Name and address of the individual(s) requesting reasonable accommodation;
2. Name and address of the property owner(s);
3. Address of the property for which accommodation is requested;
4. Description of the requested accommodation and the regulation(s), policy, or procedure for which accommodation is sought; and
5. Reason that the requested accommodation may be necessary for the individual(s) with the disability to use and enjoy the dwelling.

C. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

D. A request for reasonable accommodation in regulations, policies, practices, and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.

E. If an individual needs assistance in making the request for reasonable accommodation, the city will provide assistance to ensure that the process is accessible.

17.100.060 Reviewing authority.

A. Where no approval is sought other than the request for reasonable accommodation, requests shall be reviewed by the city clerk or their designee using the criteria set forth in Section 17.100.070 (Required findings).

1. The city clerk or their designee shall issue a written decision on a request for reasonable accommodation within thirty (30) days of the date of the application and may either grant, grant with modifications, or deny a request for reasonable

accommodation in accordance with the required findings set forth in Section 17.100.070.

2. If necessary to reach a determination on the request for reasonable accommodation, the city clerk or their designee may request further information from the applicant consistent with fair housing laws, specifying in detail the information that is required. In the event that a request for additional information is made, the thirty (30)-day period to issue a decision is stayed until the applicant responds to the request.

B. Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application.

17.100.070 Required findings.

The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors:

A. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;

B. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;

C. Whether the requested accommodation would impose an undue financial or administrative burden on the city; and

D. Whether the requested accommodation would require a fundamental alteration in the nature of the city's land use and zoning or building program.

17.100.080 Written decision on the request for reasonable accommodation.

A. The written decision on the request for reasonable accommodation shall explain in detail the basis of the decision, including the reviewing authority's findings on the criteria set forth in Section 17.100.070 (Required findings). All written decisions shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeals process as set forth below. The notice of decision shall be sent to the applicant by certified mail.

B. The written decision of the reviewing authority shall be final unless an applicant appeals it to the city council in compliance with Chapter 17.120 (Hearings and Appeals).

C. If the reviewing authority fails to render a written decision on the request for reasonable accommodation within the thirty (30)-day time period allotted by Section 17.100.060 (Reviewing authority), the request shall be deemed granted.

D. While a request for reasonable accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

17.100.090 Appeals

A. Within thirty (30) days of the date of the reviewing authority's written decision, an applicant may appeal an adverse decision. Appeals from the adverse decision shall be made in writing.

B. If an individual needs assistance in filing an appeal on an adverse decision, the city will provide assistance to ensure that the appeals process is accessible.

C. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

D. Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available.

CHAPTER 17.104
RESIDENTIAL DENSITY BONUSES

Sections:

17.104.010 Purpose.
17.104.020 Definitions.
17.104.030 Application requirements.
17.104.040 Application review process.
17.104.050 Density bonus agreement.
17.104.060 Density bonus calculations.
17.104.070 Development standards.
17.104.080 Density bonus for commercial development.
17.104.090 Interpretation.

17.104.010 Purpose.

In accordance with California Government Code Sections 65915, et seq., this chapter specifies how compliance with State Density Bonus Law will be implemented. Specifically, the purpose of this chapter is to provide density bonuses, incentives, concessions, and waivers of development standards for the production of housing for very low-, low-, and moderate-income households, senior households, provision of daycare facilities, student housing, and donations of land, and for other housing types as provided by state law. In enacting this chapter, it is also the intent of the city to implement the goals and policies of the housing element of the general plan.

17.104.020 Definitions.

The definitions found in State Density Bonus Law shall apply to the terms contained in this chapter. "Incentives" include "concessions" as defined in State Density Bonus Law.

17.104.030 Application requirements.

A. An applicant for a "housing development" as defined in State Density Bonus Law shall be eligible for a density bonus and other regulatory benefits that are provided by State Density Bonus Law when the applicant seeks and agrees to provide housing as specified in Government Code Section 65915(b), (c), (f), (g), (h) and (v), or in Government Code Section 65195.5, or successor provisions. The density bonus calculations shall be made in accordance with State Density Bonus Law.

B. The granting of a density bonus, incentive, or concession, pursuant to this chapter, shall not be interpreted, in and of itself, to require a general plan amendment, development code amendment, zone change, other discretionary approval, or the waiver of a city ordinance or provisions of a city ordinance unrelated to development standards.

C. All requests for density bonuses, incentives, parking reductions, and waivers for a housing development shall be filed with and on a form provided by the city clerk, or their designee, concurrently with the filing of the planning application for the first discretionary or ministerial permit required for the housing development, whichever permit is earliest. The applicant shall be informed whether the application is complete consistent with Government Code Section 65943.

D. The application shall include the required fee and the following minimum information:

   1. For a requested density bonus.

a. Summary table showing the maximum number of dwelling units permitted by the zoning and general plan excluding any density bonus units, proposed affordable units by income level, proposed bonus percentage, number of density bonus units proposed, total number of dwelling units proposed on the site, and resulting density in units per acre.

b. Subparagraph of Government Code Section 65915(b)(1) under which the housing development qualifies for a density bonus and reasonable documentation demonstrating that the housing development is eligible for a bonus under that subparagraph.

c. Where the housing development is seeking an additional bonus, the subparagraph of Government Code Section 65915(v)(1) under which the housing development qualifies for an additional density bonus and reasonable documentation demonstrating that the housing development is eligible for the additional bonus under that subparagraph.

d. A tentative map or preliminary site plan, drawn to scale, showing the number and location of all proposed units, designating the location of proposed affordable units and density bonus units.

e. The zoning and general plan designations and assessor's parcel number(s) of the housing development site.

f. A description of all dwelling units existing on the site in the five-year period preceding the date of submittal of the application and identification of any units rented in the five-year period; subject to any form of rent control through a public entity's valid exercise of its police power; or subject to a recorded covenant ordinance, or law restricting rents to levels affordable to households of lower or very low income.

g. If dwelling units on the site are currently rented, income and household size of all residents of currently occupied units, if known. If any dwelling units on the site were rented in the five-year period but are not currently rented, the income and household size of residents occupying the dwelling units when the site contained the maximum number of dwelling units, if known.

h. The phasing of the construction of the affordable housing units in relation to the nonrestricted units in the housing development.

i. A marketing plan for the affordable housing units, as well as an explanation of the methods to be used to verify tenant and/or buyer incomes and to maintain affordability of the affordable housing units.

j. If a density bonus is requested for a land donation, the location of the land to be dedicated, proof of site control, and reasonable documentation that each of the requirements included in Government Code Section 65915 (g) can be met.

2. Requested incentives. Incentives are those defined by State Density Bonus Law. The number of incentives that may be requested shall be based upon the number the applicant is entitled to pursuant to State Density Bonus Law. The application shall include the following minimum information for each incentive requested, shown on a site plan (if appropriate):

   a. The city's usual regulation and the requested regulatory incentive or concession.

b. Except where mixed-use zoning is proposed as a concession or incentive, reasonable documentation to show that any requested incentive will result in identifiable and actual cost reductions to provide for affordable housing costs or rents.

c. If approval of mixed-use zoning is proposed, reasonable documentation that nonresidential land uses will reduce the costs of the housing development, that the nonresidential land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing development will be located, and that mixed-use zoning will provide for affordable housing costs and rents.

3. Requested waivers. For each waiver requested, the applicant shall include, shown on a site plan, and shown for each existing or proposed parcel (if applicable), the city's required development standard and the requested development standard.

4. Parking reductions. If a housing development is eligible for a density bonus pursuant to State Density Bonus Law, the applicant may request an on-site vehicular parking ratio specified in Government Code Section 65915(p). An applicant may request this parking reduction in addition to the incentives and waivers permitted by paragraphs (2) and (3) of this subsection. The application shall include a table showing parking required by the zoning regulations, parking proposed under State Density Bonus Law, the statute under which the project qualifies for the parking reduction, and reasonable documentation that the project is eligible for the requested parking reduction.

5. Density bonus or incentive for a childcare facility in a housing development. The application shall include reasonable documentation that all of the requirements included in Government Code Section 65915(h) can be met.

6. Density bonus or incentive for a condominium conversion. The application shall include reasonable documentation that all of the requirements included in Government Code Section 65915.5 can be met.

17.104.040 Application review process.

A. All requests under State Density Bonus Law shall be part of the planning application and shall be applied for, reviewed, and acted upon concurrently with the planning application by the city council, within the timelines prescribed by California Government Code Section 65950 et seq. or other statute.

B. To ensure that an application for a housing development conforms with the provisions of State Density Bonus Law, the staff report presented to the city council shall state whether the application conforms to the following requirements of State Density Bonus Law, as applicable:

1. The housing development provides the housing required by State Density Bonus Law to be eligible for a density bonus and any incentives, parking reduction, or waivers requested, including housing required to replace units rented or formerly rented to very low- and low-income households as required by California Government Code Section 65915(c)(3).

2. If applicable, the housing development provides the housing required by State Density Bonus law to be eligible for an additional density bonus under Government Code Section 65915(v)(1).

3. If an incentive is requested, reasonable documentation has been presented showing that any requested incentive will result in identifiable and actual cost reductions to provide for affordable housing or costs or rents; except that, if a mixed-use development is requested, the application must instead meet all of the requirements of Government Code Section 65915(k)(2).

4. If a waiver is requested, the development standards for which a waiver is requested would have the effect of physically precluding the construction of the housing development at the densities or with the incentives permitted.

5. The housing development is eligible for any requested parking reductions under Government Code Section 65915(p) or other statute.

6. If the density bonus is based all or in part on donation of land, the requirements of Government Code Section 65915(g) have been met.

7. If the density bonus or incentive is based all or in part on the inclusion of a childcare facility or condominium conversion, the requirements included in Government Code Section 65915(h) or 65915.5, as appropriate, have been met.

C. The city council shall grant an incentive requested by the applicant unless it makes a written finding, based upon substantial evidence, of any of the following:

1. The proposed incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5; or for affordable rents, as defined in Health and Safety Code Section 50053; or

2. The proposed incentive would be contrary to state or federal law; or

3. The proposed incentive would have a specific, adverse impact upon the public health or safety or on any real property that is listed in the California Register of Historic Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the housing development unaffordable to low- and moderate-income households. For the purpose of this subsection, "specific, adverse impact" means a significant, quantifiable, direct and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application for the housing development was deemed complete as defined in Government Code Section 65589.5.

D. The city council shall grant the waiver of development standards requested by the applicant unless it makes a written finding, based upon substantial evidence, of any of the following:

1. The proposed waiver would be contrary to state or federal law; or

2. The proposed waiver would have an adverse impact on any real property listed in the California Register of Historic Resources; or

3. The proposed waiver would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the housing development unaffordable to low- and moderate-income households. For the purpose of this subsection, "specific, adverse impact" means a significant, quantifiable, direct and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application for the housing development was deemed complete as defined in Government Code Section 65589.5.

E. If a childcare center complies with the requirements of Government Code Section 65915(h), the city council may deny a density bonus or incentive that is based on the provision of childcare facilities only if it makes a written finding, based on substantial evidence, that the city already has adequate childcare facilities.

F. A request for minor modification of an approved density bonus housing plan may be granted by the city clerk, or their designee, if the modification substantially complies with the original density bonus housing plan and conditions of approval. Other modifications to the density bonus housing plan shall be processed in the same manner as the original plan.

17.104.050 Density bonus agreement.

A. If a density bonus, incentive, parking reduction, or waiver is approved pursuant to this chapter, the applicant shall enter into a binding affordable housing agreement or restrictive covenant, as described below, with the city, which sets forth the conditions and guidelines to be met in the implementation of State Density Bonus Law and that ensures compliance with all of the provisions of this chapter. The agreement will also establish specific compliance standards and remedies available to the city upon failure by the applicant to comply with State Density Bonus Law, this chapter, or the affordable housing agreement.

B. For rental projects, the applicant shall enter into an affordable housing agreement with the city, running with the land, in a form approved by the city attorney, to be executed by the city clerk, or their designee. The agreement shall require the continued affordability of all rental units that qualified the applicant for the receipt of the density bonus, incentive, waiver, or parking reduction for a minimum of fifty-five (55) years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program; shall identify the type, size and location of each affordable unit; shall specify the eligible occupants; shall specify phasing of the affordable units in relation to the market-rate units; and shall contain other relevant provisions approved by the city attorney. Rents for the lower income density bonus units shall be set at an affordable rent as defined in State Density Bonus Law.

C. For for-sale projects, the applicant shall enter into an affordable housing agreement with the city, running with the land, in a form approved by the city attorney, to be executed by the city clerk, or their designee. The affordable housing agreement shall require that, the initial purchasers of those for-sale units that qualified the applicant for the receipt of the density bonus, incentive, waiver, or parking reduction are persons and families of lower or moderate income, as applicable, or if any for-sale unit is not purchased by an income-qualified household within one-hundred eighty (180) days after the issuance of the certificate of occupancy, then the unit(s) must be sold pursuant to a contract that satisfies the requirements of Revenue and Taxation Code Section 402.1(a)(10) to a qualified non-profit housing corporation as defined in State Density Bonus Law and that the units are offered at an affordable housing cost, as that cost is defined in Health and Safety Code Section 50052.5; and shall contain other relevant provisions approved by the city attorney. The city shall enforce an equity sharing agreement consistent with State Density Bonus Law unless it is in conflict with the requirements of another public funding source or law.

D. Where a density bonus, waiver or parking reduction is provided for a market-rate senior housing development, the applicant shall enter into a restrictive covenant with the city, running with the land, in a form approved by the city attorney, to be executed by the city clerk, or their designee, to require the housing development to be operated as "housing for older persons" consistent with state and federal fair housing laws.

E. The executed affordable housing agreement shall be recorded against the housing development prior to final or parcel map approval, or, where a map is not being processed, prior to issuance of building permits for the housing development, whichever is earliest. The affordable housing agreement shall be binding on all future owners and successors in interest.

17.104.060 Density bonus calculations.

A. In determining the total number of units to be granted, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.

B. When calculating the number of affordable units needed to qualify for a given density bonus, any fractions of affordable dwelling units shall be rounded up to the next whole number.

C. Except where a housing development is eligible for an additional bonus pursuant to Government Code Section 65915(v), each housing development is entitled to only one density bonus. If a housing development qualifies for a density bonus under more than one category, the applicant shall identify the category under which the density bonus is requested to be granted.

D. In determining the number of affordable units required to qualify a housing development for a density bonus pursuant to State Density Bonus Law, units added by a density bonus are not included in the calculations. Any on-site units that satisfy inclusionary housing requirements adopted by the city and which are required to be constructed concurrently with the housing development may qualify the housing development for a density bonus if those units meet the requirements of State Density Bonus Law. Payment of fees in lieu of providing affordable units does not qualify a housing development for a density bonus.

E. The applicant may elect to accept a lesser percentage of density bonus than the housing development is entitled to, or no density bonus, but no reduction will be permitted in the percentages of affordable units required by State Density Bonus Law. Regardless of the number of affordable units, no housing development shall be entitled to a density bonus greater than what is authorized under State Density Bonus Law.

F. Nothing in this chapter requires the provision of direct financial incentives from the city for the housing development, including, but not limited to, the provision of financial subsidies, publicly owned land, fee waivers, or waiver of dedication requirements. The city, at its sole discretion, may choose to provide such direct financial incentives.

17.104.070 Development standards.

A. Building permits and final inspections or certificates of occupancy shall be issued concurrently for the market rate units and for any affordable units that qualified the project for a density bonus, incentive, waiver, or parking reduction, so that the affordable units comprise the required percentage of total units.

B. Affordable units shall be comparable in exterior appearance and overall quality of construction to market rate units in the same housing development. Interior finishes and amenities may differ from those provided in the market rate units, but neither the workmanship nor the products may be of substandard or inferior quality as determined by the city.

C. To comply with fair housing laws, the affordable units shall contain the same proportional mix of bedroom sizes as the market-rate units. In mixed-income buildings, the occupants

of the affordable units shall have the same access to the common entrances and to the common areas, parking, and amenities of the project as the occupants of the market-rate housing units, and the affordable units shall be located throughout the building and not isolated on one floor or to an area on a specific floor.

17.104.080 Density bonus for commercial development.

A. The following definitions shall apply to this section:

1. "Commercial development" means a development project for nonresidential and nonindustrial uses.

2. "Commercial development bonus" means modification of development standards mutually agreed upon by the city and a commercial developer and provided to a commercial development eligible for such a bonus under subdivision (C). Examples of a commercial development bonus include an increase in floor area ratio, increased building height, or reduced parking.

3. "Partnered housing agreement" means an agreement approved by the city between a commercial developer and a housing developer identifying how the commercial development will provide housing available at an affordable ownership cost or affordable rent consisted with subdivision (C). A partnered housing agreement may consist of the formation of a partnership, limited liability company, corporation, or other entity recognized by the state in which the commercial developer and the housing developer are each partners, members, shareholders, or other participants, or a contract between the commercial developer and the housing developer for the development of both the commercial developer and the housing development.

B. When an applicant proposes to construct a commercial development and has entered into a partnered housing agreement approved by the city, the city shall grant a commercial development bonus mutually agreed upon by the developer and the city. The commercial development bonus shall not include a reduction or waiver in fees imposed on the commercial development to provide for affordable housing.

C. The partnered housing agreement shall include all of the following provisions:

1. The housing development shall be located either: (a) on the site of the commercial development; or (b) on a site within the city that is within one-half mile of a major transit stop, as defined in Public Resources Code Section 21155, and is in close proximity to public amenities, including schools and employment centers.

2. At least thirty percent (30%) of the total units in the housing development shall be made available at an affordable ownership cost or affordable rent to low-income households, or at least fifteen percent (15%) of the total units in the housing development shall be made available at an affordable ownership cost or affordable rent to very low-income households.

3. The commercial development must agree either to directly build the affordable housing units, donate a site consistent with the requirements of Government Code Section 65915(g) for the development of the affordable housing units, or make a cash payment to the housing developer for the development of the affordable housing units.

D. An approved partnered housing agreement shall be described in the Housing Element annual report as required by Government Code Section 65915.7(k).

17.104.090 Interpretation.

If any portion of this chapter conflicts with State Density Bonus Law or other applicable state law, state law shall supersede this chapter. Any ambiguities in this chapter shall be interpreted to be consistent with State Density Bonus Law. Statutory references in this ordinance include successor provisions.

CHAPTER 17.108
OBJECTIVE DESIGN STANDARDS

Sections:

17.108.010 Purpose.
17.108.020 Applicability.
17.108.030 Approval authority.
17.108.040 Objective design standards.

17.108.010 Purpose.

The objective design standards set forth in this chapter supplement the development standards in this title and serve as minimum requirements for multifamily residential development and mixed-use development that contains residential uses.

17.108.020 Applicability.

These standards are mandatory for any qualifying residential project that requests streamlined processing and ministerial approval pursuant to state law provisions that reference objective design standards. Qualifying residential projects are those that comply with Government Code Section 65913.4(a).

Section 65913.4(a)(2)(C) provides that Section 65913.4 applies to areas within a jurisdiction that are zoned for residential use or residential mixed-use development or have a general plan designation that allows residential use or a mix of residential and nonresidential uses, and at least two-thirds of the square footage of the development is designated for residential use. As such, these objective design standards apply to developments meeting these requirements within the following zoning districts: R-R, R-1-10, R-1-12, R-2, R-3, M-H, and T-C. Section 65913.4(a)(1) defines a multifamily development as a development that contains two (2) or more residential units.

17.108.030 Approval authority.

The city clerk or designee shall use the objective design standards set forth in this chapter to approve developments that meet all of the criteria set forth in Government Code Section 65913.4.

17.108.040 Objective design standards.

A. Site Standards.

1. Street connectivity.

    a. External Connectivity. Streets within any proposed subdivision or development site shall be aligned with existing and planned streets in adjacent neighborhoods so as to create a continuous street pattern. All streets, alleys, and pedestrian pathways in any subdivision or development site shall connect to other streets and to existing and planned streets outside the proposed subdivision or development.

    b. Internal connectivity. New streets must form a continuous and linked vehicular and pedestrian network within the development.

c. Cul-de-sacs and dead-end streets. Any cul-de-sac or other dead-end street longer than three hundred (300) feet shall be connected to other streets by a pedestrian path.

d. No gates/barriers. Automobile and pedestrian access points into multifamily residential developments shall not be gated or closed off to the public.

e. Block length/mid-block pedestrian connections. Blocks shall not exceed six hundred (600) feet in length, measured from street centerline to street centerline, unless mid-block pedestrian connections are provided at intervals of no more than three hundred fifty (350) feet apart. Such pedestrian connections shall include a walkway at least ten (10) feet wide.

2. Parking required.

a. Pursuant to Government Code Section 65913.4(e), no parking shall be required for those developments located within one-half (0.5) mile of public transit or within a designated historic district.

b. Pursuant to Government Code Section 65913.4(e), the maximum required parking shall be one (1) space per dwelling unit. A carport or enclosed garage is optional.

3. Parking location, design, and access.

a. All parking areas shall have adequate ingress and egress to and from a street or alley. Sufficient room for turning and maneuvering vehicles shall be provided on the site. Barriers shall be provided where deemed necessary by the city to protect property.

b. Entrances and exits to parking lots and other parking facilities shall be provided at locations approved by the city engineer.

c. The parking area, aisles, and access drives shall be constructed with a minimum of six (6)-inch base and a double chip and seal to provide a durable, dustless surface, and shall be graded and drained to dispose of surface water, with the design and specifications for such work approved by the city engineer.

d. The use of cluster parking spaces into small parking areas, dispersed around the site, to avoid large paved expanses is required.

e. All parking lots shall include appropriately striped spaces for standard and compact cars as well as accessible spaces.

f. No parking is allowed in setback areas along project boundaries.

g. A separation of pedestrian and automobile traffic paths is required to minimize conflict areas for safety.

h. Walkways to connect parking lots to building entrances shall be provided. Landscaping, lighting, and paving shall be used to define walkways.

4. Parking lot lighting.

a. Light fixture design shall be compatible with the design and the use of the principal structure on the site. Light fixtures shall be equipped with appropriate reflectors and shielded to prevent illumination of the adjacent properties.

b. Incorporate placement of light fixtures into the landscape scheme of the project. Show location and type of all exterior lights on the landscape plans.

c. Height of any light poles shall be appropriate for the project and surrounding environment. Height of the light poles shall not exceed that of the main building.

d. Use bollard type luminaries, maximum of eight (8) feet high for pedestrian areas.

e. Shield light sources to prevent any glare or direct illumination on public streets, adjacent properties, or highways.

f. All area lights shall be energy efficient type (LED, High Pressure Sodium, or equivalent).

g. All on-site pedestrian and automobile traffic areas shall be illuminated for safety and security.

5. Onsite open space and outdoor recreation areas.

a. On each multifamily development of five (5) units or more, the open space requirements pursuant to Section 17.76.090 (Open space requirements for multifamily developments) shall be met.

b. In addition to those standards in Section 17.76.090, any multifamily project of fifteen (15) or more units shall provide a recreation area that complies with the following:

i. A defined and fenced recreation area which may include fixed play equipment, pools, ball courts, and similar facilities.

ii. The recreation area shall not be less than five hundred (500) square feet, or twenty-five (25) square feet per dwelling unit, whichever is greater.

iii. The recreation area shall be visible from more than one (1) dwelling unit within the project.

iv. The recreation area shall be protected from any adjacent streets or parking lots with a fence or other barrier at least four (4) feet in height.

c. Exemptions. The recreation area requirement shall not apply to any development that is:

i. Located within five hundred (500) feet of a public park; or

ii. Age-restricted to senior citizens.

d. For minimum setback requirements, refer to the zoning district.

6. Landscaping.

a. At a minimum, the following landscaping is required:

i. All areas not occupied by parking, driveways, pedestrian walkways, recreation areas, buildings, structures, and hardscape shall be landscaped.

ii. The required front yard shall be landscaped and not used for parking. The only area not landscaped within the required front yard is the driveway access to the required parking area, which shall not exceed twenty-five (25) feet in width.

iii. Landscaping within the front setback area shall include one (1) fifteen (15)-gallon size tree for each fifty (50) feet of frontage, and at least one (1) one (1)-gallon sized shrub for each five (5) feet of frontage.

iv. In addition to the required trees and shrubs, the landscaped area may also be planted with lawn or ground cover plants. Other decorative, non-plant ground covers may be used as long as they do not exceed twenty-five (25) percent of the landscaped area.

v. Parking lot landscaping shall be provided to enhance sites and building parking areas in compliance with subsection (C) of Section 17.60.090 (Design, construction, and maintenance standards).

vi. Where landscaping is provided, adequate irrigation and maintenance thereof shall be provided, including replacement of dead trees, shrubs, vines, or other ground cover required pursuant to this section.

7. Fencing.

a. All fences shall comply with Section 17.76.120 (Fences, walls, hedges, and screen planting).

b. Any perimeter fencing utilized along a public street shall be constructed of decorative iron, pre-painted welded steel, vinyl, or wood picket material.

c. Fences and walls shall be compatible in style and material with the main structures on a site.

d. To avoid the monotony of long, solid walls and fences around the perimeter of projects, variation in height and depth is encouraged.

e. Barbed wire and chain link fencing is prohibited.

f. Fences and walls used for noise control shall be made of materials most suited for noise reduction and which minimize reflective sound.

g. Security fencing and gates shall be of an open type to allow for maximum visibility of the secured area. Wrought iron and cast-iron fences are recommended for security fences and gates for all uses.

8. Refuse containers. Provide dumpsters for garbage collection and containers for recycling within a screened enclosure design specifically for that use pursuant to Section 17.76.230 (Trash and recycling enclosures).

