# *Final Housing Element 2007 – 2014*

***Dedicated to the People of California City - Past, Present, & Future***

http://www.CaliforniaCity.com
21000 Hacienda Blvd. California City, CA 93505-2293
760-373-8661

## ADOPTED: by City Council on March 18, 2014

**Approval Documents follow this cover page.**

RECEIVED WITH FEE
RECEIPT #15130711

# CEQA
## Transmittal Form

This form must be completed and attached to each CEQA document filed with the County Clerk. Type or print clearly.
1) If notice requires Fish & Game (F&G) receipt, you **must provide three (3) copies** of the document for county purposes.
2) If notice does not require F&G receipt, **you must provide at least two (2) copies** of the document for county purposes.

LEAD AGENCY City of California City

PROJECT TITLE Notice of Determination for the Initial Study, Negative Declaration, and Final Housing Element Update 2007-2014

FILED
KERN COUNTY
MAR 26 2014
MARY B. BEDARD
AUDITOR CONTROLLER-COUNTY CLERK
BY _____ DEPUTY

PROJECT APPLICANT City of California City

PHONE NUMBER (760) 373-7141

PROJECT APPLICANT'S ADDRESS 21000 Hacienda Boulevard

CITY California City STATE CA ZIP CODE 93505-2293

WORK ORDER # _____ ☐ 30-Day Posting ☐ 45-Day Posting

CONTACT PERSON Ronna Greene PHONE NUMBER (760) 373-7141

CHECK DOCUMENT BEING FILED:

☐ Notice of Preparation..... No Fee

☐ Notice of Availability..... No Fee

☐ Notice of Public Hearing..... No Fee

☐ Other Notice _____ ..... No Fee

☐ Environmental Impact Report (EIR)..... $3,029.75
- ☐ Previously paid **(must attach receipt)** Receipt # _____
- ☐ DFG No Effect Determination **(F&G letter must be attached)**..... No Fee
- ☐ County Administrative Fee..... $ 50.00

☒ Negative Declaration/ Mitigated Negative Declaration..... $2,181.25
- ☐ Previously paid **(must attach receipt)** Receipt # _____
- ☐ DFG No Effect Determination **(F&G letter must be attached)**..... No Fee
- ☒ County Administrative Fee..... $ 50.00

☐ Notice of Exemption..... No Fee
- ☐ County Administrative Fee..... $ 50.00

TOTAL $2,231.25

PAYMENT METHOD:

☐ Cash/Money Order ☒ Check ☐ Credit Card ☐ JV (complete the following)

Dept _____
Fund _____
Expense Key _____

Notice of Environmental Document Posted by County Clerk on 03/26/14 and for 30 days thereafter, Pursuant to Section 21152(C), Public Resources Code

# Notice of Determination

To: __Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of California City
Planning Dept.
21000 Hacienda Blvd.
California City, CA 93505-2293

X County Clerk
County of Kern
1115 Truxtun Avenue - First Floor
Bakersfield, CA 93301

**Subject:**
**Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**Project Title:** Initial Study, Negative Declaration, and Final Housing Element Update 2007-2014

| 1992062069 | William T. Weil, Jr, City Manager/Planning Director | (760) 373-7141 |
|---|---|---|
| (State Clearinghouse Number) | (Lead Agency) | (Area Code/Tele/Ext) |

**Project Location (include county):** The Housing Element planning area, consists of 130,200 acres (203.4375 square miles), located on the western edge of the Mojave Desert in eastern Kern County, California, (Latitude 35.161119/Longitude -117.873033).

**Project Description:** The City's Final Housing Element Update 2007-2014, updates the previous Housing Element Update 2001-2006, first established in 1972 by City Council Resolution 8-72-546. This document has been reviewed by Housing and Community Development (HCD) brings the City's Housing Element into compliance with Housing Element Law. It is a part of the City's General Plan Update 2009-2028.

This is to advise that the City of California City Council has approved the above described project on March 18, 2014 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.

2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures were not made a condition of the approval of the project.

4. A Statement of Overriding Consideration was not adopted for this project.

5. Findings were made pursuant to the provisions of CEQA.

6. Appropriate fees of $2,181.25 plus a $50.00 Kern County handling fee has been prepared and accompanies this Negative Declaration, as per the Department of Fish and Wildlife fees increased as on January 1, 2014.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at: City Hall, City of California City, 21000 Hacienda Boulevard, California City, CA 93505

| | William T. Weil, Jr., City Manager/Planning Director | 3/21/14 |
|---|---|---|
| *Signature* | *Title* | *Date* |

Date received for filing at OPR:

Kern County
Clerks Office
1115 Truxtun Ave
Bakersfield CA 93301
661-868-3588

CEQA

| | |
|---|---|
| **County Clerk Fee** | 1 @ $50.000 |
| | **$50.00** |
| **NOD w/ Neg Dec** | 1 @ $2,181.250 |
| | **$2,181.25** |
| Total | **$2,231.25** |
| Check #90719 | $2,231.25 |
| Change | $0.00 |

ORDER NO: 40591
3/26/2014 11:01:18 AM
BAKERSFIELD
JASMIN BOJORQUEZ

ORIGINAL

# RESOLUTION NO. 03-14-2537

## A RESOLUTION OF THE CITYCOUNCIL OF THE CITY OF CALIFORNIA CITY ADOPTING A NEGATIVE DECLARATION CONCERNING THE DRAFT HOUSING ELEMENT UPDATE 2007-2014 AND ADOPTING DRAFT HOUSING ELEMENT UPDATE 2007-2014

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY** as follows:

### 1. PURPOSE

This Resolution of the City Council adopts a Negative Declaration for the Draft Housing Element Update 2007-2014, including the correspondence received and the City's responses, as it was adopted and amended by the Planning Commission by its Resolutions 10-08-2013PC and 03-11-2014.1PC. This Resolution of the City Council also adopts the Draft Housing Element Update 2007-2014, as it was adopted by the Planning Commission by its Resolutions 10-08-2013PC and 03-11-2014.1PC.

### 2. FINDINGS.

The City Council finds, determines and declares:

(a) The Draft Housing Element Update 2007-2014 has been discussed in-depth at previous public hearings and joint workshops between the City Council and the Planning Commission from the year 2006 to present.

(b) On October 8, 2013, the Planning Commission adopted the Initial Study, Negative Declaration, and Draft Housing Element Update 2007-2014 by its Resolution 10-08-2013PC. Subsequently, the City received correspondence and comments concerning the matter from various State agencies.

SCANNED

DATE 3/26/14
INT. AM 3/14/14

(c) On March 11, 2014, the Planning Commission considered the correspondence received and the City's responses to such correspondence, and incorporated and adopted the same into the Initial Study, Negative Declaration, and Draft Housing Element Update 2007-2014 by its Resolution 03-11-2014.1PC.

(d) The Negative Declaration, adopted and amended by the Planning Commission by its Resolutions 10-08-2013PC and 03-11-2014.1PC, and Draft Housing Element Update 2007-2014 action will not result in any significant adverse environmental impacts;

(e) A duly-noticed public hearing has been conducted to consider the Negative Declaration and the Draft Housing Element Update 2007-2014.

(f) This action is city wide and affects more than 1,000 parcels within the boundaries of California City.

(g) This action will promote the welfare of the community;

(h) This action is consistent with the general plan and the City's zoning regulations.

**3. ADOPTION.**

The City Council of the City of California City does hereby adopt a Negative Declaration, attached hereto as Exhibit 1. The City Council of the City of California City does also hereby adopt the Draft Housing Element Update 2007-2014, a true and correct copy of which is on file in the City Clerk's office, as the Housing Element Update 2007-2014 for the City.

**4. ALL OTHER ACTIONS.**

The City Council of the City of California City does hereby direct the City Manager to take all other actions necessary, required, and appropriate to carry out this Resolution and to ensure compliance with applicable law.

**PASSED, APPROVED AND ADOPTED** on March 18, 2014, by the following vote:

**AYES**: McGuire, Smith, Wood, Fuller, Bohannon
**NOES**: None
**ABSENT**: None
**ABSTAIN**: None

Denise Hilliker, City Clerk

Mayor, Patrick Bohannon

## Exhibit 1
## Negative Declaration

Exhibit 1

FILED
KERN COUNTY

SEP 05 2013

# CEQA
## Transmittal Form

This form must be completed and attached to each CEQA document filed with the County Clerk. Type or print clearly.

1) If notice requires Fish & Game (F&G) receipt, you **must provide three (3) copies** of the document for county purposes.
2) If notice does not require F&G receipt, you **must provide at least two (2) copies** of the document for county purposes.

AUDITOR CONTROLLER-COUNTY CLERK
BY _____ DEPUTY

LEAD AGENCY City of California City

PROJECT TITLE Initial Study, Negative Declaration and Draft Housing Element Update 2007-2014

PROJECT APPLICANT City of California City

PHONE NUMBER (760) 373-7141

PROJECT APPLICANT'S ADDRESS 21000 Hacienda Boulevard

CITY California City STATE CA ZIP CODE 93505-2293

WORK ORDER # _____ ☒ 30-Day Posting ☐ 45-Day Posting

CONTACT PERSON Ronna Greene PHONE NUMBER (760) 373-7141

CHECK DOCUMENT BEING FILED:

| | |
|---|---|
| ☐ Notice of Preparation | No Fee |
| ☒ Notice of Availability | No Fee |
| ☐ Notice of Public Hearing | No Fee |
| ☐ Other Notice _____ | No Fee |
| ☐ Environmental Impact Report (EIR) | $2,919.00 |
| ☐ Previously paid **(must attach receipt)** Receipt # _____ | |
| ☐ DFG No Effect Determination **(F&G letter must be attached)** | No Fee |
| ☐ County Administrative Fee | $ 50.00 |
| ☐ Negative Declaration/ Mitigated Negative Declaration | $2,101.50 |
| ☐ Previously paid **(must attach receipt)** Receipt # _____ | |
| ☐ DFG No Effect Determination **(F&G letter must be attached)** | No Fee |
| ☐ County Administrative Fee | $ 50.00 |
| ☐ Notice of Exemption | No Fee |
| ☐ County Administrative Fee | $ 50.00 |
| TOTAL | $ -0- |

PAYMENT METHOD:

☐ Cash/Money Order ☐ Check ☐ Credit Card ☐ JV (complete the following)

Dept _____
Fund _____
Expense Key _____

Notice of Environmental Document
Posted by County Clerk on 9/6/13
and for 30 days thereafter, Pursuant to
Section 21152(C), Public Resources Code

3017

# Notice of Completion & Environmental Document Transmittal

*Mail to:* State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
*For Hand Delivery/Street Address:* 1400 Tenth Street, Sacramento, CA 95814

**SCH #** 1992062069

**Project Title:** Initial Study, Negative Declaration and Draft Housing Element Update 2007-2014

Lead Agency: City of California City
Contact Person: William T. Weil, Jr., City Manager
Mailing Address: 21000 Hacienda Blvd.
Phone: (760) 373-7170
City: California City, CA
Zip: 93505-2293
County: Kern

**Project Location:** County: Kern
City/Nearest Community: California City
Cross Streets: City-wide
Zip Code: 93505
Longitude/Latitude (degrees, minutes and seconds): -117 ° 52 ' 22.9 " N / 35 ° 9 ' 40 " W
Total Acres: 130,200 (203 miles)
Assessor's Parcel No.: City-wide
Section: ____ Twp.: ____ Range: R36E Base: MDB&M
Within 2 Miles: State Hwy #: Yes (State Route 14)
Waterways: No
Airports: Yes (City-wide)
Railways: Yes (City-wide)
Schools: Yes (City-wide)

**Document Type:**

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☑ Neg Dec
- ☐ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) ____
- Other: ____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: ____

**Local Action Type:**

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☑ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other: ____

**Development Type:**

- ☐ Residential: Units ____ Acres ____
- ☐ Office: Sq.ft. ____ Acres ____ Employees ____
- ☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Educational: ____
- ☐ Recreational: ____
- ☐ Water Facilities: Type ____ MGD ____
- ☐ Transportation: Type ____
- ☐ Mining: Mineral ____
- ☐ Power: Type ____ MW ____
- ☐ Waste Treatment: Type ____ MGD ____
- ☐ Hazardous Waste: Type ____
- ☑ Other: California City Draft Housing Element 2007-2014

**Project Issues Discussed in Document:**

- ☑ Aesthetic/Visual
- ☑ Agricultural Land
- ☑ Air Quality
- ☑ Archeological/Historical
- ☑ Biological Resources
- ☐ Coastal Zone
- ☑ Drainage/Absorption
- ☑ Economic/Jobs
- ☑ Fiscal
- ☑ Flood Plain/Flooding
- ☑ Forest Land/Fire Hazard
- ☑ Geologic/Seismic
- ☑ Minerals
- ☑ Noise
- ☑ Population/Housing Balance
- ☑ Public Services/Facilities
- ☑ Recreation/Parks
- ☑ Schools/Universities
- ☑ Septic Systems
- ☑ Sewer Capacity
- ☑ Soil Erosion/Compaction/Grading
- ☑ Solid Waste
- ☑ Toxic/Hazardous
- ☑ Traffic/Circulation
- ☑ Vegetation
- ☑ Water Quality
- ☑ Water Supply/Groundwater
- ☐ Wetland/Riparian
- ☑ Growth Inducement
- ☑ Land Use
- ☑ Cumulative Effects
- ☐ Other: ____

**Present Land Use/Zoning/General Plan Designation:**

City-wide Draft Housing Element Update 2007-2014 involves all zones and General Plan designations.

**Project Description:** *(please use a separate page if necessary)*

The Draft Housing Element Update 2007-2014 is one of the mandatory elements of the City's General Plan 2009-2028. The General Plan Planning Area comprised of the City's existing corporate limits and its coterminous sphere of influence, totaling 130,200 acres (203.4375 square miles), in the County of Kern, California. (Longitude -117 degrees, 52 minutes, 22.9188 seconds and Latitude 35 degrees, 9 minutes, 40.0284 seconds, the lat/long is centrally located to the total square miles of the City). This document has been reviewed by Housing and Community Development (HCD) and as revised (revisions are italicized in the text and a guide sheet to the revisions has been added), brings the City's Housing Element Update 2007-2014 into compliance with Housing Element Law. The recirculation of this document for a 30-day review period is per HCD's requirement.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

Revised 2008

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

| | | | |
|---|---|---|---|
| ____ | Air Resources Board | ____ | Office of Emergency Services |
| ____ | Boating & Waterways, Department of | ____ | Office of Historic Preservation |
| ____ | California Highway Patrol | ____ | Office of Public School Construction |
| S | Caltrans District # 9 | ____ | Parks & Recreation, Department of |
| ____ | Caltrans Division of Aeronautics | ____ | Pesticide Regulation, Department of |
| ____ | Caltrans Planning | ____ | Public Utilities Commission |
| ____ | Central Valley Flood Protection Board | S | Regional WQCB # ____ |
| ____ | Coachella Valley Mtns. Conservancy | ____ | Resources Agency |
| ____ | Coastal Commission | ____ | S.F. Bay Conservation & Development Comm. |
| ____ | Colorado River Board | ____ | San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| ____ | Conservation, Department of | ____ | San Joaquin River Conservancy |
| ____ | Corrections, Department of | ____ | Santa Monica Mtns. Conservancy |
| ____ | Delta Protection Commission | ____ | State Lands Commission |
| ____ | Education, Department of | ____ | SWRCB: Clean Water Grants |
| ____ | Energy Commission | ____ | SWRCB: Water Quality |
| S | Fish & Game Region # ____ | ____ | SWRCB: Water Rights |
| ____ | Food & Agriculture, Department of | ____ | Tahoe Regional Planning Agency |
| ____ | Forestry and Fire Protection, Department of | ____ | Toxic Substances Control, Department of |
| ____ | General Services, Department of | ____ | Water Resources, Department of |
| ____ | Health Services, Department of | | |
| ____ | Housing & Community Development | S | Other: U.S. Fish and Wildlife Service |
| ____ | Integrated Waste Management Board | S | Other: per Mailing list pages 2-6 |
| S | Native American Heritage Commission | | |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date Monday, September 9, 2013 Ending Date Tuesday, October 8, 2013

**Lead Agency (Complete if applicable):**

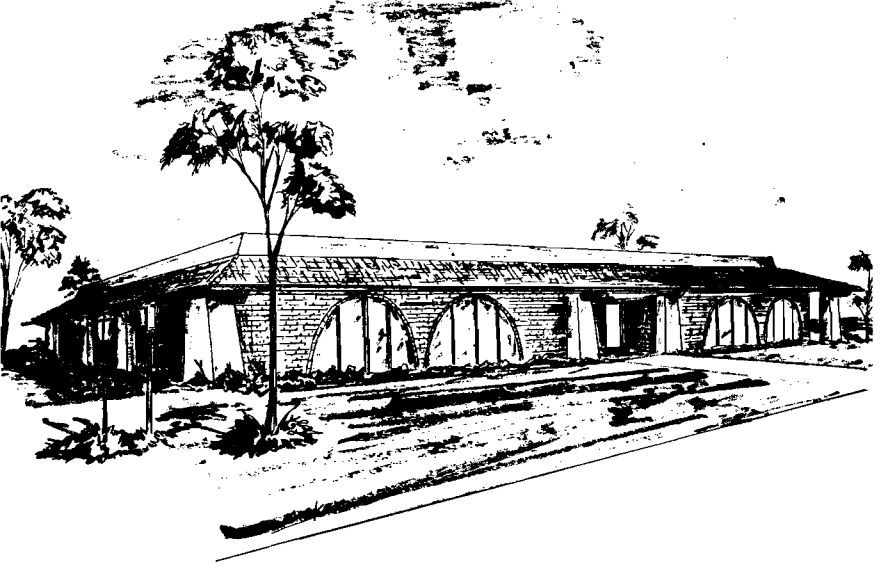
Consulting Firm: ____
Address: ____
City/State/Zip: ____
Contact: ____
Phone: ____

Applicant: City of California City
Address: 21000 Hacienda Blvd.
City/State/Zip: California City, CA 93505
Phone: (760) 373-7141

**Signature of Lead Agency Representative:** ____ **Date:** 9/4/13

William T. Weil, Jr., City Manager/Planning Director

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



Incorporated 1965

# City of California City

City Hall

PHONE (760) 373-8661

21000 HACIENDA BLVD. - CALIFORNIA CITY, CALIFORNIA 93505

September 4, 2013

FILE: Initial Study, Negative Declaration, and Draft Housing Element 2007-2014

Ladies and Gentlemen:

This document has been reviewed by Housing and Community Development (HCD) and as revised (revisions are italicized in the text and a guide sheet to the revisions has been added), brings the City's Housing Element Update 2007-2014 into compliance with Housing Element Law.

This Department, as Lead Agency, has determined that preparation of a Negative Declaration would be appropriate for the referenced project. As required by Section 15073 of the State CEQA Guidelines, we are submitting the proposed Negative Declaration to all responsible agencies for consultation. This consultation is requested to ensure that the environmental decision by our Department will reflect the concerns of responsible agencies involved with the project.

**Review begins: Monday, September 9, 2013** **Review ends: Tuesday, October 8, 2013**

If a response is not received from your agency by **5:00 p.m.** on **Tuesday, October 8, 2013**, this Department will assume that your agency has no comment. **Should you have any questions, please contact William T. Weil, Jr., City Manager/Planning Director or the Planning Department at (760) 373-7141.**

Sincerely,

William T. Weil, Jr.
City Manager/Planning Director

Attachments

**CITY OF CALIFORNIA CITY**
**NOTICE OF INTENT**
**PREPARATION AND CONSIDERATION OF NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that the City of California City has undertaken and completed an Initial Study of the Draft Housing Element Update 2007-2014, in accordance with the provisions of the California Environmental Quality Act (CEQA) and the Guidelines for Implementation of CEQA, which have been adopted by the California Resources Agency.

This Initial Study was undertaken for the purpose of deciding whether the Draft Housing Element Update 2007-2014, might have a significant effect on the environment. On the basis of such Initial Study and that the City is using the **Tiering Process**, where pertinent environmental impact reports and negative declarations are **incorporated by reference**, the City's staff has concluded that the Draft Housing Element Update 2007-2014, could not have a significant effect on the environment and it is consistent with the existing General Plan 2009-2028 and the 2028 City of California City Redevelopment Plan and Project Area. As mandated by State law, the minimum public review period for a negative declaration is 30 days and a Negative Declaration has been prepared. This document has been reviewed by Housing and Community Development (HCD) and as revised (revisions are italicized in the text and a guide sheet to the revisions has been added), brings the City's Housing Element Update 2007-2014 into compliance with Housing Element Law. The recirculation of this document for a 30-day review period is per HCD's requirement. The public review period begins on **Monday, September 9, 2013** and concludes on **Tuesday, October 8, 2013 5:00 p.m. COB**.

A copy of the Initial Study, Negative Declaration and the Draft Housing Element Update 2007-2014 is available for the public to review in the City's Planning Department, 21000 Hacienda Boulevard, Kern County Library - California City branch at 9507 California City Boulevard, the Senior Center, 10221 Heather Avenue, and on the City's website at www.californiacity.com.

**NOTICE IS FURTHER GIVEN** that the Planning Commission of California City will hold a public hearing at their regular meeting on **Tuesday, October 8, 2013, at 6:00 p.m.**, in the Council Chambers located at 21000 Hacienda Boulevard, California City, California 93505, to consider the Initial Study, Negative Declaration and the Draft Housing Element Update 2007-2014 and if it could not have a significant effect on the environment, and nothing further is required, it may forward the Initial Study, Negative Declaration and Draft Housing Element Update 2007-2014, to the City Council for their consideration and adoption at a subsequent public hearing (the date to be determined). Testimony at future public hearings may be limited to those issues raised during the public review period.

**PROJECT DESCRIPTION**: The City's Draft Housing Element Update 2007-2014, updates the previous 2004 Housing Element Update for the planning years 2001-2006. The Housing Element planning area of California City, consists of 130,200 acres (203.4375 square miles), located on the western edge of the Mojave Desert in eastern Kern County, California, (Latitude 35° 9' 40.0284" N /Longitude -117° 52'22.9188" W, the lat/long is centrally located to the total square miles of the City).

**ANY PERSON WISHING TO BE HEARD** on this matter may appear and speak at the Planning Commission meeting or may submit their comments in writing, directly to the Planning Department.

William T. Weil, Jr.
City Manager/Planning Director

Dated: September 4, 2013

**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF THE INITIAL STUDY, NEGATIVE DECLARATION, AND DRAFT HOUSING ELEMENT UPDATE 2007-2014 BY PLANNING COMMISSION**

This is to advise that the City of California City Planning Department has prepared a Negative Declaration for the project identified as Initial Study, Negative Declaration, and Draft Housing Element Update 2007-2014.

The City of California City is using the **Tiering Process**, where pertinent environmental impact reports (EIR's) and negative declarations are **incorporated by reference** into the Draft Housing Element Update 2007-2014. As mandated by State law, the minimum public review period for a negative declaration is 30 days. There are no substantive changes to the Draft Housing Element Update 2007-2014. This update is consistent with the existing General Plan 2009-2028 and the 2028 City of California City Redevelopment Plan and Project Area.

This document has been reviewed by Housing and Community Development (HCD) and as revised (revisions are italicized in the text and a guide sheet to the revisions has been added), brings the City's Housing Element Update 2007-2014 into compliance with Housing Element Law. The recirculation of this document for a 30-day review period is per HCD's requirement.

The Planning Commission has scheduled a public hearing to consider the Initial Study, Negative Declaration and Draft Housing Element Update 2007-2014 on **Tuesday, October 8, 2013** at **6:00 p.m.**, in the Council Chambers at City Hall, 21000 Hacienda Boulevard, California City, California 93505-2293.