B. Building Design Standards.

1. Building mass and articulation.

a. Building length. Buildings shall not be less than twenty (20) feet or exceed two hundred (200) feet in width or length on any side.

b. Facade articulation. All building facades that face or will be visible from a public street shall include one (1) or more of the following treatments.

i. Exterior building walls shall vary in depth through a pattern of offsets, recesses, or projections.

ii. The building height shall be varied so that a portion of the building has a noticeable change in height; or roof forms are varied over different portions of the building through changes in pitch, plane, and orientation.

iii. The building facades shall incorporate details such as window trim, window recesses, cornices, belt courses, and other design elements.

c. Maximum building height. As established for the zoning district in which the development is located.

d. Vertical articulation for tall buildings. In buildings of three (3) or more stories, upper and lower stories shall be distinguished by incorporating one (1) or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified.

i. A change in facade materials, along with a change in plane at least one (1) inch in depth at the transition between the materials.

ii. A horizontal design feature such as a water table, belt course, or belly band.

iii. A base treatment at the ground floor consisting of a material such as stone, concrete masonry, or other material distinct from the remainder of the facade and projecting at least one (1) inch from the wall surface of the remainder of the building.

iv. Setting back the top floor(s) of the building at least five (5) feet from the remainder of the facade.

2. Facade transparency/limitation on blank walls.

a. At least twenty (20) percent of the area of each street-facing facade of a residential building must consist of windows, doors, or other openings. No wall that faces a sidewalk, pedestrian walkway, or publicly accessible outdoor space shall run in a continuous plane of more than thirty (30) feet without a window, door, or other opening.

3. Roofline.

a. Minimum roof slope: 3:12.

b. Minimum roof eave overhang. Twelve (12) inches.

4. Exterior theme.

a. Buildings shall carry the same theme on all elevations. For the purposes of this standard, a theme includes primary (non-accent) materials and colors.

b. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

5. Screening. All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings in accordance with Section 17.76.240 (Screening).

CHAPTER 17.112
SURFACE MINING AND RECLAMATION

Sections:

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17.112.010 Purpose and intent.

The city recognizes that the extraction of minerals is essential to the continued economic well-being of the city and to the needs of society and that the reclamation of mined lands is necessary to prevent or minimize adverse effects on the environment and to protect the public health and safety. The city also recognizes that surface mining takes place in diverse areas where the geologic, topographic, climatic, biological, and social conditions are significantly different and that reclamation operations and the specifications therefore may vary accordingly.

The purpose and intent of this chapter is to ensure the continued availability of important mineral resources, while regulating surface mining operations as required by California's Surface Mining and Reclamation Act of 1975 (Public Resources Code [PRC] Section 2710 et seq.), as amended, hereinafter referred to as "SMARA", PRC Section 2207 (relating to annual reporting requirements), and State Mining and Geology Board regulations (hereinafter referred to as "state regulations") for surface mining and reclamation practice (California Code of Regulations [CCR], Title 14, Division 2, Chapter 8, Subchapter 1, Section 3500 et seq.), to ensure that:

A. Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses.

B. The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.

C. Residual hazards to the public health and safety are eliminated.

17.112.020 Definitions.

The definitions set forth in this section shall govern the construction of this chapter.

"Area of regional significance" means an area designated by the State Mining and Geology Board (SMGB) which is known to contain a deposit of minerals, the extraction of which is judged to be

of prime importance in meeting future needs for minerals in a particular region of the State within which the minerals are located and which, if prematurely developed for alternate incompatible land uses, could result in the premature loss of minerals that are of more than local significance.

"Area of statewide significance" means an area designated by the SMGB which is known to contain a deposit of minerals, the extraction of which is judged to be of prime importance in meeting future needs for minerals in the state and which, if prematurely developed for alternate incompatible land uses, could result in the permanent loss of minerals that are of more than local or regional significance.

"Borrow pits" means excavations created by the surface mining of rock, unconsolidated geologic deposits or soil to provide material (borrow) for fill elsewhere.

"Compatible land uses" means land uses inherently compatible with mining and/or that require a minimum public or private investment in structures, land improvements, and which may allow mining because of the relative economic value of the land and its improvements. Examples of such uses may include, but shall not be limited to, very low density residential, geographically extensive but low impact industrial, recreational, agricultural, silvicultural, grazing, and open space.

"Haul road" means a road along which material is transported from the area of excavation to the processing plant or stockpile area of the surface mining operation.

"Idle" means an operator of a surface mining operation has curtailed production at the surface mining operation, with the intent to resume the surface mining operation at a future date, for a period of one (1) year or more by more than ninety (90) percent of its maximum annual mineral production within any of the last five (5) years during which an interim management plan has not been approved.

"Incompatible land uses" means land uses inherently incompatible with mining and/or that require public or private investment in structures, land improvements, and landscaping and that may prevent mining because of the greater economic value of the land and its improvements. Examples of such uses may include, but shall not be limited to, high density residential, low density residential with high unit value, public facilities, geographically limited but impact intensive industrial, and commercial.

"Mined lands" means the surface, subsurface, and ground water of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials or property which result from, or are used in, surface mining operations are located.

"Minerals" means any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum.

"Mining waste" means the residual of soil, rock, mineral, liquid, vegetation, equipment, machines, tools, or other materials or property directly resulting from, or displaced by, surface mining operations.

"Operator" means any person who is engaged in surface mining operations, or who contracts with others to conduct operations on their behalf, except a person who is engaged in surface mining operations as an employee with wages as their sole compensation.

"Permit" means any authorization from, or approval by, a lead agency, the absence of which would preclude surface mining operations.

"Reclamation" means the combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures.

"Stream bed skimming" means excavation of sand and gravel from stream bed deposits above the mean summer water level or stream bottom, whichever is higher.

"Surface mining operations" means all, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations include, but are not limited to, inplace distillation or retorting or leaching, the production and disposal of mining waste, prospecting and exploratory activities, borrow pitting, streambed skimming, and segregation and stockpiling of mined materials (and recovery of same).

"Vested rights" means a person shall be deemed to have vested rights if, prior to January 1, 1976, the person has, in good faith and in reliance upon a permit or other authorization, if the permit or other authorization was required, diligently commenced surface mining operations and incurred substantial liabilities for work and materials necessary for the surface mining operations. Expenses incurred in obtaining the enactment of an ordinance in relation to a particular operation or the issuance of a permit shall not be deemed liabilities for work or materials.

17.112.030 Incorporation by reference.

A. The provisions of SMARA (PRC Section 2710 et seq.), PRC Section 2207, and state regulations CCR Section 3500 et seq., as those provisions and regulations may be amended from time to time, are made a part of this chapter by reference with the same force and effect as if the provisions therein were specifically and fully set out herein, excepting that when the provisions of this chapter are more restrictive than correlative state provisions, this chapter shall prevail.

B. PRC Sections 2762, 2763 and 2764 and Chapter 14 California Code of Regulations Section 3676, and subsequent amendments regarding mineral classification studies and general plan resource management policies are incorporated into this chapter.

17.112.040 Applicability.

A. Except as provided in this chapter, no person shall conduct surface mining operations unless a permit, reclamation plan, and financial assurances for reclamation have first been approved by the city. Any applicable exemption from this requirement does not automatically exempt a project or activity from the application of other regulations, ordinances, or policies of the city, including but not limited to, the application of the California Environmental Quality Act ("CEQA", PRC, Division 13, Section 21000 et seq.), the requirement of site approvals or other permits, the payment of development impact fees, or the imposition of other dedications and exactions as may be permitted under the law. The provisions of this chapter shall apply to all lands within the city, public and private.

B. This chapter does not apply to any of the following activities, subject to the above-referenced exceptions:

    1. Excavations or grading conducted for farming.

2. Onsite excavation and onsite earthmoving activities which are an integral and necessary part of a construction project that are undertaken to prepare a site for construction of structures, landscaping, or other land improvements, including the related excavation, grading, compaction, or the creation of fills, road cuts, and embankments, whether or not surplus materials are exported from the site, subject to all of the following conditions:

    a. All required permits for the construction, landscaping, or related land improvements have been approved by a public agency in accordance with applicable provisions of state law and locally adopted plans and ordinances, including, but not limited to, CEQA.

    b. The city's approval of the construction project included consideration of the onsite excavation and onsite earthmoving activities pursuant to CEQA.

    c. The approved construction project is consistent with the general plan or zoning of the site.

    d. Surplus materials shall not be exported from the site unless and until actual construction work has commenced and shall cease if it is determined that construction activities have terminated, have been indefinitely suspended, or are no longer being actively pursued.

3. Operation of a mineral processing site, including associated onsite structures, equipment, machines, tools, or other materials, including the onsite stockpiling, crushing, screening, batching, and onsite recovery of mined materials, subject to all of the following conditions:

    a. The site is located on lands designated for industrial or commercial uses in the general plan.

    b. The site is located on lands zoned industrial or commercial or on lands appropriately zoned for mineral processing.

    c. None of the minerals being processed are extracted onsite.

    d. All reclamation work has been completed pursuant to the approved reclamation plan for any mineral extraction activities that occurred onsite after January 1, 1976.

4. Prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than one thousand (1,000) cubic yards in any one location of one (1) acre or less.

5. Surface mining operations that are required by federal law in order to protect a mining claim, if those operations are conducted solely for that purpose.

6. Any other surface mining operations that the State Mining and Geology Board determines to be of an infrequent nature and which involve only minor surface disturbances.

7. Surface mining operations and emergency excavations or grading conducted by the Department of Water Resources or the Reclamation Board as specified in PRC Section 2714.

8. Excavations or grading for the exclusive purpose of obtaining materials for roadbed construction and maintenance conducted in connection with timber operations or forest management on land owned by the same person or entity. This exemption is

limited to excavation and grading that is conducted adjacent to timber operation or forest management roads and shall not apply to onsite excavation or grading that occurs within one hundred (100) feet of a Class One watercourse or seventy-five (75) feet of a Class Two watercourse, or to excavation for materials that are, or have been, sold for commercial purposes.

a. This exemption shall be available only if slope stability and erosion are controlled in accordance CCR Sections 3704(f) and 3706(d) and, upon closure of the site, the person closing the site implements, where necessary, revegetation measures and post-closure uses in consultation with the Department of Forestry and Fire Protection.

9. Excavations, grading, or other earthmoving activities in an oil or gas field that are integral to and necessary for ongoing operations for the extraction of oil or gas as specified in PRC Section 2714.

17.112.050 Vested rights.

A. No person who obtained a vested right to conduct surface mining operations prior to January 1, 1976, shall be required to secure a permit to mine, so long as the vested right continues and as long as no substantial changes have been made in the operation except in accordance with SMARA, state regulations, and this chapter. Where a person with vested rights has continued surface mining in the same area subsequent to January 1, 1976, they shall obtain city approval of a reclamation plan covering the mined lands disturbed by such subsequent surface mining. In those cases where an overlap exists (in the horizontal and/or vertical sense) between pre- and post-SMARA mining, the reclamation plan shall call for reclamation proportional to that disturbance caused by the mining after the effective date of SMARA (January 1, 1976).

B. All other requirements of state law and this chapter shall apply to vested mining operations.

17.112.060 Use permits.

A use permit shall be required for a surface mining operation which is not determined to be vested. A use permit shall also be required for the expansion of a surface mining operation beyond the boundaries of the vested area.

17.112.070 Reclamation plans.

A. The city's review of reclamation plans is limited to whether the plan substantially meets the applicable requirements of this chapter and PRC Sections 2772, 2773, 2773.3, and Article 1 (commencing with Section 3500), Article 9 (commencing with Section 3700) of Subchapter 1 of Chapter 8 of Division 2 of Title 14 of the CCR, as applicable. Reclamation plans determined to substantially meet these requirements shall be approved by the city for purposes of this chapter.

B. The following standards shall apply to all reclamation plans:

1. The reclamation plan shall be applicable to a specific piece of property or properties, shall be based upon the character of the surrounding area and such characteristics of the property as type of overburden, soil stability, topography, geology, climate, stream characteristics, and principal mineral commodities, and reclamation plan, including topography, revegetation, and sediment and erosion control.

2. All reclamation plans shall be subject to the reclamation performance standards in 14 CCR Sections 3700 through 3713. These standards shall apply to each mining

operation, but only to the extent that they are consistent with the planned or actual subsequent use or uses of the mining site.

3. The city shall employ standards in compliance with state policy. The city may impose additional performance standards (conditions) developed either in review of individual projects, as warranted, or through the adoption of citywide performance standards.

C. The reclamation plan shall be filed with the city on a form provided by the city clerk, by any person who owns, leases, or otherwise controls or operates on all, or any portion of any, mined lands, and who plans to conduct surface mining operations thereon. The reclamation plan shall include the information and documents required under PRC Sections 2772, 2773, 2773.3, and Article 1 (commencing with Section 3500), Article 9 (commencing with Section 3700) of Subchapter 1 of Chapter 8 of Division 2 of Title 14 of the CCR, as applicable. The application shall also include environmental review information required under CEQA as prescribed by the city clerk or their designee.

1. Professional reports, documents, calculations, plans, specifications, maps, cross sections, boring or trench logs, and diagrams (documents hereafter) which must, under applicable law, regulation, or code, be prepared by or under the supervision of licensed professionals will not be accepted or considered unless at least one copy of said document bears an original signature, stamp impression or seal, and date affixed by the author in accordance with applicable law and regulation.

2. Unless otherwise directed or agreed in advance, all professionally prepared documents included in any application package submitted for formal decision maker action are to be in final form and must be signed, stamped or sealed, and dated in accordance with applicable law and regulation.

D. Reclamation plans shall be approved, conditionally approved, or denied in accordance with this chapter, including a public hearing, except where preempted by the PRC.

1. Reclamation plans determined not to substantially meet the requirements of this chapter, PRC Sections 2772, 2773, 2773.3, and Article 1 (commencing with Section 3500), Article 9 (commencing with Section 3700) of Subchapter 1 of Chapter 8 of Division 2 of Title 14 of the CCR, as applicable, shall be returned to the operator within sixty (60) days. The operator has sixty (60) days to revise the plan to address identified deficiencies, at which time the revised plan shall be returned to the city for review and approval of completeness.

2. Prior to city approval, reclamation plans shall be forwarded to the Department of Conservation and other state agencies as required under SMARA (PRC Section 2772.1). The city shall certify to the supervisor that the reclamation plan complies with the applicable requirements of PRC Sections 2772, 2773, 2773.3, and Article 1 (commencing with Section 3500), Article 9 (commencing with Section 3700) of Subchapter 1 of Chapter 8 of Division 2 of Title 14 of the CCR, as in effect at the time the reclamation plan is submitted to the supervisor for review (PRC Section 2772.1).

E. The decision on a reclamation plan may be appealed in accordance with Section 17.112.110 (Appeals).

F. Prior to approving a reclamation plan, the approving body shall make the following findings:

1. The project has been reviewed pursuant to CEQA, all adverse impacts related to the reclamation plan have been mitigated by the plan and/ or the recommended condition of approval, and the appropriate environmental determination has been adopted.

2. The reclamation plan complies with the requirements of the SMARA, specifically PRC Sections 2772 and 2773, and the reclamation standards specified in CCR, Title 14, Division 2, Chapter 8, Subchapter 1, Article 9, Sections 3700 through 3713.

3. The reclamation plan has been forwarded to the Department of Conservation as prescribed by this chapter and in accordance with PRC Section 2772.1, including all applicable documentation required for submission as outlined in PRC Section 2772.1.

4. The reclamation plan complies with the purpose, intent, and requirements of this chapter.

5. The proposed goal of reclamation is consistent with the general plan policies and zoning for the area.

G. If the surface mining operation for which a reclamation plan has been approved is not commenced within two (2) years of the approval date of the reclamation plan, the reclamation plan shall be null and void. An extension of time for one (1) additional year may be granted by the original approving body provided the operator submits a request prior to the expiration of the reclamation plan. Extension of time shall not be granted to extend the date of completion of the reclamation plan.

17.112.080 Modifications to reclamation plans.

A. Any person having an approved reclamation plan may file for an amendment of that reclamation plan as specified herein. Amendment applications shall be in the form specified by the city clerk. An amendment to an approved reclamation plan will be considered minor or major based on whether there is a substantial deviation from the approved reclamation plan. All proposed reclamation plan amendments shall be submitted to the Department of Conservation for concurrence that an amendment is a minor, non-substantial deviation from the approved plan, or for compliance review of a major, substantial deviation plan amendment. A major amendment shall be subject to the standard reclamation plan application fee and a minor amendment shall be subject to the minor amendment application fee.

B. Minor, Non-Substantial Deviation Reclamation Plan Amendments. Minor reclamation plan amendments may include any of the following if the city clerk and the Department of Conservation determine the amendment does not constitute a substantial deviation from the approved reclamation plan:

1. Modifications that involve minor changes, such as those that improve drainage, improve slope designs within the reclamation plan boundaries or improve re-vegetation success;

2. Modifications that adjust the reclamation boundaries to incorporate areas disturbed prior to January 1, 1976, or existing components of the mining operation that were established in accordance with all other city requirements;

3. Approval of interim management plans for idle mines pursuant to this chapter; or

4. Other modifications that the city clerk determines do not constitute a substantial deviation from the approved reclamation plan upon concurrence from the Department of Conservation.

C. The city clerk is the decision-making authority for non-substantial reclamation plan amendments. The city clerk's decision may be appealed to the city council pursuant to Section 17.120.020 (Appeals of administrative action).

D. Major, Substantial Deviation Reclamation Plan Amendments. A major reclamation plan amendment is any reclamation plan amendment that constitutes a substantial deviation from

the existing, approved reclamation plan under this section and SMARA. A substantial deviation shall be defined as a change or expansion to a surface mining operation that substantially affects the completion of the previously approved reclamation plan, or that changes the end use of the approved plan to the extent that the scope of the reclamation required for the surface mining operation is substantially changed. In determining whether a change or expansion constitutes a substantial deviation, the lead agency shall take into consideration the following factors:

1. A substantial increase in the disturbance of a surface area or in the maximum depth of mining;
2. A substantial extension of the termination date of the mining operation as set out in the approved reclamation plan;
3. Changes that would substantially affect the approved end use of the site as established in the reclamation plan;
4. The consistency of any proposed change to the operation with the previously adopted environmental determinations and one that would trigger a new environmental document;
5. Whether the change would trigger a substantial amendment to any approved use permit applicable to the mining activity; and/or
6. Any other changes that the lead agency deems substantial deviations as defined in this subsection.

E. The city council is the decision-making body for substantial deviation reclamation plan amendments.

17.112.090 Interim management plans.

A. Within ninety (90) days of a surface mining operation becoming idle, the operator shall submit to the city for review and approval, an interim management plan. The review and approval of an interim management plan shall not be considered a project for purposes of CEQA. The approved interim management plan shall be considered an amendment to the surface mining operation's approved reclamation plan. The interim management plan shall provide the measures that the operator will implement to maintain the site in compliance with SMARA, including all conditions of any applicable use permit and/or reclamation plan.

B. Prior to city approval, interim management plans shall be submitted for review by the Department of Conservation pursuant to Section 17.112.120 (State review).

C. The city clerk may approve an interim management plan without public notice or a public hearing if the city clerk determines that the interim management plan does not require any changes to the reclamation plan or conditions of approval and adequately describes the measures that will be implemented to maintain the mine in idle status while complying with SMARA and any applicable permit conditions. The decision of the city clerk may be appealed to the city council pursuant to Section 17.120.020 (Appeals of administrative action).

D. The interim management plan may remain in effect for a period not to exceed five (5) years, at which time the city shall do one of the following:

1. Renew the interim management plan for another period not to exceed five (5) years, if the city finds that the surface mining operator has complied fully with the interim management plan;

2. Require the operator to commence reclamation in accordance with the approved reclamation plan.

E. The financial assurances shall remain in effect during the period that the surface mining operation is idle. If the operation remains idle after the expiration of its interim management plan, reclamation shall commence in accordance with the approved reclamation plan.

F. Within forty-five (45) days of the receipt of the interim management plan, or a longer period mutually agreed upon by the city clerk and the operator, the city clerk or their designee shall review the interim management plan in accordance with this chapter, and if the interim management plan satisfies the requirements of this section, forward the plan to the Department of Conservation for comment. Otherwise, the city clerk or their designee shall notify the operator in writing of any deficiencies in the plan. The operator shall have thirty (30) days, or a longer period mutually agreed upon by the operator and the city clerk, to submit a revised plan.

G. The city clerk or their designee shall submit the interim management plan, including a revised interim management plan, to the Department of Conservation for review, and certify to the supervisor that the interim management plan is a complete submission and complies with the applicable requirements of this chapter and PRC, Division 2, Chapter 9, Section 2710 et seq., Article 1 (commencing with Section 3500) and Article 9 (commencing with Section 3700) of Subchapter 1 of Chapter 8 of Division 2 of Title 14 of the CCR.

H. The city clerk or their designee shall review and evaluate written comments received from the Department of Conservation relating to the interim management plan within a reasonable amount of time and respond to the supervisor in accordance with PRC Section 2770, including, but not limited to, providing the supervisor notice of an intended approval of the interim management plan.

I. The city clerk shall approve or deny the revised interim management plan within sixty (60) days of receipt of the Department of Conservation's comments or within ninety (90) days of submitting the interim management plan to the supervisor if no comments are received from the supervisor. If the city clerk denies the revised interim management plan, the operator may appeal that action to the city council, which shall schedule a public hearing within forty-five (45) days of the filing of the appeal, or any longer period mutually agreed upon by the operator and the city council.

J. Unless review of an interim management plan is pending before the city, or an appeal is pending before the city council, a surface mining operation which remains idle for more than one (1) year after becoming idle as defined in Section 2727.1 without obtaining approval of an interim management plan shall be considered abandoned and the operator shall commence and complete reclamation in accordance with the approved reclamation plan.

K. Any enforcement action which may be brought against a person for operating without an approved reclamation plan, financial assurance, or interim management plan, shall be held in abeyance pending review pursuant to PRC Section 2770 subdivision (b) or (h), or the resolution of an appeal filed with the State Mining and Geology Board pursuant to subdivision (e), or with the city council pursuant to subdivision (h) (PRC Section 2770(h)(1) through (6)).

17.112.100 Financial assurances.

A. The city's review of financial assurances is limited to whether the financial assurances substantially meet the applicable requirements of PRC Section 2773.1, Article 11 (commencing with Section 3800) of Subchapter 1 of Chapter 8 of Division 2 of Title 14 of the CCR, and this chapter. Financial assurances for reclamation shall be sufficient to perform

reclamation of lands remaining disturbed. Financial assurances determined to substantially meet these requirements shall be approved by the city for purposes of this chapter. Except as specified in PRC Section 2770(e), an appeal pursuant to PRC Section 2770(e) with regard to non-approval of financial assurances, and that appeal is pending before the State Mining and Geology Board, the continuation of the surface mining operation is prohibited until financial assurances for reclamation are approved by the city.

B. The city shall require financial assurances of each surface mining operation to ensure reclamation is performed in accordance with the surface mining operation's approved reclamation plan, as follows:

1. Financial assurances may take the form of surety bonds executed by an admitted surety insurer, as defined in subdivision (a) of Section 995.120 of the Code of Civil Procedure, irrevocable letters of credit, trust funds, or other forms of financial assurances specified by the State Mining and Geology Board pursuant to PRC Section 2773.1(e), which the city reasonably determines are adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan.

2. The financial assurances shall remain in effect for the duration of the surface mining operation and any additional period until reclamation is completed.

3. The amount of financial assurances cost estimate required of a surface mining operation for any one year shall be adjusted annually to account for new lands disturbed by surface mining operations, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan. An operator shall be required to replace an approved financial assurance mechanism to bond for the reclamation of the surface mining operation only if the financial assurance cost estimate identifies a need to increase the amount of the financial assurance mechanism.

4. Financial assurance cost estimates shall be submitted to the city for review on a form developed by the Department of Conservation and approved by the State Mining and Geology Board.

5. The financial assurances shall be made payable to the city and the Department of Conservation. A financial assurance mechanism shall not be released without the consent of the city clerk and the Department of Conservation. Financial assurances that were approved by the city prior to January 1, 1993, and were made payable to the state geologist shall be considered payable to the Department of Conservation for purposes of this chapter. However, if a surface mining operation has received approval of its financial assurances from a public agency other than the city, the city shall deem those financial assurances adequate for purposes of this section, or shall credit them toward fulfillment of the financial assurances required by this section, if they are made payable to the public agency, the city, and the Department of Conservation and otherwise meet the requirements of this section. In any event, if the city and one or more public agencies exercise jurisdiction over a surface mining operation, the total amount of financial assurances required by the city and the public agencies for any one year shall not exceed that amount which is necessary to perform reclamation of lands remaining disturbed. For purposes of this paragraph, a "public agency" may include a federal agency.

6. Estimates for financial assurances shall include descriptions of the tasks to be performed, identification of equipment, labor and materials requirements, definition of unit costs, total cost per task, total direct cost of reclamation, and administrative costs including costs of supervision, profit and overhead, contingencies and mobilization.

Additional required information may include a site plan showing the present limits of the disturbed area to be reclaimed, and other information necessary to verify the estimate.

7. In projecting the costs of financial assurances, it shall be assumed without prejudice or insinuation that the surface mining operation could be abandoned by the operator and, consequently, the city or state may need to contract with a third-party for reclamation of the site.

C. Financial assurances determined not to substantially meet the requirements of PRC Section 2773.1 shall be returned to the operator within sixty (60) days. The operator has sixty (60) days to revise the financial assurances to address identified deficiencies, at which time the revised financial assurances shall be returned to the city for review and approval of completeness.

D. Prior to city approval, financial assurances shall be forwarded to the Department of Conservation pursuant to Section 17.112.120 (State review) and PRC Section 2773.4.

E. The decision to approve financial assurances, both with respect to the form and amount thereof, shall be made by the city clerk. The financial assurance estimates shall be based on an approved reclamation plan. The city clerk's decision may be appealed in accordance with Section 17.112.110 (Appeals).

F. Financial assurances are not required of a surface mining operation, and shall be released, upon written notification by the city clerk and the Department of Conservation, which shall be forwarded to the operator and the institutions providing or holding the financial assurance mechanism, when reclamation has been completed in accordance with the approved reclamation plan. If a mining operation is sold or ownership is transferred to another person, the existing financial assurances shall remain in force and shall not be released by the city clerk and the Department of Conservation until new financial assurances are secured from the new owner and have been approved by the city in accordance with Section 2770, 2773.1, and 2773.4. Within ninety (90) days of the sale or transfer of a surface mining operation, the new operator shall submit an appropriate financial assurance mechanism, which may be the existing mechanism if the existing mechanism is payable in the event of the new operator's financial incapability or abandonment of the surface mining operation, that is subject to review by the city and the Department of Conservation pursuant to subdivision (e) of Section 2773.4. Within fifteen (15) days of the sale or transfer of a surface mining operation, the new operator shall sign a new statement of reclamation responsibility in accordance with paragraph (10) of subdivision (c) of Section 2772.

G. The city shall conduct a public hearing to determine if the operator is financially incapable of performing reclamation in accordance with the approved reclamation plan, or has abandoned the surface mining operation without completing reclamation. The city shall provide notice of the public hearing to the operator and the Department of Conservation at least thirty (30) days prior to the hearing.

H. If the city, following a public hearing, determines that the operator is financially incapable of performing reclamation in accordance with the approved reclamation plan, or has abandoned the surface mining operation without completing reclamation, the city clerk or their designee shall do all of the following:

1. Notify the operator by personal service or certified mail that the city intends to take appropriate action to forfeit the financial assurances and specify the reasons for so doing;

2. Allow the operator sixty (60) days to commence or cause the commencement of reclamation in accordance with its approved reclamation plan and require that reclamation be completed within the time limits specified in the approved reclamation plan or some other time period mutually agreed upon by the city and the operator;

3. Proceed to take appropriate action to require forfeiture of the financial assurances if the operator does not substantially comply with subsection (H)(2) of this section; and

4. Use the proceeds from the forfeited financial assurances to conduct and complete reclamation in accordance with the approved reclamation plan. If the surface mining operation cannot be reclaimed in accordance with its approved reclamation plan, or the financial assurance mechanisms are inadequate to reclaim in accordance with its approved reclamation plan, the city or Department of Conservation may use forfeited financial assurance mechanisms to reclaim or remediate mining disturbances as appropriate for the site conditions as determined by both the city and the supervisor. In no event shall the financial assurances be used for any other purpose. The operator is responsible for the costs of conducting and completing reclamation in accordance with the approved reclamation plan which are in excess of the proceeds from the forfeited financial assurances.

17.112.110 Appeals.

Decisions of the city clerk or their designee may be appealed to the city council within fifteen (15) calendar days of the decision by filing an appeal pursuant to Section 17.120.020 (Appeals of administrative action).

17.112.120 State review.

A. Prior to approving a surface mining operation's reclamation plan, interim management plan, financial assurances, including existing financial assurances reviewed by the city pursuant to PRC Section 2773.4 or any amendments, the city shall submit the plan, assurances, or amendments to the Department of Conservation for review.

B. Pursuant to PRC Section 2772.1 and PRC Section 2773.4(b) the Department of Conservation shall be given thirty (30) days to review the reclamation plan and fifteen (15) days to review the financial assurance, including any amendments, for completeness. Following the receipt of a complete reclamation plan submission, including any amendments, the supervisor shall be given thirty (30) days to comment. Following the receipt of a complete financial assurance submission, including any amendments, the supervisor shall be given forty-five (45) days to comment. For an interim management plan, the supervisor shall be given thirty (30) days to comment pursuant to PRC Section 2770(h)(4)(C). The city shall prepare a written response to the supervisor's comments describing the disposition of the major issues raised by the supervisor's comments, and submit the city's proposed response to the supervisor at least thirty (30) days prior to approval of the reclamation plan, plan amendment, interim management plan, financial assurance, or financial assurance amendment. The city's response to the supervisor's comments shall describe whether the city proposes to adopt the supervisor's comments to the reclamation plan, plan amendment, interim management plan or financial assurance, or financial assurance amendment. If the city does not propose to adopt the supervisor's comments, the city shall specify, in detail, why the city proposes not to adopt the comments. Copies of any written comments received and responses prepared by the city shall be forwarded to the operator. The city shall also give the supervisor at least thirty (30) days' notice of the time, place, and date of the hearing before the city council at which time the reclamation plan, plan amendment, financial assurance, or financial assurance

amendment is scheduled to be approved. If no hearing is required by this chapter or title or state law, then the city shall provide thirty (30) days' notice to the supervisor that it intends to approve the reclamation plan, plan amendment, interim management plan financial assurance, or financial assurance amendment. Within thirty (30) days following the approval of the reclamation plan or plan amendment, the city shall provide the supervisor notice of the approval. The city shall provide, as soon as practicable but no later than sixty (60) days after approval of the reclamation plan or plan amendment, certified copies of all maps, diagrams, or calculations, signed and sealed in accordance with PRC Section 2772.1(b)(7)(A) and PRC Section 2772.1(b)(7)(B), including all required documentation as outlined in said sections. The city shall send to the supervisor its final response to the supervisor's comments within thirty (30) days following its approval of the financial assurance or amendment during which period the department retains all powers, duties, and authorities of this chapter.

C. The city shall notify the Department of Conservation of the filing of an application for a permit to conduct surface mining operations within thirty (30) days of such an application being filed (and determined complete) with the city.

D. Whenever surface mining operations are proposed in the 100-year floodplain for any stream, as shown in Zone A of Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, and within one (1) mile upstream or downstream of any state highway bridge, the city shall notify the Department of Transportation that the application has been received. The Department of Transportation shall have a period of not more that forty-five (45) days to review and comment on the proposed surface mining operations with respect to any potential damage to the state highway bridge from the proposed surface mining operations. The city shall not issue or renew the permit until the Department of Transportation has submitted its comments or until forty-five (45) days from the date the application for the permit was submitted, whichever occurs first.

E. The city shall comply with the procedures and timeframes prescribed in PRC Section 2774.2.5 when submitting to the Department of Conservation for state review. If there is any conflict between the requirements of this section and SMARA, the requirements of SMARA shall govern.

17.112.130 Transferability.

A. Whenever one operator succeeds to the interest of another in any uncompleted surface mining operation by sale, assignment, transfer, conveyance, exchange, or other means, the successor shall be bound by the provisions of the approved reclamation plan and the provisions of this chapter.

B. Financial assurances provided by the operator's successor to the city and the Department of Conservation shall have been approved, and the financial assurance mechanism shall be in place prior to the continuation of surface mining operations.

17.112.140 Annual inspections and reports.

A. Surface mining operators shall forward an annual status report to the Department of Conservation and to the city on a date established by the supervisor upon forms furnished by the State Mining and Geology Board.

B. The city shall conduct an inspection of a surface mining operation in intervals of no more than twelve (12) months, solely to determine whether the surface mining operation is in compliance with this chapter. In no event shall the city inspect a surface mining operation less than once in any calendar year. The city may cause such an inspection to be conducted by a state-registered geologist, state-registered civil engineer, state-licensed landscape architect, or

state-registered forester, or a qualified city employee experienced in land reclamation and not previously employed by the mining operation in any capacity during the previous twelve (12) months. All inspections shall be conducted using a form developed by the Division of Mine Reclamation and approved by the State Mining and Geology Board. The operator shall be solely responsible for the reasonable cost of the inspection. The city shall provide a notice of completion of inspection to the supervisor within ninety (90) days of conducting the inspection. The notice shall contain a statement regarding the surface mine's compliance with this chapter, shall include a copy of the completed inspection form, and shall specify, as applicable, all of the following:

1. Aspects of the surface mining operations, if any, are inconsistent with this chapter but were corrected before the submission of the inspection form to the supervisor;
2. Aspects of the surface mining operation, if any, that were found to be inconsistent with this chapter but were not corrected before the submission of the inspection form to the supervisor;
3. A statement describing the city's intended response to any aspects of the surface mining operation found to be inconsistent with this chapter but were not corrected before the submission of the inspection form to the supervisor; and
4. A statement as to whether the surface mining operation is out of compliance with an order to comply or stipulated order to comply issued by the city.

C. If the surface mining operation has a review of its reclamation plan, financial assurances, or an interim management plan pending under subdivision (b) or (h) of Section 2770, or an appeal pending before the State Mining and Geology Board or the city council under subdivision (b) or (h) or Section 2770, the notice shall so indicate. The city shall forward to the operator a copy of the notice, a copy of the completed inspection form, and any supporting documentation, including, without limitation, any inspection report prepared by the geologist, civil engineer, landscape architect, or forester, or qualified city employee who conducted the inspection.

17.112.150 Record keeping.

A. The city shall establish and maintain in-house measures and procedures to ensure organized record keeping and monitoring of surface mining reclamation under its jurisdiction. The city shall forward a copy of each permit and approved reclamation plan and financial assurance instrument to the Department of Conservation.

B. Reclamation plans, reports, applications, and other documents submitted pursuant to this chapter are public records, unless it can be demonstrated to the satisfaction of the city that the release of that information, or part thereof, would reveal production, reserves, or rate of depletion entitled to protection as proprietary information. The city shall identify such proprietary information as a separate part of the application. Proprietary information shall be made available only to the Department of Conservation and to persons authorized in writing by the operator and by the owner.

C. A copy of all reclamation plans, reports, applications, and other documents submitted pursuant to this chapter shall be furnished to the Department of Conservation by the city on request.

17.112.160 Enforcement.

A. If the city clerk or their designee, based upon an annual inspection or otherwise confirmed by an inspection of the mining operation, determines that a surface mining operation is not in

compliance with SMARA, the approved reclamation plan, an interim management plan or the provisions of this chapter, then the city clerk may follow the enforcement procedures and remedies provided in PRC Section 2774.1 including issuance of a notice of violation and any subsequent order to comply and administrative penalties. Such enforcement procedures and remedies are non-exclusive and are in addition to any other procedure or remedy provided under the law.

B. An appeal of an order to comply without administrative penalties must be made to the city council in accordance with Section 17.112.110 (Appeals) except that the appeal may be lodged within thirty (30) days of the order. An appeal of an order setting administrative penalties must be made directly to the city council in accordance with Section 17.112.110 except that the appeal may be lodged within thirty (30) days of the order.

17.112.170 Fees.

The city council shall establish such fees as it deems necessary to cover the reasonable costs incurred in implementing this chapter and applicable state laws, including processing of applications, appeals, annual reports, inspections, monitoring, enforcement and compliance. Such fees shall be paid by the operator of the surface mining operation as required by the city at the time of filing of the reclamation plan application, modification to reclamation plan application, appeal, or time extension request, and at such other times as are determined by the city to be appropriate in order to ensure that all reasonable costs of implementing this chapter are borne by the mine operator.

CHAPTER 17.116
AMENDMENTS

Sections:

17.116.010 When made.
17.116.020 Initiation.
17.116.030 Public hearings.
17.116.040 Action by city council.

17.116.010 When made.

Subject to the approval of the city council, the regulations and districts established by this title, and the boundaries thereof, may be changed, amended, or altered, or any provision thereof may be changed, altered, or amended, and any property within the city may be rezoned, reclassified, or established whenever the public convenience, necessity, or general welfare require the same by following the procedure set forth in this chapter.

17.116.020 Initiation.

Any such change, amendment, alteration, rezoning, or establishment (singly or collectively referred to herein as an "amendment") may be initiated by the city council or city clerk, or by verified petition of one (1) or more owners of the property affected by the proposed amendment, which petition shall be filed and accompanied by a fee set by the city council.

17.116.030 Public hearings.

The city council shall hold a public hearing on any proposed amendment and shall give notice of the time and place of the hearings, as set forth in Section 17.120.010 (Notice required). Any such hearing may be continued from time to time.

17.116.040 Action by city council.

After notice has been given as provided in Section 17.120.010 (Notice required), the city council shall at a regular or special meeting or meetings publicly hear and consider the matter. Any such hearing may be continued from time to time. Within sixty (60) days after the conclusion of the hearing, the city council may amend, alter, adopt, or reject the amendment.

CHAPTER 17.120
HEARINGS AND APPEALS

Sections:

17.120.010 Notice required.
17.120.020 Appeals of administrative action.

17.120.010 Notice required.

A. Notice of any public hearing required under the terms of this title shall be given at least ten (10) days prior to the first hearing by at least one (1) publication in a newspaper of general circulation within the city, and by the U.S. Mail, postage prepaid, to all persons whose name and address appear on the latest adopted tax roll as owning property within a distance of not less than three hundred (300) feet from the exterior boundaries of the real property subject to the hearing. If there is no newspaper of general circulation, in lieu of publication, the public hearing notice shall be posted in three (3) public places in the city in accordance with Government Code Section 65090.

B. Notwithstanding subsection (A) of this section, if a proposed amendment pursuant to Chapter 17.120 (Amendments) affects the permitted uses of real property, notice of the hearing shall be given at least twenty (20) days prior to the first hearing.

C. Any defect or error appearing in such notice shall not divest the city council of jurisdiction nor invalidate any proceedings.

17.120.020 Appeals of administrative action.

A. All interpretations and decisions of the city staff authorized by this title are subject to appeal in writing to the city council. Appeals of any administrative interpretation or decision shall be made by filing a written appeal with the city clerk within ten (10) calendar days after rendition of the city staff's decision. Such appeal shall be accompanied by the applicable fee provided in the fee schedule currently in effect in the city.

B. The city council shall hear and decide on the appeal within forty-five (45) days of filing the appeal and shall make findings supporting their decision on the matter. The city council may reverse, set aside, affirm, amend, or modify the action of staff, provided that the actions of the council are consistent with the general plan and are in compliance with city code. The council may also refer said matter back to staff for additional consideration or to obtain additional information. The decision of the city council shall be final on all matters.

C. No building permit shall be issued in any case where a conditional use permit is required by the terms of this title until after the period allowed for appeal. In the event of an appeal no such permit shall be granted until the matter has been finally approved by the city council. Building permits issued pursuant to this chapter shall conform to the terms and conditions of the conditional use permit granted.

CHAPTER 17.124
ENFORCEMENT AND PENALTIES

Sections:

17.124.010 Officials and city employees to conform – Enforcement.
17.124.020 Penalty for violation.
17.124.030 Nuisance abatement.
17.124.040 Remedies cumulative.

17.124.010 Officials and city employees to conform – Enforcement.

All departments, officials, and public employees of the city vested with the duty or authority to issue permits or licenses shall conform to the provisions of this title, and shall issue no permit or license for uses, buildings, structures, or purposes in conflict with the provisions of this title; and any such permit or license issued in conflict therewith shall be null and void. It shall be the duty of the building inspector of the city to enforce the provisions of this title pertaining to the erection, construction, reconstruction, maintenance, moving, conversion, alteration, or addition to any building or structure. Any city official may refer any request for interpretation of this title to the city council.

17.124.020 Penalty for violation.

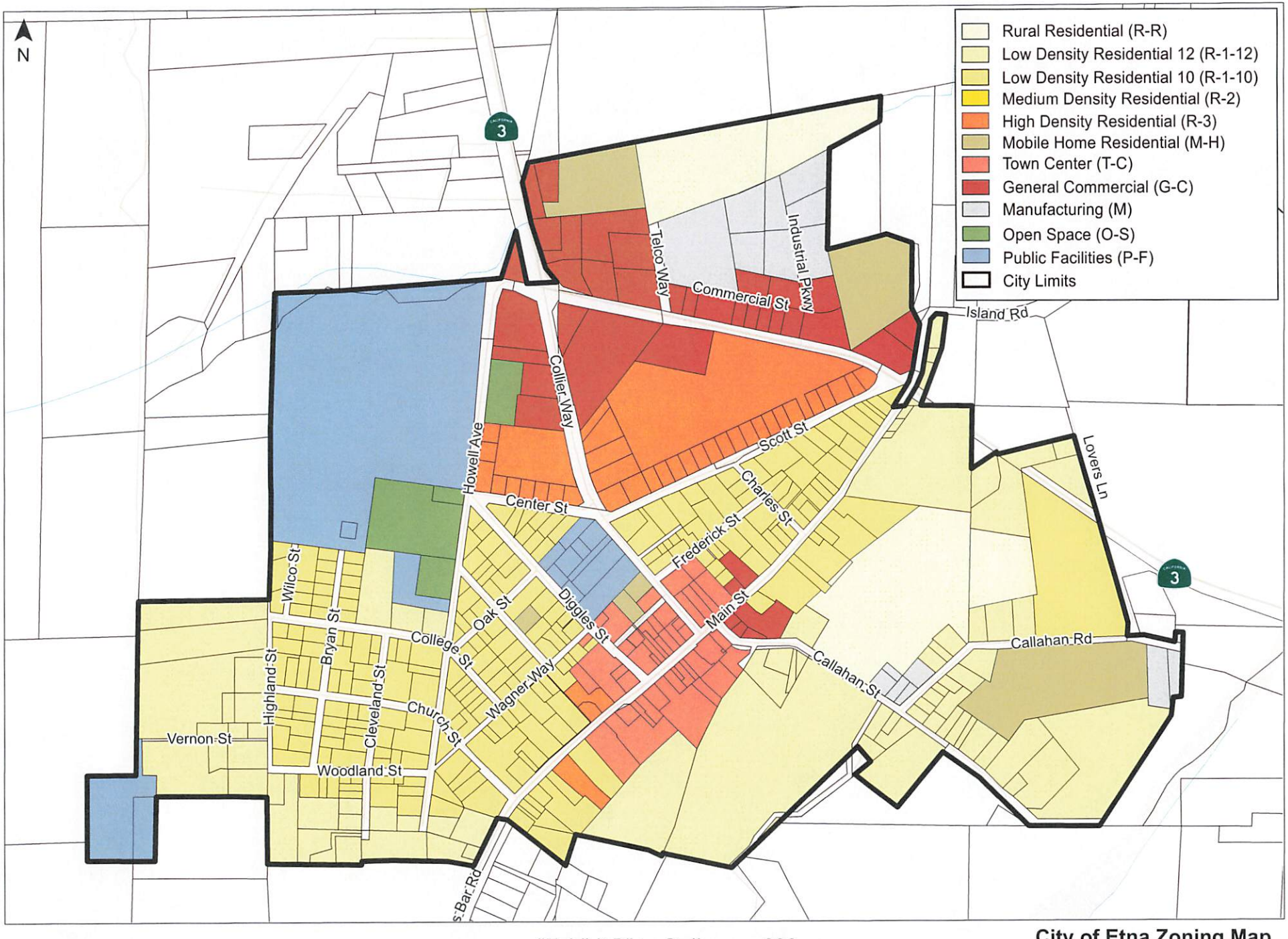
Any person, firm, or corporation, whether as principal, agent, employee, or otherwise, violating or causing the violation of any of the provisions of this title, is guilty of an infraction or misdemeanor, as determined by the code enforcement officer, and upon conviction thereof, shall be punishable by a fine of not more than five hundred dollars ($500.00) or by imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment. Such person, firm, or corporation shall be deemed to be guilty of a separate offense for each and every day during any portion of which any violation of this title is committed or continued by such person, firm, or corporation, and shall be punishable as provided in this section.

17.124.030 Nuisance abatement.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved, or maintained contrary to the provisions of this title, and any use of lands, buildings, or premises established or conducted thereon, operated or maintained contrary to the provisions of this title is unlawful and a public nuisance; and the city attorney shall, upon order of the city council, immediately commence action or proceedings for the abatement and removal and enjoinment thereof in the manner prescribed by law, and shall take such other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate and remove such buildings or structures, and restrain and enjoin any person, firm, or corporation from setting up, erecting, building, maintaining, or using any such building, structure, or land contrary to the provision of this title.

17.124.040 Remedies cumulative.

The remedies provided for herein shall be cumulative and not exclusive.



"Exhibit B" to Ordinance 230

City of Etna Zoning Map

ORDINANCE 230

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ETNA AMENDING TITLE 17, ZONING, OF THE ETNA MUNICIPAL CODE

WHEREAS, the City of Etna General Plan and Zoning Ordinance are key elements in the City's suite of regulations to promote coordinated and efficient development; and

WHEREAS, pursuant to Government Code Section 65860, a city's zoning ordinance must be consistent with its general plan; and

WHEREAS, on March 25, 2024, the City Council of the City of Etna adopted Resolution 2024-002, thereby updating the General Plan Housing Element for the 6th Cycle planning period; and

WHEREAS, on December 2, 2024, the City Council adopted Resolution 2024-019, thereby updating the General Plan Noise Element, Circulation Element, and Open Space & Conservation Element; and

WHEREAS, on November 24, 2025, the City Council adopted Resolution 2025-010, thereby updating the General Plan Introduction, Land Use Element, and Safety Element; and

WHEREAS, the City Council of the City of Etna desires to update Title 17, Zoning, of the Etna Municipal Code and the Zoning Map consistent with the City's General Plan update.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Etna does ordain as follows:

SECTION I: FINDINGS. The recitals above are true and correct and incorporated herein by this reference.

SECTION II: AMENDMENT TO TITLE 17, ZONING. Chapters 17.04 through 17.52 of Title 17, Zoning, of the City of Etna Municipal Code are deleted entirely and replaced with the text provided in "Exhibit A" hereto.

SECTION III: AMENDMENT TO ZONING MAP. The "City of Etna California Zoning Map," dated November 3, 2003, is deleted and replaced with the "City of Etna Zoning Map" in "Exhibit B" hereto.

SECTION IV: CEQA. Because it could be seen with certainty that the amendments to Title 17, Zoning, as provided for in "Exhibit A," and the Zoning Map, as provided for in "Exhibit B," do not have the potential to result in a significant impact on the environment, the City Council adopted an exemption for the project pursuant to CEQA Guidelines Section 15061(b)(3) (i.e., the commonsense exemption) at a regular meeting of the City Council on December 22, 2025.

SECTION V: SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase of this ordinance

irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

SECTION VI: EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after its passage.

SECTION VII: IMPLEMENTATION. The City Council hereby authorizes and directs the City Clerk to take any action and sign any documents necessary to implement this ordinance.

SECTION VIII. CERTIFICATION. The City Clerk shall certify to passage and adoption of this ordinance and shall give notice of its adoption as required by law. This ordinance, or a summary thereof, shall be published and/or posted in compliance with the requirements of Government Code section 36933.

SECTION IX. INCONSISTENCIES. Any provisions of the Etna Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION X. CODIFICATION. The City Clerk is directed and authorized to instruct the publisher of the City of Etna Municipal Code that codification of this ordinance is limited to "Exhibit A."

SECTION XI. EXECUTION. The Mayor and City Clerk are authorized to subscribe this ordinance where indicated below to evidence its approval.

PASSED AND ADOPTED this 22nd day of December 2025, at a regular meeting of the City of Etna City Council by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Cliff Munson, Mayor

ATTEST:

_____

Pamela Eastlick, City Clerk

City of Etna

Agenda Request

Date of Meeting: 12.22.25

Spokesperson(s): City Council & Staff

Is this for Discussion ☐ or are you requesting an Action ☐

Subject/Request: Review of 2020 Water Rate Increase and Five Year Study

Please provide a description of the request and attach supporting documentation:

Discussion: Review and discuss 2020 water rate increase and five-year study.

Will there be a financial impact to the City? ☐ Yes ☐ No If Yes, $_____

Please describe:

NOTE: Agenda requests must be received no less than four working days before the date of meeting. Return this form and supporting documentation to address below.

442 Main Street • P.O. Box 460 • Etna, CA 96027
P: 530-467-5256 • F: 530-467-3217

City of Etna

NOTICE OF PUBLIC HEARING
CONCERNING RATE INCREASES FOR
CITY OF ETNA
WATER & WASTEWATER SERVICES

Dear Customer and/or Property Owner:

NOTICE OF PUBLIC HEARING

The Etna City Council will hold a public hearing on the proposed rate increases on Monday, April 5, 2021 at 6:30pm through a virtual meeting. The hearing will cover proposed rate increases for the City's water and wastewater services in order to maintain reliable service. If adopted, the proposed rate increases will become effective as indicated on the table(s) attached with this notice.

INTRODUCTION

The purpose of this notice is to explain the proposed utility rate increases for City of Etna water and wastewater services. The Etna City Council directed staff to initiate a public review process as provided by Proposition 218. The Council is considering a rate increase for both water and sewer services. According to the State Constitution, Article 13D, an engineering study must be undertaken to determine the cost of operation of those systems, prior to any rate increase. The City Engineer has completed those studies and has made his recommendations to the City Council. The findings indicate the City is not charging enough to cover its costs of operation, maintenance and replacement of the water and wastewater treatment facilities and infrastructure. The actual numbers associated with those findings will be discussed later in this notice.

A public hearing to review all information and an opportunity to object to the proposed increase will be held prior to any rate hike. The council hopes you will take this opportunity to become better acquainted with the situation and are then able to make an informed decision. If you have further questions, please contact the City staff and plan on attending the public hearing.

This notice is being sent to property owners in the City of Etna, based on the Siskiyou County Assessors Office as of February 2021. Property owners will receive the notice regardless of whether they receive utility service or not. Article XIII D, Section 2(g), provides that "'property ownership' shall be deemed to include tenancies of real property where tenants are directly liable to pay the assessment, fee, or charge in question. Each parcel number of record is entitled to one objection. This notice describes how to file a protest to the proposed rate increase. If a majority of property owners protest, the rates will not be changed. If that occurs, revenues will not keep up with the cost increases for operations, materials, maintenance, and capital reserves.