The Planning Commission will forward its recommendation to the City Council for their consideration and adoption at a subsequent public hearing (the date to be determined). Testimony at future public hearings may be limited to those issues raised during the public review period beginning **Monday, September 9, 2013** and concludes on **Tuesday, October 8, 2013** either orally or submitted in writing by 5:00 p.m., COB the day the comment period closes.

A copy of the Initial Study, Negative Declaration and the Draft Housing Element Update 2007-2014 is available for the public to review at the following locations: City Hall's Planning Department, 21000 Hacienda Boulevard, Kern County Library - California City branch at 9507 California City Boulevard, the Senior Center, 10221 Heather Avenue, and on the City's website at www.californiacity.com.

This is a city-wide action affecting all 51,000 parcels within the jurisdictional boundaries of the City of California City. Section 65091 of the Government Code of the State of California specifies, if the number of owners to whom notice would be mailed or delivered is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page, in at least one newspaper of general circulation within the local agency in which the proceeding is conducted at least 10 days prior to the hearing.

Project Title: Initial Study, Negative Declaration, Draft Housing Element Update 2007-2014.

Project Location: The Housing Element planning area, consists of 130,200 acres (203.4375 square miles), located on the western edge of the Mojave Desert in eastern Kern County, California, (Latitude 35° 9' 40.0284" N/Longitude 117° 52' 22.9188" W, the lat/long is centrally located to the total square miles of the City).

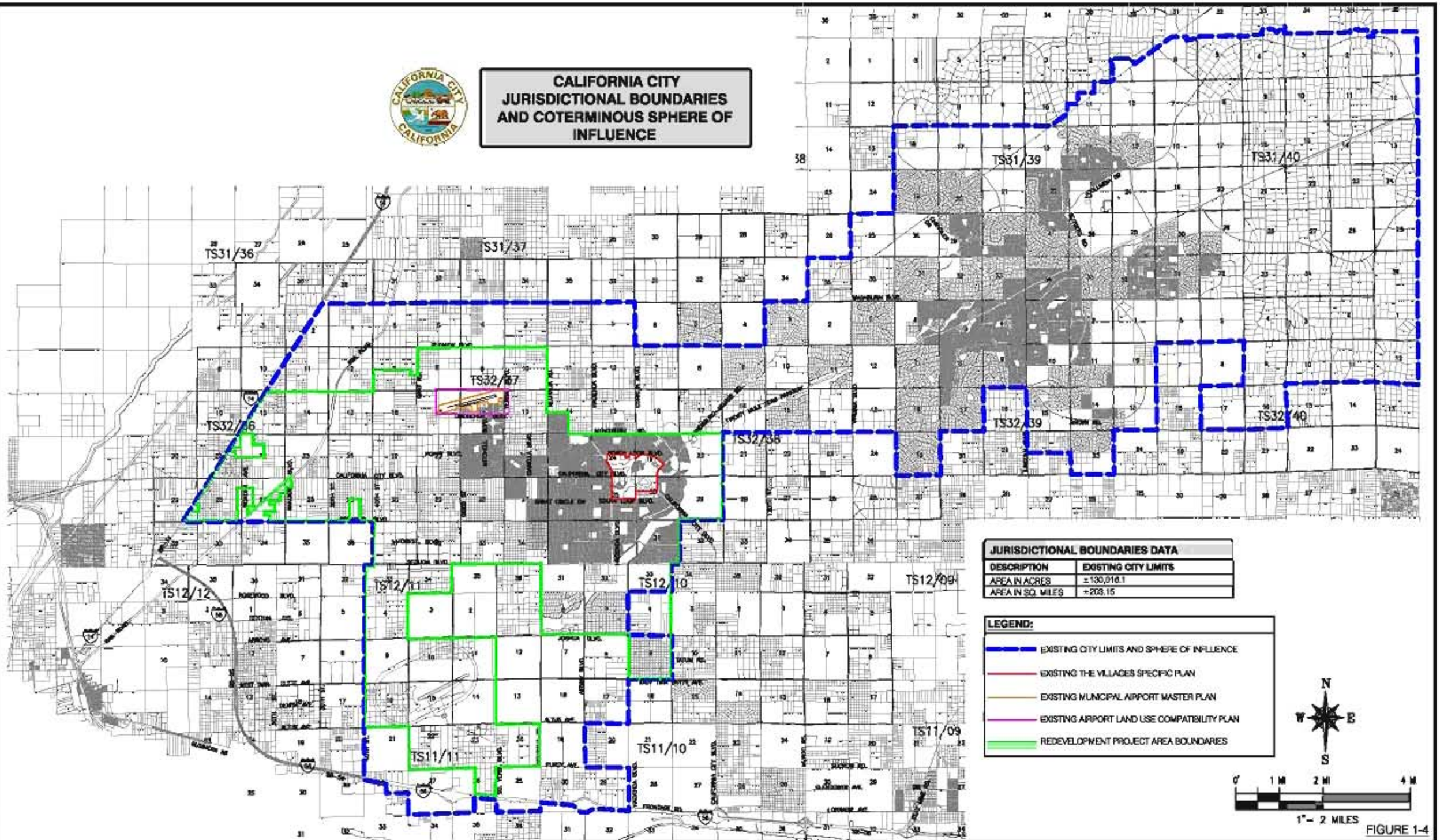
Project Description: The City's Draft Housing Element Update 2007-2014, updates the previous 2004 Housing Element Update for the planning years 2001-2006.

For further information, please contact the Planning Department at (760) 373-7141.

WTWJ:rg (9/4/13)

WTW

# CALIFORNIA CITY JURISDICTIONAL BOUNDARIES AND COTERMINOUS SPHERE OF INFLUENCE




**JURISDICTIONAL BOUNDARIES DATA**

| DESCRIPTION | EXISTING CITY LIMITS |
|---|---|
| AREA IN ACRES | ±130,016.1 |
| AREA IN SQ. MILES | ±203.15 |

**LEGEND:**

- EXISTING CITY LIMITS AND SPHERE OF INFLUENCE
- EXISTING THE VILLAGES SPECIFIC PLAN
- EXISTING MUNICIPAL AIRPORT MASTER PLAN
- EXISTING AIRPORT LAND USE COMPATIBILITY PLAN
- REDEVELOPMENT PROJECT AREA BOUNDARIES

FIGURE 1-4

The information shown on this map was collected from several sources. Therefore, the accuracy of this information is not warranted in any way. The City of California City & Helt Engineering, Inc. assume no liability for any claims arising from the use of this map.

| JOB NO. | DATE: 01/19/09<br>SCALE: AS-NOTED<br>DRAWN BY: BP<br>CK'D BY: BG<br>DATE CK'D: 01/20/09 | REVISIONS | CK'D BY | DATE CK'D |
|---|---|---|---|---|
| 04427 | | | | |


**HELT ENGINEERING, INC.**
CIVIL ENGINEERING · LAND SURVEYING · BUILDING DESIGN · AERIAL PHOTOGRAPHY
2930 UNION AVE., BAKERSFIELD, CA 93305
PHONE: (661) 323-6046 FAX: (661) 323-0799


CITY OF CALIFORNIA CITY
KERN COUNTY, CALIFORNIA
GENERAL PLAN
JURISDICTIONAL BOUNDARIES AND COTERMINUOS SPHERE OF INFLUENCE

SHEET 1 OF 1 SHEETS

## INITIAL STUDY AND
## ENVIRONMENTAL CHECKLIST FORM

1. **Project Title: California City Draft Housing Element 2007-2014**

2. **Lead Agency Name and Address: City of California City, 21000 Hacienda Boulevard, California City, California 93505-2293**

3. **Contact Person and Phone Number: William T. Weil, Jr., City Manager/Planning Director**

4. **Project Location: California City is located approximately 73 miles to the southeast of the Metropolitan Bakersfield area, approximately 40 miles north of Lancaster, and approximately 65 miles northwest of Victorville. The City is approximately four miles to the north of Edwards Air Force Base and four miles to the east of Mojave and the Mojave Airport. The City's General Plan planning area is comprised of the City's existing corporate limits and its coterminous sphere of influence, totaling 130,200 acres (203.4375 square miles), in the County of Kern, California.**

5. **Project Sponsor's Name and Address: City of California City, 21000 Hacienda Boulevard, California City, California.**

6. **General Plan Designation: The California City Housing Element 2007-2014 is one of the mandatory elements of the City's General Plan 2009-2028 and is provided under separate cover due to the frequency of updates. The City's Housing Element deals with housing income by category, condition of housing stock and vacant land inventory. There are no changes to general plan designations.**

7. **Zoning: As explained in Item 6 above there are no changes in the zoning designations.**

8. **Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)**

   **This project updates the California City General Plan mandatory Housing Element 2007-2014. The City's Housing Element is provided under separate cover and is typically updated every five years provided there is funding available. Housing and Community Development reviewed the initial document and made recommendations in 2009-2010.**

   **The City of California City Housing Element 2007-2014 does not change the City's Jurisdictional Boundaries or Coterminous Sphere of Influence, does not change any general plan designations or zoning designations and is consistent with the City's General Plan 2009-2028.**

   **The City of California City is using the Tiering Process for the California City Housing Element Update 2007-2014. Environmental Impact Reports (EIR's) incorporated by reference are briefly described and the State Clearinghouse Numbers (SCH #) are provided in the text of the document. The EIR's incorporated by reference are located for public inspection at the California City Planning Department, 21000 Hacienda Boulevard, California City, California.**

9. **Surrounding Land uses and Setting: (Briefly describe the project's surroundings)**

   **The City is surrounded by undeveloped desert, including a 25,000-acre Desert Tortoise Preserve administered by the U.S. Bureau of Land Management located along a portion outside the City's northeastern border. The City is bounded by an unincorporated area of Kern County to the north, east, south, and west. The City of California City has 50,199 lots, it is by land area the third largest City in California and the thirty-fourth largest City in the United States.**

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement). Distribution of this document is appropriate to the following agencies:**

**LIST OF AGENCIES**

| AGENCY | QTY TO BE MAILED |
|---|---|
| STATE CLEARINGHOUSE<br>1400 TENTH STREET<br>SACRAMENTO CA 95812-3044 | 15 |
| COUNTY CLERK<br>COUNTY OF KERN<br>1115 TRUXTUN AVE - FIRST FLOOR<br>BAKERSFIELD CA 93301-4639 | 2 |
| KERN COUNCIL OF GOVERNMENTS<br>ATTN MARILYN BEARDSLEE<br>1401 19TH ST STE 300<br>BAKERSFIELD CA 93301 | 1 |
| ALAN BAILEY<br>VERIZON TELEPHONE CO<br>520 SO CHINA LAKE BLVD<br>RIDGECREST CA 93555 | 1 |
| SARAH NEWMAN<br>SOUTHERN CALIFORNIA EDISON<br>510 SO CHINA LAKE BLVD<br>RIDGECREST CA 93555 | 1 |
| HENRY BRIGGES<br>THE GAS COMPANY<br>TECHNICAL SERVICES DEPARTMENT<br>9400 OAKDALE AVE<br>CHATSWORTH CA 91313-2300 | 1 |
| SCOTT KIERNAN<br>SUSTAINABILITY OFFICER/<br>ENCROACHMENT PREVENTION MGMT<br>195 E POPSON AVE 204-10<br>412 TW/XP/XPO<br>EDWARDS AFB, CA 93524 | 1 |
| JUDY HOHMAN<br>US FISH & WILDLIFE SERVICE<br>2093 PORTOLA RD STE B<br>VENTURA CA 93003 | 1 |

**LIST OF AGENCIES (CONTINUED)**

| AGENCY | QTY TO BE MAILED |
|---|---|
| CAL-TRANS<br>DISTRICT 9<br>CEQA COORDINATOR<br>500 SO MAIN ST<br>BISHOP CA 93514 | 1 |
| JERRY HELT<br>HELT ENGINEERING<br>2930 UNION AVE<br>BAKERSFIELD CA 93305 | 1 |
| LAFCO<br>5300 LENNOX AVE STE 303<br>BAKERSFIELD CA 93301-1662 | 1 |
| EKAPCD<br>2700 M STREET STE 302<br>BAKERSFIELD CA 93301 | 1 |
| LINDA ADAMS<br>CALIFORNIA REGIONAL QUALITY CB<br>LAHONTAN REGION - VICTORVILLE OFFICE<br>14440 CIVIC DR STE 200<br>VICTORVILLE CA 92392 | 1 |
| DAVE SINGLETON<br>NATIVE AMERICAN HERITAGE COM<br>915 CAPITOL MALL ROOM 364<br>SACRAMENTO CA 95814 | 1 |
| AARON HAUGHTON<br>DISTRICT SUPERINTENDENT<br>MOJAVE UNIFIED SCHOOL DISTRICT<br>3500 DOUGLAS AVE<br>MOJAVE CA 93501 | 1 |
| KERN VALLEY INDIAN COMMUNITY<br>RON WERMUTH, CHAIRPERSON<br>P.O. BOX 168<br>KERNVILLE CA 93238 | 1 |
| TEHACHAPI INDIAN TRIBE<br>CHARLIE COOK<br>32835 SANTIAGO ROAD<br>ACTON, CA 93510 | 1 |

**LIST OF AGENCIES (CONTINUED)**

| AGENCY | QTY TO BE MAILED |
|---|---|
| DELIA DOMINGUEZ<br>981 NORTH VIRGINIA<br>COVINA, CA 91722 | 1 (Rep. Yowlumne & Kianemuk Tribes) |
| EUGENE ALBITRE<br>3401 ASLIN STREET<br>BAKERSFIELD, CA 93312 | 1 (Rep. Diegueno Tribe) |
| DR ROBERT YOHE, COORDINATOR<br>CAL STATE UNIVERSITY BAKERSFIELD<br>9001 STOCKDALE HWY<br>BAKERSFIELD CA 93311-1022 | 1 |
| KERN CO ENVIRONMENTAL HEALTH<br>2700 M STREET STE 300<br>BAKERSFIELD CA 93301 | 1 |
| CALIF CITY CHAMBER OF COMMERCE<br>8001 CALIFORNIA CITY BLVD<br>CALIFORNIA CITY CA 93505 | 1 |
| CALIFORNIA CITY EDC CORP<br>8001 CALIFORNIA CITY BLVD<br>CALIFORNIA CITY CA 93505 | 1 |
| KERN COMMUNITY COLLEGE DISTRICT<br>CHANCELLOR'S OFFICE<br>21000 CHESTER AVENUE<br>BAKERSFIELD CA 93301 | 1 |
| KERN COUNTY CAREER SERVICES CNTR<br>2300 HIGHWAY 58<br>MOJAVE CA 93501 | 1 |
| KERN COUNTY HUMAN SERVICES DEPT<br>SOCIAL SERVICES DIV - MOJAVE BRANCH<br>2340 HIGHWAY 58<br>MOJAVE CA 93501 | 1 |
| KERN COUNTY HUMAN SERVICES DEPT<br>SOCIAL SERVICES DIVISION<br>100 E CALIFORNIA AVENUE<br>BAKERSFIELD CA 93301 | 1 |
| KERN COUNTY AGING & ADULT SERVICES<br>5357 TRUXTUN AVENUE<br>BAKERSFIELD CA 93301 | 1 |

**LIST OF AGENCIES (CONTINUED)**

| AGENCY | QTY TO BE MAILED |
|---|---|
| KERN CO LIBRARY - CAL CITY BRANCH<br>9507 CALIFORNIA CITY BLVD<br>CALIFORNIA CITY CA 93505 | 1 |
| CALIFORNIA DEPT OF HOUSING &<br>COMMUNITY DEVELOPMENT<br>DIVISION OF HOUSING POLICY DEV<br>ATTN: JESS NEGRETE<br>2020 W EL CAMINO AVE STE 500<br>SACRAMENTO CA 95833 | 1 |
| EAST KERN HOSPITAL DIST<br>PO BOX 2596<br>9300 NORTH LOOP BLVD<br>CALIFORNIA CITY CA 93505 | 1 |
| MABLE DAVIS SENIOR CENTER<br>10221 HEATHER AVENUE<br>CALIFORNIA CITY CA 93505 | 1 |
| HOUSING AUTHORITY OF THE COUNTY OF KERN<br>601 24TH STREET, FRNT<br>BAKERSFIELD CA 93301-4142 | 1 |
| GREATER ANTELOPE VALLEY ECONOMIC ALLIANCE<br>1028 WEST AVENUE L-12 STE 101<br>LANCASTER CA 93534 | 1 |
| TAMMY BURNS<br>EARLY CHILDHOOD COUNCIL OF KERN<br>1300 17th STREET<br>BAKERSFIELD CA 93301 | 1 |
| STEVE ARENSON<br>REGIONAL ENVIRONMENTAL OFFICER FOR CALIFORNIA<br>WESTERN REGION ENVIRONMENTAL OFFICE<br>US AIR FORCE<br>50 FREMONT STREET SUITE 2450<br>SAN FRANCISCO CA 94105-22230 | 1 |
| GARY MUNSTERMAN<br>AFCEC/CPPR<br>US AIR FORCE<br>50 FREMONT STREET SUITE 2450<br>SAN FRANCISCO CA 94105-22230 | 1 |

**LIST OF AGENCIES (CONTINUED)**

| AGENCY | QTY TO BE MAILED |
|---|---|
| TIM KILGANNON<br>REGION NINE ENVIRONMENTAL COORDINATOR<br>REGIONAL ENVIRONMENTAL AND ENERGY OFFICE<br>OFFICE OF THE DEPUTY ASSISTANT UNDERSECRETARY OF THE ARMY<br>OFFICE OF STRATEGIC INTEGRATION<br>721 19TH ST ROOM 427<br>DENVER CO 80202 | 1 |
| PHIL A CROSBIE<br>CHIEF FORCE INTEGRATION (FI) NTC G3<br>PO BOX 10172<br>FT IRWIN CA 92310 | 1 |
| GARY HOUSTON<br>CHIEF<br>ENVIRONMENTAL DIVISION<br>DIRECTORATE OF PUBLIC WORKS<br>USAG FORT HUNTER LIGGET CA 93928 | 1 |
| STEVE CHUNG<br>COMMUNITY PLANS AND LIAISON OFFICER<br>NAVY REGION SOUTHWEST<br>US NAVY<br>1220 PACIFIC HIGHWAY<br>SAN DIEGO CA 92132-5190 | 1 |
| PATRICK CHRISTMAN<br>DIRECTOR<br>WESTERN ENVIRONMENTAL OFFICE<br>US MARINE CORPS<br>BUILDING 1164 BOX 555246<br>CAMP PENDLETON CA 92055-5246 | 1 |
| LINDA CONNOLLY<br>DEPT OF FISH & WILDLIFE<br>CENTRAL REGION<br>1234 EAST SHAW AVE<br>FRESNO CA 93710 | 1 |

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**: The environmental factors checked below ( ■ ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | | | | |
|---|---|---|---|---|---|
| | Aesthetics | | Hazards & Hazardous Materials | | Public Services |
| | Agriculture Resources | | Hydrology/Water Quality | | Recreation |
| | Air Quality | | Land Use/Planning | | Transportation/Traffic |
| | Biological Resources | | Mineral Resources | | Utilities/Service Systems |
| | Cultural Resources | | Noise | | Mandatory Findings of Significance |
| | Geology/Soils | | Population/Housing | | |

**DETERMINATION:** (To be completed by the Lead Agency). On the basis of this initial evaluation:

| | |
|---|---|
| **I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.** | X |
| **I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.** | |
| **I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.** | |
| **I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.** | |
| **I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.** | |

Signature

September 4, 2013
Date

William T. Weil, Jr.
Printed Name

City Manager/Planning Director
Title

**EVALUATION OF ENVIRONMENTAL IMPACTS**:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in its explanation following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e. g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e. g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation incorporated, or less than significant. "Potentially Significant Impact' is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).

5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

   (a) Earlier Analysis Used. Identify and state where they are available for review.

   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address the site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significant.

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 1. **AESTHETICS.** Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? **No. Housing element law requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Section 65580, State of California Government Code)** | | | | X |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. **No. In conjunction with the City's Draft Housing Element 2007-2014 and the 2009-2028 City's General Plan Land Use Element, the overall goal is to preserve open space and natural resources. The City's Open Space and Conservation Element provides for conservation of sensitive biological resources, historical and cultural resources. There is no state scenic highway in California City.** | | | | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? **No. The City's Draft Housing Element 2007-2014 compliments the City's Land Use Element by reviewing projects on a case-by-case basis within the City. Design standards are implemented and the 2009-2013 City's General Plan Land Use Element has the broadest scope of any element in the General Plan and adequately regulates how land is to be utilized.** | | | | X |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **No. The City's 2009-2028 General Plan Land Use Element's Design/Image Polices promote Dark Sky principles. The Land Use Element and the Open Space and Conservation Element Policies, address lighting restrictions, light and glare consideration related to military activities. All projects are reviewed on a case-by-case basis within the City and will compliment the City's Draft Housing Element 2007-2014.** | | | | X |
| 2. **AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepare by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | | | | |
| a) Convert Prime Farmand, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? **No. The 2009-2028 City's General Plan Land Use Element defines how land will be developed, preserved, and/or protected. The City's Draft Housing Element 2007-2014 is a mandatory element to the City's General Plan. All projects are reviewed on a case-by-case basis within the City including new and existing housing, both are regulated by the City's Building and Code Enforcement Departments. There is no commercial or large-scale farming done in California City. Residents have private vegetable gardens and fruit trees.** | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? **No. The City's Draft Housing Element 2007-2014 encourages development on subdivided lots appropriately zoned for decent, safe and sanitary housing affordable to all income categories. Overall the City has 50,199 subdivided lots. The 2009-2028 City's General Plan Land Use Element designates the proposed general distribution and general location and extent of the uses of land in the City. All projects are reviewed on a case-by-case basis. This is a city-wide mandatory element of the City's General Plan.** | | | | X |

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? **No. There is no commercial or large-scale farming in California City. The City's Draft Housing Element 2007-2014 will not impact or convert any Farmland to non-agricultural use. The 2009-2028 City's General Plan Land Use Element defines how land will be developed, preserved, and/or protected. The City's General Plan Open Space and Conservation Elements further discusses the managed production of agricultural and other resources in the City.** | | | | X |
| 3. **AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? **No. The Draft Housing Element 2007-2014 encourages reducing green house gases and has listed several best practices and technological improvements to reduce significant energy impacts as outlined in the Kern COG 2011 Regional Transportation Plan (RTP) by completing bicycle routes to the four local schools, developing and constructing park and ride locations and constructing sidewalks. The California City Transit Development Plan approved in 2012 will work to develop extended local Dial-A-Ride hours, establish two fix routes serving residents from SR 14 to California City's developed core and down to Edward's Air Force Base and in conjunction with the Community College relocation, develop an on-street transit stop within the campus. This is a city-wide mandatory element of the 2009-2028 City's General Plan.** | | | X | |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **No. The Draft Housing Element 2007-2014 discusses the continued use of the Kern Regional Transit Service (KRT) three days a week service and increasing the two-stops to three with the completion of the Westway Station a multi-modal transit facility (Park and Ride) at the west end of the City at California City Boulevard and Wonder Avenue. The City's General Plan Land Use Element's Goals implements growth management decisions which achieve reduced air and water pollution. All projects are reviewed on a case-by-case basis within the City. This is a city-wide mandatory element of the City's General Plan 2009-2028.** | | | X | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? **No. The Draft Housing Element 2007-2014 compliments the 2009-2028 City's General Plan Land Use, Circulation, Safety, Open Space and Conservation Elements addressing air quality and the City's goals, policies, and implementation measures. The City of California City is under the jurisdiction of the KCAPCD, whose mission is to attain and maintain ambient air quality standards in eastern Kern County. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| d) Expose sensitive receptors to substantial pollutant concentrations? **No. The City's Draft Housing Element 2007-2014 is a city-wide mandatory element of the City's General Plan 2009-2028 and will not expose sensitive receptors to substantial pollutant concentrations.** | | | | X |