Staff presented to the Etna City Council at the regular City Council Meeting on January 4, 2021 at 6:30pm for their approval of the proposed rate increases and were directed to proceed with the mailing of this Public Notice. If a majority of property owners do not protest the rate increases, then the increases will be considered by the City Council on April 19, 2021 at the Regular City Council Meeting and if approved will go into effect as indicated on the tables located within this notice.

RATES

The table(s) attached with this notice summarizes the proposed rate changes. These changes represent the monthly impact to the typical single-family customer.

The City Council needs to come up with a rate structure that will not only adequately fund existing operation and maintenance, but also set aside money for replacement costs (capital reserve fund).

When applying for a grant or loan the City discovered that the State expects the average water bill (this is only the water portion of the monthly utility bill) to be at least 1.5% of the median family monthly income for the community. If the City is not collecting that amount, the State expects the City to increase the bill to at least that amount in order to qualify for any grants or loans.

The proposed rate structure has been included with this letter. Please review it, keep the above information in mind and plan on attending the Virtual Public Hearing, which will be held on Monday, April 5, 2021 at 6:30pm through GoToMeeting.com at:

https://global.gotomeeting.com/join/457509141
United States: +1 (669) 224-3412 Access Code: 457-509-141

WHY ARE RATES PROPOSED TO BE INCREASED?

Revenues from rates pay for maintenance and operation of the utilities and for many capital replacement costs or upgrades. Each utility is treated as a stand-alone entity to account for expenditures. Several factors have contributed to the increase in costs. In general, for all utilities, increased costs for materials, chemicals, labor, equipment, fuel, and unfunded State and Federal mandates increase costs. Mandates add to the cost of operation but do not cover the costs that the City will incur to meet the State and Federal Mandates. In addition, as the City continues to increase in population, there are costs associated with maintaining more facilities and handling greater volumes. Specific issues vary by utility.

The need for a rate increases in both the water and sewer bills is driven by four primary factors. **First**, a significant increase in regulations has increased costs, both in monitoring and changing treatment strategies. **Second**, a modification or replacement of the existing sewer treatment plant because of its age and operational requirements is necessary. **Third**, the need to increase the rate of growth of a capital reserve fund. **Lastly**, just the increased cost of operating and maintaining the water and wastewater systems.

Drinking water regulations are developed by USEPA and enforced by the Drinking Water Division of the California Dept. of Public Health (CDPH). Due to pressure from the general public as well as the federal legislators, USEPA has, over the past 25 years, significantly increased the number of regulated substances in the water as well as tightened several existing regulations. These changes have resulted in a great deal of more required laboratory testing, which unfortunately is not free. Other regulations require operational changes at the treatment plant which impact costs.

Regulations for the wastewater plant are developed be USEPA, and enforced at the state level by the Regional Water Quality Control Board. To date, increased regulations on the wastewater system have not been much of a problem even though the sewer treatment plant has had several state discharge permit violations due to the effluent, coming out of the plant, having higher levels of contaminants than are allowed by the Regional Water Quality Control Board. The State in the near future will most likely mandate that the City upgrade the Sewer Treatment Plant to meet their state discharge permit, this will require that the Sewer Capital Reserve Fund be well funded, which is one of the reasons for a rate increase.

WASTEWATER CAPITAL RESERVE FUND:

The present value of the entire sewer system is approximately $3,743,000 million dollars. The wastewater treatment plant is a much simpler system when compared to the water treatment plant. It has much less equipment. It is mainly made up of sewer treatment ponds and a trash rack. There are sewer mains that require replacement as soon as funding is available. The biggest concern in the wastewater collection system is the potential for negative impact on groundwater quality.

Presently there is about $127,434 in the sewer capital reserve fund, not near enough to cover replacement costs. The minimum annual contribution that should be deposited into the sewer capital reserve fund per the engineering study for capital replacement of the wastewater system is $112,329. These funds need to be available to fund upgrades to the current system whenever upgrades and replacements become necessary. It is recommended that the City begins gradually increasing the amount being deposited into the wastewater capital reserve fund, which is again one of the reasons for the sewer rate increase.

WATER CAPITAL RESERVE FUND:

The present value of the entire water system is approximately $6,731,000 million dollars. This includes the treatment plant, the storage tank, raw water piping system and the distribution piping system. A rate increase is necessary to keep up with the increasing costs of water production, system maintenance, and capital replacement.

Presently there is about $275,031 in the water capital reserve fund, not near enough to cover replacement costs. It is recommended that the City set aside $199,000 annually for capital replacement costs, based on the engineering study. The primary reason for the capital reserve fund is to provide for the replacement of components of the Water System as they reach the end of their design life.

> (For example: A section of pipe installed in 1970 has an expected life of 100 years, so for that period, a small amount should be set aside on a monthly basis to provide funds for replacement at the end of 100 years.)

Unfortunately, that has not been done to the extent that it should have for a variety of reasons. Consequently, there is now only 50 years to accumulate the funds instead of the original 100.

Another reason for substantially increasing the capital reserve fund is that now all the grant and loan agencies are requiring that an account be in place, and be well funded, prior to any grant or loan funds being offered. This was not the case in most of the City's past grant and loan projects. Therefore, the development of a larger capital reserve fund (basically, a larger savings account) is a necessity.

A detailed Engineer's Report supporting the rate increases and additional information is available at City Hall, 442 Main Street, Etna, CA 96027.

Thank you for your support.

HOW DO I PROTEST THE PROPOSED RATE ADJUSTMENT?

The Etna City Council will consider these proposed adjustments at a public hearing at 6:30pm, Monday, April 5, 2021, at the Etna City Hall, 442 Main St. Etna, CA 96027. Under State law, if you are the owner of record of a parcel or parcels subject to the proposed rate changes, you may submit a protest against any or all of the proposed rate changes by filing a written protest with the City Clerk at or before the time set for the public hearing. (Example: If you are the owner of record [APN# associated with your tax bill] for two parcels then you will have the opportunity to protest twice, once for each parcel.) (Three parcels equals three etc.)

If a written protest is filed by a majority of the affected parcels owners, the proposed rate change will not be imposed.

If the party signing the protest is not shown on the last equalized assessment role of Siskiyou County as the owner of the parcel(s), the protest must contain or be accompanied by written evidence that such party is the owner of the parcel(s). A protest should also indicate which proposed utility increase is being protested: water, wastewater, or both.

CITY OF ETNA

Proposed Utility Rates

Proposed Water Rate Increase			
	Flat Rate	$/100 gallons	Average Cost (4,000 gallon usage)
Today	$18.29	$0.16	$24.69
2021	$18.73	$0.19	$26.33
2022	$19.18	$0.22	$27.98
2023	$19.64	$0.26	$30.04
2024	$20.11	$0.31	$32.51
2025	$20.59	$0.37	$35.39

City of Etna - Sanitary Sewer Rate Multiplier

Estimated Flow per EDU	Daily Average Flow (Plant)	EDU Average
250 gpd	110000 gpd	440 EDU

	Multiplier (EDU)	2021	2022	2023	2024	2025
Single Family dwelling	1.00	$31.55	$33.33	$35.26	$37.35	$39.61
Apartments	0.67	$21.14	$22.33	$23.62	$25.02	$26.54
Barber & Beauty Shop, each water closet	1.00	$31.55	$33.33	$35.26	$37.35	$39.61
Barber & Beauty Shop, each chair	0.37	$11.67	$12.33	$13.05	$13.82	$14.66
Church, each santuary seat	0.01	$0.32	$0.33	$0.35	$0.37	$0.40
Food Service, restroom facilities	1.50	$47.33	$50.00	$52.89	$56.03	$59.42
Food Service, kitchen sinks each	1.00	$31.55	$33.33	$35.26	$37.35	$39.61
Food Service, dishwasher each	0.37	$11.67	$12.33	$13.05	$13.82	$14.66
Coin Op Laundries, each closet	0.50	$15.78	$16.67	$17.63	$18.68	$19.81
Stores, private water closet	1.00	$31.55	$33.33	$35.26	$37.35	$39.61
Stores, publis water closet	1.50	$47.33	$50.00	$52.89	$56.03	$59.42
Mobile Home Parks, each space	1.00	$31.55	$33.33	$35.26	$37.35	$39.61
Motels, nursing homes, rest homes:						
Room with Bath	0.37	$11.67	$12.33	$13.05	$13.82	$14.66
Room without bath	0.25	$7.89	$8.33	$8.82	$9.34	$9.90
Each Restroom Facility	1.25	$39.44	$41.66	$44.08	$46.69	$49.51
Office Building, private water closet	1.00	$31.55	$33.33	$35.26	$37.35	$39.61
Office Building, public water closet	1.25	$39.44	$41.66	$44.08	$46.69	$49.51
RV Park, each space with sewer connection	0.37	$11.67	$12.33	$13.05	$13.82	$14.66
RV Park each space without sewer connection	0.25	$7.89	$8.33	$8.82	$9.34	$9.90
RV Park, public restroom	1.50	$47.33	$50.00	$52.89	$56.03	$59.42
Elementary School per pupil	0.03	$0.95	$1.00	$1.06	$1.12	$1.19
Secondary School per pupil	0.05	$1.58	$1.67	$1.76	$1.87	$1.98
Service station with public restroom	1.50	$47.33	$50.00	$52.89	$56.03	$59.42
Service station without public restroom	1.17	$36.91	$39.00	$41.25	$43.70	$46.34

Note: Each of these would be calculated for the given year based on the single family dwelling rate for that year

E & S Engineers & Surveyors, Inc.
Civil Engineering & Land Surveying
brayengineer.com

329 West Miner Street
Yreka CA 96097
530.842.6813
530-842.6645 (Fax)
brayengr@sbcglobal.net

October 13, 2020

City of Etna
PO Box 460
Etna, CA 96027

Re: Water & Sewer Rate Study

Dear Council Members:

I have completed the water and sewer rate study as requested.

California Proposition 218 makes the increase of special taxes or fees unlawful without a supporting engineering report documenting the basis for said increases.

2014 was the last year a rate study was performed by myself and in that study it was determined that the rates for both the water and sewer were in need of a substantial increase. I felt the increase was too much to recover over a 5 year period, so I suggested the Council adopt an increase over a 10 year period to reach their target goals for each system's recommended rates.

The rate structure for both systems are broken into two parts as follows:

1) Operation & Maintenance Cost

Operation and Maintenance costs consist of ongoing annual costs associated with the operation and regular maintenance of the system.

The adopted O & M rates included a 2.4% increase for inflation annually. In reviewing the current year rates, we found that 2.4% inflation was more than adequate to take care of the O & M inflation. We are actually recommending a decrease in the Flat rate portion of the rate structure for both systems. Moving forward we recommend sticking with the 2.4% inflation increase and adjustment as needed next term.

2) Capital Recovery Cost

Capital recovery cost analysis is determined based on the life expectancy of the system infrastructure and current replacement cost of the system infrastructure.

The Capital Reserve account is similar to a car savings account for a vehicle owner. The owner of a vehicle normally would save money each month to replace their vehicle at the end of the vehicle's useful life. If this is not done, then the owner needs a loan to replace his or her vehicle which requires payment of interest and loan fees. It is the same with replacement of water and sewer infrastructure. Loans for water and sewer infrastructure can also be difficult and costly to obtain.

In the case of both the water and sewer systems the Capital Recovery Rate is in need of increase to meet the current system demands. We are recommending a five year increase to meet the target rate value at the end of a five year period. At the end of the five year period rates should be reviewed and adjusted accordingly.

Generally, revenue from the water and sewer accounts are deposited into the operational accounts for each of the respective systems. The City should make a transfer of funds each year to their respective Capital Reserve Account.

If you have any questions regarding this review please don't hesitate to give us a call.

Respectfully submitted,

Morgan D. Eastlick, City Engineer

FIVE YEAR BUDGET PROJECTION

System Name: **City of Etna**

System ID Number: 4710004

% Inflation: 2.40

Date: 13-Oct-20

LINE	EXPENSES AND SOURCE OF FUNDS	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24
	OPERATIONS & MAINTENANCE (O&M) EXPENSES						
1	Salaries and Benefits	$ 58,962.34	$ 60,377.44	$ 61,826.49	$ 63,310.33	$ 64,829.78	$ 66,385.69
2	Travel & Training	$ -	$ -	$ -	$ -	$ -	$ -
3	Power and Other Utilities	$ 4,595.71	$ 4,706.01	$ 4,818.95	$ 4,934.61	$ 5,053.04	$ 5,174.31
4	Fees Regulatory	$ 3,615.16	$ 3,701.92	$ 3,790.77	$ 3,881.75	$ 3,974.91	$ 4,070.31
5	Treatment Chemicals	$ 5,914.58	$ 6,056.53	$ 6,201.89	$ 6,350.73	$ 6,503.15	$ 6,659.23
6	Laboratory Tests	$ 3,359.70	$ 3,440.33	$ 3,522.90	$ 3,607.45	$ 3,694.03	$ 3,782.69
7	Postal Expenses	$ 584.08	$ 598.10	$ 612.45	$ 627.15	$ 642.20	$ 657.62
8	Transportation	$ 4,334.46	$ 4,438.49	$ 4,545.01	$ 4,654.09	$ 4,765.79	$ 4,880.17
9	Maintenance & Supplies	$ 4,149.37	$ 4,248.95	$ 4,350.93	$ 4,455.35	$ 4,562.28	$ 4,671.78
10	Miscellaneous	$ -	$ -	$ -	$ -	$ -	$ -
11	Loan Payment Principal & Interest	$ -	$ -	$ -	$ -	$ -	$ -
12	Miscellaneous	$ -	$ -	$ -	$ -	$ -	$ -
13	Total O & M Expenses:	$ 85,515.40	$ 87,567.77	$ 89,669.40	$ 91,821.46	$ 94,025.18	$ 96,281.78
	GENERAL & ADMINISTRATIVE EXPENSES						
14	Engineering & Professional Services	$ 93.75	$ 96.00	$ 98.30	$ 100.66	$ 103.08	$ 105.55
15	Insurance	$ 5,703.57	$ 5,840.46	$ 5,980.63	$ 6,124.16	$ 6,271.14	$ 6,421.65
16	Existing CIP Contribution	$ -	$ -	$ -	$ -	$ -	$ -
17	Miscellaneous						
18	**Additional Contribution to CIP**	$ -	$ -	$ -	$ -	$ -	$ -
19	Total General & Aministrative Expenses:	$ 5,797.32	$ 5,936.46	$ 6,078.93	$ 6,224.82	$ 6,374.22	$ 6,527.20
20	Total Water System Expenses:	$ 91,312.72	$ 93,504.23	$ 95,748.33	$ 98,046.29	$ 100,399.40	$ 102,808.98
	REVENUES RECEIVED						
21	Interest Earnings & Loan Assesments	$ 1,387.35	$ 1,387.35	$ 1,387.35	$ 1,387.35	$ 1,387.35	$ 1,387.35
22	Penalties & Delinquent Fees	$ 7,256.44	$ 7,256.44	$ 7,256.44	$ 7,256.44	$ 7,256.44	$ 7,256.44
23	Water Sales	$ 176,959.17	$ 176,959.17	$ 176,959.17	$ 176,959.17	$ 176,959.17	$ 176,959.17
24	Total Revenues:	$ 185,602.96	$ 185,602.96	$ 185,602.96	$ 185,602.96	$ 185,602.96	$ 185,602.96
25	NET GAIN OR LOSS	$ 94,290.24	$ 92,098.73	$ 89,854.63	$ 87,556.67	$ 85,203.56	$ 82,793.98

Report Prepared By: Morgan D. Eastlick, City Engineer

Date: 10-13-20

	2020	2021	2022	2023	2024	2025
Number of Custumers:	416	416	416	416	416	416
Average Monthly Revenue Needed per Customer:	$ 18.29	$ 18.73	$ 19.18	$ 19.64	$ 20.11	$ 20.59

Capital Improvement Plan

City of Etna

Date: 13-Oct-20
System ID Number: 4710004
Number Service Connections: 416

Quantity	Units	Component	Unit Cost	Installed Cost	Ave. Life	Annual Reserve	Monthly Reserve	Monthly Reserve / Conn.
Existing Facilities								
1310	LF	2" Steel Pipe	$35.00	$45,850.00	10	$4,585.00	$382.08	$0.92
320	LF	3" Steel Pipe	$40.00	$12,800.00	10	$1,280.00	$106.67	$0.26
335	LF	4" Steel Pipe	$50.00	$16,750.00	10	$1,675.00	$139.58	$0.34
1405	LF	6" Steel Pipe	$60.00	$84,300.00	10	$8,430.00	$702.50	$1.69
15538	LF	6" AC Pipe	$60.00	$932,280.00	35	$26,636.57	$2,219.71	$5.34
10470	LF	6" PVC Pipe	$60.00	$628,200.00	40	$15,705.00	$1,308.75	$3.15
8477	LF	8" AC Pipe	$75.00	$635,775.00	35	$18,165.00	$1,513.75	$3.64
4050	LF	8" PVC Pipe	$75.00	$303,750.00	40	$7,593.75	$632.81	$1.52
1425	LF	12" AC Pipe	$115.00	$163,875.00	35	$4,682.14	$390.18	$0.94
4	Each	4" Gate Valve	$800.00	$3,200.00	35	$91.43	$7.62	$0.02
148	Each	6" Gate Valve	$2,000.00	$296,000.00	35	$8,457.14	$704.76	$1.69
44	Each	8" Gate Valve	$3,000.00	$132,000.00	35	$3,771.43	$314.29	$0.76
2	Each	12" Gate Valve	$6,000.00	$12,000.00	35	$342.86	$28.57	$0.07
65	Each	Fire Hydrant	$3,500.00	$227,500.00	35	$6,500.00	$541.67	$1.30
416	Each	Water Meter	$400.00	$166,400.00	15	$11,093.33	$924.44	$2.22
395	Each	Service Lines	$900.00	$355,500.00	50	$7,110.00	$592.50	$1.42
4	Each	Pressure Station	$20,000.00	$80,000.00	45	$1,777.78	$148.15	$0.36
1	Each	Storage Res. No 1 (138,000 gallons)	$138,000.00	$138,000.00	40	$3,450.00	$287.50	$0.69
1	Each	Storage Res. No 2 (155,000 gallons)	$155,000.00	$155,000.00	40	$3,875.00	$322.92	$0.78
1	Each	Storage Res. No 3 (200,000 gallons)	$400,000.00	$400,000.00	75	$5,333.33	$444.44	$1.07
12285	LF	14" AC Supply Line	$90.00	$1,105,650.00	35	$31,590.00	$2,632.50	$6.33
680	LF	14" PVC Supply Line	$90.00	$61,200.00	45	$1,360.00	$113.33	$0.27
1000	LF	24" Steel Supply Line	$150.00	$150,000.00	20	$7,500.00	$625.00	$1.50
1	Each	Chlorination Building	$75,000.00	$75,000.00	25	$3,000.00	$250.00	$0.60
1	Each	Plant Piping	$50,000.00	$50,000.00	25	$2,000.00	$166.67	$0.40
2	Each	Filters	$50,000.00	$100,000.00	20	$5,000.00	$208.33	$0.50
1	Each	Diversion Structure & Fishway	$375,000.00	$375,000.00	50	$7,500.00	$625.00	$1.50
1	Each	Fish Screen	$25,000.00	$25,000.00	50	$500.00	$41.67	$0.10
Subtotal Existing CIP Costs				$6,731,030.00		$199,004.77	$16,375.40	$39.36
Future Projects								
1	Each	Water Treatment Project	$0.00	$0.00	1	$0.00	$0.00	$0.00
Total Existing and New CIP Projects				**$6,731,030.00**		**$199,004.77**	**$16,375.40**	**$39.36**
Existing Water Improvement Fund Account Balance (Fund 20)								
Existing Deficiency for Future Replacement of System Facilities				**$6,731,030.00**				

X Morgan D. Eastlick Date: 10-13-20

Report Prepared By: Morgan D. Eastlick, City Engineer

PROPOSED RATES

System:						System ID Number:		Date:	
City of Etna						**4710004**		**13-Oct-20**	
Capital Recovery Value 2019	*(Based on estimated system replacement costs for 2019)*						$ 199,004.77	Annually	
FY 18/19 Water Production	*(Based on annual water system meter records for the City of Etna in FY 18/19)*						52,600,000	Gallons	
Flat Rate per connection	*(Flat Rate is calculated using O & M, General Admin. Expenses FY 18/19 416 connections)*							$18.29	/ conn.
Rate/100 Gallons	*(Rate/Gallon is calculated using estimated Capital Replacement Costs)*						**Target**	$0.38	/ 100 gallons
Current Rate 2019 ($18.90)					Flat Rate	18.29		$0.16	/ 100 gallons
2020	1		Flat Rate w/ 2.4% Inflation			$18.73		$0.19	/ 100 gallons
2021	2		Flat Rate w/ 2.4% Inflation			$19.18		$0.22	/ 100 gallons
2022	3		Flat Rate w/ 2.4% Inflation			$19.64		$0.26	/ 100 gallons
2023	4		Flat Rate w/ 2.4% Inflation			$20.11		$0.31	/ 100 gallons
2024	5		Flat Rate w/ 2.4% Inflation			$20.59		$0.37	/ 100 gallons

Flat Rate Proposed Rate Increase - 2.4% Inflation Index for 5 years

Rate/100 Gallons Proposed Rate Increase - 18% per year for 5 years

Note:

- All user connections would be charged flat rate and usage would be charged per gallon used each month.
- Annual transfer to Fund 20 Account bringing Fund 40 account to $100,000 balance for operating water system.

City of Etna
Proposed Utility Rates

Proposed Water Rate Increase			
	Flat Rate	$/100 gallons	Average Cost (4,000 gallon usage)
Today	$18.29	$0.16	$24.69
2020	$18.73	$0.19	$26.33
2021	$19.18	$0.22	$27.98
2022	$19.64	$0.26	$30.04
2023	$20.11	$0.31	$32.51
2024	$20.59	$0.37	$35.39

FIVE YEAR BUDGET PROJECTION

System Name: **City of Etna - Sanitary sewer System**

System ID Number:

% Inflation: 2.40

Date: 13-Oct-20

LINE	EXPENSES AND SOURCE OF FUNDS	2019	2020	2021	2022	2023
	OPERATIONS & MAINTENANCE (O&M) EXPENSES					
1	Salaries and Benefits	$ 55,827.38	$ 57,167.24	$ 58,539.25	$ 59,944.19	$ 61,382.85
2	Travel & Training	$ -	$ -	$ -	$ -	$ -
3	Power and Other Utilities	$ 4,416.78	$ 4,522.78	$ 4,631.33	$ 4,742.48	$ 4,856.30
4	Fees Regulatory	$ 16,599.11	$ 16,997.49	$ 17,405.43	$ 17,823.16	$ 18,250.91
5	Treatment Chemicals	$ -	$ -	$ -	$ -	$ -
6	Laboratory Tests	$ -	$ -	$ -	$ -	$ -
7	Postal Expenses	$ 497.98	$ 509.93	$ 522.17	$ 534.70	$ 547.53
8	Transportation	$ 3,137.41	$ 3,212.71	$ 3,289.81	$ 3,368.77	$ 3,449.62
9	Maintenance & Supplies	$ 1,782.68	$ 1,825.46	$ 1,869.28	$ 1,914.14	$ 1,960.08
10	Miscellaneous	$ -	$ -	$ -	$ -	$ -
11	Loan Payment Principal & Interest	$ 3,700.00	$ 4,700.00	$ 5,700.00	$ 6,700.00	$ 7,700.00
12	Miscellaneous	$ -	$ -	$ -	$ -	$ -
13	Total O & M Expenses:	$ 85,961.34	$ 88,935.61	$ 91,070.07	$ 93,255.75	$ 95,493.89
	GENERAL & ADMINISTRATIVE EXPENSES					
14	Engineering & Professional Services	$ 2,918.75	$ 2,988.80	$ 3,060.53	$ 3,133.98	$ 3,209.20
15	Insurance	$ 6,398.60	$ 6,552.17	$ 6,709.42	$ 6,870.44	$ 7,035.34
16	Existing CIP Contribution	$ -	$ -	$ -	$ -	$ -
17	Miscellaneous					
18	**Additional Contribution to CIP**	$ -	$ -	$ -	$ -	$ -
19	Total General & Aministrative Expenses:	$ 9,317.35	$ 9,540.97	$ 9,769.95	$ 10,004.43	$ 10,244.53
20	Total Sanitary Sewer System Expenses:	$ 95,278.69	$ 98,476.58	$ 100,840.02	$ 103,260.18	$ 105,738.42
	REVENUES RECEIVED					
21	Interest Earnings & Loan Assesments	$ 21,945.18	$ 21,945.18	$ 21,945.18	$ 21,945.18	$ 21,945.18
22	Penalties & Delinquent Fees	$ 7,316.26	$ 7,316.26	$ 7,316.26	$ 7,316.26	$ 7,316.26
23	Sewer Revenues	$ 151,764.62	$ 151,764.62	$ 151,764.62	$ 151,764.62	$ 151,764.62
24	Total Revenues:	$ 181,026.06	$ 181,026.06	$ 181,026.06	$ 181,026.06	$ 181,026.06
25	NET GAIN OR LOSS	$ 85,747.37	$ 82,549.48	$ 80,186.04	$ 77,765.88	$ 75,287.64

Report Prepared By: Morgan D. Eastlick, City Engineer

Date: 10-13-20

	2020	2021	2022	2023	2024
Number of Custumers:	440	440	440	440	440
Average Monthly Revenue Needed per Customer:	$ 18.05	$ 18.65	$ 19.10	$ 19.56	$ 20.03

Capital Improvement Plan

City of Etna - Sanitary Sewer System

Date: 13-Oct-20

System ID Number:

Number Equivilent Family Dwelling Units (EDU): 440

Quantity	Units	Component	Unit Cost	Installed Cost	Ave. Life	Annual Reserve	Monthly Reserve	Monthly Reserve / Conn.
Existing Facilities								
21029	LF	6" PVC Pipe	$70.00	$1,472,030.00	45	$32,711.78	$2,725.98	$6.20
5645	LF	8" PVC Pipe	$75.00	$423,375.00	45	$9,408.33	$784.03	$1.78
1101	LF	10" PVC Pipe	$85.00	$93,585.00	45	$2,079.67	$173.31	$0.39
860	LF	12" PVC Pipe	$105.00	$90,300.00	45	$2,006.67	$167.22	$0.38
1578	LF	8" AC Pipe	$75.00	$118,350.00	35	$3,381.43	$281.79	$0.64
5936	LF	6" Clay Pipe	$70.00	$415,520.00	15	$27,701.33	$2,308.44	$5.25
23	LF	8" Clay Pipe	$75.00	$1,725.00	15	$115.00	$9.58	$0.02
2608	LF	10" Clay Pipe	$85.00	$221,680.00	15	$14,778.67	$1,231.56	$2.80
114	Each	Sanitary Sewer Manholes	$4,500.00	$513,000.00	45	$11,400.00	$950.00	$2.16
17	Each	Sanitary Sewer Clean Outs	$800.00	$13,600.00	45	$302.22	$25.19	$0.06
380	Each	Services	$1,000.00	$380,000.00	45	$8,444.44	$703.70	$1.60
Subtotal Existing CIP Costs				$3,743,165.00		$112,329.54	$9,360.79	$21.27
Future Projects								
1	Each		$0.00	$0.00	1	$0.00	$0.00	$0.00
Total Existing and New CIP Projects				**$3,743,165.00**		**$112,329.54**	**$9,360.79**	**$21.27**
Existing Sewer Improvement Fund Account Balance (Fund 21)				**$0.00**				
Existing Deficiency for Future Replacement of System Facilities				**$3,743,165.00**				

X Morgan D. Eastlick Date: 10-13-20

Report Prepared By: Morgan D. Eastlick, City Engineer

PROPOSED RATES

System:						System ID Number:		Date:	
City of Etna	**Sanitary Sewer**							**13-Oct-20**	
Capital Recovery Value 2020	*(Based on estimated system replacement costs for 2020)*						$112,329.54	Annually	
Single Family Dwelling Unit Rates Shown hereon based on 440 Equivilent Dwelling Units average flow.							440	EDU	
O & M Rate per connection	*(Flat Rate is calculated using O & M, General Admin. Expenses 2013 440 EDU)*							$18.05	/ conn.
CIP Rate per connection	*(Flat Rate is calculated using Capital Improvement Plan for existing facilities & 440 EDU)*							$21.27	/ conn.
Total Sewer rate per connection							**Target**	**$39.32**	/ conn.
						O & M Rate	**CIP Rate**		
						(2.4%/year)	**(15%/year)**		
Current Rate - 2019			O & M Rate w/ 2.4% Inflation					$30.90	/ conn.
2020	1		O & M Rate w/ 2.4% Inflation			$18.05	$13.50	$31.55	/ conn.
2021	2		O & M Rate w/ 2.4% Inflation			$18.48	$14.85	$33.33	/ conn.
2022	3		O & M Rate w/ 2.4% Inflation			$18.93	$16.34	$35.26	/ conn.
2023	4		O & M Rate w/ 2.4% Inflation			$19.38	$17.97	$37.35	/ conn.
2024	5		O & M Rate w/ 2.4% Inflation			$19.85	$19.77	$39.61	/ conn.

Flat Rate Proposed Rate Increase - 2.4% Inflation Index for 5 years

CIP Flat Rate Proposed Rate Increase - 10% per year for 5 years

Note:
- All user connections would be charged flat rate each month based on EDU breakdown for type of connection.

City of Etna - Sanitary Sewer Rate Multiplier

Estimated Flow per EDU	Daily Average Flow (Plant)	EDU Average
250 gpd	110000 gpd	440 EDU

	Current Rate	Multiplier (EDU)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Single Family dwelling	20.9	1.00	$25.95	$27.07	$28.26	$29.54	$30.90	$32.37	$33.94	$35.63	$37.45	$39.40
Apartments	14.1	0.67	$17.51	$18.26	$19.07	$19.93	$20.85	$21.84	$22.90	$24.04	$25.27	$26.58
Barber & Beauty Shop, each water closet	20.9	1.00	$25.95	$27.07	$28.26	$29.54	$30.90	$32.37	$33.94	$35.63	$37.45	$39.40
Barber & Beauty Shop, each chair	7.83	0.37	$9.72	$10.14	$10.59	$11.07	$11.58	$12.13	$12.72	$13.35	$14.03	$14.76
Church, each santuary seat	0.17	0.01	$0.21	$0.22	$0.23	$0.24	$0.25	$0.26	$0.28	$0.29	$0.30	$0.32
Food Service, restroom facilities	31.36	1.50	$38.94	$40.62	$42.40	$44.32	$46.36	$48.57	$50.93	$53.46	$56.19	$59.12
Food Service, kitchen sinks each	20.9	1.00	$25.95	$27.07	$28.26	$29.54	$30.90	$32.37	$33.94	$35.63	$37.45	$39.40
Food Service, dishwasher each	7.83	0.37	$9.72	$10.14	$10.59	$11.07	$11.58	$12.13	$12.72	$13.35	$14.03	$14.76
Coin Op Laundries, each closet	10.45	0.50	$12.98	$13.54	$14.13	$14.77	$15.45	$16.19	$16.97	$17.82	$18.73	$19.70
Stores, private water closet	20.9	1.00	$25.95	$27.07	$28.26	$29.54	$30.90	$32.37	$33.94	$35.63	$37.45	$39.40
Stores, publis water closet	31.36	1.50	$38.94	$40.62	$42.40	$44.32	$46.36	$48.57	$50.93	$53.46	$56.19	$59.12
Mobile Home Parks, each space	20.9	1.00	$25.95	$27.07	$28.26	$29.54	$30.90	$32.37	$33.94	$35.63	$37.45	$39.40
Motels, nursing homes, rest homes:												
Room with Bath	7.83	0.37	$9.72	$10.14	$10.59	$11.07	$11.58	$12.13	$12.72	$13.35	$14.03	$14.76
Room without bath	5.22	0.25	$6.48	$6.76	$7.06	$7.38	$7.72	$8.08	$8.48	$8.90	$9.35	$9.84
Each Restroom Facility	26.13	1.25	$32.44	$33.84	$35.33	$36.93	$38.63	$40.47	$42.43	$44.55	$46.82	$49.26
Office Building, private water closet	20.9	1.00	$25.95	$27.07	$28.26	$29.54	$30.90	$32.37	$33.94	$35.63	$37.45	$39.40
Office Building, public water closet	26.13	1.25	$32.44	$33.84	$35.33	$36.93	$38.63	$40.47	$42.43	$44.55	$46.82	$49.26
RV Park, each space with sewer connection	7.83	0.37	$9.72	$10.14	$10.59	$11.07	$11.58	$12.13	$12.72	$13.35	$14.03	$14.76
RV Park each space without sewer connection	5.21	0.25	$6.47	$6.75	$7.04	$7.36	$7.70	$8.07	$8.46	$8.88	$9.34	$9.82
RV Park, public restroom	31.36	1.50	$38.94	$40.62	$42.40	$44.32	$46.36	$48.57	$50.93	$53.46	$56.19	$59.12
Elementary School per pupil	0.62	0.03	$0.77	$0.80	$0.84	$0.88	$0.92	$0.96	$1.01	$1.06	$1.11	$1.17
Secondary School per pupil	0.95	0.05	$1.18	$1.23	$1.28	$1.34	$1.40	$1.47	$1.54	$1.62	$1.70	$1.79
Service station with public restroom	31.36	1.50	$38.94	$40.62	$42.40	$44.32	$46.36	$48.57	$50.93	$53.46	$56.19	$59.12
Service station without public restroom	24.38	1.17	$30.27	$31.58	$32.97	$34.46	$36.05	$37.76	$39.59	$41.56	$43.69	$45.96

Note: Each of these would be calculated for the given year based on the single family dwelling rate for that year

Table 3

Property-related Fees and Charges		
Type of Fee or Charge	**Procedural Requirements**	**Approval**
Water, Sewer, and Trash	(1) Hold noticed public hearing. (2) Notice of public hearing must be mailed to property owners of record and tenants directly responsible for the fee at least 45 days prior to the public hearing. (3) Notice must contain (a) the amount of the fee or charge proposed to be imposed; (b) the basis upon which it was calculated; (c) the reason for the fee or charge; (d) the date, time, and location of the public hearing. (4) May adopt a schedule of fees with automatic adjustments that pass through increases in wholesale charges for water, sewer treatment, and wastewater treatment from another public agency or adjustments for inflation; provided, (a) the adjustments are for a period not to exceed 5 years; (b) adjustments for inflation must have a clearly defined formula and any adjustment must not exceed the cost of providing the service; (c) notice of any adjustment pursuant to the schedule shall be given not less than 30 days before the effective date of the adjustment.	(1) If a majority of the affected property owners submit written protests prior to the close of the public hearing to the increase to the property-related fee or charge, it may not be increased. (2) Only one written protest per parcel, filed by an owner or a tenant of the parcel, shall be counted in calculating a majority protest.
All other property-related fees and charges other than water, sewer and trash, e.g., stormwater service fees and charges	(1) Hold noticed public hearing. (2) Notice of public hearing must be mailed to property owners of record and tenants directly responsible for the fee at least 45 days prior to the public hearing. (3) If there is not a majority protest, then must conduct an election of either the affected property owners or the electorate residing in the affected area. Election shall be conducted not less than 45 days after the majority protest public hearing.	(1) If a majority of the affected property owners submit written protests prior to the close of the public hearing to the increase to the property-related fee or charge, it may not be increased. (2) Only one written protest per parcel, filed by an owner or a tenant of the parcel, shall be counted in calculating a majority protest. If there is no majority protest, then the fee or charge must be approved by: (1) a majority vote of the property owners of the property subject to the fee; or, at the option of the special district, (2) a 2/3 vote of the electorate residing in the affected area.

STAFF REPORT
ETNA CITY COUNCIL

To: **Members of the City Council**

From: **Jacob Deegan, Fire Chief**

Andrew L. Jared, City Attorney

Date: **December 22, 2025**

Subject: **Second Reading and Adoption of Ordinance 228 to Designate Fire Hazard Severity Zones and Amend Section 15.16.010 of the Etna Municipal Code Regarding Very High Fire Hazard Severity Zones.**

RECOMMENDATION:

Make a motion to waive the full reading of Ordinance 228 Designating Fire Hazard Severity Zones as recommended by the State Fire Marshal, and amend section 15.16.010 of the Etna Municipal Code, by reading the following ordinance by title only:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ETNA, CALIFORNIA, ADOPTING THE FIRE HAZARD SEVERITY ZONE DESIGNATED BY THE STATE FIRE MARSHAL.

BACKGROUND:

In February 2025, the Office of the State Fire Marshal released the maps showing Fire Hazard Severity Zones (FHSZ) for counties in northern California, based on new state law. These FHSZ maps showed Local Responsibility Areas (i.e., cities) with moderate, high and very high FHSZ's based on standardized statewide criteria. The map is attached to this staff report as Attachment 1 and shows that the city has only very high FHSZs within the City of Etna.

In 2009, the City Council of Etna designated very high fire hazard severity zones as recommended by the Director of the California Department of Forestry and Fire Protection in its December 2008 map. Such map is referenced in section 15.16.010 in the Etna Municipal Code.

In September 2021, Senate Bill 63 was approved by Governor Newsom. Senate Bill 63 included an act to amend California Government Code Section 51178. The amendment was effective on January 1, 2022, and directed the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones (FHSZ) based on the consistent statewide criteria and the severity of the fire hazard that is expected to prevail in those areas. In addition, moderate, high, and very high FHSZs are based on fuel loading, slope, fire weather, and other relevant factors that have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

Additional background information from Cal Fire is provided as Attachment 3. Information from the California Department of Insurance regarding Q&As about Insurance and Fire Hazard Severity Zone maps is provided as Attachment 4.

In September of 2022, Assembly Bill 211 was approved by Governor Newsom. Assembly bill 211

amended the California Government Code Section 51179 and requires local agencies to designate, moderate, high, and very high FHSZs with 120 days of receiving recommendations from the State Fire Marshal pursuant to Section 51178.

An agency may not adopt an FHSZ that decreases the level of fire hazard severity zone as identified by the state Fire Marshal for any area within the jurisdiction of the local agency and may only increase the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency. (Gov. Code sec. 51179(b)(3)).

Though State law does not allow a local agency to decrease the FHSZ designation, a local agency may increase the designation of a particular area if a local agency can make findings that it is necessary for effective fire protection within the area. (Gov. Code sec. 51179(b)(1) and (2)). Such discretion can allow an agency to apply very high, high, and moderate designations to areas not otherwise identified in the map prepared by the State Fire Marshal. As all the area within the City of Etna is designated Very High Fire Severity Zone, there is no discretion to amend the map in any way.

Municipal code Amendments

The substance of Chapter 15.16 is minor, only designating the map via section 15.16.010. The only required change is that section 15.16.010 needs to be amended to reflect the current date of the current map. No other changes are recommended or allowed given that the entire city is designated Very High FHSZ.

Alternatives to Recommended Action

There are no alternatives for the City Council to proceed in a different manner or pursue an alternative approach as no alternative map approaches are available given that the entire city is designated Very High FHSZ.

CEQA Requirements

The City staff has evaluated the proposed Ordinance and determined that it is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3), 15303, and 15308 on the grounds that it can be seen with certainty that the Ordinance will not have a significant effect on the environment. To the extent this is a project under CEQA, it is categorically exempt pursuant to CEQA Guidelines Sections 15304 (Minor Alterations to Land), 15305 (Minor Alterations in Land Use Limitations), 15307 (Actions by Regulatory Agencies for Protection of Natural Resources), and 15308 (Actions by Regulatory Agencies for Protection of the Environment).

Fiscal Impact

None.

Attachments

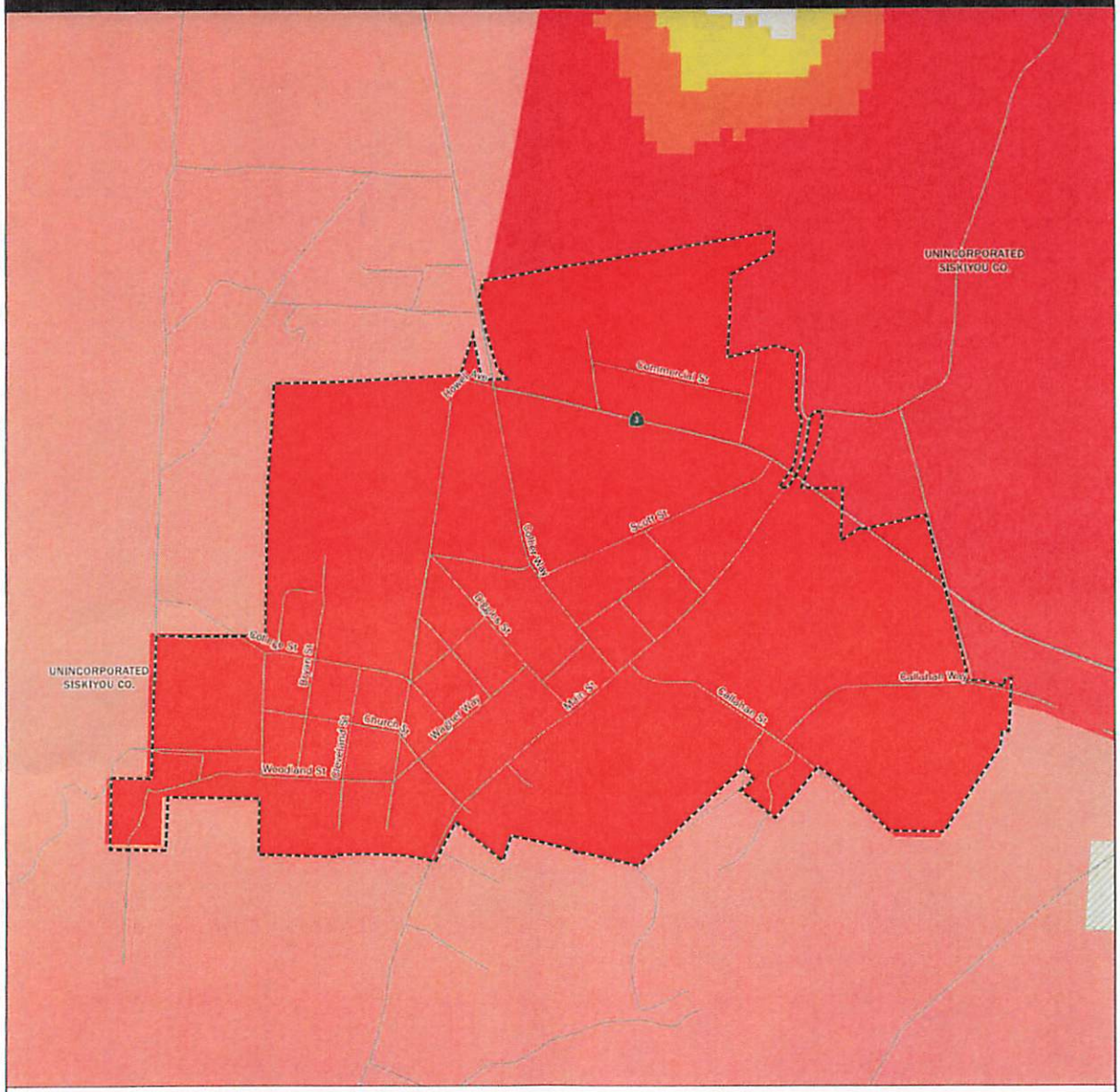
1. Proposed FHSZ Map to be adopted (Ex. A to Proposed Ordinances)
2. Proposed Ordinance to Adopt FHSZ Map and Amend Municipal Code
3. Background Materials from CALFIRE
4. Information from the California Department of Insurance

CITY OF ETNA – SISKIYOU COUNTY

Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal

January 22, 2025





Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

Very High | High | Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

Very High

Mi 0 0.2 0.4

Km 0 0.2 0.4 0.6 0.8

Projection: NAD 83 California Teale Albers
Scale: 1:10,000 at 11" x 17"

Incorporated City

Federal Responsibility Area (FRA)

Unzoned LRA

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California

Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency

Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection

Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:

CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)

CAL FIRE State Responsibility Areas (SRA25_1)

City and County boundaries as of 10/22/24 (CA Board of Equalization)

Attachment 2

ORDINANCE NO 228

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ETNA, CALIFORNIA ADOPTING THE ETNA FIRE HAZARD SEVERITY ZONES MAP AND ADDING CHAPTER 15.16.010 OF THE ETNA MUNICIPAL CODE

WHEREAS, pursuant to Government Code section 51178, on January 22, 2025, the State Fire Marshal published a map indicating the Local Responsibility Area Fire Hazard Severity Zones for the City of Etna evaluating the City of Etna as moderate, high and very high FHSZs (Exhibit A);

WHEREAS, the State Fire Marshal has determined that all parcels withing the City are defined as Very High FHSZ, there is no discretion to adjust any moderate or high FHSZ as very high;

WHEREAS, amendment of Section 15.16.010 is necessary to update the new Etna Fire Hazard Severity Zones map.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ETNA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Findings. The recitals above are true and correct and incorporated herein by this reference.

Section 2. Adoption of Fire Severity Zone Map. The City Council hereby adopts the fire hazard severity zone map published by the State Fire Marshal on January 22, 2025, and attached hereto as Exhibit A, and shall be known as "the City of Etna Local Responsibility Area Fire Hazard Severity Zones", dated January 22, 2025.

The City of Etna Local Responsibility Area Fire Hazard Severity Zones, shall be on file in the Office of the City Clerk and shall be available upon request. The official map is also located electronically on the following website: www.etnaca.com

Section 3. Municipal Code Amendment. The City Council hereby amends Section 15.16.010 "Designated" of Title 15 Buildings and Construction of the Etna Municipal Code to read as follows:

> **15.16.10 Designated.**
>
> The city council of the city hereby designates very high fire hazard severity zones as identified by the State Fire Marshal recommended by the Director of the California Department of Forestry and Fire Protection and as designated on a map titled "City of Etna – Siskiyou County Local Responsibility Area Fire Very High Hazard Severity Zones," dated January 22, 2025December 10, 2008, and retained on file at the Etna City Hall.

Section 4. CEQA. City staff have evaluated the proposed Ordinance and determined that it is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3), 15303, and 15308 on the grounds that it can be seen with certainty that the Ordinance will not have a significant effect on the environment. To the extent this is a project under CEQA, it is categorically exempt pursuant to CEQA Guidelines Sections 15304 (Minor Alterations to Land), 15305 (Minor Alterations in Land Use Limitations), 15307 (Actions by Regulatory Agencies for Protection of Natural Resources), and 15308 (Actions by Regulatory Agencies for Protection of the Environment).

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases or portions might be declared invalid or unconstitutional.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after final adoption.

Section 7. Implementation. The City Council hereby authorizes and directs the City Clerk to take any action and sign any documents necessary to implement this Ordinance.

Section 8. Certification. The City Clerk shall certify to passage and adoption of this Ordinance and shall give notice of its adoption as required by law.

Section 9. Inconsistencies. Any provisions of the Etna Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

Section 10. Codification. The City Clerk is directed and authorized to instruct the publisher of the City of Etna Municipal Code that codification of this Ordinance is limited to Section 3.

Section 11. Execution. The Mayor and City Clerk are authorized to subscribe this ordinance where indicated below to evidence its approval.

I HEREBY CERTIFY the foregoing Ordinance was introduced for first reading at a regular meeting of the City Council of the City of Etna held on the 28th day of July 2025, and thereafter adopted at a regular meeting of said Council held on the _____ day of _____2025, by the following vote, to wit:

AYES:
NOES:
ABSENT:

_____
Cliff Munson
Mayor, City of Etna

ATTEST:

_____
Pamela Eastlick
City Clerk, City of Etna

State Minimum Fire Safe Regulations

Board of Forestry and Fire Protection

FOR INFORMATIONAL USE ONLY
View the official California Code of Regulations online at govt.westlaw.com/calregs

As of April 1, 2023

California Code of Regulations
Title 14 Natural Resources
Division 1.5 Department of Forestry
Chapter 7 - Fire Protection
Subchapter 2 State Minimum Fire Safe Regulations
Articles 1-5

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Article 1 Administration

§ 1270.00. Title

Subchapter 2 shall be known as the "State Minimum Fire Safe Regulations," and shall constitute the minimum Wildfire protection standards of the California Board of Forestry and Fire Protection.

§ 1270.01. Definitions

The following definitions are applicable to Subchapter 2.
(a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.
(b) Board: California Board of Forestry and Fire Protection.
(c) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.
(d) CAL FIRE: California Department of Forestry and Fire Protection.
(e) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves
(f) Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.
(g) Development: As defined in section 66418.1 of the California Government Code.
(h) Director: Director of the Department of Forestry and Fire Protection or their designee.
(i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.
(j) Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.
(k) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.
(l) Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.
(m) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.
(n) Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.
(o) Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.
(p) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.

(q) Hammerhead/T: A "T" shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.
(r) Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.
(s) Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.
(t) Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.
(u) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.
(v) One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.
(w) Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered Residential Units.
(x) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.
(y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.
(z) Road or Driveway Structures: Bridges, culverts, and other appurtenant Structures which supplement the Traffic Lane or Shoulders.
(aa) Same Practical Effect: As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

(1) access for emergency wildland fire equipment,
(2) safe civilian evacuation,
(3) signing that avoids delays in emergency equipment response,
(4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
(5) fuel modification sufficient for civilian and fire fighter safety.

(bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.
(cc) State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.
(dd) Strategic Ridgeline: a Ridgeline identified pursuant to § 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.
(ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.
(ff) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.
(gg) Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.
(hh) Turnout: A widening in a Road or Driveway to allow vehicles to pass.

(ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.
(jj) Utility and Miscellaneous Group U: A Structure of an accessory character or a miscellaneous Structure not classified in any specific Occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.
(kk) Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.
(ll) Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.
(mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code section 51177(i).
(nn) Wildfire: Has the same meaning as "forest fire" in Public Resources Code Section 4103.

§ 1270.02. Purpose

(a) Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).
(b) The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.
(c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.

§ 1270.03. Scope

(a) Subchapter 2 shall apply to:
(1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).
(2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;
(3) all tentative and parcel maps or other Developments approved after January 1, 1991; and
(4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.
(b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.
(c) Affected activities include, but are not limited to:
(1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
(2) application for a Building permit for new construction not relating to an existing Structure;

(3) application for a use permit;

(4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.

(d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.

§ 1270.04. Provisions for Application of these Regulations

This Subchapter shall be applied as follows:

(a) the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July, 1 2021, the VHFHSZ.

(b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.

(c) the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.

§ 1270.05. Local Regulations

(a) Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.

(b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.

(c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.

(d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.

§ 1270.06. Inspections

Inspections shall conform to the following requirements:

(a) Inspections in the SRA shall be made by:

(1) the Director, or

(2) Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or

(3) Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).

(b) The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:

(1) The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.

(2) The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.

(3) The Local Jurisdiction consents to the delegation of inspection authority.

(4) The Director may revoke the delegation at any time.

(5) The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.