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| e) Create objectionable odors affecting a substantial number of people? **No. The City's Draft Housing Element 2007-2014 is a city-wide mandatory element of the City's General Plan 2009-2028 and will not create objectionable odors affecting a substantial number of people. All projects are reviewed on a case-by-case basis within the City. The City's General Plan Safety Element's Overall Goal is to protect the community from known risks as a result of natural and human-induced hazards. The City's Draft Housing Element discusses Code Enforcement's vital role in the prevention of abandoned and distressed residential property and preserving the current housing stock in sound condition.** | | | | X |
| **4. BIOLOGICAL RESOURCES.** Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service? **No. This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's Draft Housing Element 2007-2014 discusses the importance of protected wildlife and incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. The City's General Plan Land Use Element's Overall Goal is to preserve open space and natural resources. The Open Space and Conservation Element has as its Overall Goal to preserve and protect conservation resources that are unique to California City environs. A biota study is required on vacant desert land. The central core of the City, as part of the 1988-2028 Redevelopment Agency Plan Project Area, incorporated in the EIR mitigation measures of removing land in the northeastern portion of the City (59,500 acres) to allow development to occur unimpeded in the Central Core of the City, approximately 22,000 acres of which the majority are vacant residential lots. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service? **No. As discussed in item a) under Biological Resources, the City's Draft Housing Element 2007-2014 discusses the importance of protected wildlife and incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. The City's General Plan Land Use Element's Overall Goal is to preserve open space and natural resources. The Open Space and Conservation Element has as its Overall Goal to preserve and protect conservation resources that are unique to California City environs.** | | | | X |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **No. There are no federally protected wetlands in the City.** | | | | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? **No. As discussed in item a) under Biological Resources, this is a city-wide mandatory element of the City's General Plan 2009-2028. The City's Draft Housing Element 2007-2014 The City's Draft Housing Element 2007-2014 discusses the importance of protected wildlife and incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. A biota study is required on vacant desert land. All projects are reviewed on a case-by-case basis within the City.** | | | X | |

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **No. The City's General Plan Land Use Element in the Overall Polices discusses design characteristics which include xeriscaping using drought-tolerant plants and trees. This policy is consistent with the City's 2007-2014 Draft Housing Element and encourages Neighborhood Clean-up/Fix-up Campaigns to include yard maintenance and weed abatement.** | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan? **No. The City's Draft Housing Element 2007-2014 discusses the importance of protected wildlife and their habitat and incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. All projects are reviewed on a case-by-case basis within the City. This is a city-wide mandatory element of the City's General Plan 2009-2028.** | | | | X |
| **5. CULTURAL RESOURCES.** Would the project | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? **No. The City's Draft Housing Element 2007-2014 discusses the importance of California City's location to the Mojave Gunnery Range "C" (MGRC) as the area was used for military training from 1944 to 1959. Today, the northeast portion of the site has been used for residential development; however, most of the site remains undeveloped with dirt roads crossing the land. If a historical resource is found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries may result in delays in development as each project applicant must individually negotiate mitigation with the overseeing governmental agencies The Draft Housing Element incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028.** | | | X | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? **No. The Draft Housing Element incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028 as outlined in item a) Cultural Resources. However, if an archaeological resource is found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries may result in delays in development as each project applicant must individually negotiate mitigation with the overseeing governmental agencies.** | | | X | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **No. The City's Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The Open Space and Conservation Element's Goals are to promote conservation of sensitive vegetation, wildlife, historical and cultural resources. A biota study is required on desert vacant land. All projects are reviewed on a case-by-case basis within the City. However, if a unique paleontological resource or site or unique geologic feature are found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries may result in delays in development as each project applicant must individually negotiate mitigation with the overseeing governmental agencies.** | | | X | |

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| d) Disturb any human remains, including those interred outside of formal cemeteries? **No. The Open Space and Conservation Element's Goals are to promote conservation of sensitive vegetation, wildlife, historical and cultural resources. A biota study is required on desert vacant land. All projects are reviewed on a case-by-case basis within the City. However, if human remains are found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries may result in delays in development as each project applicant must individually negotiate mitigation with the overseeing governmental agencies. This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area.** | | | X | |
| **6. GEOLOGY AND SOILS.** Would the project | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. **No. The City's Draft Housing Element 2007-2014 in relationship with the City's General Plan Safety Element's Overall Goal is to protect the community from known risks, including geologic, seismic hazards, seismic-related ground failure and liquefaction. The Land Use, Open Space and Conservation Elements discuss the goals, policies, and implementation measures related to geologic conditions. The Muroc Fault traverses the southeastern portion of the City. This fault has not demonstrated Holocene movement during the past 11,000 years and, therefore is not classified as an active or potentially active fault (reference page 6-3 of the City's General Plan, source Geological Hazards Study, April 2003). However, seismic ground shaking and seismic-related ground failure and liquefaction could occur without warning in any location in the state of California. The Draft Housing Element discusses Families and Persons in Need of Emergency Shelter including in the event of a large-scale disaster, the City's Police and Fire Departments in cooperation with the Mojave Unified School District and the American Red Cross Antelope Valley Chapter would use three locations in the City for triage and shelter depending on availability: California City High School, California City Middle School and/or California City High School sports field. This is a city-wide mandatory element of the City's General Plan 2009-2028. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area.** | | | | X |
| ii) Strong seismic ground shaking? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's General Plan Safety Element's Overall Goal is to protect the community from known risks, including geologic, seismic hazards, seismic-related ground failure and liquefaction. Land Use, Open Space and Conservation Elements discuss the goals, policies, and implementation measures related to geologic conditions. All projects are reviewed on a case-by-case basis within the City. However, seismic ground shaking and seismic-related ground failure and liquefaction could occur without warning in any location in the state of California.** | | | X | |
| iii) Seismic-related ground failure, including liquefaction? **No. The Draft Housing Element 2007-2014 incorporates by reference. EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's General Plan Safety Element's Overall Goal is to protect the community from known risks, including geologic, seismic hazards, seismic-related ground failure and liquefaction, landslides or subsidence. Land Use, Open Space and Conservation Elements discuss the goals, policies, and implementation measures related to geologic conditions. All projects are reviewed on a case-by-case basis within the City. However, seismic ground shaking and seismic-related ground failure and liquefaction, could occur without warning in any location in the state of California.** | | | X | |

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| iv) Landslides? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's General Plan Safety Element's Overall Goal is to protect the community from known risks, including geologic, seismic hazards, seismic-related ground failure, liquefaction, landslides or land subsidence. Land Use, Open Space and Conservation Elements discuss the goals, policies, and implementation measures related to geologic conditions. All projects are reviewed on a case-by-case basis within the City. However, landslides are highly unlikely due to the terrain of the City, a strong earthquake could trigger landslides or slope failures on steeper slopes, generally in the eastern and southeastern portion of the City. Seismic ground shaking and seismic-related ground failure and liquefaction, could occur without warning in any location in the state of California.** | | | X | |
| b) Result in substantial soil erosion or the loss of topsoil? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area.This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's General Plan Land Use, Safety, Open Space and Conservation Elements addresses goals, policies, and implementation measures related to geologic and seismic hazards. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's General Plan Land Use, Safety, Open Space and Conservation Elements addresses goals, policies, and implementation measures related to geologic and seismic hazards. All projects are reviewed on a case-by-case basis within the City.** | | | X | |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's General Plan Land Use, Safety, Open Space and Conservation Elements addresses goals, policies, and implementation measures related to geologic and seismic hazards. All projects are reviewed on a case-by-case basis within the City.** | | | X | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's General Plan Land Use, Safety, Open Space and Conservation Elements offer goals, policies, and implementation measures relating to soils and the use of septic tanks or alternative wastewater disposal systems where sewers are not available. All projects are reviewed on a case-by-case basis within the City.** | | | X | |
| **7. HAZARDS AND HAZARDOUS MATERIALS.** Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's General Plan Land Use, Safety, Open Space and Conservation Elements offer goals, policies, and implementation measures relating to the routine transport, use, or disposal of hazardous materials. All projects are reviewed on a case-by-case basis within the City.** | | | X | |

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in item a) Hazards and Hazardous Materials.** | | | X | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in item a) Hazards and Hazardous Materials.** | | | | X |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? **No. According to the Cortese List, there are no hazardous material sites in the City of California City.** | | | | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. Land Use, Housing, Safety, Noise, Circulation, Open Space and Conservation of the California City General Plan's goals, policies, and implementation measures relate to the California City Municipal Airport. The California City Municipal Airport has an adopted Airport Master Plan incorporated by reference (SCH #1976112293), as a public use airport, California City has adopted the Kern County Airport Compatibility Plan incorporated by reference (SCH #1998122031), specifically discussed in the Safety Element. The City is also within the R2508 Restricted Airspace of Edwards Air Force Base. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **No. There are no private airstrips within the jurisdictional boundaries of the City.** | | | | X |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The Draft Housing Element 2007-2014 discusses sheltering families and persons in need of emergency shelter in the event of a large-scale disaster. The California City General Plan Land Use, Circulation, Safety, Open Space and Conservation Element's goals, policies and implementation measures apply. All projects are reviewed on a case-by-case basis within the City.** | | | | X |

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|---|---|---|---|---|
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The Land Use, Housing, Safety, Open Space and Conservation Elements addresses issues related to land use, structures and fire hazards in the goals, policies, and implementation measures. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| **8. HYDROLOGY AND WATER QUALITY.** Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Safety, Open Space and Conservation Element's goals, policies, and implementation measures addresses water quality standards or waste discharge. The Draft Housing Element 2007-2014 discusses the availability of domestic water for the City as not being a constraint to development. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The Draft Housing Element 2007-2014 discusses the availability of domestic water for the City as not being a constraint to development. All projects are reviewed on a case-by-case basis within the City as described in item a) Hydrology and Water Quality.** | | | | X |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Safety, Land Use, Circulation, Housing, Open Space and Conservation Element's goals, policies, and implementation measures addresses drainage for all new construction. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Safety, Open Space and Conservation Element's goals, policies, and implementation measures addresses existing flood zones and drainage for all new construction. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Safety, Open Space and Conservation Element's goals, policies, and implementation measures addresses water quality standards or runoff water and drainage systems. All projects are reviewed on a case-by-case basis within the City.** | | | | X |

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| f) Otherwise substantially degrade water quality? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Safety, Open Space and Conservation Element's goals, policies, and implementation measures addresses water quality. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Safety, Housing, Land Use, Open Space and Conservation Element's goals, policies, and implementation measures addresses flood hazard information. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in item g) Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.** | | | | X |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case-basis within the City as described in item g) Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.** | | | | X |
| j) Inundation by seiche, tsunami, or mudflow? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Safety, Open Space and Conservation Element's goals, policies, and implementation measures addresses water flow. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| **9. LAND USE AND PLANNING.** Would the project: | | | | |
| a) Physically divide an established community? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Housing, Safety, Circulation, Open Space and Conservation Element's goals, policies, and implementation measures addresses land use and planning. All projects are reviewed on a case-by-case basis within the City.** | | | X | |
| b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Update 2009-2028 does not conflict with any applicable plan, policy or regulation of an agency with jurisdiction over the project, no general plan, specific plan or zoning ordinance. The General Plan Update 2009-2028 reviews accomplishments set in the previous update of 1993-2012 and offers future goals, policies, and implementation measures. No new elements are being added, no changes in general plan or zoning designation, no changes in the jurisdictional boundaries and coterminous sphere of influence.** | | | | X |

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) Conflict with any applicable habitat conservation plan or natural communities conservation plan? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The central core of the City, as part of the 1988-2028 Redevelopment Agency Plan Project Area, incorporated in the EIR mitigation measures of removing land in the northeastern portion of the City (59,500 acres) to allow development to occur unimpeded in the central core of the City, approximately 22,000 acres. A biota study is required on desert vacant land. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| **10. MINERAL RESOURCES.** Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's General Plan Land Use, Safety, Open Space and Conservation Elements addresses goals, policies, and implementation measures related to mineral resources. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Mineral Resources.** | | | | X |
| **11. NOISE.** Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The City's General Plan Noise, Land Use, Circulation, Safety, Open Space and Conservation Elements addresses goals, policies, and implementation measures related to noise levels. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Noise.** | | | | X |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Noise.** | | | | X |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Noise.** | | | | X |

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The California City Municipal Airport has an adopted Airport Master Plan. As a public use airport California City has adopted the Kern County's Airport Compatibility Plan. All projects are reviewed on a case-by-case basis within the City as described in a) Noise.** | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **No. There are no private airstrips within the jurisdictional boundaries of the City.** | | | | X |
| **12. POPULATION AND HOUSING.** Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Housing, Safety, Circulation, Open Space and Conservation Element's goals, policies, and implementation measures addresses land use and planning. All projects are reviewed on a case-by-case basis within the City.** | | | X | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Population and Housing.** | | | | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Population and Housing.** | | | | X |
| **13. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| a) Fire protection? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Housing, Safety, Circulation, Open Space and Conservation Element's goals, policies, and implementation measures addresses land use and planning. All projects are reviewed on a case-by-case basis within the City** | | | X | |
| b) Police protection? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Public Services.** | | | X | |
| c) Schools? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Housing, Safety, Circulation, Open Space and Conservation Element's goals, policies, and implementation measures addresses land use and planning. All projects are reviewed on a case-by-case basis within the City as described in a) Public Services..** | | | | X |

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| d) Parks? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Public Services.** | | | | X |
| e) Other public facilities? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Housing, Safety, Circulation, Open Space and Conservation Element's goals, policies, and implementation measures addresses land use and planning. All projects are reviewed on a case-by-case basis within the City as described in a) Public Services.** | | | | X |
| **14. RECREATION.** | | | | |
| a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Housing, Safety, Circulation, Open Space and Conservation Element's goals, policies, and implementation measures addresses land use and planning. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Recreation.** | | | | X |
| **15. TRANSPORTATION/TRAFFIC.** Would the project: | | | | |
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Housing, Safety, Noise, Circulation, Open Space and Conservation Element's goals, policies, and implementation measures addresses land use and planning. All projects are reviewed on a case-by-case basis within the City.** | | | X | |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Transportation/Traffic.** | | | | X |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Transportation/Traffic.** | | | | X |
| d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e. g. farm equipment)? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Transportation/Traffic.** | | | | X |

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|---|---|---|---|---|
| e) Result in inadequate emergency access? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Transportation/Traffic.** | | | X | |
| f) Result in inadequate parking capacity? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Transportation/Traffic.** | | | X | |
| g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Transportation/Traffic.** | | | | X |
| **16. UTILITIES AND SERVICE SYSTEMS.** Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Housing, Safety, Circulation, Open Space and Conservation Element's goals, policies, and implementation measures addresses land use and planning. All projects are reviewed on a case-by-case basis within the City.** | | | X | |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Utilities and Service Systems.** | | | | X |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Utilities and Service Systems.** | | | | X |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Housing, Safety, Circulation, Open Space and Conservation Element's goals, policies, and implementation measures addresses land use and planning. All projects are reviewed on a case-by-case basis within the City as described in a) Utilities and Service Systems.** | | | X | |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Utilities and Service Systems.** | | | | X |

| Issues and Supporting Information Sources | Potentially Significant Impacts | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Utilities and Service Systems.** | | | | X |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Utilities and Service Systems.** | | | X | |
| **17. MANDATORY FINDINGS OF SIGNIFICANCE.** | | | | |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. The General Plan Land Use, Housing, Safety, Noise, Circulation, Open Space and Conservation Element's goals, policies, and implementation measures addresses land use and planning. All projects are reviewed on a case-by-case basis within the City.** | | | | X |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Mandatory Findings of Significance.** | | | | X |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? **No. The Draft Housing Element 2007-2014 incorporates by reference EIR SCH #1987110918 the 1988-2028 Redevelopment Agency Plan Project Area. This is a city-wide mandatory element of the City's General Plan 2009-2028. All projects are reviewed on a case-by-case basis within the City as described in a) Mandatory Findings of Significance.**) | | | X | |
| **END OF DOCUMENT** | | | | |

# *Draft Housing Element 2007 – 2014*

***Dedicated to the People of California City - Past, Present, & Future***

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**DIVISION OF HOUSING POLICY DEVELOPMENT**
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Sacramento, CA 95833
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August 7, 2013

Ms. Ronna Greene
Planning Secretary
City of California City
2100 Hacienda Blvd.
California City, CA 93595-2293

Dear Ms. Greene:

**RE: Review of City of California City's 4th Cycle (2007-2014) Draft Housing Element**

Thank you for submitting the City of California City's draft housing element update received for review on June 12, 2013, along with several revisions received between July 10 and 31, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. Various communications with you facilitated the review.

The draft element with revisions meets the statutory requirements of State housing element law. The revised element will comply with State housing element law (Article 10.6 of the Government Code) when the element and revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates your efforts and dedication in preparation of the housing element and looks forward to receiving California City's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

Glen A. Campora
Assistant Deputy Director

| Changes Required by HCD to California City Draft Housing Element 2007-2014 | |
|---|---|
| **Page** | **Description** |
| 12-13 | Updated Public Participation Information. |
| 17 | Added Union Pacific Railroad Company Lone Pine Branch Tracks. |
| 37-38 | Section 2.5 Assisted Housing "At Risk" of Conversion Updated. |
| 42 | Persons with Disabilities Per Capita Figures Allowed. |
| 48 | Section 3.8 Included Broad Definition of Small Group Homes and Legislative Updates on Second-Unit Housing and Employee Housing Act. |
| 49 | Added homeless count of 103 per Police Chief. |
| 51-52 | Added Information on Meeting RHNA by Income Group and Added Table 4.5. |
| 53 | Added Information on Vacant Land Inventory and Updated Table 5.3 to Include all Residential Zones. |
| 54 | Last paragraph Subdivision Map Act (SMA) Information Added. |
| 70-71 | Added 6.1 Housing Development Constrains and Opportunities Update and Land Availability for Future Development. |
| 72 | Added Government Code 65589.7 paragraph to Domestic Water and Domestic Sewer |
| 73-74 | In Land Use Control and Standards, Added Residential Classifications and Zoning Characteristics. |
| 75 | Added On and Off-site Improvements. |
| 76 | Residential Development Standards and Housing Law. |
| 77 | Added all Residential Zones to Table 6.1 Residential Development Standards. |
| 78 | Added Table 6.2 Housing Types Permitted by Zoning District and Housing Law. |
| 79 | Added Additional Information to 6.2 Development Processing Fees and Procedures. |
| 81 | Updated figures for Table 6.4 Lot Development Costs for Single Family Home |
| 82 | Updated figures for Table 6.5 Lot Development Cost for Multiple-Family, corrected title. |
| 83-85 | Added Timeline for Permit Procedures and Updated Housing Types. |
| 86 | Added Undeveloped Residential Parcel Cost for Single Family and Multiple Family. |
| 94-96 | Rewrote (2) Development to Add Low-Income Energy Assistance Programs. |
| 106 | Updated Table 8.4 to Include Figures for Extremely Low Income Group with no Change in Totals. |
| 111 | Added Paragraph to Include California City Housing Corporation. |
| 112-113 | Rewrote Implementation Program: 1.a Special Needs Housing. |
| 114-115 | Added December 2014 to Completion Dates and Milestones and Updated 1.d. (3) AB 1866 Compliance. |
| 116-117 | Added December 2014 to Completion Dates and Milestones and Added 1.e. (6). |
| 118-120 | Updated 1.g. (7) Monitoring Processing Times for Discretionary Development and Added December 2014 to Completion Dates and Milestones. |
| 121-122 | Added to 1.k.(1) Encouraging Builders and Developers to Incorporate Cost Effective Energy Conservation Features into the Housing Stock. |
| 121-125 | Added December 2014 to Completion Dates and Milestones |
| 126-127 | Five Year Action Plan Added to Timing/Accomplishment a More Specific Date and Updated Program Information for 1.d., 1.e, 1.g. |
| | |
| **Page** | **Amending the California City Municipal Code (CCMC)** |
| 112 | **SB 2 Emergency Shelter** to Zone C5. **POSITIVE OUTCOME**: Helps to eliminate the suffering of people who may have become homeless through fire or earthquake and sets a plan in motion to follow the City's protocol by supporting the Police and Fire Departments to identify these special cases and offer their assistance to notify proper agencies or organizations. A typical homeless voucher issued by the American Red Cross is for 3 days. |
| 113-114 | Further compliance w/**SB2 Transitional and Supportive Housing** as a residential use – all residential districts. **POSITIVE OUTCOME**: In the event of a disaster such as fire or earthquake where neighborhoods are destroyed. Since people have lost their homes they will still need to make their mortgage payments. Land clearing could occur and transitional housing (up to 6 months) or supportive housing (up to 2 years or permanent), could be put in |

| | |
|---|---|
| | place such as, FEMA trailers temporarily until more permanent housing is secured. This encourages rebuilding and gives people time to settle insurance claims or obtain low interest government loans. The City has a "Temporary Uses" section in the Zoning Code that could be amended to add transitional housing. Supportive housing can be up to two years or permanent. An example would be someone or a family losing their home in a fire or earthquake and sustained injuries. These people may need supportive housing and time to heal before returning to work. They still are required to make mortgage payments on a home that has been destroyed and could at least use the land with supportive housing. Added paragraph on **Reasonable Accommodation** per the Fair Housing Law. **POSITIVE OUTCOME**: Spoke to Building Official regarding reducing fees for persons with disabilities, including landlords and family members. He agreed that these types of units are expensive and any incentive to build them would be appropriate. |
| 115 | **AB 1866 Second Unit Housing is ministerial** – current ordinance null and void. **POSITIVE OUTCOME**: Generates more building permits and funding by lessening the time and money spent with Planning application fees. The ministerial processing time is 2 weeks and building permit is issued within 3 days. The Building Official becomes the overseeing authority. This action also helps with **Employee Housing Act** in the Residential Agriculture Zones RA (1 acre min.), R4 (2-acre min.), and R5 (5-acre min.), employee housing for up to 12 units or 36 beds would be permitted without discretionary review or requirement. |
| | |
| **Page** | **Monitoring Required** |
| 116 | Encourage development of affordable housing for extremely low, very low and low income. |
| 118 | Monitor processing times for permits. |
| 121 | Encourage builders to construct and remodel with energy conservation features. |

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FIGURE 1-1

# STATE OF CALIFORNIA

LOCATION MAP

CITY OF CALIFORNIA CITY
GENERAL PLAN

| | | | |
|---|---|---|---|
| SHEET 1 OF ___ SHEETS | CITY OF CALIFORNIA CITY<br>KERN COUNTY, CALIFORNIA<br><br>GENERAL PLAN<br>LOCATION MAP | HELT ENGINEERING, INC.<br>CIVIL ENGINEERING · LAND SURVEYING · BUILDING DESIGN · AERIAL PHOTOGRAPHY<br>PHONE: (661) 323-6240 FAX: (661) 323-2798 | DATE: 10/22/08<br>SCALE: NTS<br>DRAWN: BY: JK<br>CK'D: BY: JM<br>DATE CK'D: 10/29/08 |