(c) Inspections in the VHFHSZ shall be made by the Local Jurisdiction.

(d) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.
(e) Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.
(f) When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or Building permit.

§ 1270.07. Exceptions to Standards

(a) Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR § 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.
(b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative.
At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in § 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.
(c) Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.
(d) Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.
(e) If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.

§ 1270.08. Distance Measurements

All specified or referenced distances are measured along the ground, unless otherwise stated.

Article 2 Ingress and Egress

§ 1273.00. Intent

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.

(2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.

(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13′ 6″).

§ 1273.02. Road Surface

(a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base.

(b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

§ 1273.03. Grades

(a) At no point shall the grade for all Roads and Driveways exceed 16 percent.

(b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

§ 1273.04. Radius

(a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

(b) The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

§ 1273.05. Turnarounds

(a) Turnarounds are required on Driveways and Dead-end Roads.

(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
(d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.
(d) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.
(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.
Figure A/Image 1 on the left is a visual representation of paragraph (b).
(f) Figure B. Turnarounds on driveways with one ten-foot traffic lane.
Figure B/Image 2 on the right is a visual representation of paragraph (b).

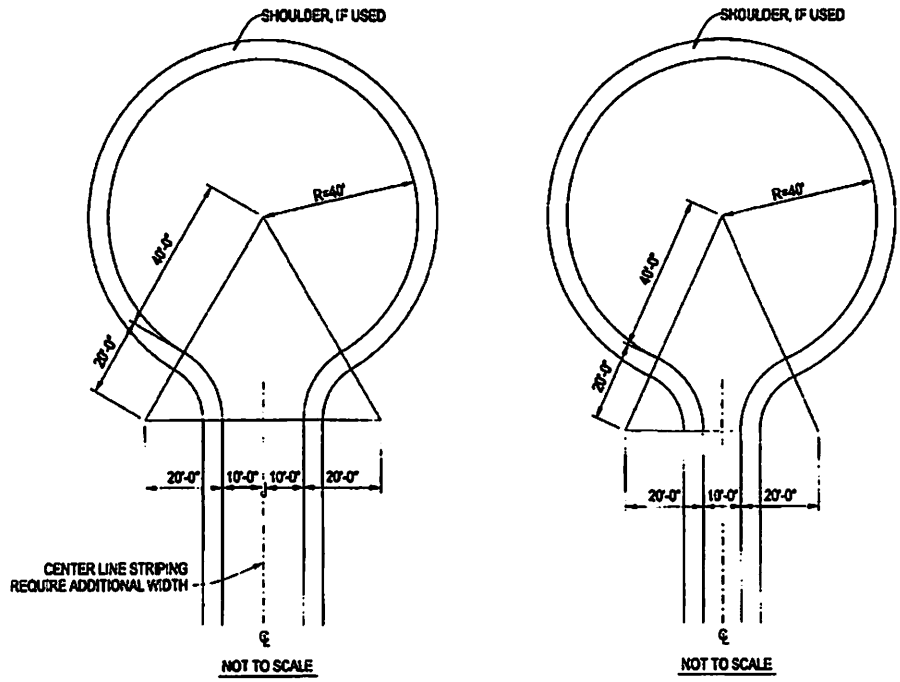


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

§ 1273.07. Road and Driveway Structures

(a) Appropriate signing, including but not limited to weight or vertical clearance limitations, One-way Road or single traffic lane conditions, shall reflect the capability of each bridge.
(b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and

Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.
(c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.
(d) A bridge with only one traffic lane may be authorized by the Local Jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

§ 1273.08. Dead-end Roads

(a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

parcels zoned for less than one acre - 800 feet
parcels zoned for 1 acre to 4.99 acres - 1,320 feet
parcels zoned for 5 acres to 19.99 acres - 2,640 feet
parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge of the Road surface at the intersection that begins the Road to the end of the Road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.
(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

§ 1273.09. Gate Entrances

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").
(b) All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.
(c) Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.
(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

Article 3 Signing and Building Numbering

§ 1274.00. Intent

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved Roads and Buildings shall be designated by names or numbers posted on signs clearly visible and legible from the Road. This section shall not restrict the size of letters or numbers appearing on road signs for other purposes.

§ 1274.01. Road Signs.

(a) Newly constructed or approved Roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each Local Jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a Road providing access only to a single commercial or industrial Occupancy require naming or numbering.
(b) The size of letters, numbers, and symbols for Road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign.

§ 1274.02. Road Sign Installation, Location, and Visibility.

(a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.
(b) Signs required by this article identifying intersecting Roads shall be placed at the intersection of those Roads.
(c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:

(1) at the intersection preceding the traffic access limitation, and
(2) no more than one hundred (100) feet before such traffic access limitation.

(d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

§ 1274.03. Addresses for Buildings.

(a) All Buildings shall be issued an address by the Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U Buildings are not required to have a separate address; however, each Residential Unit within a Building shall be separately identified.
(b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.
(c) Addresses for residential Buildings shall be reflectorized.

§ 1274.04. Address Installation, Location, and Visibility.

(a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the Road fronting the property.
(b) Where access is by means of a private Road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.
(c) Address signs along one-way Roads shall be visible from both directions.
(d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

(e) Where a Road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest Road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.
(f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Article 4 Emergency Water Standards

§ 1275.00. Intent

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire.

§ 1275.01. Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the Local Jurisdiction.

§ 1275.02. Water Supply.

(a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the Local Jurisdiction.
(b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.
(c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.
(d) Nothing in this article prohibits the combined storage of emergency Wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.
(e) Where freeze or crash protection is required by Local Jurisdictions, such protection measures shall be provided.

§ 1275.03. Hydrants and Fire Valves.

(a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.
(b) The hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.
(c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction.
§ 1275.04. Signing of Water Sources.
(a) Each hydrant, fire valve, or access to water shall be identified as follows:
(1) if located along a driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire retardant post, or
(2) if located along a road,

(i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the driveway, or
(ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

§ 1275.04. Signing of Water Sources.

(a) Each Fire Hydrant or access to water shall be identified as follows:
(1) if located along a Driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the Driveway address sign and mounted on a fire retardant post, or
(2) if located along a Road,
(i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said Fire Hydrant with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the Driveway, or
(ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Article 5 Building Siting, Setbacks, and Fuel Modification

§ 1276.00 Intent

To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire.

§ 1276.01. Building and Parcel Siting and Setbacks

(a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).
(b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints , and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:
(1) non-combustible block walls or fences; or
(2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or
(3) hardscape landscaping; or
(4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or
(5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

§ 1276.02. Ridgelines

(a) The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:

(1) Topography;

(2) Vegetation;

(3) Proximity to any existing or proposed residential, commercial, or industrial land uses;

(4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;

(5) Ability to support effective fire suppression; and

(6) Other factors, if any, deemed relevant by the Local Jurisdiction.

(b) Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.

(c) New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).

(1) New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.

(2) Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.

(3) Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.

(d) The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.

§ 1276.03. Fuel Breaks

(a) When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

(1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or

(2) an application for a change of zoning increasing zoning intensity or density; or

(3) an application for a change in use permit increasing use intensity or density.

(b) Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

(c) Fuel Breaks shall have, at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.

(d) Fuel Breaks may be required at locations such as, but not limited to:

(1) Directly adjacent to defensible space as defined by 14 CCR § 1299.02 to reduce radiant and convective heat exposure, ember impacts, or support fire suppression tactics;

(2) Directly adjacent to Roads to manage radiant and convective heat exposure or ember impacts, increase evacuation safety, or support fire suppression tactics;

(3) Directly adjacent to a Hazardous Land Use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;

(4) Strategically located along Ridgelines, in Greenbelts, or other locations to reduce radiant and convective heat exposure, ember impacts, or support community level fire suppression tactics.

(e) Fuel Breaks shall be completed prior to the commencement of any permitted construction.

(f) Fuel Breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides.

(g) Where a Local Jurisdiction requires Fuel Breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.

(h) The mechanisms required shall be binding upon the property for which the Fuel Break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms.

§ 1276.04 Greenbelts, Greenways, Open Spaces and Parks

(a) Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03 (Fuel Breaks).

§ 1276.05 Disposal of Flammable Vegetation and Fuels

The disposal, including burning or removal to a site approved by the Local Jurisdiction, in consultation with the Fire Authority, of flammable vegetation and fuels caused by site construction, Road, and Driveway construction shall be in accordance with all applicable laws and regulations.

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SECTION 4911
MODEL ORDINANCE FOR FIRE HAZARD SEVERITY ZONE ADOPTION

ORDINANCE NO.

An ordinance of the City (or County or District) of to designate fire hazard severity zones.

The Council (or Board) of the ordains as follows:

The City (or County or District) hereby designates the Fire Hazard Severity Zones as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178.

Or

☐ *The City (or County or District) hereby designates areas not identified as Very High Fire Hazard Severity Zones by the State Fire Marshal, as Very High Fire Hazard Severity Zones following a finding supported by substantial evidence in the record that the requirements of Government Code Section 51182 are necessary for effective fire protection within the area.*

(and/or)

☐ *The City (or County or District) hereby designates areas not identified as Moderate and High Fire Hazard Severity Zones by the State Fire Marshal, as Moderate and High Fire Hazard Severity Zones, respectively.*

The map, approved by the city (or county or district), is hereby incorporated by reference, and entitled "City (or County or District) Fire Hazard Severity Zones."
Dated ( ).

The official map is also located electronically on the following website:

On the motion of Member , seconded by Member:

The roll call vote:

Ayes: Noes: Abstain: Absent:

The foregoing ordinance was passed and adopted this day of , 20

Ordinance

(Name)
(City or County or Board of)

Attest: Approved as to form:
(Name) (Name)
Clerk City or County or District Counsel

Fire Hazard Severity Zone Viewer

FHSZ in State Responsibility Area effective April 1, 2024

FHSZ in Local Responsibility Area as



Legend | Map I

Fire Hazard Severity Zones in Local Responsibility Area - Phase 1

FHSZ in LRA - Recommended January 22, 2025

- Very High
- High
- Moderate

Fire Hazard Severity Zones in State Responsibility Area - Adopted April 1, 2024

FHSZ in SRA - Effective April 1, 2024

- Very High
- High
- Moderate

State Responsibility Areas

- Local Responsibility Area (LRA)
- State Responsibility Area (SRA)
- Federal Responsibility Area (FRA)

5,000 ft

California State Parks, Esri, TomTom, G... Powered by Esri

Fire Hazard Severity Zones
Local Responsibility Area

Fire Hazard Severity Zones

What is a Fire Hazard Severity Zone?
The State Fire Marshal shall identify areas in the State as Moderate, High, and Very High Hazard Severity Zones based on consistent statewide criteria and the severity of fire hazard that is expected to prevail in those areas. – CA GOV 51178

When did Fire Hazard Severity Zones begin in Local Responsibility Area?
Assembly Bill 337 (Bates 1992), prompted by the devastating Oakland Hills fire of 1991, calls for CAL FIRE to evaluate fire hazard severity in local responsibility area and to make a recommendation to the local jurisdiction where Very High FHSZ exist. – CA GOV 51175

What do Fire Hazard Severity Zones measure?
The maps evaluate "Hazard", not "Risk". Hazard is based on physical conditions that create expected fire behavior over a 50-year period without considering short-term modifications. Risk is the potential damage a fire can do to the area under existing conditions, including fuel reduction projects, defensible space, and ignition resistant building construction. - osfm.fire.ca.gov/fhsz

Will the new Fire Hazard Severity Zone maps affect my insurance?
Insurance companies use risk models, which differ from hazard models, because they consider the susceptibility of a structure to damage from fire and other short-term factors that are not included in hazard modeling. Insurance risk models incorporate additional factors that change more frequently than those that CAL FIRE includes in its hazard mapping, which is built to remain steady.
– California Department of Insurance

What are the requirements within Fire Hazard Severity Zones?

- Materials and Construction Methods for Exterior Wildfire Exposure – CBC Chapter 7A
- Natural hazard real estate disclosure at the time of sale – CA CIV 1102.19 (AB 38 2019)
- 100-foot defensible space clearance requirements – CA GOV 51182
- Property development standards such as road widths, water supply, and signage – CA PRC 4290
- Consideration during future development of Cities and Counties General Plan – CA GOV 65302



Panorama Fire burns 28,800 acres, destroying 325 structures and resulting in 4 fatalities in San Bernardino.



Tunnel Fire burns 1,600 acres, destroying 2,900 structures and resulting in 25 fatalities in the Oakland Hills.

PRC 4201 mandates that CAL FIRE develop Fire Hazard Severity Zones.

1982

Fire Hazard Severity Zone maps are created.

1985

The "Bates Bill" calls for CAL FIRE to identify Very High Fire Hazard Severity Zones in LRA.

1992

Frequently Asked Questions

Is there an easy way to determine the Fire Hazard Severity Zone of my property?
You can search by address to find your current designation on the website: osfm.fire.ca.gov/fhsz

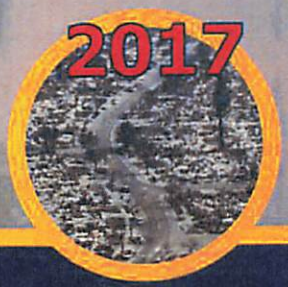
Why are Fire Hazard Severity Zones being updated?
The hazard maps are being updated to more accurately reflect the zones in California that are susceptible to wildfire. The process will incorporate new science in local climate data and improved fire assessment modeling in determining hazard ratings. – PRC 4125 and GC 51178

What are the key elements of the Fire Hazard Severity Zone Model?
The model has two key elements: probability of an area burning and expected fire behavior under extreme fuel and weather conditions. The factors considered in determining fire hazard within wildland areas is fire history, flame length, terrain, local weather, and potential fuel over a 50-year period. Outside of wildlands, the model considers factors that might lead to buildings being threatened, including terrain, weather, urban vegetation cover, blowing embers, proximity to wildland, fire history, and fire hazard in nearby wildlands. This is not a structure loss model, as key information regarding structure ignition is not included. – osfm.fire.ca.gov/fhsz

Why does the model place an emphasis on the spread of embers?
Embers spread wildfire because they can travel long distances in the wind and ignite vegetation, roofs, attics (by getting into vents), and decks. – osfm.fire.ca.gov/fhsz

What is the difference between SRA and LRA?
State Responsibility Area (SRA) is a legal term defining the area where the State has financial responsibility for wildland fire protection and prevention. – CA PRC 4102
Local Responsibility Area (LRA) includes incorporated cities, urban regions, agriculture lands, and portions of the desert where the local government is responsible for wildfire protection. – CA PRC 4125

How are Fire Hazard Severity Zones determined in Local Responsibility Areas?
CAL FIRE uses an extension of the state responsibility area Fire Hazard Severity Zone model as the basis for evaluating fire hazard in Local Responsibility Area. The Local Responsibility Area hazard rating reflects flame and ember intrusion from adjacent wildlands and from flammable vegetation in the urban area.
– PRC 4202 and GC 51178



Tubbs Fire burns 36,810 acres, destroying 5,643 structures and resulting in 22 fatalities in Santa Rosa.



Camp Fire burns 153,336 acres, destroying 18,804 structures and resulting in 85 fatalities in Paradise.

FIRE finalizes the Statewide SZ Model to include Very h FHSZ in LRA.

007

AB 642 and SB 63 require CAL FIRE to identify Moderate and High FHSZ in LRA.

2021

AB 211 requires local agency to designate by ordinance Moderate and High FHSZ in LRA.

2022

FHSZ Frequently Asked Questions

General

What is a Fire Hazard Severity Zone or FHSZ?

Public Resource Code 4202; The State Fire Marshal shall classify lands within State Responsibility Areas into Fire Hazard Severity Zones. Each zone shall embrace relatively homogeneous lands and shall be based on fuel loading, slope, fire weather, and other relevant factors present, including areas where winds have been identified by the department as a major cause of wildfire spread. Government Code 51178; The State Fire Marshal shall identify areas in the state as Moderate, High, and Very High Fire Hazard Severity Zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, High, and Very High Fire Hazard Severity Zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

Will the new Fire Hazard Severity Zones affect my ability to get or maintain insurance?

Insurance companies use risk models, which differ from hazard models, because they consider the susceptibility of a structure to damage from fire and other short-term factors that are not included in hazard modeling. It is unlikely that insurance risk models would utilize CAL FIRE Fire Hazard Severity Zones as a factor, but much of the same data that is used in the Fire Hazard Severity Zone model are likely included in the insurance companies' risk models. However, insurance risk models incorporate many additional factors and that change more frequently than those that CAL FIRE includes in its hazard mapping, which is built to remain steady for the next 10+ years.

What do Fire Hazard Severity Zones measure?

The Fire Hazard Severity Zone map reflects "hazard," not "risk". The map is like flood zone maps, where lands are described in terms of the probability level of a particular area being inundated by floodwaters, and not specifically prescriptive of impacts.

"Hazard" is based on the physical conditions that create a likelihood and expected fire behavior over a 30 to 50-year period without considering mitigation measures such as home hardening, recent wildfire, or fuel reduction efforts.

"Risk" is the potential damage a fire can do to the area under existing conditions, accounting for any modifications such as fuel reduction projects, defensible space, and ignition resistant building construction.

FHSZ Frequently Asked Questions

General

What are the key elements of the Fire Hazard Severity Zone model?

The fire hazard severity model for wildland fire has two key elements: probability of an area burning and expected fire behavior under extreme fuel and weather conditions. The zones reflect areas that have similar burn probabilities and fire behavior characteristics. The factors considered in determining fire hazard within wildland areas are fire history, flame length, terrain, local weather, and potential fuel over a 50-year period. Outside of wildlands, the model considers factors that might lead to buildings being threatened, including terrain, weather, urban vegetation cover, blowing embers, proximity to wildland, fire history, and fire hazard in nearby wildlands. FHSZs are not a structure loss model, as key information regarding structure ignition (such as roof type, etc.) is not included.

Where do Fire Hazard Severity Zones apply?

Fire Hazard Severity Zones are found in areas where the state has financial responsibility for wildfire protection and prevention, called the State Responsibility Area. More than 31 million acres are in this area. Under Senate Bill 63 (Stern, 2021) Government Code 51178 was amended to also identify the Moderate and High Fire Hazard Severity Zones with the Very High in Local Responsibility Area (LRA).

What are the uses of Fire Hazard Severity Zones?

The zones are used for several purposes including to designate areas where California's defensible space standards and wildland urban interface building codes are required. They can be a factor in real estate disclosure, and local governments may consider them in their general plan.

When were the maps last updated?

In 2007, CAL FIRE updated the FHSZs for the entire State Responsibility Area (SRA). Between 2008-2011 the department worked with local governments to make recommendations of the Very High Fire Hazard Severity Zones within Local Responsibility Area (LRA).

Why are fire hazard severity maps being updated?

The hazard maps are being updated to more accurately reflect the zones in California that are susceptible to wildfire. The hazard mapping process will incorporate new science in local climate data and improved fire assessment modeling in determining hazard ratings.

FHSZ Frequently Asked Questions

General

How do the Fire Hazard Severity Zone Maps differ from California Public Utilities Commission (CPUC) High Fire Threat District Maps?

The California Public Utilities Commission (CPUC) sponsored map, known as "CPUC High Fire Threat District Map" (HFTD), includes similar factors as those in the FHSZ maps, however the CPUC HFTD Map is designed specifically for identifying areas where there is an increased risk for utility associated wildfires. As such, the CPUC map includes fire hazards associated with historical powerline-caused wildfires, current fuel conditions, and scores areas based on where fires start, as opposed to where potential fires may cause impacts.

How are Fire Hazard Severity Zones determined?

CAL FIRE used the best available science and data to develop, and field test a model that served as the basis of zone assignments. The model evaluated the probability of the area burning and potential fire behavior in the area. Many factors were included such as fire history, vegetation, flame length, blowing embers, proximity to wildland, terrain, and weather.

What new data will be included in the new model, and how does this differ from the previous model?

A 2 km grid of climate data covering the years 2003-2018 is being used in the update. The previous model used stock weather inputs across the state to calculate wildland fire intensity scores. The updated model will adjust fire intensity scores based on the most extreme fire weather at a given location, considering temperature, humidity, and wind speed. In addition, ember transport is being modeled based on local distributions of observed wind speed and direction values instead of using a generic buffer distance for urban areas adjacent to wildlands.

Why is my property in a different zone than the adjacent area, which looks similar?

In wildland areas, zone edges are a result of the way zones are delineated. Specifically, zones represent areas of similar slope and fuel potential. Zone boundaries divide zones based on geographic and vegetation features that align with fire hazard potential; although, at a local scale, it may appear that the immediate area is similar on both sides of the edge. The class value within a zone is based on the average hazard score across the whole zone, so areas that are in the same zone but not immediately adjacent to a local area can have an influence on the final zone classification. Classification outside of wildland areas is based on the fire hazard of the adjacent wildland and the probability of flames and embers threatening buildings.

FHSZ Frequently Asked Questions

General

Why does the model place an emphasis on the spread of embers?

Embers spread wildfire because they can travel long distances in the wind and ignite vegetation, roofs, attics (by getting into vents), and decks.

Why do waterbodies have a Fire Hazard Severity Zone Classification?

All areas in State Responsibility Area, including water bodies, require a Fire Hazard Severity Zone designation. The 2007 FHSZ maps zoned all water as Moderate by default. In the 2023 FHSZ model we added a buffer of FHSZ from the surrounding wildland into water bodies to account for potential threat of embers to buildings on docks and house boats, as well as variation in reservoir height that occurs with drought.

How does CAL FIRE assist Local Governments in Fire Hazard Severity Zones?

CAL FIRE's Land Use Planning Program is a specialized unit that provides support to local governments by providing fire safety expertise on the State's wildland urban interface building codes, wildfire safety codes, as well as helping in the development of the safety elements in general plans.

How can I search the Fire Hazard Severity Zone of a property?

You can search by address to find your current designation on the web at: osfm.fire.ca.gov/FHSZ

FHSZ Frequently Asked Questions

State Responsibility Area

What is State Responsibility Area or SRA?

SRA is a legal term defining the area where the state has financial responsibility for wildland fire protection and prevention. Incorporated cities and federal ownership are not included. Within the SRA, CAL FIRE is responsible for fire prevention and suppression. There are more than 31 million acres in SRA, with an estimated 1.7 million people and 800,000 existing homes.

How is State Responsibility Area determined?

The Board of Forestry and Fire Protection (Board) classifies land as State Responsibility Area. The legal definition of SRA is found in the Public Resources Code Section 4125. The Board has developed detailed procedures to classify lands as State Responsibility Area. Lands are removed from SRA when they become incorporated by a city, change in ownership to the federal government, become more densely populated, or are converted to intensive agriculture that minimizes the risk of wildfire. While some lands are removed from SRA automatically, the Board typically reviews changes every five years.

What Fire Hazard Severity Zones are in State Responsibility Area?

All of the State Responsibility Area is in a Fire Hazard Severity Zone. Lands are either ranked as Moderate, High or Very High Fire Hazard Severity Zones.

What are the wildland urban interface (WUI) building codes in State Responsibility Area?

The WUI building codes (California Building Code (CBC) Chapter 7A) reduce the risk of embers fanned by wind-blown wildfires from igniting buildings. The codes for roofing, siding, decking, windows, and vents apply throughout all State Responsibility Area regardless of the fire hazard severity ranking. Ember-resistant building materials can be found at: https://osfm.fire.ca.gov/divisions/fire-engineering-and-investigations/building-materials-listing/

FHSZ Frequently Asked Questions

State Responsibility Area

What is the difference between the various Fire Hazard Severity Zones?

Classification of a wildland zone as Moderate, High or Very High Fire Hazard is based on the average hazard across the area included in the zone, which have a minimum size of 200 acres. In wildlands, hazard is a function of modeled flame length under the worst conditions and annual burn probability. Both these factors generally increase with increasing hazard level, but there may be instances where one value is Very High and the other is low, pushing the overall hazard into a more intermediate ranking. On average, both modeled flame length and burn probability increase by roughly 40-60% between hazard classes.

Is the GIS data for Fire Hazard Severity Zones available for download?

The data inputs used to develop the Fire Hazard Severity Zones are identified in the Initial Statement of Reasons (ISOR) Title 19 Development (ca.gov). CAL FIRE has developed an additional data package which consists of sequential modeling steps, including any data inputs that were not already publicly available and referenced in the ISOR. The data package encompasses 34 spatial datasets and 8 tables, provided in raster, polygon, and table format. These datasets are formatted for Esri ArcGIS software, except for four tables provided in Excel. Ten of the datasets are updated versions used to produce an edited SRA FHSZ map following the public comment period that ended April 4, 2023. Upon formal adoption of the FHSZ map, the final SRA FHSZ geospatial data file will become available. The data package is available on the FHSZ website Fire Hazard Severity Zones (ca.gov) under the science and methods banner.

FHSZ Frequently Asked Questions

Local Responsibility Area

What is Local Responsibility Area or LRA?

Local Responsibility Areas (LRA) are incorporated cities, urban regions, agriculture lands, and portions of the desert where the local government is responsible for wildfire protection. This is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract.

When did Fire Hazard Severity Zones begin in Local Responsibility Area?

Assembly Bill 337 (Bates, 1992) prompted by the devastating Oakland Hills Fire of 1991, calls for CAL FIRE to evaluate fire hazard severity in Local Responsibility Area and to make a recommendation to the local jurisdiction where Very High FHSZ exist. Government Code 51175 then provides direction for the local jurisdiction to take appropriate action.

How are Fire Hazard Severity Zones determined in Local Responsibility Areas?

CAL FIRE uses an extension of the State Responsibility Area Fire Hazard Severity Zone model as the basis for evaluating fire hazard in Local Responsibility Area. The Local Responsibility Area hazard rating reflects flame and ember intrusion from adjacent wildlands and from flammable vegetation in the urban area.