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FIGURE 1-2

VICINITY MAP

CITY OF CALIFORNIA CITY
GENERAL PLAN

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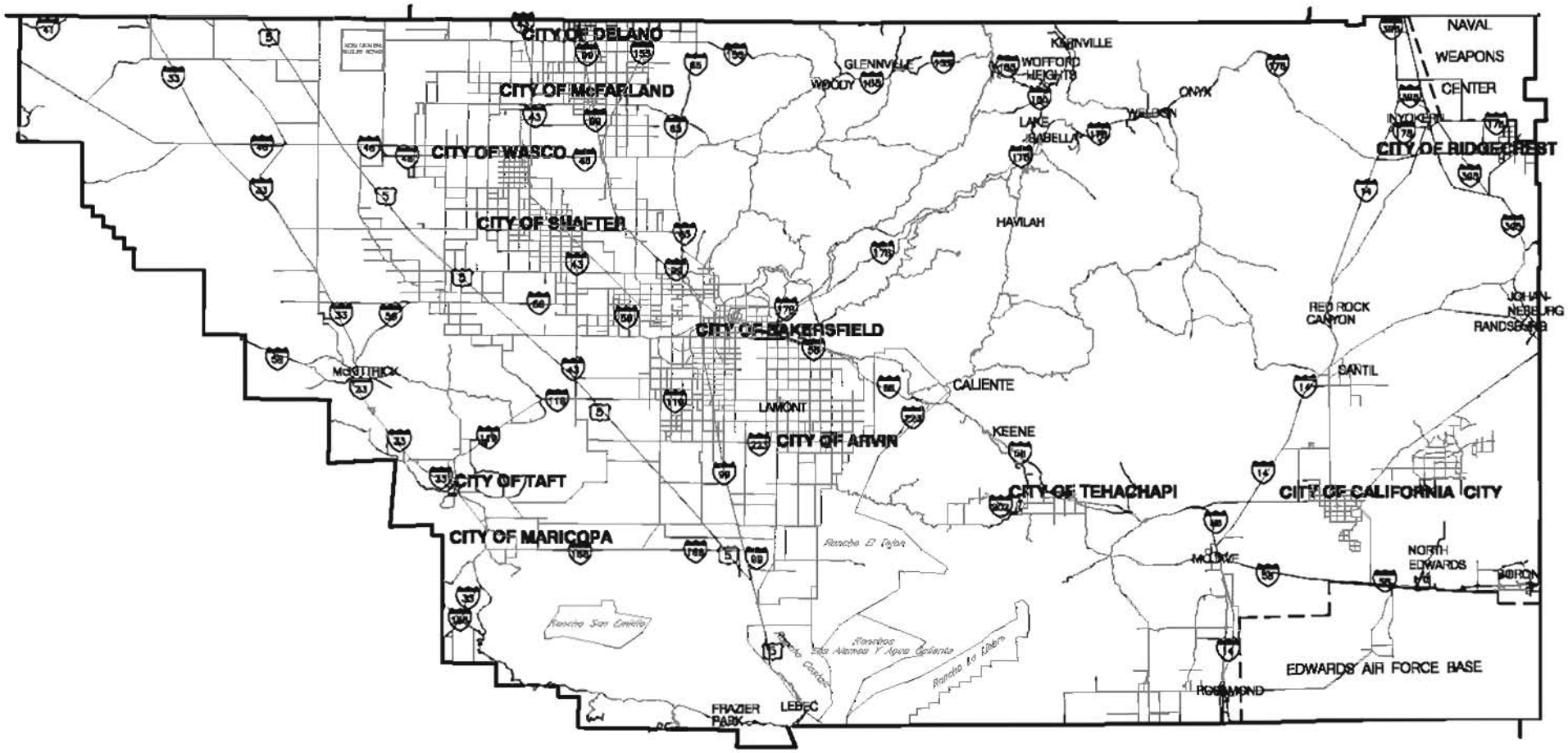
|---|---|---|---|---|---|---|---|

FIGURE 1-3

# KERN COUNTY, CALIFORNIA




## REGIONAL MAP

N
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## CITY OF CALIFORNIA CITY
## GENERAL PLAN

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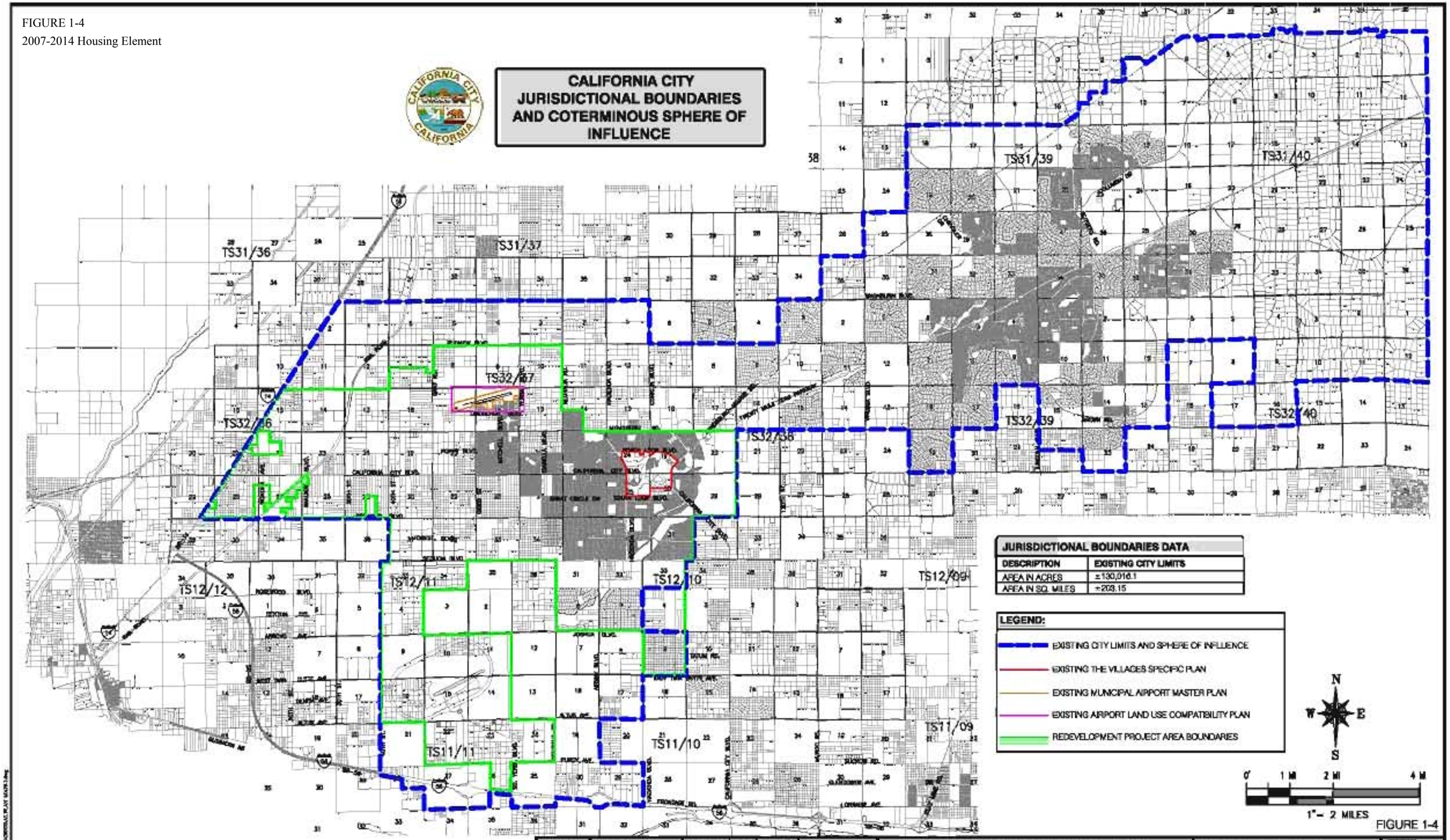
CITY OF CALIFORNIA CITY
KERN COUNTY, CALIFORNIA
GENERAL PLAN
REGIONAL MAP

SHEET 1 OF ___ SHEETS

FIGURE 1-4
2007-2014 Housing Element

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CITY OF CALIFORNIA CITY
KERN COUNTY, CALIFORNIA
GENERAL PLAN
JURISDICTIONAL BOUNDARIES AND
COTERMINUOS SPHERE OF INFLUENCE

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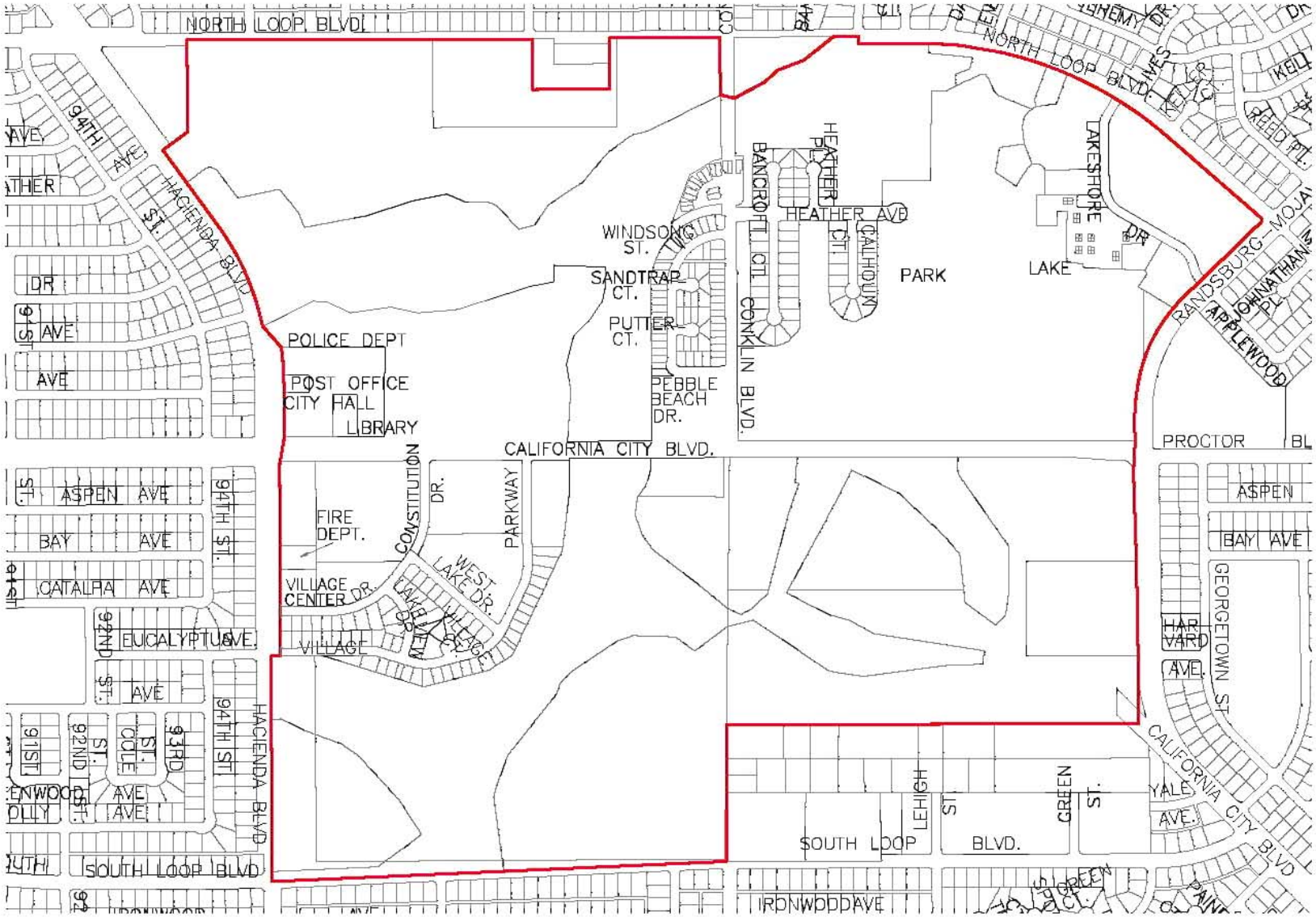
FIGURE 1-5 2007-2014 Housing Element City of California City




# CALIFORNIA CITY GENERAL PLAN THE VILLAGES SPECIFIC PLAN

**LEGEND:**

EXISTING THE VILLAGES SPECIFIC PLAN

N W E S

FIGURE 1-6

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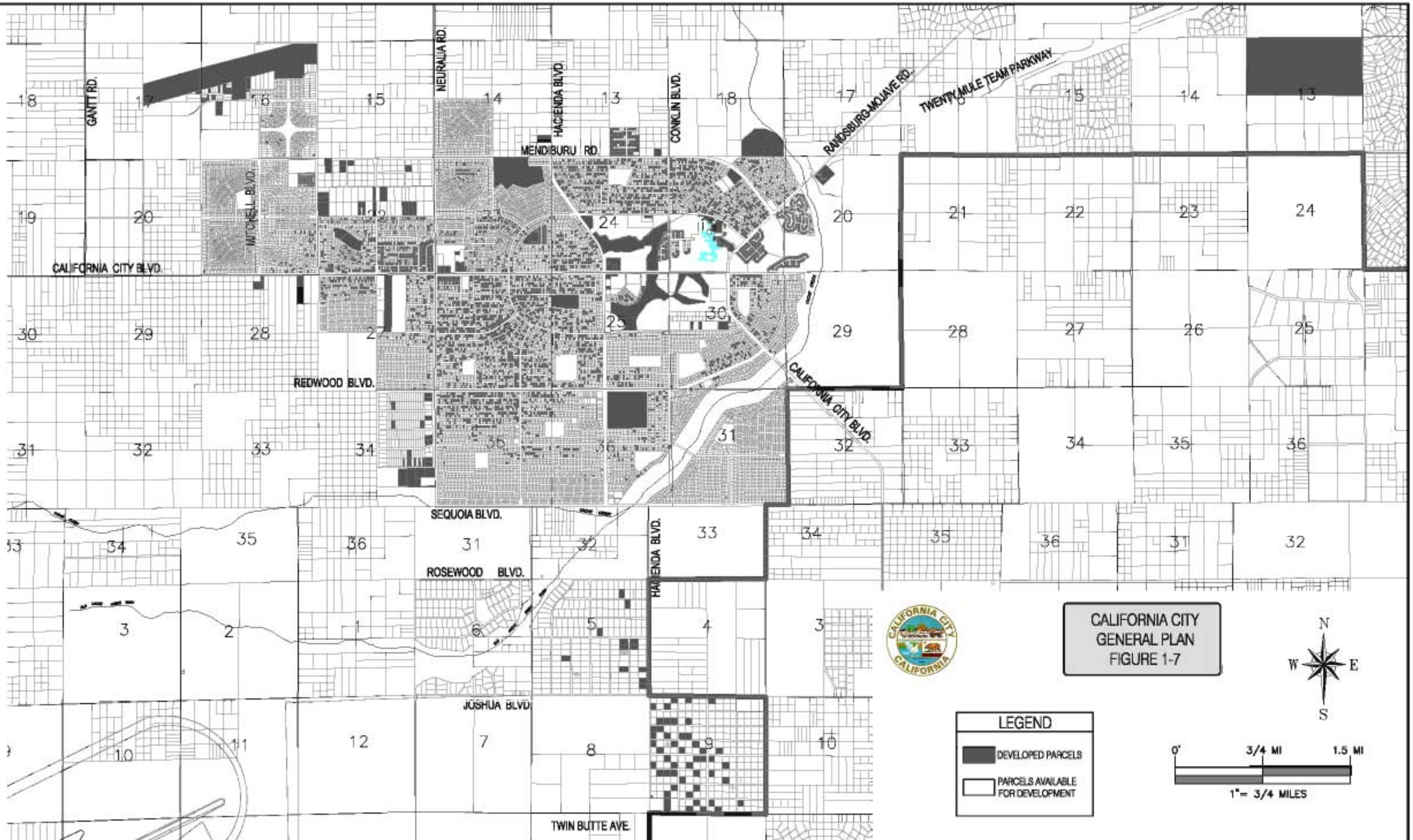
CITY OF CALIFORNIA CITY
KERN COUNTY, CALIFORNIA
GENERAL PLAN
THE VILLAGES
SPECIFIC PLAN

SHEET 1 OF ___ SHEETS

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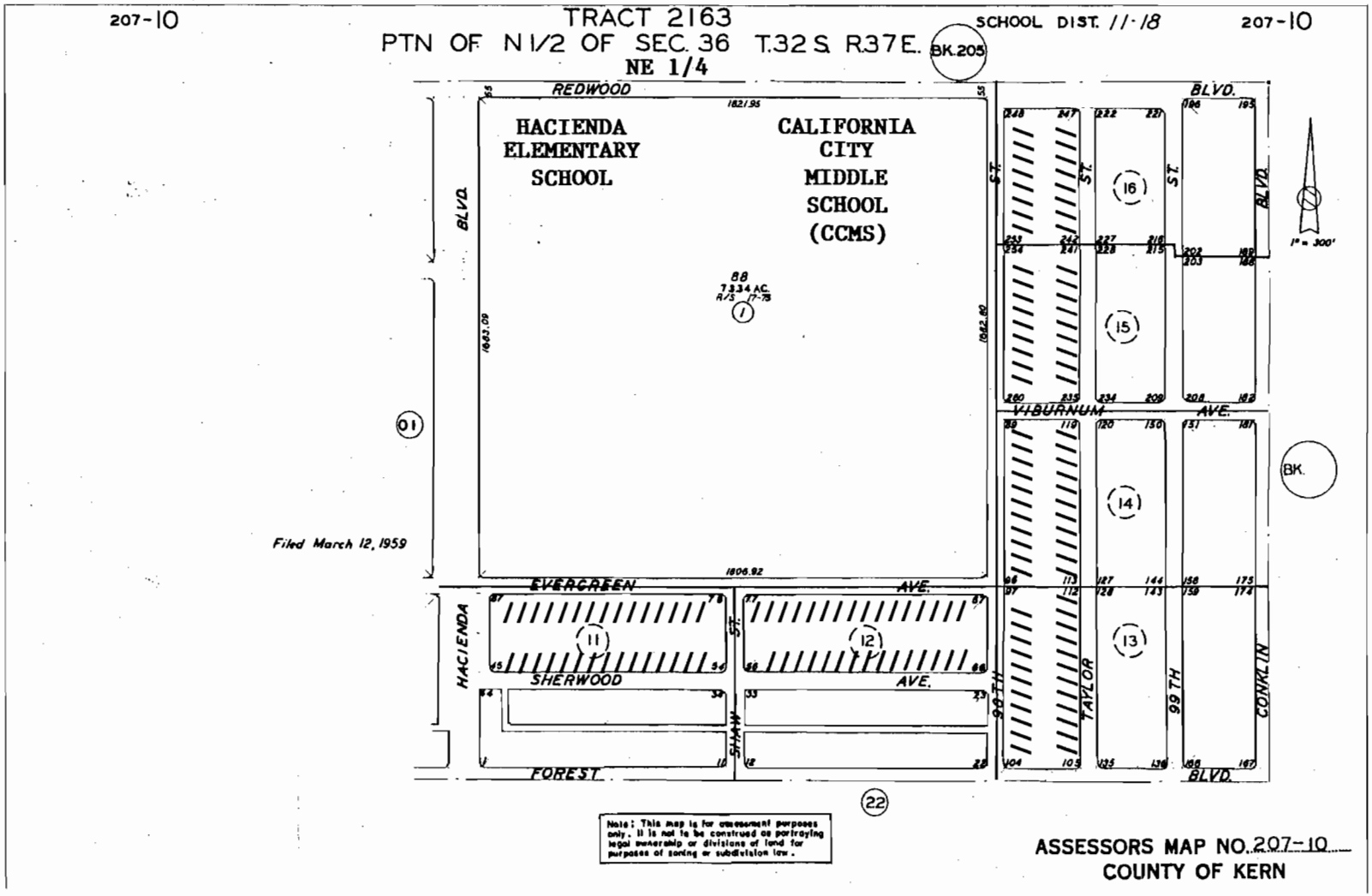
CITY OF CALIFORNIA CITY
KERN COUNTY, CALIFORNIA
GENERAL PLAN
CALIFORNIA CITY CENTRAL CORE
FIGURE 1-7

SHEET 1 OF 1 SHEETS

CITY OF CALIFORNIA CITY CENTRAL CORE AREA 2007-2011 HOUSING ELEMENT FIGURE 1-6

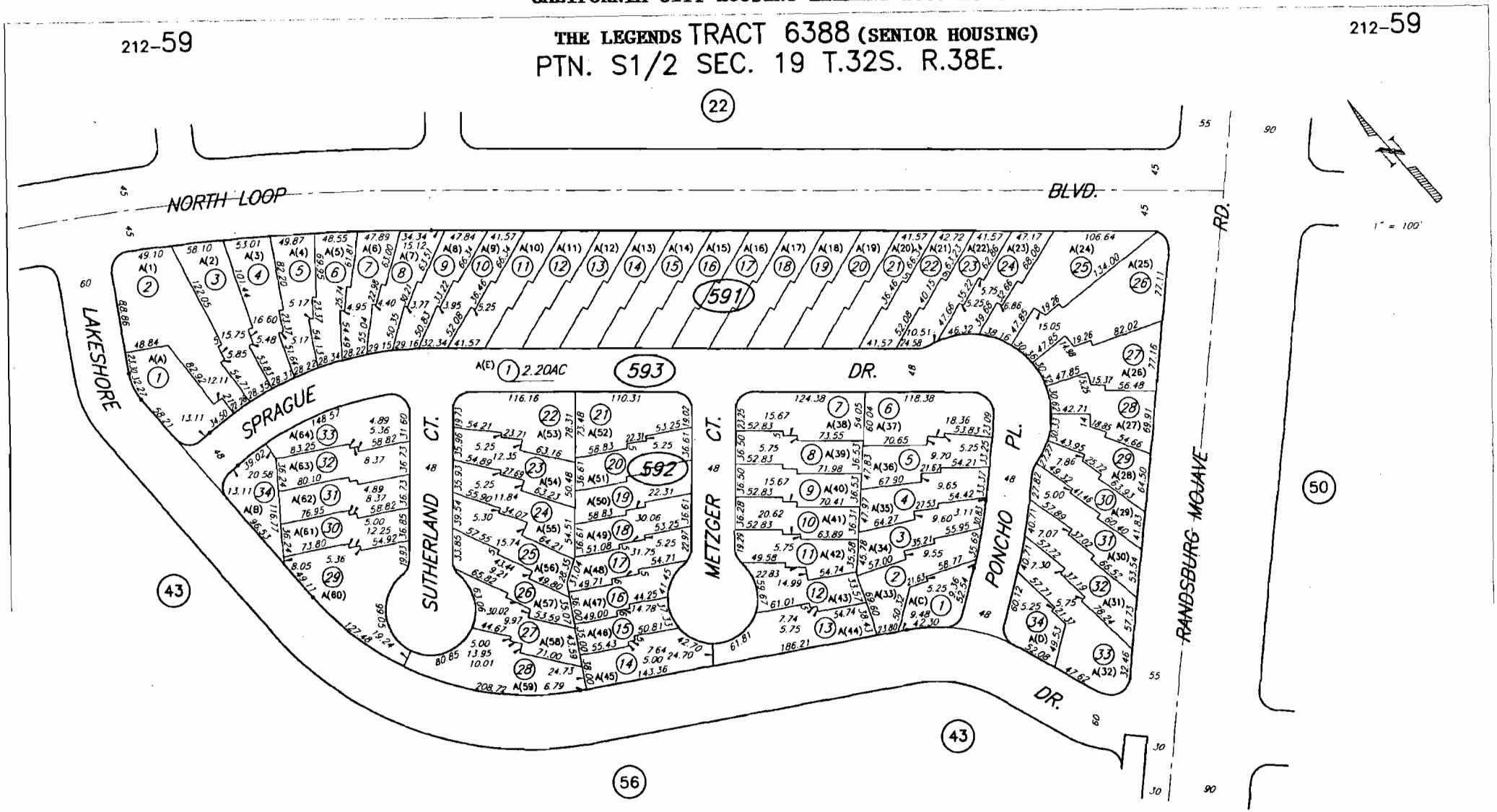
TABLE 5.4
CALIFORNIA CITY
HOUSING ELEMENT 2007-2014
AVAILABLE LAND INVENTORY SUMMARY
TRACT 2163 IS A PTN OF N 1/2 OF NE 1/4 OF
SEC. 36, T32S, R37E, MDB&M
(VACANT LOTS ONLY)
INVENTORIED LOTS ARE SOUTH AND SOUTHEAST
OF SCHOOL SITES INDICATED WITH DIAGONAL LINES ////////




Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 207-10
COUNTY OF KERN

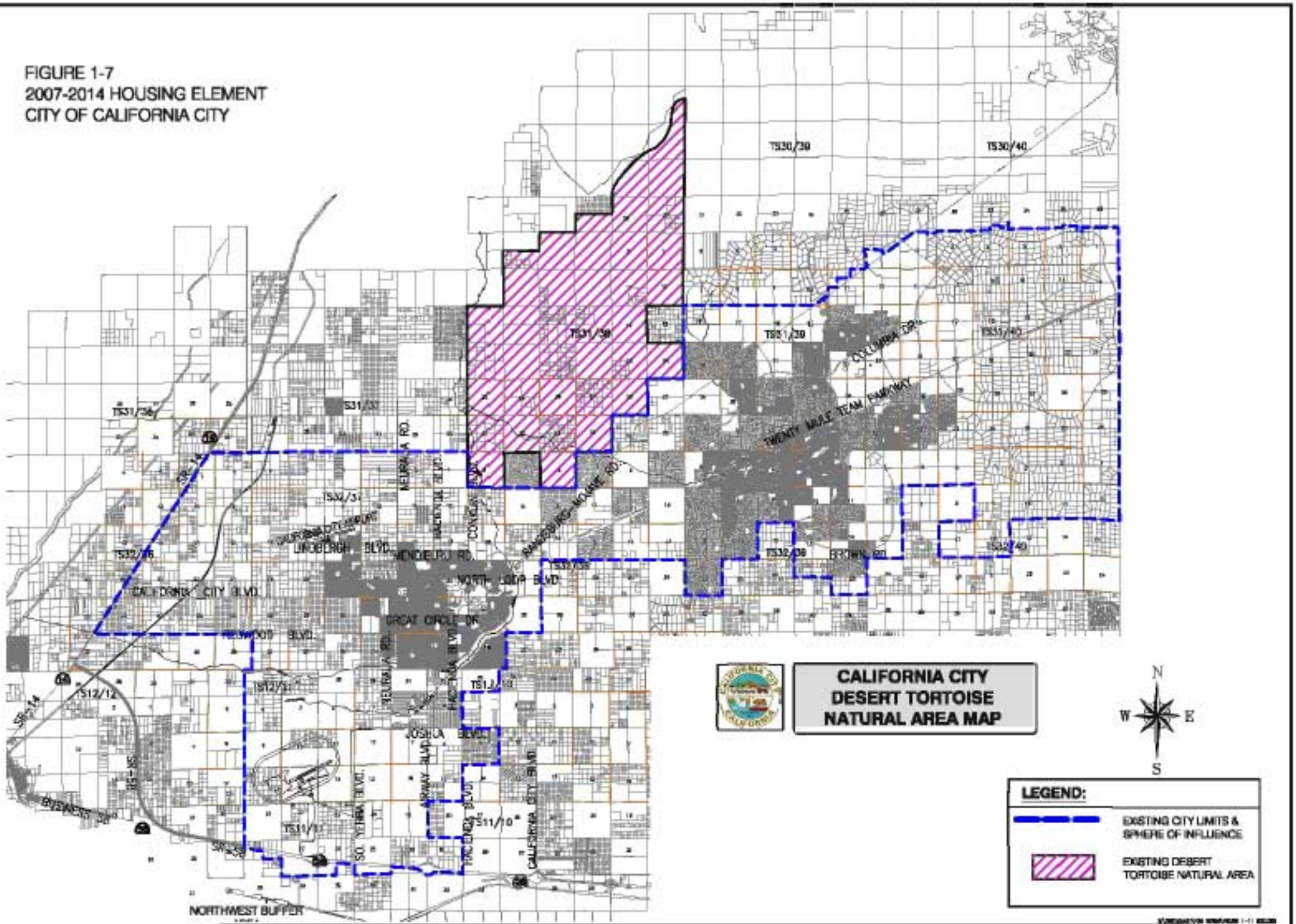
**TABLE 5.5**
**CALIFORNIA CITY HOUSING ELEMENT 2007-2014**




| LEGEND | SUBD. KEY | DISCLAIMER |
|---|---|---|
| REVISED December 15, 2009 | REF. SUBD. A TR 6388 | This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law. |
| JURISDICTION CITY OF CALIF CITY | (LOT DESIGNATIONS IN PARENTHESIS) | |

ASSESSORS MAP NO. 212-59
COUNTY OF KERN

FIGURE 1-7
2007-2014 HOUSING ELEMENT
CITY OF CALIFORNIA CITY




The information shown on this map was collected from several sources. Therefore, the accuracy of this information is not warranted in any way. The City of California City & Helt Engineering, Inc. assume no liability for any claims arising from the use of this map.

| JOB NO. | DATE: 02/25/08 SCALE: 1" = 20,000' DRAWN BY: RS CK'D BY: JP DATE CK'D: 02/25/08 | REVISIONS | CK'D BY | DATE CK'D |
|---|---|---|---|---|
| 04427 | | 04/30/13 | JPS | |

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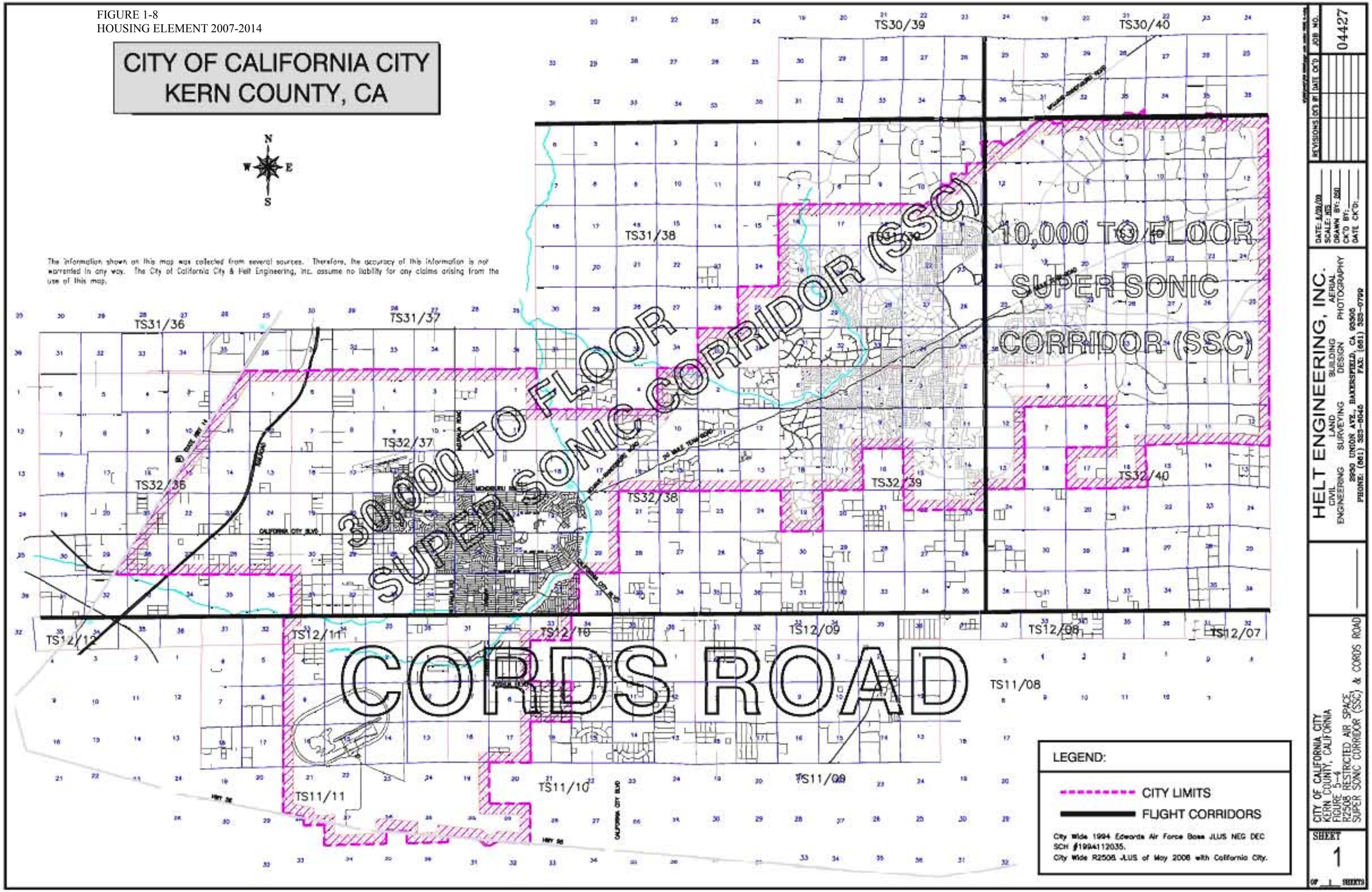
CITY OF CALIFORNIA CITY
KERN COUNTY, CALIFORNIA
GENERAL PLAN
FIGURE 1-11
DESERT TORTOISE NATURAL AREA

SHEET 1 OF 1

FIGURE 1-8
HOUSING ELEMENT 2007-2014




LTS = 0.5

# CHAPTER 1: INTRODUCTION

## 1.1 Introduction

California law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long term General Plan for the physical development of the city or county. In compliance with Government Article 10.6, a Housing Element is to be adopted as one of seven mandated elements of the General Plan.

Housing element law, first enacted in 1969, requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Section 65580, State of California Government Code.)

The Housing element establishes goals, policies programs, and action plans to facilitate and encourage the provision of safe, adequate housing for current and future residents of all income levels.

The General statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following description of the legislative intent in enacting the most recent revisions to the housing element law:

"To assure that counties and cities will prepare and implement housing elements, which along with federal and state programs will move toward attainment of the state housing goal."

"To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goals and regional housing needs."

"Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provisions for the housing needs of all economic segments of the community."

"The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan to cooperate with other local governments and the state in addressing regional housing needs."

**The Housing Element consists of the following major components, as required by State law:**

As required by Government Code 65588(a)(b), each local government must periodically review and evaluate its Housing Element of the General Plan. The evaluation and revision should occur as frequently as appropriate, but not less than five years.

In the case of this update, the time period has been more than five years due to completion of the City's in-house ***General Plan 2009-2028 adopted by City Council October 6, 2009 by Resolution #10-09-2359 SCH #1992062069 and incorporated by reference, documents are on file in the California City Planning Dept., 21000 Hacienda Blvd., California City***, the preparation of the City's in-house Housing Element Update, local financial constraints and failing global, national and State economies. The 2004

Housing Element Update also noted it had been ten years since the last update and cited the reason as being the state was unable to fund the five year update. In **Table 1.1** the approval history and subsequent revision dates, documents the City's Housing Element and provides a convenient way to add information in the future that can be found in one location.

**Table 1.1 City of California City Housing Element Approval History**

| City of California City Housing Element Approval History | | |
|---|---|---|
| **Action** | **Revision** | **Adoption** |
| Approval of Housing Element by City Council Resolution 8-72-546 | Original | 8/72 |
| Approval of Housing Element Update (1987) by EIR SCH #1987110918 | First | 5/5/87 |
| Approval of Housing Element Update (1993) by EIR SCH #1992062069 | Second | 8/17/93 |
| Approval of Housing Element Update (2004) by EIR SCH #1992062069 Negative Dec. | Third | 12/3/02 |
| Source: City Council of California City and State Clearinghouse Records | | |

This document is the ***fourth revision*** of the Housing Element since its adoption in ***1972 by City Council Resolution 8-72-546***. The original Housing Element was prepared following the Guidelines of the California Department of Housing and Community Development (HCD). The essential format of the most recent Housing Element was utilized so that City staff would be familiar with the document.

- Third update completed Final Housing Element adopted on February 24, 2004 (2001-2006) ***(EIR SCH #19922062069, filed 12/9/2002 as a Negative Declaration, adopted by City Council on 12/3/2002 incorporated by reference). Documents are on file in the California City Planning Dept., 21000 Hacienda Blvd., California City*** as part of the General Plan Update 1993-2012.

- Second update August 17, 1993 (1993-2012) ***(EIR SCH #199292062069 incorporated by reference). Documents are on file in the California City Planning Dept., 21000 Hacienda Blvd., California City*** as part of the General Plan Update 1993-2012.

- First update May 5, 1987 (1972-1987) ***Negative Declaration as part of the General Plan Update SCH #89032706 and coincides with the 1988-2028 City of California City Redevelopment Plan and Project Area Environmental Impact Report (EIR SCH #1987110918) incorporated by reference and amendments known as first, second, and third. Includes the 1991 Municipal Reorganization #91-1 (Annexation #3) and 2002 Final Environmental Impact Report Initial Study, Annexation, Detachment, Sphere of Influence Amendment, Redevelopment Area Expansion, General Plan Update (Including the Housing Element), and Automotive Test Course Project, (SCH #2002041025). The Villages of California City Supplemental Environmental Impact Report, April 1993 (SCH #1992072089) amending the 2028 City of California City Redevelopment Plan and Project Area Environmental Impact Report (SCH #1987110918) known as the first Amendment. The third amendment was by Negative Declaration (SCH #20306180).***

- ***Other pertinent documents to the 2007-2014 Housing Element Update: 1) The Airport Master Plan, incorporated by reference, The Airport Environmental impact Report, April 1977, (SCH #1976112293) planning years 1975-1995, updated December 1994 planning years 1995-2015, updated June 2005 planning years 2005-2025. 2) The Airport Land Use Compatibility Plan, incorporated by reference, The Kern County Airport Land Use Compatibility Plan June 1994, City of California City's Negative Declaration filed February 1999 (SCH #1998122031). All documents are on file in the California City Planning Dept., 21000 Hacienda Blvd., California City.***

Government Code 65588(e) applies to the fifth revision:

(7) Subsequent revisions shall be completed not less often than at five-year intervals following the fourth revision.

This document has been reviewed for consistency with other elements of the California City General Plan 2009-2028. Changes that might occur as a result of comments made during the Negative Declaration 30-day review period by the public, other governmental agencies or by HCD will again be reviewed so consistency with other planning documents will be maintained.

**Review of the Previous Housing Element**: The City must review the actual results of the policies, programs, and qualified objectives adopted in the previous Housing Element and analyze the difference between what was projected and what was achieved.

**Definitions:**

- **Goal**: A statement describing the desired condition that should exist in the housing environment. A goal is typically not stated in quantitative terms, in contrast to an objective.

- **Objective**: The numerical target for some measurable outcome to be achieved by the end of the planning period of 2006. Objectives must be stated for the rehabilitation, conservation, and development of housing.

- **Policy**: A broad statement, consistent with a goal that guides and shapes action in order to achieve an objective under the goal.

Local governments review and evaluate the Housing Element for the following:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State-housing goal.

- The effectiveness of the housing element in attainment of the community's housing goal and objectives.

- The progress of the city in implementation of the housing element.

**Housing Needs Assessment**: The Housing Element must include a community profile of population characteristics, tenure, and housing affordability. The City must also consider special housing needs of the community, such as seniors, farm workers, homeless, large households, and female-headed households.

**Projected Housing Needs**: California law requires the Department of Housing and Community Development to project statewide housing needs and allocate the need to each region in the State. After consulting with the Kern COG, HCD provided the regional need. It is the Kern COG's responsibility to allocate the projected needs to the unincorporated county and to each of the incorporated cities within the region.

**Land Inventory**: The City must compile relevant information on the zoning, acreage, and density ranges, availability of services and infrastructure, and dwelling unit capacity of sites that are suitable for residential development.

**Governmental and Non-governmental Constraints:** The City must identify and analyze impediments to the development of housing for all income levels.

**Program of Actions:** The City must develop housing programs that meet local housing goals, quantify objectives, and fulfill HCD requirements. The City must develop quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e. extremely low, very low, low, moderate and above moderate) to make sure that both the existing and projected need are met, consistent with the City's share of the Regional Housing Needs Allocation (RHNA).

**Authorization:**

As noted above, housing elements were mandated by legislation enacted in 1967. In 1977, "Housing Element Guidelines" (the "Guidelines") were published by the Dept. of Housing and Community Development (HCD)." The Guidelines spelled out not only the content requirements of housing elements, but also gave the HCD a "review and approval" function over this element of the General Plan. Passage of the Roos Bill in 1981 enacted Article 10.6 of the Government Code. This bill, in effect, placed the guidelines into statutory language and changed HCD's role from "review and approval" to one of "review and comment" on local housing elements.

The legislation also requires an update of the housing element every five years. This 2007-2014 update complies with the provisions of SB 2, which was signed into law on October 15, 2007, amending GC Sections 65582, 65583, and 65589.5 of State Housing Element Law. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit.

The City is seeking to implement SB 2 by amending the California City Municipal Code (CCMC) within the 2007-2014 timeframe to include emergency shelters without a conditional use permit or discretionary action in the Regional Commercial (C5) or Residential Multifamily (RM2) zone. The Regional Commercial District (C5) as designated in the General Plan is intended for the exclusive establishment of commercial uses serving the region and traveling public. California City is geographically isolated it is a considerable distance off major transportation routes and is not generally a "pass-through" community. Currently the CCMC allows for Boarding and Rooming Houses in the Residential Multifamily (RM2) with a conditional use permit. However, there are residential group homes governed through the State of California in California City. These group homes are considered small (six or less) and require no permitting or business license through the City as required by law. These small group homes provide a variety of services including shelter for victims of domestic violence without disrupting the neighborhoods. The City has successfully amended the CCMC to allow second unit housing in 2007 for families of parents wishing to live independently and mixed use in 2003 for the small business owner wishing to live and work in a commercial or industrial district. The City will encourage nonprofit organizations to apply directly to Housing and Urban Development (HUD) for Supportive Housing for Persons with Disabilities (Section 811). The City will also encourage nonprofit organizations to apply directly to Housing and Urban Development (HUD) for Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program (Section 441).

Chapter 891, Statutes of 2006 requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. ELI is a subset of the very low-income and is defined as 30 percent of area median and below.

Government Code (GC) Section 65583(a) requires " Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households (GC 65583 (a)(1))."

A thorough analysis includes the following:

- an estimate of the number of existing households with extremely low-income
- an estimate of the number of projected households with ELI

Local agencies may calculate the projected housing need for ELI households by:

- Using available census data to calculate the percentage/number of very low-income households that qualify as ELI households OR:
- Presume that 50 percent of very low-income households qualify as ELI households.

The provided number of ELI households and very low-income households must equal the jurisdiction's regional housing need allocation for very low-income households. The analysis should assess the kind of housing available and suitable for ELI households (including Supportive Housing and Single-Room Occupancy [SROs] units) and whether existing zoning permits those housing types. The City opted for the 50 percent or 50 ELI out of 99 allocated very low-income households. The two major groups in the ELI category in the City are familes and seniors some with disabilities based on census data and the 2007-2011 American Community Survey (ACS) 5-Year Estimates. During the years of 2001 to 2012 the City added 315 apartment units to assist ELI households. The City as stated earlier has approved in 2007 second unit housing for familes of parents wishing to live independently, the possible construction at maximum build-out of 242 senior housing units at the Legends will help seniors with affordable housing and continuing to work with the Housing Authority of the County of Kern (HACK) to increase the number of vouchers for residents in California City and support their efforts at lobbying HUD for additional certificates and vouchers. In 2009 HACK verified 59 families received Section 8 Housing Vouchers. The City will encourage nonprofit organizations to apply directly to Housing and Urban Development (HUD) for Supportive Housing for Persons with Disabilities (Section 811). The City will also encourage nonprofit organizations to apply directly to Housing and Urban Development (HUD) for Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program (Section 441).

ELI households may require specific housing solutions such as:

- deeper income targeting for subsidies;
- housing with supportive services;
- single-room occupancy (SRO's) and/or shared housing; and
- rent subsidies (vouchers).

After adoption of this, the fourth Housing Element update (2007-2014) by the California City Council the next housing element update will address the progress made on achieving the goals and objectives stated in the previous element.

**1.2 Data Sources**

Statistical data provided in this update is from the U.S. Census Bureau considered an official and accurate source for updating the Housing Element. The 2000 Census is valid until the year 2010 and may reflect no change simply because there is no new data available. Statistical data from the 2010 Census is

anticipated to be made available by 2013. This information was provided through the California Department of Finance (CA DOF). In the absence of 2010 Census data, the U.S. Census Bureau's American Community Survey (ACS) supplements the Bureau's decennial census by collecting data on population and housing every year. Statistics on the demographic composition of communities, household characteristics, household income, housing inventory, home ownership rates, number of occupants in a housing unit etc., are all available through the ACS. Data is collected by surveying 3 million households throughout the nation. One of the objectives is to provide up-to-date data for the years in between the Census. ACS information is provided by zip code for the City of California City under American Fact Finder. The U.S. Census Bureau Quick Facts was also used in preparation for this document. Other sources used to update and supplement the Census data included:

- American Red Cross Antelope Valley Chapter provided emergency housing information
- American Fact Finder 2007-2011 American Community Survey 5-Year Estimates
- Banks (local) information on housing loans and types: Bank of Sierra and Mojave Desert Bank
- Best Western Inn and Suites (California City) provided emergency housing information
- City of California City Departments provided data on fees, financial resources, permitting and protocol: Airport, Building, City Clerk, City Council, City Manager, Code Enforcement, Finance, Fire, Housing Corporation, Planning, Planning Commission, Police, Public Works, RDA ("Successor Agency" – Any reference made to the "Redevelopment Agency" [RDA] has been dissolved by Resolution No. 01-12-2449 adopted by City Council on January 11, 2012, shall be known as the Successor Agency.)
- California City RDA Five-Year Housing Implementation Plan, Ten-Year Housing Affordability Compliance Plan Update 2004-05 through 2013-14
- Caltrans - Public Transportation Modernization, Improvement, and Service Enhancement Account (PTMISEA) – Westway Station
- Cerro Coso Community College future plans for California City Campus
- Contractors (local) provided data on actual residential building costs
- Churches (local) provided data on special needs groups
- Credit Union (local) Alta One information on housing loans and types
- *East Kern Hospital District future hospital plans for California City
- *Early Childhood Council of Kern provided the Kern County Child Care Needs Assessment 2008
- *Edwards Air Force Base provided information on land use and restricted airspace
- *Greater Antelope Valley Economic Alliance (GAVEA) Economic Roundtable Reports
- *Housing and Community Development (HCD) provided legislative review
- *Housing Authority of the County of Kern (HACK) provided low-income housing data
- Housing Unit Survey (HUS) Department of Finance Demographic Research Unit
- *Helt Engineering provided mapping services
- *Kern Council of Governments Regional Housing Needs Assessment (RHNA)
- Kern County Assessor's Office tax default and assessed value information
- Kern County Resource Management Agency 1991 memo connected with Municipal Reorganization #91-1 (Annexation #3)
- Kern County Tax Collector provided tax default and assessed value information
- *Mojave Unified School District provided enrollment and facility data on renewable energy
- Online databases or electronic methods: benefits.gov, bls.gov, census.gov, city-data.com, co.kern.ca, csub.edu, dof.ca.gov, factfinder2.census.gov, ffiec.gov, hcd.ca.gov, home.com, kerncog.org, kerndata.com, labormarketmarketinfo.edd.ca.gov, melissadata.com, metro scan, nass.usda.gov, nlihc.org, quickfacts.census.gov, realestate.yahoo.com, ssw1.hcd.ca.gov/ParkListing
- Realtors (local) provided housing market information, such as home sales, rents, and vacancies
- Sierra Trails RV Park provided RV Park conversion information

- Tracking Kern's Economy publication
- USACE (LA District) publication
- Wonder Acres Specific Plan (1986)

Special thanks to ***Lark McNeill, Erik Gropp and Jess Negrete*** from the ***Department of Housing and Community Development*** for their invaluable guidance and to everyone who provided information for this update through email, personal discussion, publication, or by telephone.