What are the requirements for landowners in Fire Hazard Severity Zones in Local Responsibility Areas?

California's WUI building codes (CBC Chapter 7A) apply to the design and construction of new buildings located in High and Very High FHSZs in Local Responsibility Areas. Local ordinances may require ignition resistant construction for remodel projects. Check with your local building department to determine which ignition resistant building codes apply to your project. In addition, Government Code Section 51182 calls for defensible space clearance and other wildland fire safety practices for buildings. Owners are also required to make a natural hazard disclosure as part of a real estate transfer. For information regarding home hardening and defensible space clearance, visit www.readyforwildfire.org.

Does the designation of Very High Fire Hazard Severity Zones in the Local Responsibility Area trigger the 100-foot clearance requirement?

Yes, per Government Code 51182 unless a local government has passed a more stringent requirement, the 100-foot defensible space clearance applies. For information regarding home hardening and defensible space clearance, visit www.readyforwildfire.org.

FHSZ Frequently Asked Questions

Local Responsibility Area

What is the process for developing Fire Hazard Severity Zones in the Local Responsibility Area?

CAL FIRE uses the same modeling data that is used to map the State Responsibility Area. The map, along with a model ordinance, are then sent to the governing body for adoption.

How are the new Fire Hazard Severity Zones impacting development?

Many of the changes expanding Fire Hazard Severity Zones in Local Responsibility Areas have been supported by the building industry. CAL FIRE works closely with the building industry when setting various building codes and defensible space requirements, so we are working together to not affect development itself but to make sure development matches the hazards of that area.

When will the Local Responsibility Area Map be released?

The Local Responsibility Area map process will happen after the State Responsibility Area process has been completed, which is estimated to occur in winter of 2025.

Why haven't Moderate and High Fire Hazard Severity Zone classes been classified before in the Local Responsibility Area?

New legislation, Senate Bill 63 (Stern, 2021), now requires the adoption of all three Fire Hazard Severity Zone classes in the Local Responsibility Area. Previously only Very High Fire Hazard Severity Zones were required for adoption in Local Responsibility Areas.

Why is my property in a different zone than the adjacent area, which looks similar?

In non-wildland areas, zone edges occur based on distance to the wildland edge. Because hazard in these areas is largely determined by incoming embers from adjacent wildland, urban areas that are similar in vegetation type and housing density may have a change in FHSZ class as the distance to the wildland edge increases. Areas immediately adjacent to wildland receive the same FHSZ score as that wildland where fire originates, and the model then produces lower scores as the distance to wildland edge increases.

LRA Legislation Factsheet

Assembly Bill No.337

An act to add Chapter 6.8 (commencing with Section 51175) to Part 1 of Division 1 of Title 5 of the Government Code, and to amend Section 13108.5 of the Health and Safety Code, relating to fire protection.

[Enrolled, January 28, 1991]

AB 337, Bates. Very high fire hazard severity zones.

(1) Under existing law, the State Board of Forestry is required to classify all lands within the state, in accordance with prescribed criteria, for the purpose of determining areas in which the financial responsibility of preventing and suppressing fires is primarily the responsibility of the state.

This bill would declare that the prevention of fires is not a municipal affair but is instead, a matter of statewide concern, and would make a finding and declaration of the Legislature that its provisions apply to all local agencies, including, but not limited to, charter cities, charter counties, and charter cities and counties. The bill would prohibit that finding from limiting the authority of a local agency, as defined, from imposing more restrictive fire and panic safety requirements, as otherwise authorized by law.

The bill would state that it is not the intent of the Legislature to limit or restrict the authority of a local agency to impose more restrictive fire and panic safety requirements, as otherwise authorized by law.

This bill would require the Director of Forestry and Fire Protection to identify areas in the state as very high fire hazard severity zones within all counties pursuant to a prescribed schedule. The bill would require local agencies, as defined, to designate, by ordinance, very high fire hazard severity zones in their jurisdiction after receiving recommendations from the director, except as prescribed. The bill would authorize local agencies to include or exclude areas following certain findings and would require changes made by local agencies to be final and not rebuttable by the director. By requiring local agencies to designate very high fire hazard severity zones within their jurisdictions, this bill would impose a state-mandated local program. The bill would require the State Fire Marshal to prepare and adopt a model ordinance that provides for the establishment of any high fire hazard security zones.

LRA Legislation Factsheet

Assembly Bill No.337 (Continued)

(2) Under existing law, any person who owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush-covered lands, or grass-covered lands, or any land that is covered with flammable material, is required to undertake specified fire protection measures, including the maintenance of specified firebreaks.

The bill would enact requirements of this nature for any person who owns, leases, controls, operates, or maintains, any occupied dwelling or occupied structure in, upon, or adjoining any mountainous area, forest-covered land, brush-covered land, grass-covered land, or land covered with flammable material, which area or land is within a very high fire hazard severity zone, as described in (1).

The bill would authorize local agencies to exempt certain structures and would exempt certain land or water areas.

The bill would make violation of these requirements an infraction or misdemeanor, as specified, thereby imposing a state-mandated local program by creating a new crime, and would specify related matters.

This bill would require local agencies to notify owners of property of violation and would authorize local agencies to correct the conditions and make a lien upon the property, as prescribed. By creating these requirements, this bill would impose a state-mandated local program.

The bill would permit a violation of these requirements to be considered a public nuisance, as specified.

(3) Existing law requires the State Fire Marshal to adopt, amend, and repeal regulations for roof coverings and openings into the attic areas of buildings in those fire hazard severity zones in state responsibility lands as designated by the director. Existing law requires the director to classify lands within state responsibility areas into fire hazard severity zones.

This bill would instead require the State Fire Marshal to propose, and would require the State Building Standards Commission to adopt, amend, and repeal those regulations. The bill would also require the State Fire Marshal to propose, and would require the State Building Standards Commission to adopt, amend, and repeal, those regulations for buildings in very high fire hazard severity zones in state responsibility lands, designated by the director, and in very high fire hazard severity zones as described in (1). The bill would require roofs on all new buildings and certain existing buildings in both of those zones to be at least a class B roof that complies with Standard 32-7 of the Uniform Building Code, as adopted in the California Building Standards Code. The bill would impose requirements on installers and roofing materials and make other related changes. The bill would exempt historic buildings, as defined, from these provisions.

LRA Legislation Factsheet

Senate Bill No.63

CHAPTER 382

An act to amend Sections 51177, **51178, 51178.5,** 51182, and 51189 of the **Government Code**, to amend Section 13108.5 of the Health and Safety Code, and to amend Sections 4124.5 and 4291 of, and to add and repeal Sections 4123.8, 4291.5, and 4291.6 of, the Public Resources Code, relating to fire prevention.

[Approved by Governor September 28, 2021. Filed with Secretary of State September 28, 2021.]

SB 63, Stern. Fire prevention: vegetation management: public education: grants: defensible space: fire hazard severity zones.

(1) Existing law requires the Director of Forestry and Fire Protection to identify areas of the state as very high fire hazard severity zones based on specified criteria. Existing law requires a local agency, within 30 days after receiving a transmittal from the director that identifies very high fire hazard severity zones, to make the information available for public review, as provided. This bill, among other things, would also require the director to identify areas of the state as moderate and high fire hazard severity zones. The bill would modify the factors the director is required to use to identify areas into fire hazard severity zones, as provided. The bill would require a local agency to make this information available for public review and comment, as provided. By expanding the responsibility of a local agency, the bill would impose a state-mandated local program.

This bill would also make conforming changes.

(2) Existing law requires a person who owns, leases, controls, operates, or maintains an occupied dwelling or structure in, upon, or adjoining a mountainous area, forest-covered land, brush-covered land, grass-covered land, or land that is covered with flammable material that is within a very high fire hazard severity zone, as designated by a local agency, or a building or structure in, upon, or adjoining those areas or lands within a state responsibility area, to maintain a defensible space of 100 feet from each side and from the front and rear of the structure, as specified. Existing law authorizes a greater distance than specified above on the specified land in a very high fire hazard severity zone. Existing law specifies that clearance beyond the property line may only be required if state law, local ordinance, rule, or regulation includes certain findings and specifies that clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

LRA Legislation Factsheet

Amended by Senate Bill No.63

Government Code 51178

The State Fire Marshal shall identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

(Amended by Stats. 2021, Ch. 382, Sec. 2.5. (SB 63) Effective January 1, 2022.)

Government Code 51178.5

Within 30 days after receiving a transmittal from the State Fire Marshal that identifies fire hazard severity zones pursuant to Section 51178, a local agency shall make the information available for public review and comment. The information shall be presented in a format that is understandable and accessible to the general public, including, but not limited to, maps.

(Amended by Stats. 2021, Ch. 382, Sec. 3.5. (SB 63) Effective January 1, 2022.)

LRA Legislation Factsheet

Assembly Bill No. 211

CHAPTER 574

An act to amend Sections 11891, 11893, 12581, 12996, 12998, 12999.4, and 12999.5 of, and to add Sections 12999.6 and 13001 to, the Food and Agricultural Code, **to amend Section 51179 of the Government Code**, to amend Sections 44274.10, 44274.11, 44274.12, 44274.13, and 44274.14 of the Health and Safety Code, to amend Sections 3113, 4799.05, 14503.5.1, 14538, 14549.2, 14581, 42052, and 42060 of, to add Sections 14537.5, 14548, 14555, and 21166.3 to, to add Part 5 (commencing with Section 75250) to Division 44 of, and to repeal Section 75250.1 of, the Public Resources Code, to amend Section 43152.6 of, and to amend and repeal Section 43152.10 of, the Revenue and Taxation Code, to amend Section 13198 of the Water Code, to amend the Budget Act of 2021 (Chapters 21, 69, and 240 of the Statutes of 2021) by amending Item 8570-002-0001 of Section 2.00 of that act, and to amend the Budget Act of 2021 (Chapter 44 of the Statutes of 2022) by amending Items 3540-101-0001 of Section 2.00 of that act, relating to public resources, and making an appropriation therefor, to take effect immediately, bill related to the budget.

[Approved by Governor September 27, 2022. Filed with Secretary of State September 27, 2022.]

AB 211, Committee on Budget. Public resources trailer bill.

(2) Existing law requires the State Fire Marshal to identify areas of the state as moderate, high, and very high fire hazard severity zones based on specified criteria. Existing law requires a local agency to designate, by ordinance, very high fire hazard severity zones in its jurisdiction within 120 days of receiving recommendations from the State Fire Marshal. Existing law authorizes a local agency, at its discretion, to include areas within the jurisdiction of the local agency, not identified as very high fire hazard severity zones by the State Fire Marshal, as very high fire hazard severity zones following a finding supported by substantial evidence, as provided.

This bill would additionally require a local agency to designate, by ordinance, moderate and high fire hazard severity zones within 120 days of receiving recommendations from the State Fire Marshal. By expanding the responsibility of a local agency, the bill would impose a state-mandated local program. The bill would additionally authorize a local agency, at its discretion, to include areas within the jurisdiction of the local agency, not identified as moderate and high fire hazard severity zones by the State Fire Marshal, as moderate and high fire hazard severity zones, respectively. The bill would prohibit the local agency from decreasing the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency, as provided.

LRA Legislation Factsheet

Amended by Assembly Bill No. 211

Government Code 51179

(a) A local agency shall designate, by ordinance, moderate, high, and very high fire hazard severity zones in its jurisdiction within 120 days of receiving recommendations from the State Fire Marshal pursuant to Section 51178.

(b) (1) A local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as very high fire hazard severity zones by the State Fire Marshal, as very high fire hazard severity zones following a finding supported by substantial evidence in the record that the requirements of Section 51182 are necessary for effective fire protection within the area.

(2) A local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as moderate and high fire hazard severity zones by the State Fire Marshal, as moderate and high fire hazard severity zones, respectively.

(3) A local agency shall not decrease the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency, and, in exercising its discretion pursuant to paragraph (2), may only increase the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency.

(c) The local agency shall transmit a copy of an ordinance adopted pursuant to subdivision (a) to the State Board of Forestry and Fire Protection within 30 days of adoption.

(d) Changes made by a local agency to the recommendations made by the State Fire Marshal shall be final and shall not be rebuttable by the State Fire Marshal.

(e) The State Fire Marshal shall prepare and adopt a model ordinance that provides for the establishment of very high fire hazard severity zones.

(f) Any ordinance adopted by a local agency pursuant to this section that substantially conforms to the model ordinance of the State Fire Marshal shall be presumed to be in compliance with the requirements of this section.

(g) A local agency shall post a notice at the office of the county recorder, county assessor, and county planning agency identifying the location of the map provided by the State Fire Marshal pursuant to Section 51178. If the agency amends the map, pursuant to subdivision (b) or (c) of this section, the notice shall instead identify the location of the amended map.

(Amended by Stats. 2022, Ch. 574, Sec. 10. (AB 211) Effective September 27, 2022.)

LRA Legislation Factsheet

Increasing Fire Hazard Severity Zone (FHSZ) Area and Designation

Government Code section 51179 requires a local agency to designate, by ordinance, moderate, high, and very high FHSZ within 120 days of receiving the identified FHSZ's from the State Fire Marshal pursuant to Section 51178.

The law does not allow for a local jurisdiction to request changes or provide comments to the State Fire Marshal on the FHSZ designations. However, a local agency may choose to increase the designation of a FHSZ from the FHSZ identified by the State Fire Marshal, or designate areas as having a FHSZ that were not designated in a FHSZ by the State Fire Marshal. This may occur because FHSZ zone edges in the maps and data from the State Fire Marshal are not aligned with parcel boundaries or roads that some may consider for lines of convenance when adopting ordinances. A local agency is not allowed to reduce the designation of a FHSZ classification from the State Fire Marshal (i.e. a local agency cannot make an area designated as High by the State Fire Marshal, Moderate in its adopted ordinance).

However, a local jurisdiction can increase the designation from the one identified by the State Fire Marshal. If a local agency decides to increase the designation of a FHSZ, it may do so if it does the following:
1. If increasing the designation to Very High, a local agency must make a finding supported by substantial evidence in the record that the requirements of Government Code section 51182 are necessary for effective fire protection.
2. If increasing the designation to Moderate or High, a local agency may do this at its discretion.

If a local agency decides to include areas in its FHSZ adopted ordinance not identified as being in a FHSZ by the State Fire Marshal, it may include those areas if it does the following:
1. If including areas not identified as being in a FHSZ and designating it as Very High, a local agency must make a finding supported by substantial evidence in the record that the requirements of Government Code section 51182 are necessary for effective fire protection.
2. If including areas not identified as being in a FHSZ and designating it as Moderate or High, a local agency may do this at its discretion.

LRA Legislation Factsheet

Land Use Planning Program

CAL FIRE's Land Use Planning Program is a specialized unit that provides support to local governments by providing fire safety expertise on the State's wildland urban interface building codes, as well as collaborating in the development of Safety Elements in General Plans.

For More Information

osfm.fire.ca.gov/fhsz

RICARDO LARA
INSURANCE COMMISSIONER
California Department of Insurance

Q&A – Insurance and CAL FIRE Fire Hazard Severity Zone Maps

1. **How will the updated CAL FIRE maps affect insurance availability and affordability?**

CAL FIRE's maps are intended to drive local planning decisions, not insurance decisions. Under Commissioner Lara's new regulation finalized in October 2022, insurance companies must provide discounts for wildfire safety actions such as community mitigation and home-hardening, which CAL FIRE's maps do not assess. In addition, insurance companies are already using risk analysis tools and models that go beyond CAL FIRE's proposed maps in determining what properties they will underwrite.

Commissioner Lara's new wildfire safety regulation will help increase access to insurance by promoting wildfire safety across the state. Reducing wildfire risks throughout the state is the primary way we can make insurance more available and affordable, and our regulation is a major step towards that goal. CAL FIRE's maps support that goal through improving public education about hazard and the need for safety preparation.

2. **How will these maps benefit the public?**

Public education about where current wildfire hazards exist is essential to reducing the threat to local communities and maintaining access to available and affordable insurance. When communities know and understand their risks, they can plan and prepare.

In addition, the Department's first-ever report on climate insurance recommended updated wildfire hazard mapping to improve public safety.

3. **If you are a homeowner and your zone changed from High Hazard to Very High Hazard, will this impact your insurance premiums or renewal ability?**

For many years, insurance companies have been using alternate wildfire risk tools for determining where they will write and renew policies, and how much premium to charge a policyholder, not the Fire Hazard Severity Zone maps. Therefore, a change in designation on the maps for a single homeowner is unlikely to affect their insurance. The reality is that more accurate risk information enables homeowners and communities to reduce their wildfire risks, and Commissioner Lara's new wildfire mitigation regulation clarifies what actions you should take to reduce wildfire risks. Once that regulation is fully implemented, if a homeowner or business owner takes those risk mitigation actions, they will be able to see a discount in their insurance premium.

4. **How is the state addressing wildfire mitigation?**

By design, CAL FIRE's maps are focused on long-range wildfire hazard, which includes only certain variables, like wind, vegetation, ember production and movement, climate, topography, and fire history. CAL FIRE's maps will give up to date information to communities about the level of wildfire hazard they face, which could help target resources at the state and local level. Expanded state grant programs and Commissioner Lara's new wildfire safety regulation are aimed at reducing wildfire risks to communities through programs such as Firewise USA and the new Fire Risk Reduction Community designation from the California Board of Forestry and Fire Protection.

STAFF REPORT
ETNA CITY COUNCIL

To: City Council Members Deppen, Stacher, and Eastlick

From: Andrew L. Jared, City Attorney

Date: December 22, 2025

Subject: **Direction to Enter Into Agreement With Linda Moak Regarding Assignment of Property (337 Main Street)**

RECOMMENDATION:

Motion to, "Approve Councilmember Deppen to execute the Contract for Real Property with Linda Moak, and direct staff to take all actions to enforce agreement."

DISCUSSION:

Long time resident Linda Moak has approached the City with a generous offer to donate 337 Main Street (APN 056-032-180) to the City upon her passing. Mrs. Moak is the sole owner of the property and would like it to be transferred to the City. She proposes using a state code ("Revocable Deed Upon Death") which allows the owner to remain in possession and in complete control of the property until the donor's passing, at which time the property is transferred to the recipient (here, the City).

For Council consideration is a contract where she agrees to file such deed with the County now. Upon her passing the City would do certain activities to complete the transfer of the property. State law requires the receiving party to contact known heirs and file certain documents after the donor's passing. The contract requires the City to purchase a plot at the Etna Cemetery for internment. Mrs. Moak will remain with full ownership, possession, and control of the property until her passing, and can revoke the deed at any time. No restrictions are placed on the property as to the City's use or disposition. The City will have no ownership interest or obligation in the property until final recordation of transfer after her passing, when the Council would then take actions to comply with state law and the contract, and consider a resolution to proceed and take possession of the property.

Mayor Munson and Payor Pro-Tem Fawaz have not participated in this matter due to real property interests within the boundary of regulations requiring recusal from consideration.

FINANCIAL IMPACT:

Minimal impact to manage this transaction and to procure plot is outweighed by benefit to City of donation of the property to the City.

CONCLUSION:

A resolution accepting property will be required after passing to finalize transfer of title.

RESOLUTION NO. 2025-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ETNA DECLARING CERTAIN EQUIPMENT AS SURPLUS AND AUTHORIZING DISPOSAL

WHEREAS, the City Council of the City of Etna have identified certain City Equipment that are no longer necessary to the City's operations, and are taking up storage space; and

WHEREAS, the City Council has the power under Section 37350 of the Government Code to dispose of property for the common benefit; and

WHEREAS the City Council finds that the realization of the salvage value of property that is no longer necessary for operational needs, so that it might be applied to acquisition of new equipment would be of benefit to the City and its citizens; and

WHEREAS the City Council finds that the declaration of excess personal property as surplus and the conduct of a public auction is an acceptable means to ensure that the City does not make a gift of public funds in the disposal of such property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Etna as follows:

1. The personal property described as:
    a. Fire Engine 1412
    b. Ambulance 2006 Ford

    it is determined to be excess to the City's operational needs and is authorized for disposal by means of public auction or private sale.

2. The net proceeds of the auction or private sale will be determined by City Council.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly introduced and adopted by the City Council of the City of Etna at a Regular Meeting held on the 22nd day of December 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST: CITY OF ETNA

Pamela Eastlick, City Clerk

Cliff Munson, Mayor

City of Etna

Agenda Request

Date of Meeting: 12.22.25

Spokesperson(s): City Council & Staff

Is this for Discussion ☐ or are you requesting an Action ☐

Subject/Request: Resolution 2025-014

Please provide a description of the request and attach supporting documentation:

Discuss/Approve Resolution 2025-014 Declaring Certain Equipment as Surplus and Authorizing Disposal.

Will there be a financial impact to the City? ☐ Yes ☐ No If Yes, $_____

Please describe:

NOTE: Agenda requests must be received no less than four working days before the date of meeting. Return this form and supporting documentation to address below.

442 Main Street • P.O. Box 460 • Etna, CA 96027
P: 530-467-5256 • F: 530-467-3217

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AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST: CITY OF ETNA

Pamela Eastlick, City Clerk

Cliff Munson, Mayor

City of Etna

Agenda Request

Date of Meeting: 12222025

Spokesperson(s): Teresa Arrwood

Is this for Discussion ☐ or are you requesting an Action ☒

Subject/Request: Extend or make the full time FF/EMT position permanent

Please provide a description of the request and attach supporting documentation:

When this position was created 3/2025, it was agreed to be implemented by council as a temporary position to be re-evaluated 12/31/2025.

This position has proven to be a valuable position for the fire department, ambulance and the community.

I am requesting that this position be accepted as a standard, full time, shared position between the fire department and ambulance.

Will there be a financial impact to the City? ☐ Yes ☐ No If Yes, $_____

Please describe:

NOTE: Agenda requests must be received no less than four working days before the date of meeting. Return this form and supporting documentation to address below.

442 Main Street • P.O. Box 460 • Etna, CA 96027
P: 530-467-5256 • F: 530-467-3217

1 Temporary Full Time, benefited EMT/Firefighter Job Description

Created 03/2025
Due for review December 31, 2025

The roles and responsibilities will be determined by the Ambulance Director to meet the needs of the department at the time. The responsibilities assigned may change due to the provider level or current needs as the Director deems relevant.

This position will be reviewed 12/31/2025 and may be cancelled or extended at that time.

Position Requirements:
Current and in good standing EMT certification with S-SV Regional EMS Authority
A valid CA DL with ambulance endorsement
City of Etna resident or within 10 minutes of station for call response
ICS 100 and 200 or obtains within the first 2 months of start date
NIMS 700 and 800 or obtains within the first 2 months of start date

Preferred:
Firefighter experience
Firefighter DL endorsement
EVOC or equivalent

Roles and Responsibilities Include:

Full Time patient care provider on the ambulance
Assisting the Ambulance Director as needed
Assisting the Etna Fire Chief as needed

Driving:

Has and maintains a current CA DL with ambulance and firefighter endorsements.
Completes mandatory in-house drivers training at time of hire and biannually.
Prior to driving Code 3, the mandatory drivers' course will be completed and signed off by the Director.
Follows all California traffic laws while driving routine.
Follows California Code 3 driving rules.

General:
Responsible for the safety of the unit and occupants.
Fuels vehicles as needed.
Maintains familiarity with each different ambulance and fire apparatus, how it operates, how the lights and sirens work.
Understands how to properly use the radio and communicate with dispatch and other agencies.
Completes any mandatory training (HIPAA, others as assigned)
Maintains good working relationships with members from different agencies.
Assists after a call to clean and ready the unit for the next call.

Reports any hazards, maintenance issues or equipment issues to the director and/or fire chief.
Participates in training.

Patient care provider on the ambulance:

Completes the New Team Member Orientation Checklist.
Understands how the gurney functions and is able to assist with gurney operations with and without a patient on it.
Assists other patient care providers as needed.
Maintains current S-SV EMS certification.
Follows S-SV EMS protocols and guidelines.
Maintains familiarity with each different ambulance, the medical equipment, and medications.
Understands how to communicate with FMC ED and proper alerts that are required to be made.
Must complete 5 supervised rides per S-SV before being solo as a patient care provider.
Stays up to date and proficient with protocols and procedures, infrequent skills, and changes in treatments.
Responds to 911 calls, Community Care Program calls, and any other calls for service as requested and appropriate.
Completes paperwork for all calls dispatched, even if cancelled.
Completes paperwork for Community Care Program calls.
Completes any mandatory paperwork as required, such as APS or CPS reports.
Performs truck checks.
Performs equipment checks.
Performs shift duties.
Able to work on call shifts.

Firefighter Duties

Responds to lift assist calls within the city of Etna.
Performs truck checks.
Performs equipment checks.
Performs shift duties.
Completes any mandatory paperwork as required.
If not busy with a medical call, may respond an appropriate apparatus for the fire department in the city of Etna.

Temp Full Time FF/EMT Survey - Ambulance Dept

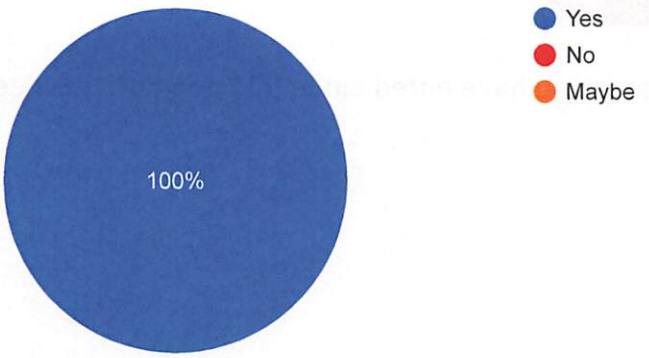
6 responses

Publish analytics

Have you noticed a positive difference at the ambulance department since this position was filled May 2025?