**1.3 Public Participation**

*California City made a diligent effort to achieve the participation of all economic segments of the community in the development of the Housing Element under the provisions of Housing Element Law (Section 65583[c]). The City of California City accepted public comments on all elements of the General Plan including the Housing Element from 2006 to 2009. There were a series of public workshops, a town hall meeting and regular meetings of the California City Planning Commission where public participation was encouraged on all elements of the General Plan.*

*The Early Childhood Council of Kern provided written comments for both the General Plan and the Housing Element in 2009. Shortly after the General Plan 2009-2028 was adopted by City Council on October 6, 2009, staff mailed a copy of the Housing Element Update dated January 2009-2013 to Housing and Community Development (HCD). However, on June 25, 2009 that version was rescinded by the City in a letter to HCD with the understanding that HCD would provide guidance to facilitate future draft submittals in approximately 30 days.*

*Prior to preparing the assessment and effectiveness of the Housing Element programs from 2009 to 2013, all City departments were contacted for updated information. Various public departments were also contacted for information including the California City Chamber of Commerce, California City Economic Development Corporation, Housing Authority of the County of Kern, Kern Council of Governments, Mojave Unified School District, Early Childhood Council of Kern, Edwards Air Force Base, Kern Regional Center, Kern Aging and Adult Services and the Kern County Career Services Center. As well as local businesses and charitable organizations including realtors, contractors, churches, California City schools and preschools, Antelope Valley Chapter of the American Red Cross, Best Western Inn and Suites, local banks and the local credit union.*

*The Draft Housing Element 2007-2014 was distributed on May 23, 2013 to forty-three agencies plus fifteen additional copies to the State Clearinghouse for distribution to agencies at their discretion, California City staff, the City Council and Planning Commission, a copy was posted at the Kern County Clerk's Office, an electronic version was placed on the City's website on May 23, 2013, copies were made available at the local county library, California City administrative offices, California City Chamber of Commerce, California City Economic Development Corporation and the Senior Center. The City published the Notice of Intent and a one-eighth page Notice or Availability with the boundary map in the local newspaper of general circulation with public hearing information included on Thursday, May 23, 2013 and again published the one-eighth page Notice of Availability with the boundary map in the local newspaper of general circulation on Thursday, June 20, 2013. On May 23, 2013 the Notice of Availability and boundary map was posted in three public places. At the public hearing on June 25, 2013 written comments were received and incorporated from the Public Utilities Commission regarding the Union Pacific Railroad Company Lone Pine Branch Tracks through the State Clearinghouse. Staff had been in telephone contact with Housing and Community Development (HCD) on June 23, 2013 and HCD would provide written comments as part of their Technical Assistance for Housing Element Update in July 2013. An email was received from the U.S. Navy as part of the notification process of all Military*

*Branches with no concerns. The public hearing was continued by the California City Planning Commission to receive further public comments orally or in writing on July 23, through August 13, 2013*

*This document has been reviewed by Housing and Community Development (HCD) and as revised (revisions are italicized in the text and a guide sheet to the revisions has been added), brings the City's Housing Element Update 2007-2014 into compliance with Housing Element Law. The recirculation of this document for a 30-day review period (9/9/13 through 10/8/13) is per HCD's requirement. It is anticipated that City Council will review for adoption at public hearing on November 5, 2013.*

*The City has an ongoing commitment to obtaining community input into the decisions made by the City. The City Council and City staff is responsive to the wishes of citizens of California City. For example, prior to placing a measure on the ballot for the proposed $150 Special Tax, the City conducted a survey to determine support for the Special Tax, along with questions which provided direction on how the Special Taxes would be utilized. The Special Tax ballot measure passed for six years with more than two-thirds vote.*

*The City also has higher than average voter participation. According to the City Clerk, in most elections voter participation is over 50 percent of registered voters.*

*The City maintains a website, which is updated regularly. The website contains program announcements, meeting notices, a listing of upcoming special events, links to many City departments and other general news of interest about the City. The City's Planning Department has placed planning applications, informational guides, maps and publications including the City's General Plan, Housing Element and Zoning Code on the Planning Department's webpage.*

*The City publishes a quarterly newsletter and is available on the City's website to inform the public of current events and activities in the community. The City also broadcasts Planning Commission, City Council and the Successor Agency meetings on the local government access channel. The government access channel is available to any governmental entity that wishes to utilize the City's broadcast system.*

*The City activity participates in local and regional organizations that help promote the growth and development of the community. Being 73 miles from Metropolitan Bakersfield, the County government center, it is essential to actively participate in governmental organizations (such as Kern COG or economic development committees such as GAVEA) in order to alert the City to upcoming programs that might otherwise be directed to other cities located nearer the County center. City staff attends conferences to stimulate interest in businesses locating in the City, or to develop contracts and enhance program knowledge which could facilitate securing grant funds for City projects.*

*Citizen Advisory Committees have been utilized to assist in budget evaluations, code enforcement updates, planning document updates and for a variety of other situations to ensure public participation in the decision-making process. Public involvement and support is a key component to successful City operations.*

*The City has a policy that all notices or important materials mailed to residents are stamped with a note on the envelope notifying the recipient that the letter contains important information. This notation, "Important City Documents Enclosed," distinguishes the mailings from being confused as "junk mail."*

*These projects and programs described above demonstrate accountability to the City Council and residents.*

**Local distribution**: Organizations with asterisk (*) in 1.2 Data Sources, California City Senior Center, Kern County Public Library California City Branch and California City website.

**Organizations representing lower income individuals, including service providers in the area**: Housing Authority of the County of Kern (HACK), Kern County Aging and Adult Services; Kern County Career Service Center – Mojave, Kern County Human Service Department – Social Services Division Bakersfield and Mojave Branch.
**Other**: California City Chamber of Commerce, California City Economic Development Corporation, Final General Plan Update 2009-2028 Distribution List (updated 4/25/13), Kern Community College District.

### 1.4 Relationship to the General Plan

In 1972, the California Legislature enacted the law requiring that development projects must be consistent with the local General Plan and also mandated consistency among the contents of the General Plan. The concept of consistency consists of two dimensions:

1) Internal consistency within the General Plan itself; and

2) Consistency of public improvement projects and private development projects with provisions of the General Plan; the following describes these:

**Internal Consistency**
The question related to internal consistency is whether the provisions of the General Plan are aligned in a common direction on behalf of the community and not in conflict. This alignment of policies must occur across all elements and among the vision, goals, policies, and implementation measures throughout the General Plan.

There is a built-in relationship between the different policy topics under the law. There is an expectation that the General Plan will promote housing and open space; provide for jobs; accommodate traffic and vehicle movement; and reduced noise and air pollution. This requires the balancing of these and many other expectations that drive the General Plan.

As portions of the General Plan are amended in the future, the housing element will be reviewed to ensure that internal consistency is maintained. Additionally, the housing element shall be reviewed as part of the City's annual general plan progress report.

**External Consistency**
This aspect of consistency is a measure of the extent to which private development projects and public improvement projects advance the purposes of the General Plan rather than impose obstacles or conflict with their achievement. As with internal consistency, this determination requires a degree of judgment, although some situations are more straightforward than others.

Determinations of project consistency are reflected in staff reports and may result in project approval, project modification as a condition of approval, or outright disapproval. In the latter case, the remedy is to seek a General Plan amendment as appropriate, for consideration by the City's decision-makers.

**Planning Area for the City**
The legislation requires an update of the housing element every five years. The City's Housing Element is bound by separate cover to accommodate this review period without disturbing the General Plan.

**Location and Boundaries**

**Figure 1, Location Map; Figure 2, Vicinity Map; and Figure 3, Regional Setting Map**; the City is located approximately 73 miles to the southeast of the Metropolitan Bakersfield area, approximately 40 miles north of Lancaster, and approximately 65 miles northwest of Victorville. The City is approximately 4 miles north of Edwards Air Force Base and 4 miles east of the community of Mojave and the Mojave Airport from the southern most edge of the City's boundaries along State Route 58.

**Figure 4, Jurisdictional Boundaries and Coterminous Sphere of Influence Map**; provides the City's jurisdictional boundaries and coterminous sphere of influence of 130,200 acres (203.4375 square miles). Population per square mile (land area) according to the 2010 Census is 69.4. The City is surrounded by land in the unincorporated area of Kern County. The City abuts a 25,000-acre Desert Tortoise Preserve administered by the U.S. Bureau of Land Management along the City's northeastern border.

**Existing Development Pattern**

The majority of development in the City has occurred within the area defined as the central core, an area comprising approximately eighteen sections of land or 11,520 acres, located in the southwest portion of the City's corporate boundaries. The remaining development has occurred in the northeastern portion of the City in an area located about twelve miles northeast of the central core along Twenty Mule Team Parkway. Growth in the northeastern portion is limited by the lack of adequate infrastructure and public services.

**Specific Plan Area**

The Villages Specific Plan, approved in April 1993 is 500 acres located in the central core of California City with access to infrastructure for recreational, residential, government, medical, and regional commercial development. The Villages subdivisions are bound to the north by North Loop Boulevard on the east by Randsburg-Mojave/California City Boulevard, on the south by South Loop Boulevard and on the west by Hacienda Boulevard. **Figure 5, The Villages Specific Plan Map.**

**Airport Master Plan**

The California City Municipal Airport is a 222-acre publicly owned facility, owned, and operated by the City of California City. The airport is in the southeastern portion of Kern County, approximately 85 miles northeast of Los Angeles and 73 miles east of Metropolitan Bakersfield. California City borders unincorporated areas of the County to the north, south, east, and west. California City is approximately 18 miles northwest of Edwards Air Force Base and is approximately 11 miles northeast of Mojave.

A master plan was last prepared for the airport in 1994. In order to determine the potential of the airport and specific opportunities for improving facilities, the City sponsored an airport master plan update through a planning grant from the FAA Airport Improvement Program (AIP). The recommended development shall be presented in three planning phases: short term (2005-2010); intermediate term (2011-2015) and long term (2016-2025). The recommended development satisfies aviation demand, community development, and other transportation modes.

**Airport Land Use Compatibility Plan**

The City of California and its municipal airport participates in the Kern County Airport Land Use Compatibility Plan, as a result of the California State Legislature amending in 1994 the Aeronautics Law, State Aeronautics Act, Airport Land Use Commission, Public Utilities Code (Chapter 4, Article 3.5). This statue is expressed as "...to provide for the orderly development of each public use airport in this state and the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards and to prevent the creation of new noise and safety problems. It is the purpose of this article to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent these areas are not already devoted to

incompatible uses." The City of California City adopted by Negative Declaration the Airport Land Use Compatibility Plan as an amendment to the Municipal Code and incorporates various components of the plan into existing elements of the General Plan.

**Mojave Gunnery Range "C" (MGRC)**

Historically the Mojave Desert has played a vital role in the defense of our nation. In 1944, the U.S. Marine Corps acquired approximately 20,683 acres of desert land near Mojave, CA, to be used as an aerial bombing and strafing (firing of automatic weapons from aircraft onto ground targets) range. Manned by approximately 850 officers and men providing support to the Gunnery Range, the Marine Corps Auxiliary Air Station-Mojave was one of the largest air stations on the West Coast. The Mojave Gunnery Range "C" (MGRC) was born and was located in the northern portion of the Antelope Valley (approximately four miles east of Mojave, California), and overlaps the southwestern corner of California City. Used for military training from 1944 to 1959. Today, the northeast portion of the site has been used for residential development; however, most of the site remains undeveloped with dirt roads crossing the land. The Department of Defense (DoD) is responsible for environmental restoration of properties formerly owned by, leased to, or otherwise possessed by the U.S. government and under the jurisdiction of the Secretary of Defense. Such properties are known as Formerly Used Defense Sites (FUDS). The Army is the executive agent for the FUDS Program and the U.S. Army Corps of Engineers (USACE) manages and directs the program's administration. (U.S. Army Corps of Engineers Los Angeles District)

**Edwards Air Force Base Joint Land Use Study (JLUS)**

California City and Edwards Air Force Base has a Joint Land Use Study (JLUS) approved and adopted in 1994. The following excerpt is from the California City General Plan 2009-2028 Land Use Element and from the documents on file in the 1994 Edwards Air Force Base JLUS.

***The City of California City integrated designated flight corridors, as set forth in the 1994 Edwards Air Force Base Joint Land Use Study (JLUS), incorporated by reference, into the California City General Plan and Updates, (SCH #94112035, filed a negative declaration in 1994). The base represents a substantial investment by the Department of Defense in facilities and equipment and has a major role in the development and testing of the nation's military aircraft for the foreseeable future. The natural assets of the base (especially climate and lakebed landing areas) and its access to airspace over the Pacific Ocean as well as over Nevada and Utah are not possible to duplicate anywhere else in the country. The base is a major job generator providing employment for both military and civilian personnel. This payroll represents an infusion of economies of California City, Lancaster, and Kern, Los Angeles, and San Bernardino Counties. The loss of this asset due to encroachment of incompatible urban development would be a long-term economic disaster for local residents and businesses. Thus, it behooves these jurisdictions to take the steps necessary to protect the base and its ability to effectively perform its mission. The 1994 Edwards Air Force Base JLUS is on file in the California City Planning Department, 21000 Hacienda Boulevard, California City, California.***

California City recommitted its support and cooperation with Edwards Air Force Base through its participation and acceptance of the R2508 Joint Land Use Study (JLUS), 2008. The Land Use Element of the City's General Plan acknowledges the need to ensure land use compatibility in areas adjacent to military installations and where military operations, testing and training activities occur.

The City in cooperation with Edwards Air Force Base developed an Avigation Notification in 2007 (**Table 1.2**) that is distributed with the application for a building permit within the City. The notification defines the use of the airspace within the Air Force Flight Test Center (AFFTC) at Edwards Air Force Base and the resulting potential effects of this use. New residential subdivisions may require an Avigation Easement be recorded with the Kern County Recorder's Office. The AFFTC currently operates as the integral unit for the testing and evaluation of defense systems in air, space and cyberspace.

The AFFTC is able to do so within the confines of Edwards' 301,000 acres of land and airspace within the R2508 complex, including three supersonic corridors and four aircraft spin areas. Access to this airspace is greatly limited to civilian aircraft and can be accessed only after obtaining prior approval.
Edwards Air Force Base employed 11,111 persons in Fiscal Year (FY) 06 including 3,209 active duty, Reserve and National Guard military, as well as 7,902 civilians. Including 4,628 military family members, Edwards AFB was home to 15,739 people in FY06. The installation had an economic impact of $1.4 billion in FY06. This figure includes $536 million in payroll, $267 million in contract expenditures, and $575 million in jobs created for almost 12,000 local residents.

According to the 2007-2011 American Community Survey (ACS) employment status figures, 341 active duty Armed Forces personnel reside in California City and 1,776 Veterans. California City is located northwest of Edwards Air Force Base approximately 23 minutes from the Base's North Gate just off of Highway 58 in the unincorporated area of Kern County.

**Table 1.2 Avigation Notification (2007) – California City**

| Avigation Notification |
|---|
| The Air Force Flight Test Center (AFFTC) at Edwards AFB is currently, has in the past, and intends in the future to engage in flight testing throughout the R-2508 Restricted Airspace Complex and is authorized under federal law to engage in flight testing, including low level flight testing, throughout such airspace. Project Proponent acknowledges the value of the Air Force's aircraft test and evaluation program to the United States national defense and the Air Force has acknowledged Developer value in the private sector. Proponent is hereby notified that the Air Force has the right to make necessary or reasonable required low and/or frequent flights over or near said site and above said surface and, in doing so, to generate noise, light, electromagnetic emissions, radio transmissions, vibrations, fumes, particles, sonic booms, and other effects incident to military aviation, whether or not while directly over the site, which might affect the free use and enjoyment of the property. Nothing in this paragraph will negate the requirement for compliance by the Air Force with the current applicable rules and regulations promulgated by the Federal Aviation Administration for civil and military aircraft flights over residential developments. |

***Union Pacific Railroad Company Lone Pine Branch Tracks***

*The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the Draft Negative Declaration (DND) for the proposed City of California City (City) Housing Element Update 2007-2014 Project.*

*The project site area includes the active Union Pacific Railroad Company Lone Pine Branch tracks. RCES recommends that the City add language to the Housing Element Update so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW. (Rail Crossings Engineering Section Safety and Enforcement Division)*

# CHAPTER 2: EXISTING CONDITIONS AND DEMOGRAPHIC DATA

## 2.1 Population Characteristics

### Community Context

California City has a small population base and is located at the southeastern portion of Kern County, California. Located north of State Route 58 and east of State Route 14 the nearest towns are Mojave to the west, Rosamond to the south, Boron to the east, and Ridgecrest to the north. Mojave, Rosamond and Boron are unincorporated communities and are governed through Kern County. Like California City, Ridgecrest is an incorporated City. Edwards Air Force Base is approximately 23 minutes southeast of California City, off of State Route 58 in the unincorporated area of Kern County.

### Population

In **Table 2.1** between 2000 and 2010, there was a 59.39 percent increase in California City's population from 8,385 to 14,120. Kern County's population was 839,631 (or 49.2 percent) and California's population was 37,691,912 (or 37.62 percent).

**Table 2.1: Population Growth Trends (1970 - 2010) – California City**

| 1970 | 1980 | 1990 | 2000 | 2010 | Change (2000-2010) | |
|---|---|---|---|---|---|---|
| | | | | | Number | Percent |
| **1,309** | **2,743** | **5,955** | **8,385** | **14,120** | **5,735** | **59.39%** |
| Source: 1970-2010 Census, California Department of Finance (CA DOF). | | | | | | |

A further breakdown of the population splits the figures into two groups, household (11,506), and Group Quarters (2,614). The California City Correctional (CCA) Facility's inmate population is the "group quarters" first reported in the 2000 Census, having received a Certificate of Occupancy from the City on December 14, 1999. Previous reports have shown a zero in this category. According to the U.S. Census in 2010, California City had a total population of 14,120 with 11,506 households and 2,614 in group quarters. **Table 2.2** gives the population in family households, non-family households and group quarters for the City from 1990 to 2010.

**Table 2.2: Population by Household Type (1990-2010) - California City**

| Household Type | 1990 | | 2000 | | 2010 | |
|---|---|---|---|---|---|---|
| | Number | Percent | Number | Percent | Number | Percent |
| Population in Households | 5,929 | | 8,321 | | 11,506 | |
| Family Households | 5,346 | 90.2% | 7,168 | 86.1% | 10,754 | 76.16% |
| Non-family Households | 583 | 9.8% | 1,094 | 13.1% | 752 | 5.33% |
| Population in Group Quarters | | | 59 | .71% | 2,614 | 18.51% |
| Institutional | 0 | 0 | 54 | 91.53% | 2,614 | 100% |
| Non-institutional | 0 | 0 | 5 | 8.4% | 0 | 0 |
| TOTAL POPULATION | 5,929 | 100% | 8,380 | 100% | 14,120 | 100% |
| Source: Census Bureau (1990, 2000, 2010). | | | | | | |

### Age

**Table 2.3** shows the largest single percentage of growth took place in the 18-54 age group with slightly more than 29 percent followed by the 6-17 age group with more than 24 percent. Nursery and preschool children 0-5 years made up 7 percent. The combine totals for 55 to 65 plus age group was 39 percent. In comparison the largest percentage of growth in 2000 was in the 0-14 age group with 24 percent.

**Table 2.3: Population by Age (2010) –California City**

| Age | 2010 | |
|---|---|---|
| Group | Number | Percent |
| 0-5 years | 986 | 7% |
| 6-17 years | 3,449 | 24.4% |
| 18-54 years | 4,103 | 29.1% |
| 55-59 years | 2,612 | 18.5% |
| 60-64 years | 1,780 | 13% |
| 65+ Years | 1,190 | 8% |
| TOTAL | 14,120 | 100.0% |
| Source: Census Bureau (2010 CA DOF). | | |

**Race and Ethnicity**

Racially California City is closer to mirroring the population of the United States than California. For example persons who identified as being White were 65.1 percent in California City (**Table 2.4**), 74 percent in California and 78.1 percent in the U.S. Likewise Black or African Americans constituted 15.2 percent in California City, 13.1 percent in the U.S., but only 6.6 percent of California.

**Table 2.4: Race - California City: 2010**

| Race | Number | Percent |
|---|---|---|
| One Race | 13,327 | 94.4% |
| White | 9,188 | 65.1% |
| Black or African American | 2,150 | 15.2% |
| Asian | 367 | 2.6% |
| American Indian and Alaska Native | 132 | .9% |
| Native Hawaiian and other Pacific Islander | 59 | .4% |
| Some other race | 1,431 | 10.2% |
| Two or more races | 793 | 5.6% |
| TOTAL | 14,120 | 100% |
| Source: Census 2010 (CA DOF). | | |

In addition to racial groupings, the 2010 Census also reports statistics on Hispanic or Latino ethnicity (**Table 2.5**). Hispanic or Latino population constitutes 38 percent of the population compared to 37.6 percent for California and 16.7 percent for the U.S.

The most likely explanation for the racial and ethnic distribution is the historical influence of the two major military test facilities that have had equal employment opportunity goals for both military personnel and government contractors.

**Table 2.5: Hispanic or Latino Ethnicity - California City: 2010**

| Hispanic or Latino Ethnicity | Number | Percent |
|---|---|---|
| Total Population | 14,120 | 100% |
| Hispanic or Latino (of any race) | 5,385 | 38.14% |
| Mexican | 2,134 | 39.64% |
| Puerto Rican | 147 | 2.74% |
| Cuban | 14 | .22% |
| Other Hispanic or Latino | 3,090 | 57.4% |
| Not Hispanic or Latino | 8,735 | 61.86% |
| TOTAL | 14,120 | 100% |
| Source: Census 2010 (CA DOF). | | |

## 2.2 Employment

Historically, the majority of California City residents commute to jobs outside the City. Edwards Air Force Base, Rio Tinto Mine (formerly U.S. Borax) and businesses in Lancaster/Palmdale are the major employers of the California City workforce. **Table 2.6** provides miles and driving time to destinations outside the City and will vary due to weather and traffic conditions.

**Table 2.6: Commute Times for Workers from California City to Other Communities or Cities**

| Community or City | Approximate Miles | Approximate Driving Time |
|---|---|---|
| Mojave | 14 miles | 19 minutes |
| North Edwards | 19 miles | 26 minutes |
| Edwards Air Force Base | 16 miles | 23 minutes |
| Boron | 25 miles | 32 minutes |
| Rosamond | 28 miles | 35 minutes |
| Tehachapi | 28 miles | 35 minutes |
| Lancaster | 40 miles | 47 minutes |
| Palmdale | 45 miles | 52 minutes |
| Ridgecrest/China Lake (using Neuralia Rd.) | 50 miles | 57 minutes |
| Metropolitan Bakersfield | 73 miles | 1 hour 39 minutes |
| Source: Goggle Maps 2013. | | |

**Employment Statistics**

According to the ACS, 21 percent of California City's commuting workforce carpooled (**Table 2.7**).