Copy

6 responses



Please list the positive differences you have noticed.

5 responses

We have better "man power" and a more consistent response from Etna Ambulance .

Consistent Ambulance Transportation Availability.

Less stress on responders due to having more personnel dedicated to scheduled coverage, less uncertainty about whether there are enough responders to cover calls

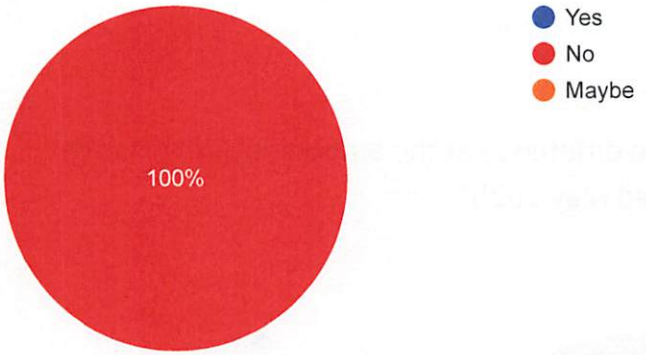
A better response for calls

The additional support for the ambulance director has made a significant impact on her stress level and the ability to focus on administrative/training responsibilities. It has also helped to greatly improve ambulance shift coverage to provide better care for our community.

Have you noticed a negative difference at the ambulance department since this position was filled May 2025?

Copy

6 responses



List what negative differences you have noted since this position has been filled.

2 responses

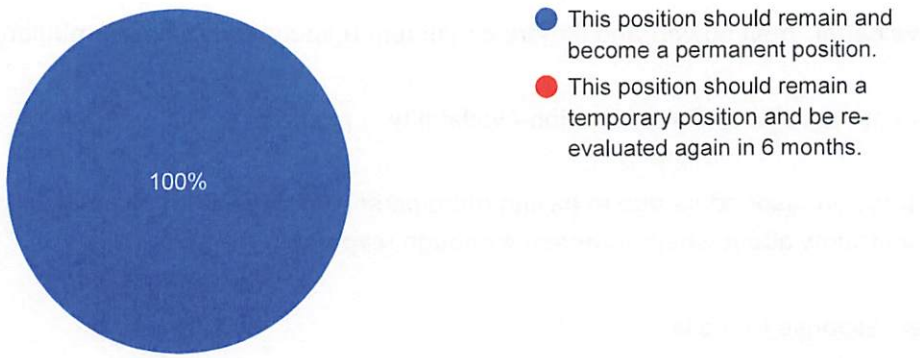
N/a

None

Mark the correct box

Copy

6 responses



Other Feedback

2 responses

This position is providing dependable emergency services for our area which is going to save lives for our friends and family.

This position was created as a temporary full time position to allow the council to examine its overall impact to the ambulance/fire departments and the yearly budget. If there was little to no negative impact, it should be approved as a permanent full time position.
Regarding the fire department, this additional position has allowed Etna Fire to participate in strike team assignments while still providing 911 coverage to the valley. There has also been a noticeable increase in EFD overall responses to calls.

Respectfully, Dawn Schott

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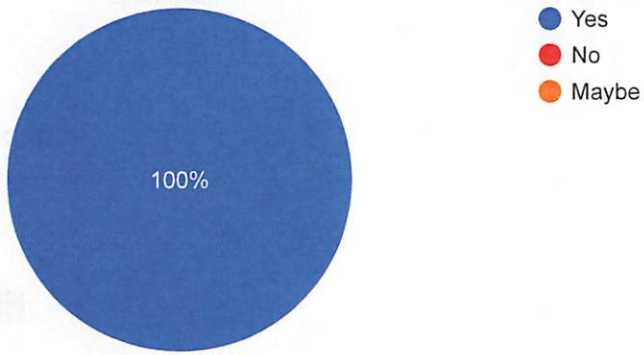
Temp Full Time FF/EMT Survey - Fire Dept

4 responses

Have you noticed a positive difference at the fire department since this position was filled May 2025?

Copy

4 responses



Please list the positive differences you have noticed.

[redacted]

[redacted]

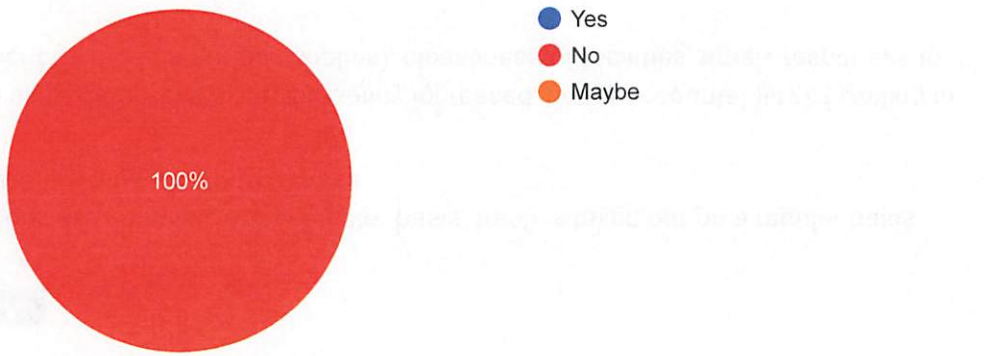
Engine inspections are completed on a regular basis, trash is taken out on a regular basis. Always one guaranteed person for response.

Inventory more up to date, vehicle dependability increased, better accountability of cycling in service equipment (ie meds, expiring supplies), cleanliness of facilities, timely responses to calls.

Have you noticed a negative difference at the fire department since this position was filled May 2025?

Copy

4 responses



List what negative differences you have noted since this position has been filled.

[redacted]

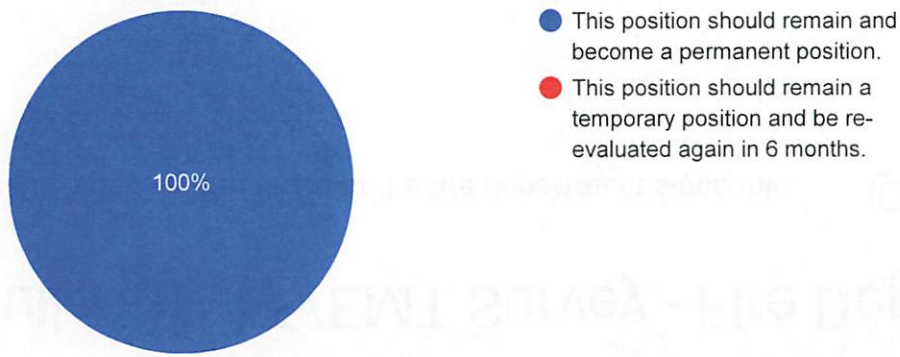
[redacted]

None

Mark the correct box

Copy

4 responses



Other Feedback

3 responses

[redacted]

Having Travis as a full time firefighter/emt will only continue to benefit the fire department. Travis regularly attends weekly trainings, and does not miss calls while on duty. He is extremely helpful, any time I ask for his help at the fire station, as long as he is not on a call, he shows up promptly with a great can do attitude ready to help with whatever is asked of him. When given a task at the fire station he is thorough with it and pays attention to detail as he completes his task. Travis is always willing to learn something new. If this position continues on, it will be an invaluable part of this fire department. The fire department has only improved with the addition of a paid firefighter/emt.

This position has filled in a gap that has been needed for a long time. This position has served not only the ambulance and fire department but also to the community with a dedicated person who has performed their duties to best of their abilities. Response times have improved, lives have been saved and the community has been served.

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Etna Police Chief's Monthly Report

November-December 2025

Over the past several months, the two towns have continued to transition into more of a consolidated status as we have been able to use our close partnership to assist each other through a multitude of issues. We consistently have been busy with school activities and many local events. Both the Etna PAL/City Christmas gathering and the Ft. Jones Christmas parade were a huge success, bringing large crowds to each town. At the Police Department we are always excited to be part of these events, giving us the opportunity to ensure the safety of our community while being part of it rather than just enforcing laws upon our constituents. While we will see at the end of the year a full statistical report, a believe we will see our hard work paying off by a slight reduction in major crimes and written cases while seeing an uptick in positive calls for service. We hope this trend continues into the new year providing a consistently safe community for our constituents to enjoy. Officer Buell has been back with the department for a couple months and have enjoyed his positive influence on the community. Brandon has been a phenomenal asset for our community, and we are so blessed to have him back. When you see him out and about stop by and say Hi.

Traffic- Officers consistent presence in and around town and in problematic areas has helped to see the small decline in activity with an occasional bump in traffic related issues. Speed in our valley as you know is an ongoing issue, especially in key areas of town. Citations are consistently issued with numerous stops throughout the month. We continue to focus on the needs of the community and welcome any information that will help us be proactive in enforcement and education. Outside the two communities of Etna and Ft. Jones we continue to observe a large increase in traffic which has led to several accidents, complaints on driving behavior, and dui's. With this increase we have partnered with chp and allied agencies to hopefully create a safer environment on our roads outside city limits. Several operations have been scheduled including saturation patrols in the attempt to make our roads safer. Unfortunately, after a couple months of very few road kills, we saw an increase of deer being hit and the need to be put down. Please stay vigilant out there and help educate people to slow down even below the speed limit to give additional reaction time. Our message/speed sign has been implemented around town and in areas needing extra awareness to drivers. We should have a data report available soon showing speeds, times, and areas in need of additional enforcement.

Schools- We continue our partnership with the schools on SARB and Truancy issues developing a very well-rounded program holding students and parents accountable for attendance issues. While we were always part of the process in the past, with the new MOU we are now the main department in the development and execution of the program. This partnership has also enabled us to work hand in hand with the district in handling critical issues within the school system. It is with this success that we hope to develop our School Resource Officer program into an indefinite program providing a much-needed service to our community. We also continue to meet with each of our schools on a weekly basis to discuss current issues ensuring nothing falls through the cracks.

Animal Control- Several citations, dog detainments, and rehoming of animals were performed over the past few months with good success. We still are working on a couple areas around town where dogs especially are at large and encroaching on other properties. Many of calls for service have been out of city animals coming into town and creating issues. We generally work closely with County Animal Control in these scenarios and will continue to implement accountability to owners. These events seem to come in waves, and we have been able to keep up with the demand, however we look to develop some new programs and opportunities in the near future to help keep these calls for service to a minimum. Our partnership with outside agencies such as the Siskiyou Humane Society have been critical and helped us resolve issues that normally would not end well for the animal.

We also hope to establish new ordinances to help the department provide a clearer picture of animal control issues and the adjudication of such. New resolutions and structure would help officers to achieve our goals and missions.

Reports/Cases- As mentioned above, by the end of the year we will see the number of reports at in or around average with the hope of seeing a slight decline in more serious crimes. I suspect we will have around 140 written cases for the year, which will probably be a slight decrease. Again, with a number of these cases we have seen many ongoing issues resolved. This in turn should result in a continued decline of cases for 2026. If not and activity continues to rise, we will be ready to respond and handle the workload given. Hopefully an additional officer will be trained and on duty at the beginning of the year, which will again give us complete coverage for both towns.

Calls for Service- Generally calls for service tend to go hand in hand with written reports to an extent. This year the calls for service numbers have gone up while written cases have slightly declined. Many of our calls for service are good encounters and provide us the ability to work together with citizens, organizations, and our allied agencies to bring many amazing programs, events, and opportunities to our communities. By the time of this meeting, we will have had several events take place. These events are staples in our community and are several of the many opportunities we have to work with our constituents.

Code Enforcement- Several new code enforcement issues arose within the past few months, however most were concluded with voluntary compliance. A couple issues are under current investigation with the help of city staff, county code enforcement and buildings. Public Works has been great in helping with our investigations, providing critical historical information and details we normally would not have. We hope to see these cases concluded soon and not turn into a large issue. We hope with the new year we will be able to continue developing an in-house hearing procedure while providing a hearing officer to manage those cases. As you know, in the past we have run into roadblocks when getting to the prosecution level and holding violators accountable.

PAL- Recently Etna Pal has been very successful working with the Scott Valley Skate Park group in our fundraising efforts to build a skate park in Etna. We have held several events, bringing interested folks to the table and solidifying interest in this amazing project for our community. We also recently partnered with Etna Highschool and Joy Isbell in executing another very successful Turkey Trot. This partnership brings revenue in not only for the high school but also pal programs such as the clay birds. We also carried out another successful holiday gathering bringing a night of fun, food, and Santa to Etna. A very special thanks goes out to etna and Ft Jones department heads and their staff as they made this year's activities possible. These large events cannot be accomplished without the continued support and volunteerism of those willing to help. We look forward to our upcoming basketball season in January and the many more programs throughout the year.

Training- Department training continues to be a monthly occurrence and will continue throughout the year as normal. Again, our continual advanced officer training and perishable skills not only keep us in compliance with POST but also provide crucial training that brings a higher level of service to our community. We will always strive to be the best trained department possible, while providing a compassionate response to our constituents.

Additionally, we are anticipating a new training program provided by SCORE called the briefing room to be implemented to staff soon. This daily training provides updates and information on laws, procedures, and requirements of law enforcement.

As mentioned always and as a reminder, we have an open-door policy and look forward to city staff, council, and our community visiting us. You are our eyes and ears out there as we can't be everywhere at once. We rely on your help to be able to provide the best service possible to our community. Please come in and visit, share what you are experiencing, and if able come out on a ride along with an officer. We are all on the same team and we enjoy working together to solve our community's needs.

Inc #	Type	Date	Day of Week	Time	Location	Place	City	Primary Unit	Case #
2511060042	TS	11/06/2025	Thursday	16:03:16	/HAMMOND HILL			ETNA5	
2511090008	TS	11/09/2025	Sunday	08:16:56	HWY 3/BORBA			ETNA5	
2511150007	ASST	11/15/2025	Saturday	07:01:37	FOREST MOUNTAIN/WATERBOX			ETNA1	
2511150016	TS	11/15/2025	Saturday	12:01:27	HWY 3 / WATER BOX			ETNA5	
2511180034	ASST	11/18/2025	Tuesday	14:10:31	HWY 3/FRANKLIN LANE			ETNA5	
2511030027	CITASST	11/03/2025	Monday	15:13:40	243 FREDRICK ST		ETNA	ETNA1	
2511060049	ASST	11/06/2025	Thursday	16:56:30	32 ISLAND RD	INSIDE OF ETNA CITY	ETNA	ETNA5	
2511090017	INFO	11/09/2025	Sunday	11:55:10	536 S HWY 3	CREEKSIDE MOBILE	ETNA	ETNA5	
2511100037	JV	11/10/2025	Monday	17:16:04	220 COLLIER WAY	ETNA ELEMENTARY	ETNA	ETNA1	
2511140012	WI	11/14/2025	Friday	12:03:31	226 COLLEGE ST		ETNA	ETNA5	
2511140019	ANIMAL	11/14/2025	Friday	14:47:42	10 INDUSTRIAL PKWY	SHELL STATION	ETNA	ETNA5	
2511180024	TS	11/18/2025	Tuesday	11:46:02	10 INDUSTRIAL PKWY		ETNA	ETNA5	
2511180038	TS	11/18/2025	Tuesday	14:49:30	HWY 3/HAMMOND HILL		ETNA	ETNA5	
2511190036	INFO	11/19/2025	Wednesday	16:28:08	220 COLLIER WAY	ETNA ELEMENTARY	ETNA	ETNA5	25-0127
2511200021	TS	11/20/2025	Thursday	15:56:24	N HWY 3/HOLZHAUSER LN		ETNA	ETNA5	
2511210031	ANIMAL	11/21/2025	Friday	13:48:59	32 ISLAND RD	INSIDE OF ETNA CITY	ETNA	ETNA1	25-0128
2511210041	WI	11/21/2025	Friday	16:39:55	117 MAIN ST		ETNA	ETNA1	
2512020015	TRAF	12/02/2025	Tuesday	09:10:04	MAIN ST/COLLIER WAY		ETNA	ETNA1	
2512020026	MMIS	12/02/2025	Tuesday	12:30:57	900 CALLAHAN WAY		ETNA	ETNA1	
2512030022	CODE	12/03/2025	Wednesday	09:22:53	EASTSIDE RD/HARTSTRAND RD		ETNA	ETNA5	
2512040026	ANIMAL	12/04/2025	Thursday	09:59:45	32 ISLAND RD	INSIDE OF ETNA CITY	ETNA	ETNA5	
2512040028	CITASST	12/04/2025	Thursday	10:24:16	2700 MCCONAUGHY GULCH RD		ETNA	ETNA5	
2512050023	WI	12/05/2025	Friday	11:10:55	880 SAWYERS BAR RD		ETNA	ETNA5	
2512100021	DV	12/10/2025	Wednesday	13:26:06	221 MAIN ST		ETNA	ETNA10	25-0131
2512110017	ANIMAL	12/11/2025	Thursday	10:44:59	DIGGLES ST/OAK ST		ETNA	ETNA5	
2512120032	WAR	12/12/2025	Friday	14:19:33	155 DIGGLES ST	ETNA POLICE DEPART	ETNA	ETNA10	
2512160021	MP	12/16/2025	Tuesday	13:16:10	244 SCOTT ST		ETNA	ETNA1	
2511100033	WI	11/10/2025	Monday	16:00:06	12075 OAK MILL		FTJONCTY	ETNA1	
2511140006	TH	11/14/2025	Friday	08:21:29	/MATHEWS		FTJONCTY	ETNA5	
2512160025	ANIMAL	12/16/2025	Tuesday	14:51:33	/MAIN ST		FTJONCTY	ETNA1	
2511010001	ASST	11/01/2025	Saturday	02:44:45	108 BUTTE ST		FTJONES	ETNA1	
2511020011	AB	11/02/2025	Sunday	04:57:13	12075 OAK MILL DR		FTJONES	ETNA1	
2511050002	ALARM	11/05/2025	Wednesday	00:10:06	11307 MAIN ST	RAYS FOOD PLACE	FTJONES	ETNA1	
2511060005	TRSP	11/06/2025	Thursday	07:42:33	22 DOUGLAS ST		FTJONES	ETNA10	25-0126
2511060020	FU	11/06/2025	Thursday	10:22:06	22 DOUGLAS ST		FTJONES	ETNA10	
2511070009	SCAM	11/07/2025	Friday	05:34:47	6131 ISLAND RD		FTJONES	ETNA1	
2511100016	TRSP	11/10/2025	Monday	11:24:48	12315 MAIN ST		FTJONES	ETNA1	
2511120017	SUSP	11/12/2025	Wednesday	13:20:26	108 BUTTE ST		FTJONES	ETNA1	
2511130012	CITASST	11/13/2025	Thursday	10:42:16	11801 MAIN ST		FTJONES	ETNA5	
2511150019	CIVIL	11/15/2025	Saturday	13:19:32	12149 COWAN ST		FTJONES	ETNA5	
2511160006	ANIMAL	11/16/2025	Sunday	14:03:10	HWY3 /MOFFETT CREEK RD		FTJONES	ETNA5	
2511200015	TS	11/20/2025	Thursday	13:24:10	1100 EASTSIDE RD		FTJONES	ETNA5	
2511220032	PTFT	11/22/2025	Saturday	18:29:57	11501 MATHEWS ST	FT JONES ELEMENTARY	FTJONES	ETNA1	25-0129

2511240042	CIST	11/24/2025	Monday	17:11:52	11825 MAIN ST	FIVE MARY'S	FTJONES	ETNA1	
2511260030	OTHER	11/26/2025	Wednesday	11:14:30	13916 N HWY 3	13916	FTJONES	ETNA5	
2511280005	RWAY	11/28/2025	Friday	12:15:34	12656 MARBLE VIEW AVE		FTJONES	ETNA5	
2511280013	TS	11/28/2025	Friday	14:22:50	N HWY 3/MCADAMS CREEK RD		FTJONES	ETNA5	
2512020014	TC	12/02/2025	Tuesday	09:08:13	7600 SCOTT RIVER RD		FTJONES	ETNA1	
2512020054	TRSP	12/02/2025	Tuesday	20:00:45	173 CARLOCK ST		FTJONES	ETNA1	
2512020056	PTRL	12/02/2025	Tuesday	20:14:35	MATHEWS ST/CARLOCK ST		FTJONES	ETNA1	
2512100018	JV	12/10/2025	Wednesday	12:23:50	237 BUTTE ST	SCOTT VALLEY JR HIGH	FTJONES	ETNA1	
2512120011	TS	12/12/2025	Friday	09:22:04	13007 N HWY 3	FT JONES COMMUNITY	FTJONES	ETNA5	
2512120013	TS	12/12/2025	Friday	09:29:06	12137 N HWY 3	CAL FIRE FORT JONES	FTJONES	ETNA5	
2512120031	TC	12/12/2025	Friday	14:05:52	W HWY 3		FTJONES	ETNA5	
2512130072	DP	12/13/2025	Saturday	20:58:49	106 BOWER ST		FTJONES	ETNA1	25-0132
2512140030	TRAF	12/14/2025	Sunday	13:45:50	MATHEWS ST/MAIN ST		FTJONES	ETNA5	
2512140050	SUSP	12/14/2025	Sunday	20:40:17	12036 MAIN ST		FTJONES	ETNA1	
2512150015	RO	12/15/2025	Monday	09:02:38	106 BOWER ST		FTJONES	ETNA1	
2512150052	RO	12/15/2025	Monday	17:42:54	106 BOWER ST		FTJONES	ETNA10	25-0133
2512170021	PTFT	12/17/2025	Wednesday	15:10:24	11307 MAIN ST	RAYS FOOD PLACE	FTJONES	ETNA5	25-0134
2512040031	JV	12/04/2025	Thursday	11:40:49	14008 DANGEL LN		QUARTZVY	ETNA10	25-0130
2512100023	FU	12/10/2025	Wednesday	13:45:02	HWY 96/SEIAD CREEK RD	SEIAD	SEIADVLY	ETNA5	
2511130028	ASST	11/13/2025	Thursday	16:03:29	/FOREST MOUNTAIN		YREKA	ETNA5	
63 Incidents									

November 2025 Data

total	13
Structure Fires	0
Other Fires	0
MVC	1
Medical	8
Lift Assist	3
Other AssistHazard	1
Missed-In town	1
Missed Mutual Aid	0
Etna calls	9
Out of town Calls	4

November 2024 Data

total	13
Structure Fires	0
Other Fires	1
MVC	1
Medical	8
Lift Assist	3
Other Assist	0
Missed-In town	2
Missed Mutual Aid	0
Etna calls	12
Out of town Calls	1

Key: MVC- Motor Vehicle Collision
Other Assist/Hazards: Consists of smoke detector check, smoke check, carbon monoxide detector, flooding in a residence, etc.

BUILDING

Ongoing cleaning, repairs and updates.

EQUIPMENT

E1410: First out engine in town. Stocked and ready to respond
E1411: Stocked and ready to respond
E1412: New to us rig is in house and being outfitted for response.
E1413: MVC's, wildland, medicals. Stocked and ready to respond.
E1414: Stocked and ready to respond.
WT1430: Water tender. Drained and parked at the city yard.

MISC

The FD was opened up, decorated and volunteers hosted the Smores, coffee and hot chocolate for the Etna PAL Christmas event.
Volunteers drove 2 engines in the Fort Jones Christmas parade.

November 2025 Numbers

Total: 33	Etna 8	ALS 14	November 2024
	FJ 7	BLS 2	Total: 46
Billable: 18	SV 18	CXL 5	Billable: 27
	M11 0	AMA billable: 1	Days without calls: 10
		AMA non billable : 1	
	Days w/o calls:	BLSD 1	
	12	MSAS rendezvous 0	
		Missed 2	
		CCP 1	

Key:

ALS: Advanced Life Support (paramedic level)
BLS: Basic Life Support (EMT level)
BLSD: Deceased on scene, no transport
AMA: Against Medical Advice (No transport)
CXL: Cancelled
MSAS: Mount Shasta Ambulance Service (we req them for a paramedic if needed)
M11: Salmon River Fire/Rescue (they req us for transport)
Etna: City limits of Etna
FJ: Fort Jones Town Limits
SV: Scott Valley outside of city/town limits

Ambulances/QRV:

M54: 4x4	In Service/ALS
M55: 2x4	In Service/ALS
Expedition:	In service.

***See below for new M56 that was bought and is being shipped here.

2006 Ford Wheeled Coach 2x4 with drop chains/Surplused

MISC

*Continue assisting the fire and police departments as needed/requested.

We have 14 students registered for the in house EMT class starting in January. There is a community meeting in Butte Valley on the 18th that I have been asked to zoom in on with possibly 3-4 others that are interested.

We will have had a 2nd meeting at the high school by this city council meeting, reference to collaborating with a Fire/EMS program at the high school. Tentative implementation is school year 2026.

2007 FORD F350

USD $5,600

Buyer's premium: USD $560.00

Number of Bids: 48 **Auction Ended:** December 10, 2027 at 10:10 AM **Machine Location:** 0Kingman, Kansas 67068

Auctioneer Info

Amber Waves Auction

Kingman, Kansas 67068



Description

Tires 225-75-16; 6.0 Ford Diesel; Unit jumpstarted at listing. Runs well. Will need batteries; Surplus for the City of Kingman Ks;

Specifications

Year 2007
Manufacturer FORD
ModelF350
Mileage 64,379 mi
VIN1FDWE35P47DA08944
Odometer Accurate / Verified
Condition Used
Engine Manufacturer FORD
Engine Model 6.0L POWER STROKE
Fuel Type Diesel
Turbo Yes
Transmission Automatic
Transmission Manufacturer FORD
Overdrive Yes
Drive 4x2
Suspension Spring
Tires 225/75/16
Wheels Aluminum/Steel
Dually Yes