**Table 2.7: Commuting to Work from California City: Type and Number of Vehicles (2007-2011)**

| Commuting to Work | Estimate Number | Percent |
|---|---|---|
| Workers 16 years and over | 4,877 | 100% |
| Car, truck, or van – drove alone | 3,308 | 67.8% |
| Car, truck, van --carpooled | 1,022 | 21.0% |
| Public Transportation (excluding taxicab) | 35 | 0.7% |
| Walked | 135 | 2.8% |
| Other means | 110 | 2.3% |
| Worked at home | 267 | 5.5% |
| Mean travel time to work (minutes) | 32.6 minutes | --- |
| Average daily commute time for AV communities in Kern County | 52 minutes | --- |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

In **Table 2.8** Employment Status from the same report represents the workforce by type for the population of eligible workers shows 14.5 percent unemployed. As of January 2013 the State of California Employment Development Department (EDD), Monthly Labor Force Data reports 5,300 in the California City labor force of which 4,700 were employed and 600 were unemployed. In this same report, EDD lists the City's unemployment rate at 11.2.

**Table 2.8: Employment Status – California City (2007-2011)**

| Employment Status | Estimate Number | Percent |
|---|---|---|
| Population 16 years and over | 10,289 | 100% |
| In labor force | 6,417 | 62.4% |
| Civilian labor force | 6,076 | 59.1% |
| Employed | 4,586 | 44.6% |
| Unemployed | 1,490 | 14.5% |
| Armed Forces | 341 | 3.3% |
| Not in labor force | 3,872 | 37.6% |
| Source: American Fact Finder Results (ZCTA5 93505) , 2007-2011 ACS 5-Yr Estimates. | | |

**Occupation and Industry Trends**

In **Table 2.9** of the civilian employed population of the City 47.3 percent were private wage and salary workers and 44.3 percent were government workers. The City continues to be very dependent upon military spending, particularly at Edwards Air Force Base for a continued stable job base.

**Table 2.9: Class of Worker – California City (2007-2011)**

| Class of Worker | Estimate Number | Percent |
|---|---|---|
| Civilian employed population 16 years and over | 4,586 | 100% |
| Private wage and salary workers | 2,168 | 47.3% |
| Government workers | 2,030 | 44.3% |
| Self-employed in own not incorporated business workers | 388 | 8.5% |
| Unpaid family workers | 0 | 0.0% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

**Employment by Industry**

ACS provided employment by industry data outlined in **Table 2.10** for the City. The largest occupation with more than 30 percent was public administration and the second largest occupation with 11 percent was in professional, scientific, management, administration.

**Table 2.10: Employment by Industry, California City (2007-2011)**

| Industry Type | 2007-2011 | |
|---|---|---|
| Civilian employed population 16 years and older | Number | Percent |
| Agriculture, forestry, fishing and hunting, and mining: | 153 | 3.3% |
| Construction | 201 | 4.4% |
| Manufacturing | 404 | 8.8% |
| Wholesale trade | 64 | 1.4% |
| Retail trade | 477 | 10.4% |
| Transportation and warehousing, and utilities: | 92 | 2.0% |
| Information | 55 | 1.2% |
| Finance, insurance, real estate and rental and leasing: | 71 | 1.5% |
| Professional, scientific, management, administration | 505 | 11.0% |
| Educational, health and social services: | 481 | 10.5% |
| Arts, entertainment, recreation, and services: | 484 | 10.6% |
| Other services, except public administration | 205 | 4.5% |
| Public administration | 1,394 | 30.4% |
| TOTAL | 4,586 | 100% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

**Employers**

The average daily commute time for Antelope Valley communities in Kern County is 52 minutes. California City is located more than an hour and half from Metropolitan Bakersfield and over mountainous terrain that is sometimes impassable during the winter months. To the south, the City is less than 52 minutes from the Los Angeles County line and the terrain is passable nearly year-round. Many California City residents find work in the Lancaster/Palmdale area. Lancaster/Palmdale as of 2010 had a combined population of over 300 thousand residents. Over the years, the geographic location and isolation of California City has helped Lancaster/Palmdale grow with major amenities. California City residents commute not only for employment opportunities, they also travel the distance for major medical facilities including hospital care, college, wholesalers, large retailers and entertainment. The Greater Antelope Valley Economic Alliance (GAVEA) published a list of the largest employers in the Antelope Valley in 2010 in their 2011 Annual Economic Roundtable Report (**Table 2.11**). California City is located within 23 minutes of the largest employer in the Antelope Valley.

**Table 2.11: Largest Employers of Greater Antelope Valley (2010)**

| Name | Industry | Number of Employees |
|---|---|---|
| Edwards Air Force Base | Military | 10,610 |
| China Lake Naval Weapons Ctr. | Military | 6,734 |
| County of Los Angeles | Government | 3,953 |
| Lockheed Martin | Aircraft/Aerospace Mfg. | 3,100 |
| Palmdale School District | Education | 2,739 |
| Antelope Valley Hospital | Medical | 2,722 |
| Northrop Grumman | Aircraft/Aerospace Mfg. | 2,611 |
| AV Union High School District | Education | 2,054 |
| California Correctional Institute – Tehachapi | Government | 1,911 |
| Bank of America | Financial | 1,846 |
| Wal-Mart (5) | Retail | 1,821 |
| Antelope Valley Mall | Retail/Service | 1,800 |
| California State Prison-Los Angeles County | Government | 1,624 |
| Lancaster School District | Education | 1,415 |
| Antelope Valley College | Education | 1,221 |
| Kaiser Permanente | Medical | 850 |
| Boeing | Aircraft/Aerospace Mfg. | 840 |
| Westside School District | Education | 764 |
| Rio Tinto (formerly U.S. Borax) | Mining | 738 |
| Palmdale Regional Hospital | Medical | 735 |
| Lancaster Regional Medical | Medical | 715 |
| Rite Aid Distribution Center | Retail | 640 |
| Albertsons (6) | Retail (food) | 617 |
| Sierra Sands School District (Ridgecrest) | Education | 590 |
| Starwood | Service | 510 |
| Home Depot (4) | Retail/Service | 506 |
| High Desert Health System | Medical | 503 |
| Ridgecrest Regional Hospital | Medical | 475 |
| Tehachapi Unified School District | Education | 464 |
| Eastside School District | Education | 420 |
| Deluxe Checks | Service | 381 |
| Scaled Composites | Aircraft/Aerospace Mfg. | 381 |
| Keppel School District | Education | 370 |
| Southern Kern Unified School District | Education | 360 |
| High Desert Medical Group | Medical | 345 |
| Lowe's (3) | Retail/Service | 331 |
| Mojave Unified School District | Education | 299 |
| Lance Campers | Manufacturing | 290 |
| Cerro Coso Community College | Education | 286 |
| City of Lancaster | Government | 280 |
| Costco | Retail | 258 |
| Michael's Distribution Center | Retail | 230 |
| SYGMA | Retail | 227 |
| Muroc Unified School District | Education | 225 |
| City of Palmdale | Government | 204 |
| Delta Scientific | Manufacturing | 200 |
| California City Correctional Corporation of America (CCA) | Service | 191 |
| Antelope Valley Press | Service | 187 |
| Acton-Agua Dulce School District | Education | 182 |
| Sam's Club | Retail | 172 |
| U.S. Pole | Service | 150 |
| Senior Systems Technologies | Manufacturing | 150 |
| Wilsona School District | Education | 129 |
| Best Buy | Retail | 125 |
| BAE-Mojave | Aircraft/Aerospace Mfg. | 120 |
| TOTAL | | 61,923 |
| Source: 2011 Economic Roundtable Report GAVEA | | |

The California City facility of Corrections Corporation of America (CCA) employed 191 in 2010. This is a considerable reduction to the estimated figures given in the 2004 Housing Element Update of 550. This is attributed to a reduction in the prison population due to contract changes. The City continues an aggressive economic development program to bring new jobs to the City.

Occupations in **Table 2.12** reflects the City had over 31.4 percent of workers in management, business, science, and arts occupations, this compares to slightly less in 2000 with 29.9 percent. Service occupations were second with nearly 25 percent of employed workers and sales and office occupations dropped to third with 21 percent employed workers.

**Table 2.12: Occupation – California City (2007-2011)**

| Occupation | Estimate Number | Percent |
|---|---|---|
| Civilian employed population 16 years and over | 4,586 | 100% |
| Management, business, science, and arts occupations | 1,441 | 31.4% |
| Service occupations | 1,141 | 24.9% |
| Sales and office occupations | 964 | 21.0% |
| Natural resources, construction and maintenance occupations | 620 | 13.5% |
| Production, transportation, and material moving occupations | 420 | 9.2% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

Natural resources, construction and maintenance occupations increased from 431 to 620 and the overall employment figures by occupation increased by 1,350 California City workers. The downturn in the housing market has decreased construction jobs and the increase is attributed to the continued operations at Rio Tinto Mine (formerly U.S. Borax) in Boron, California, the largest open pit mine in the world producing borax and the reopening of the Golden Queen Mine at full capacity in 2012 just southeast of Mojave, California, producing gold and silver.

## 2.3 Overcrowded and Overpaying Households

### Overcrowded Households

The City of California City does not appear to have a significant overcrowding problem. The United State Census Bureau defines **overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches**. Units occupied with 1.5 persons per room or more are considered severely overcrowded and indicate a significant need for larger housing units. According to the 2000 Census (**Table 2.13**) there were 70 owner-occupied housing units and 45 renter-occupied housing units that were considered severely overcrowded.

**Table 2.13: Overcrowded Households (2000) – California City**

| Households | Owners | Renters | TOTAL |
|---|---|---|---|
| **TOTAL HOUSEHOLDS** | 2,069 | 978 | 3,047 |
| Total Overcrowded Households | 105 | 106 | 211 |
| 1-1.5 Persons per Room | 35 | 61 | 96 |
| 1.5 or More Persons per Room | 70 | 45 | 115 |
| Source: Census Bureau (2000 Census SF 3: H20) | | | |

The ACS 5-Year Estimate gives the total occupants per room for occupied housing units (**Table 2.14**). There is no separation of owner-occupied and renter-occupied housing units. There were only 9 occupied housing units considered severely overcrowded in 2010 compared to 115 in 2000. There were 239 occupied housing units with 1-1.5 persons per room in 2010 compared to 96 in 2000.

**Table 2.14: Occupants per Room (2007-2011) – California City**

| | Occupied | Percent |
|---|---|---|
| **TOTAL OCCUPIED HOUSING UNITS** | 4,505 | 100% |
| 1.00 or less | 4,257 | 94.5% |
| 1.01 – 1.50 Persons per Room | 239 | 5.3% |
| 1.5 or More Persons per Room | 9 | .2% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

**Household Population**

The most accurate data on the number of households in California City is from the 2010 Census as shown in **Table 2.15**. By definition, a **household occupies a housing unit**. **Thus there is the same number of households as occupied housing units**.

According to the 2010 Census, there were 4,102 households in California City. A household can consist of a family, where members of the household are related, or can be a non-family household. Non-family households can be unrelated individual living together or a person living alone. There were 70.6 occupied housing units consisting of family households and 29.4 percent non-family household units.

The average household size of owner-occupied units is 2.66 persons compared to 3.12 for Kern County. The average household size of a renter-occupied unit is 3.02 for California City compared to Kern County's 3.22.

**Table 2.15: Household by Type (2010) – California City**

| | Occupied | Percent |
|---|---|---|
| **OCCUPIED HOUSING UNITS (HOUSEHOLDS)** | 4,102 | 100% |
| | | |
| Family Households | 2,897 | 70.6% |
| Family Householder with own children under 18 years | 1,416 | |
| | | |
| Married Couple Family | 1,980 | |
| Married couple with own children under 18 years | 841 | |
| | | |
| Female Householder, no husband present | 630 | |
| With own children under 18 years | 412 | |
| | | |
| Male Householder, no spouse present | 287 | |
| With own children under 18 years | 163 | |
| | | |
| Non-Family Households | 1,205 | 29.4% |
| Living Alone | 949 | |
| Householder alone 65 years and over | 312 | |
| | | |
| Source: 2010 Census (CA DOF) | | |

The U.S. Census Bureau identified overcrowding with a significant need for larger housing units.

The City requires a minimum 1,200 square feet for a residential home or manufactured home, typically a three-bedroom is the most common and cost effective. A substantial number of the City's housing stock is comprised of units with three bedrooms (58.5 percent) according to the ACS 5-Year Estimate as shown in **Table 2.16**. The number of four bedrooms account for 14.2 percent and 1.3 percent are five or more bedrooms. Apartment units are a minimum of 700 square feet and the most common are one and two bedrooms or larger. There were 28 units with no bedrooms built as efficiency apartments in 1985-86.

**Table 2.16: Bedrooms by Household Type (2007-2011) – California City**

| BEDROOM TYPE | Housing Units | Percent |
|---|---|---|
| TOTAL HOUSING UNITS | 5,790 | 100% |
| No Bedroom | 28 | .5% |
| 1 Bedroom | 156 | 2.7% |
| 2 Bedrooms | 1,318 | 22.8% |
| 3 Bedrooms | 3,385 | 58.5% |
| 4 Bedrooms | 825 | 14.2% |
| 5 or more Bedrooms | 78 | 1.3% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

The ACS 5-Year Estimates reflects in **Table 2.17** the number of units in a structure. The Department of Finance (DOF) defines a single-detached unit as a one-unit structure with open space on all four sides. The unit often possesses an attached garage. These types of units are commonly referred to as single family residential homes and there are 4,351 units reported. The number coincides approximately with the number of single family homes in the City at the time of the ACS report.

A single-attached unit is defined as a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.

Since the City does not have any half-plex or row houses, the units being reported in this category are townhouses.

Condominium refers to an ownership classification, not a structural type. Condominiums are reported based on their structural types.

**Table 2.17: Units in Structure (2007-2011) – California City**

| Units in Structure | Housing Units | Percent |
|---|---|---|
| TOTAL HOUSING UNITS | 5,790 | 100% |
| 1-unit, detached | 4,351 | 75.1% |
| 1-unit, attached | 129 | 2.2% |
| 2 units | 217 | 3.7% |
| 3 or 4 units | 498 | 8.6% |
| 5 to 9 units | 71 | 1.2% |
| 10 to 19 units | 0 | 0.0% |
| 20 or more units | 47 | 0.8% |
| Mobile home | 477 | 8.2% |
| Boat, RV, van, etc. | 0 | 0.0% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates, CA DOF. | | |

In **Table 2.18** the highest percentage of rooms per housing unit in California City is 34.7 percent or 5 rooms followed with 25.7 percent or 6 rooms according to the ACS 5-Year Estimates. The table also reports the median or average number of rooms is 5.3.

**Table 2.18: Number of Rooms (2007-2011) – California City**

| ROOMS | Housing Units | Percent |
|---|---|---|
| TOTAL HOUSING UNITS | 5,790 | 100% |
| 1 room | 0 | 0.0% |
| 2 rooms | 11 | 0.2% |
| 3 rooms | 423 | 7.3% |
| 4 rooms | 778 | 13.4% |
| 5 rooms | 2,009 | 34.7% |
| 6 rooms | 1,486 | 25.7% |
| 7 rooms | 697 | 12.0% |
| 8 rooms | 255 | 4.4% |
| 9 rooms or more | 131 | 2.3% |
| Median rooms | 5.3 | -- |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

**Households Overpaying**

Overpayment is defined as paying more than 30 percent of household income on housing costs, including utilities. In 2000 over 12 percent (457 units) of owner occupied households in the City were overpaying for housing. Over 14 percent (512 units) of renter occupied households were overpaying for housing (**Table 2.19**).

**Table 2.19: Households Overpaying (2000) – California City**

| Households | Owners | Renters | TOTAL |
|---|---|---|---|
| Total Households Overpaying | 446 | 376 | 822 |
| **LOWER INCOME HOUSEHOLDS** | | | |
| Total Households with Income Less than $28,356 | 457 | 512 | 969 |
| Households Overpaying with Less than $28,356 | 288 | 366 | 654 |
| Source: Census Bureau (2000 Census SF 3: H69, and H97) and CHAS (Housing Problems 2000). | | | |

Family income increased by 9.2 percent compared to the family income in 1999 and there were 1,156 more families reported living in the City in 2007-2011 (**Table 2.20**).

**Table 2.20: Family Income in (2007-2011) – California City**

| Family Income | Number | Percent |
|---|---|---|
| Total Families | 3,401 | 100% |
| Less than $10,000 | 191 | 5.6% |
| $10,000 to $14,999 | 295 | 8.7% |
| $15,000 to $24,999 | 389 | 11.4% |
| $25,000 to $34,999 | 306 | 9.0% |
| $35,000 to $49,999 | 422 | 12.4% |
| $50,000 to $74,000 | 536 | 15.8% |
| $75,000 to $99,999 | 533 | 15.7% |
| $100,000 to $149,000 | 624 | 18.3% |
| $159,000 to $199,999 | 84 | 2.5% |
| $200,000 or more | 21 | 0.6% |
| Median family income (dollars) | $56,615 | |
| Mean family income (dollars) | $65,074 | |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

In 1999, Kern County's median family income was $39,403 compared to the median family income for California City was $51,402, 30 percent higher than the County (**Table 2.21)**.

**Table 2.21: Family Income in 1999 – California City**

| Households Income | Number | Percent |
|---|---|---|
| Total households | 2,245 | 100% |
| Less than $10,000 | 131 | 5.8% |
| $10,000 to $14,999 | 136 | 6.1% |
| $15,000 to $24,999 | 245 | 10.9% |
| $25,000 to $34,999 | 252 | 11.2% |
| $35,000 to $49,999 | 317 | 14.1% |
| $50,000 to $74,000 | 664 | 29.6% |
| $75,000 to $99,999 | 260 | 11.6% |
| $100,000 to $149,000 | 187 | 8.3% |
| $159,000 to $199,999 | 24 | 1.1% |
| $200,000 or more | 29 | 1.3% |
| Median Income | $51,402 | |
| Source: 2000 Census of Population and Housing | | |

**Table 2.22** according to the 2007-2011 American Community Survey 5-Year Estimates, the median household income for Kern County was $48,021 (or 11.47 percent) less than California City's median household income at $54,246, 24.1 percent of individuals in the City are below poverty level compared to 8.2 percent reported in the 2000 Census.

**Table 2.22: Household Income in 2011 Inflation-Adjusted Dollars (2007-2011) – California City**

| Households Income | Number | Percent |
|---|---|---|
| Total households | 4,505 | 100% |
| Less than $10,000 | 312 | 6.94% |
| $10,000 to $14,999 | 331 | 7.36% |
| $15,000 to $24,999 | 468 | 10.4% |
| $25,000 to $34,999 | 431 | 9.568% |
| $35,000 to $49,999 | 610 | 13.55% |
| $50,000 to $74,000 | 921 | 20.46% |
| $75,000 to $99,999 | 577 | 12.83% |
| $100,000 to $149,000 | 750 | 15.56% |
| $159,000 to $199,999 | 84 | 1.87% |
| $200,000 or more | 21 | .47% |
| Median household income (dollars) | $54,246 | |
| Mean household income (dollars) | $61,381 | |
| with earnings | 3,513 | 78.0% |
| Mean earnings (dollars) | $61,235 | |
| with Social Security | 1,181 | 26.2% |
| Mean Social Security income (dollars) | $14,108 | |
| with retirement income | 913 | 20.3% |
| Mean retirement income (dollars) | $21,543 | |
| With supplemental security income | 260 | 5.8% |
| Mean supplement security income (dollars) | $8,577 | |
| With cash public assistance income | 454 | 10.1% |
| Mean cash public assistance income (dollars) | $7,384 | |
| with Food Stamp/SNAP benefits in the past 12 months | 799 | 17.01% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

In **Table 2.23** ACS reports on the number of vehicles available for the total occupied units in the City. As reported earlier nearly a quarter of the City's population is below the poverty level and it is important to note as part of "groups with special needs" there are 133 or 3.0 percent of the City's occupied housing units without transportation. The City has local Dial-A-Ride bus service and Kern County Regional

Transit (KRT). The City is in the process of constructing the Westway Station a multi-modal transit facility (Park and Ride) at the City owned parcel in Wonder Acres on the south-side of California City Boulevard and Wonder Avenue. The facility would consist of approximately 35-40 parking spaces, landscaping, restrooms, and a bus stop. In order to make the project both local and regional in functional use, the City is proposing to have KRT add this stop to their route. This project is 100 percent funded through the California Department of Transportation (Caltrans) Public Transportation Modernization, Improvement and Service Enhancement Account (PTMISEA).

**Table 2.23: Vehicles Available (2007-2011)**

| VEHICLES AVAILABLE | California City | |
|---|---|---|
| | Number | Percent |
| Occupied housing units | 4,505 | 100% |
| No vehicles available | 133 | 3.0% |
| 1 vehicle available | 1,339 | 29.7% |
| 2 vehicles available | 1,900 | 42.2% |
| 3 or more vehicles available | 1,133 | 25.1% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

**Table 2.24** Kern County's median household income was $35,446 in 1999 California City households had a median household income 29 percent more than the County.

**Table 2.24: Household Income in 1999 – California City**

| Households Income | Number | Percent |
|---|---|---|
| Total households | 3,072 | 100% |
| Less than $10,000 | 131 | 5.8% |
| $10,000 to $14,999 | 136 | 6.1% |
| $15,000 to $24,999 | 245 | 10.9% |
| $25,000 to $34,999 | 252 | 11.2% |
| $35,000 to $49,999 | 317 | 14.1% |
| $50,000 to $74,000 | 664 | 29.6% |
| $75,000 to $99,999 | 260 | 11.6% |
| $100,000 to $149,000 | 187 | 8.3% |
| $159,000 to $199,999 | 24 | 1.1% |
| $200,000 or more | 29 | 1.3% |
| Median Income | $51,402 | |
| Source: 2000 Census of Population and Housing | | |

**Table 2.25** reflects 929 households, 42 percent were overpaying monthly owner costs.

**Table 2.25: Selected Monthly Owner Costs (SMOC) as a Percentage of Household Income (2007-2011)**

| | California City | |
|---|---|---|
| | Number | Percent |
| Specified owner-occupied housing units | 2,192 | 100% |
| Less than 20 percent | 674 | 30.7% |
| 20 to 24 percent | 176 | 8.0% |
| 25 to 29 percent | 413 | 18.8% |
| 30 to 34 percent | 169 | 7.7% |
| 35 percent or more | 760 | 34.7% |
| Not computed | 76 | 0.1% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

The 2000 Census indicated 445 households, or 24 percent were overpaying monthly owner costs as shown in **Table 2.26**.

**Table 2.26: Selected Monthly Owner Costs (SMOC) as a Percentage of Household Income (1999)**

| | California City | |
|---|---|---|
| | Number | Percent |
| Specified owner-occupied housing units | 1,870 | 100% |
| Less than 20 percent | 911 | 48.7% |
| 20 to 24 percent | 279 | 14.9% |
| 25 to 29 percent | 218 | 11.7% |
| 30 to 34 percent | 103 | 5.5% |
| 35 percent or more | 342 | 18.3% |
| Not computed | 17 | 0.9% |
| Source: 2000 Census of Population and Housing | | |

**Table 2.27** shows 7.2 percent selected monthly owner costs with a mortgage of $500 to $699 and 24.5 percent were paying $2,000 or more with the median dollars of $1,452.

**Table 2.27: Selected Monthly Owner Costs (SMOC) with a Mortgage (2007-2011)**

| | California City | |
|---|---|---|
| | Number | Percent |
| Housing Units with a Mortgage | 2,268 | 100% |
| Less than $300 | 0 | 0.0% |
| $300 to $499 | 0 | 0.0% |
| $500 to $699 | 164 | 7.2% |
| $700 to $999 | 237 | 10.4% |
| $1,000 to $1,499 | 808 | 35.6% |
| $1,500 to $1,999 | 503 | 22.2% |
| $2,000 or more | 556 | 24.5% |
| Median (dollars) | $1,452 | |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

**Table 2.28** selected monthly owner costs without a mortgage totaled 533 housing units and the median dollars were $303.

**Table 2.28: Selected Monthly Owner Costs (SMOC) without a Mortgage (2007-2011)**

| | California City | |
|---|---|---|
| | Number | Percent |
| Housing Units without a Mortgage | 533 | 100% |
| Less than $100 | 16 | 3.0% |
| $100 to $199 | 27 | 5.1% |
| $200 to $299 | 218 | 40.9% |
| $300 to $399 | 106 | 19.9% |
| $400 or more | 166 | 31.1% |
| Median (dollars) | $303 | |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

**Table 2.29** selected monthly owner costs as a percentage without a mortgage with a total of 533, 30 (or 5.6 percent) were overpaying.

**Table 2.29: Selected Monthly Owner Costs as a Percentage without a Mortgage (2007-2011)**

| | California City | |
|---|---|---|
| Housing unit without a mortgage (excluding | Number | Percent |
| units where SMOCAPI cannot be computed) | 533 | 100% |
| Less than 10.0 percent | 347 | 65.1% |
| 10.0 to 14.9 | 122 | 22.9% |
| 15.0 to 19.9 percent | 18 | 3.4% |
| 20 to 24.9 percent | 0 | 0.0% |
| 25 to 29.9 percent | 16 | 3.0% |
| 30 to 34.9 percent | 30 | 5.6% |
| 35 percent or more | 0 | 0.0% |
| Not computed | 0 | 0.0% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

**Table 2.30** occupied units paying rent at 1,651 and 71 (or 4.3 percent) paid $300 to $499, 122 (or 7.4 percent) paid $1,500 or more, 53 paid no rent and the median was $878.

**Table 2.30: Gross Rent (2007-2011)**

| | California City | |
|---|---|---|
| | Number | Percent |
| Occupied units paying rent | 1,651 | 100% |
| Less than $200 | 0 | 0.0% |
| $200 to $299 | 0 | 0.0% |
| $300 to $499 | 71 | 4.3% |
| $500 to $749 | 265 | 16.1% |
| $750 to $999 | 859 | 52.0% |
| $1,000 to $1,499 | 334 | 20.2% |
| $1,500 or more | 122 | 7.4% |
| Median (dollars) | $878 | |
| No rent paid | 53 | |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

**Table 2.31** reflects 1,651 occupied units paying rent as a percentage of household income with 954 (or 57.8 percent) were overpaying.

**Table 2.31: Gross Rent as a Percentage of Household Income (GRAPI)) (2007-2011)**

| Occupied units paying rent (excluding | California City | |
|---|---|---|
| units where GRAPI cannot be computed) | Number | Percent |
| Occupied Units Paying Rent | 1,651 | 100% |
| Less than 15.0 percent | 335 | 20.3% |
| 15.0 to 19.9 percent | 189 | 11.4% |
| 20 to 24.9 percent | 75 | 4.0% |
| 25 to 29.9 percent | 98 | 5.9% |
| 30 to 34.9 percent | 83 | 5.0% |
| 35 percent or more | 871 | 52.8% |
| Not computed | 53 | .6% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

According to the 2000 Census, of the 978 renter households nearly 39 percent were overpaying as shown in **Table 2.32**.

**Table 2.32: Gross Rent as a Percentage of Household Income (1999)**

| | California City | |
|---|---|---|
| | Number | Percent |
| Specified owner-occupied housing units | 978 | 100% |
| Less than 20 percent | 343 | 35.1% |
| 20 to 24 percent | 142 | 14.5% |
| 25 to 29 percent | 82 | 8.4% |
| 30 to 34 percent | 26 | 2.7% |
| 35 percent or more | 355 | 36.3% |
| Not computed | 30 | 3.1% |
| Source: 2000 Census of Population and Housing | | |

Tracking Kern's Economy 2012 Fourth Quarter reports housing market conditions continued to improve. The county's median housing price was $24,700 (or 20%) higher than that of four quarters ago. Housing price changes varied across the county. California City's median sales price appreciated $2,400 from $56,600 to $59,000. According to online data sources and local realtors, California City's average (or mean) home sales price was $56,250, 229 houses sold in 2012. The mortgage interest rate on a 30-year conventional mortgage loan decreased from 3.55 to 3.36 compared to last year's 4%. At the end of 2011 the housing affordability indicator was 31% and had declined to 27.7% by the end of 2012.

**Table 2.33** categorizes owner-occupied units by value from a total of 2,801 of which 254 (or 9.1 percent) had a value less than $50,000.00 and 18 (or 0.6 percent) had a value of more than one million dollars.

**Table 2.33: Value (2007-2011)**

| | California City | |
|---|---|---|
| Value | Number | Percent |
| Owner-occupied housing units | 2,801 | 100% |
| Less than $50,000 | 254 | 9.1% |
| $50,000 to $99,999 | 598 | 21.3% |
| $100,000 to $149,000 | 602 | 21.5% |
| $150,000 to $199,999 | 499 | 17.8% |
| $200,000 to $299,000 | 708 | 25.3% |
| $300,000 to $499,000 | 52 | 1.9% |
| $500,000 to $999,999 | 70 | 2.5% |
| $1,000,000 or more | 18 | 0.6% |
| Median (dollars) | $145,100 | |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

## 2.4 Housing Stock Characteristics

Household growth rate is the primary factor in determining housing needs. Even during periods of fairly static population growth, there may be an increase in households due to: 1) young people leaving home, 2) divorce, 3) aging of the population and, 4) other social activities that cause people to occupy a new residence. Conversely, the population may increase in fairly static household growth periods. This relationship between population and households is illustrated by the difference in proportionate change. Between 1970 and 1980, household growth far exceeded population growth, while in more recent times population has been slightly greater than household growth. The difference between population and household growth rates has resulted in a fluctuating household size over the years.

**Table 2.34** shows the combined total needed by category to achieve the Regional Housing Needs Assessment (RHNA) for 1991-2013 is 2,463. To further breakdown the quota requirements for 1991-2000 the quota is 1,216, for 2001-2012 the quota is 840 and the adjusted allocation quota is 407 for 2006-

2013. California City will have a difficult time meeting any additional housing units due to the global recession, downturn in the housing market and lack of funding. The California City Building and Planning Department, knowing the difficulty and the importance in meeting the quota and doing its "fair share" to provide affordable housing for everyone, searched and researched records for every available housing unit that may have been overlooked.

**Table 2.34: RHNA Quota Requirements 1991-2013**

| Category | 2013 | 2001 | 1991 | Total |
|---|---|---|---|---|
| Very Low | *99 (50 ELI) | 193 | 240 | 532 |
| Low | 67 | 143 | 168 | 378 |
| Moderate | 74 | 168 | 270 | 512 |
| Above Moderate | 167 | 336 | 538 | 1,014 |
| Total | 407 | 840 | 1,216 | 2,463 |
| Source: Kern Council of Governments (Kern COG) | | | (*ELI = Extremely Low-income) | |

The 10 unit-overage will be applied to the Above Moderate category in Chapter 4: Projected Housing Needs and in Chapter 8: Summary of Conclusions for the projected housing needs of 2007-2014.

In reviewing the building permit history in preparation for this update, there was no evidence that the Desert Hacienda Mobile Home Park (15-0443-MP) was included in the Type of Housing Units and Housing Stock Change for the years 1991-2000. Desert Hacienda Mobile Home Park was completed in 1992 with 102 spaces for mobile or manufactured homes located in the central core of the City on the west side. The most likely reason for the oversight is the mobile home park is governed by the State under Housing and Community Development (HCD), State building permits are issued and the mobile homes are inspected by the State for compliance and completion.

A windshield survey of the facility verifies 102 spaces with 94 mobile homes. This facility is an asset to the community in providing affordable housing for California City residents. These 94 mobile homes are being included at this time in the Very Low - Low - and Moderate-income categories for the time frame 1991-2000.

There are two mobile home parks in California City that are not an HCD Mobile Home Park, located on the east side of the City's central core is Lake View Mobile Home Park completed in the late 1960's with 208 mobile homes. The other is Parkway Vista, a manufactured home development completed in 2006 that is not an HCD Mobile Home Park. Parkway Vista is within the Villages Specific Plan located on the south side in the central core of the City that can accommodate 27 manufactured homes and has completed 8. These mobile or manufactured homes are inspected by the City and the interior streets are dedicated and maintained by the City. The total number of mobile or manufactured homes include units placed on "spot lots" on any residential lot that is not in a designated mobile home park or development are allowed provided they are new units or not more than 10 years old, minimum 1,200 square feet and on a permanent foundation.

Further research into the 1991 Annexation/Detachment of Wonder Acres from Kern County to California City, known as Municipal Reorganization #91-1 (Annexation #3) completed November 2, 1992, reported in a letter dated May 24, 1991 from the Kern County Resource Management Agency for the purpose of Proposed Annexations Boundary Reorganization for California City, that there were 54 housing units and the population was 97 for Parcel A (also known as Wonder Acres and the surrounding area totaling 16,000 acres), as reported by the 1990 Census count for Total Housing Units.

To determine if the housing units were ever counted in previous California City Housing Element updates, the Wonder Acres Specific Plan, Kern County, California April, 1986 was reviewed. Under

Section X. Housing Element of the Wonder Acres Specific Plan, it was reported that there were 22 single-family housing units 8 of which were mobile homes in addition to an existing 68-space mobile home park which consists of transient and permanent parking facilities.

It is highly unlikely these housing units or the population were included in any previous California City Housing Element Updates due to the fact that these housing units continue to use Mojave, California (an unincorporated area of Kern County) Zip Code 93501 instead of California City's Zip Code 93505. The obvious reason as to why the zip code was not changed was the impact on the residents and the postal service in delivering mail.

This was further verified by researching the HCD RV Park mentioned in the 1986 Wonder Acres Specific Plan and further identified below, as being reported in the 93501 Zip Code for Mojave while they are actually in California City's jurisdiction. There were 32 remaining units built after 1986 in Wonder Acres. Previous California City Housing Element Updates for 1993 and 2004 mentions the land being annexed, not the housing units. These newly discovered units are being included at this time in the Moderate – Above Moderate-income categories for the time frame 1991-2000.

According to HCD's website of California Active Mobile Home and RV Parks Listing in the 93501 Zip Code which is for Mojave (an unincorporated area of Kern County) there are two HCD RV Parks in the Wonder Acres area that are within the jurisdictional boundary of California City. The HCD description for Sierra Trails RV Park (15-0145-MP), formerly known as Sierra Trails Trailer Lodge, with 12 mobile home spaces and 53 RV spaces with drains, located approximately one quarter mile northeast of California City Boulevard on Highway 14 and approximately 11 miles from California City's central core. The owner was contacted in preparation for this housing element update and confirmed the conversion of the park to RV's or travel trailers and two mobile homes are on the site. The second HCD RV Park is Trails End (15-0456-MP) with 6 RV spaces with drains, located on Fristad Avenue approximately 10 miles from California City's central core. The City has an RV Park with 10 spaces with drains located at its California City Municipal Airport that is not an HCD RV Park.

In **Table 2.35** a category for second unit and mixed use was added. The difference between second unit and mixed use housing compared to multifamily units, are these types of properties are non-rental properties. They serve as living quarters for family members such as parents or grandparents or an owner of a business residing onsite in a completely functional non-rental apartment unit. Second Unit Housing became part of the City's Municipal Zoning Code in 2007 and Mixed Use became a part in 2003. These actions require a Staff Development Review (SDR) meeting and a Conditional Use Permit (CUP). The Planning Commission will work with the City Council to amend the Zoning Code by the end of 2014 to eliminate the CUP requirement for second unit housing and mixed use as recommended by Housing and Community Development (HCD) as part of their legislative review. The SDR will still be required to ensure compliance with the Building and Safety Codes and any applicable.

**Table 2.35: Type of Housing Units and Housing Stock Change - 1991-2012**

| | 2012 | 2001 | 1991 | Net Gain | Percent |
|---|---|---|---|---|---|
| Total Housing Units | 5,373 | 3,745 | 2,884 | 2,473 | 46% |
| Single Family | 4,120 | 2,805 | 2,230 | 1,890 | 45% |
| 2 to 4 Units | 597 | 361 | 282 | 315 | 52% |
| 5 plus Units | 202 *NC | 202 | 156 | 46 | 22% |
| Mobile Homes | 436 | 377 | 216 | 220 | 50% |
| Second Unit | 1 | 0 | 0 | 1 | -- |
| Mixed Unit | 1 | 0 | 0 | 1 | -- |
| Occupied Units | 4,645 | 3,206 | 2599 | 2,046 | 44% |
| Vacancy | 712 | 539 | 285 | 427 | 59% |
| Source: California City Building and Planning Departments (*NC – No Change) | | | | | |

The largest construction and completion years occurred during 2004-2006 for this update. The rapid decline in construction following 2006 is attributed to the global recession affecting several economic categories such as loss of businesses, high unemployment, and the downturn in the housing market has led to foreclosures and an over saturation of vacant houses. Those able to keep their homes are now "upside down" as a result of today's depressed real estate market.

**Table 2.36** offers a comparison and percentage by type. Single family houses account for nearly 77 percent of the total housing units while multiple family units account for nearly 15 percent, mobile homes account for slightly more than 8 percent and the introduction of second unit housing and mixed use makes up the remaining housing stock with one unit each.

**Table 2.36: Housing Units Percent by Type - 1991 - 2012**

| | 2012 | Percent | 2001 | Percent | 1991 | Percent |
|---|---|---|---|---|---|---|
| Total Housing Units | 5,373 | | 3,745 | | 2,884 | |
| Single Family | 4,120 | 79.9% | 2,805 | 74% | 2,230 | 77.3% |
| 2 to 4 Units | 597 | 11.1% | 361 | 10% | 282 | 9.8% |
| 5 plus Units | 202 *NC | 3.72% | 202 | 6% | 156 | 5.4% |
| Mobile Homes | 436 | 8.1% | 377 | 10% | 216 | 7.5% |
| Second Unit | 1 | -- | 0 | 0.0% | 0 | 0.0% |
| Mixed Use Unit | 1 | -- | 0 | 0.0% | 0 | 0.0% |
| Occupied Units | 4,645 | 86.7% | 3,206 | 85.6% | 2599 | 90.1% |
| Vacancy | 712 | 13.3% | 539 | 14.4% | 285 | 9.9% |
| Source: California City Building and Planning Departments (*NC – No Change) | | | | | | |

In June 2010 through an online data source (realestate.yahoo.com) reported 157 homes for sale with a median price of $59,900.00, a price change from May -0.2%, 271 foreclosures with a median price of $98,000.00, a price change of -7.5%. No new single family homes were constructed as reported in the Housing Unit Survey (HUS) to the California Department of Finance.

**Table 2.37: Housing Unit Survey (HUS) California City 2011-2012**

| Year | Single Family | Mobile Homes | Apartment Units |
|---|---|---|---|
| 2011 | 0 | 0 | 4 |
| 2012 | 7 | 1 | 2 |
| TOTAL | 7 | 1 | 6 |
| Source: California City Building Department as reported to the California Department of Finance (CA DOF) | | | |

In addition, the Kern County Assessor's Office reported countywide in 2009, there were 15,289 Notices of Default recorded and Trustee Deeds Recorded (single homes lost to foreclosure) was 8,560 compared to 280 in 2005. The County Assessor reviewed residential properties that sold from January 2002 through December 2009 and made a determination it was necessary to lower nearly 100,000 of these residential properties located within the County of Kern. This reduction represents approximately $4 billion dollars in lost tax revenue. The average assessed value reduction for residential property owners in Kern County is $47,000.00. The taxable value of Kern County property for the fiscal year beginning July 1, 2009 was $79 billion dollars. This total, for fiscal year 2009-2010, represents $5.3 billion dollars or a 6.4% decrease in property values.

As with many cities in California, there is an over abundance of new residential units left vacant and unfinished as a result of global recession. The over abundance of housing throughout the United States has saturated the housing market. Until the excessive inventories of residential units are sold and occupied, the construction industry will not likely improve. This is not just apparent in the housing industry; it is also the case in the commercial and industrial sector. The global recession has resulted in the closure of a multitude of businesses, leaving commercial and industrial properties vacant as well.

These abandoned residential units and businesses pose a health and safety hazard being targeted for vandalism, arson and a place for the homeless to congregate. California City's main objective under these circumstances is to maintain the existing housing supply in good condition. This will be accomplished with a vigorous City Code Enforcement program as part of the 2007-2014 Five-Year Action Plan. As of September 4, 2009, the City Council amended the City's Municipal Code to include Sections 5-1.1A01 through 5-1.1A06 Abandoned, Accessible and Distressed Real Property.

In an attempt to prevent conditions of blight, and illegal occupancy by vagrants often resulting from vacant buildings requires any property owner located within the City to perform an inspection of the property and take necessary steps to insure the property is secured, clean, and free of any and all code violations. Property owners are to file and application and pay a $40.00 filing fee. Failure to inspect or have the property inspected within 10 days of known vacancy will result in fines up to $25,000.00. In an effort to keep housing units occupied, many owners are now accepting Section 8 Vouchers.

City Code Enforcement Officials reported as of January 2013 there were 652 registered vacant residential units. According to City Code Enforcement Officials, "windshield surveys" can be conducted by anyone in the community and reported as a complaint to the department. Complaint forms are available at City Hall, the Police Department and on the City website at http://www.CaliforniaCity.com.

Chronic conditions require Code Enforcement to check daily in particular locations where complaints have been filed. Chronic conditions include curbside trash or next to the house, furniture, appliances, and combustible vegetation such as weeds. Complaints can be filed on any lot regardless of having a structure or not. Plans are ongoing to create a Code Enforcement Committee in 2013 to support and guide the Code Enforcement Unit in an effort to promote a higher standard of living to enhance the quality of life in California City.

**Household Growth Trends**

The overall 2007-2014 Five-Year Action Plan differs considerably than its predecessor, due to the global recession and the resulting lack of funding. A more realistic approach under these circumstances has broadened the housing needs for the seniors, handicapped, and the unemployed. The housing foreclosures have affected many California families in the Above Moderate and Moderate-income Categories, whose future looked considerably brighter just a couple of years ago, many are now homeless.

***The U.S. Census defines a household as persons occupying a housing unit for their residence.*** This summary is intended to highlight the changes or conclusions by the categories of housing need, housing programs, and constraints and opportunities for development. This housing element is being provided in a non-census year and in the absence of census data, other sources have been used that are deemed reliable or in some cases there is no new information and therefore there is no change.

Similar to population there has been a steady annual growth in the number of households within the City. Between 2000 and 2011, there was a 7.9 percent increase in the number of households, from 3,560 to 4,531 as shown in **Table 2.38**.

**Table 2.38 Household Growth Trends, City of California City: 1990, 2000, 2011**

| Year | Households | Numerical Change | Annual Percent Change |
|---|---|---|---|
| 1990 | 2,384 | N/A | N/A |
| 2000 | 3,560 | 1,176 | 6.7% |
| 2011 | 4,531 | 971 | 7.9% |
| Source: Census Bureau Quick Facts 2007-2011 | | | |

**Households by Tenure**

Tenure refers to owner-occupied units. **Table 2.39** compares the percentage of owner to renter households (units) from 1990 to 2010. In 2010, owners in California City occupied 60 percent of housing which equals Kern County and slightly less at 57 percent in the State of California.

**Table 2.39: Households by Tenure (1990–2010) - California City**

| | 1990 | | 2000 | | 2010 | |
|---|---|---|---|---|---|---|
| | Number | Percent | Number | Percent | Number | Percent |
| Occupied Housing Units | 2,119 | 100% | 3,067 | 100% | 4,102 | 100% |
| Owner-occupied housing units | 1,456 | 69% | 2,058 | 67% | 2,474 | 60% |
| Renter-occupied housing units | 663 | 31% | 1,009 | 33% | 1,628 | 40% |
| Source: Census Bureau (1990-2010) | | | | | | |

**Vacancy**

**Table 2.40** reflects the housing vacancy rate in California City is 21.3 percent. This compares to 8.8 percent for the State of California. In 2010, the homeowner vacancy rate was 8.3 percent and the rental vacancy rate was 22.5 percent. A total of 705 housing units were for sale or rent at the time of the Census.

**Table 2.40: Vacant Housing Units (2000-2010) – California City**

| Vacancy Rates for Homes and Rentals | 2000 | | 2010 | |
|---|---|---|---|---|
| Total Housing Units | 3,560 | Percent | 5,210 | Percent |
| Occupied Housing Units | 3,067 | 86.15% | 4,102 | 78.73% |
| Vacant Housing Units | 493 | 13.84% | 1,108 | 21.26% |
| For Rent | 220 | 61.7% | 476 | 9.14% |
| **Rental vacancy rate** | | **17.9%** | | **22.5%** |
| For Sale | 124 | 3.5% | 229 | 4.4% |
| **Homeowner vacancy rate** | | **5.7%** | | **8.3%** |
| For seasonal, recreational, or occasional use | 35 | 1.0% | 87 | 1.67% |
| Rented, not occupied | 5 | .014% | 13 | .025% |
| Sold, not occupied | 19 | .053% | 59 | 1.1% |
| All other vacant units | 90 | 2.53% | 244 | 4.6% |
| Sources: Census Bureau (2000 Census SF3: H8 and 2010 Census CA DOF Table 5a). | | | | |

**Condition of Housing Stock**

**Table 2.41** shows nearly 71.5 percent of the City's housing stock was built after 1980 and 28.5 percent was built prior to 1979.

**Table 2.41: Year Structure Built (2012) – California City**

| Total housing units | 5,790 | Percent |
|---|---|---|
| Built 2005 or later | 1388 | 24% |
| Built 2000 to 2004 | 481 | 8.3% |
| Built 1990 to 1999 | 1,123 | 19.4% |
| Built 1980 to 1989 | 1,144 | 19.8% |
| Built 1970 to 1979 | 882 | 15.2% |
| Built 1960 to 1969 | 568 | 9.8% |
| Built 1950 to 1959 | 194 | 3.4% |
| Built 1940 to 1949 | 0 | 0.0% |
| Built 1939 or earlier | 10 | 0.2% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

**Table 2.42** reviews housing conditions. It is anticipated that all dwelling units will be developed or rehabilitated by public or private entities or persons other than the City's Redevelopment Agency (RDA). According to the RDA's Five-Year Housing Implementation Plan Ten-Year Housing Affordability Compliance Plan Update 2004-05 through 2013-14 the Agency has not caused the destruction or removal of dwelling units affordable to very low and low-income households.

The Health and Safety Code Section 33413(b)(2) requires that at least 14% of all new and substantially rehabilitated dwelling units completed within a project area by public or private entities (persons other than the RDA), must be available at affordable housing cost levels to persons and families of low or moderate-incomes. Of these, not less than 40 percent are required to be made available at costs affordable to very low-income households.

The number of units in need of rehabilitation is 652 which is the number of vacant registered residential units in the City identified by Code Enforcement. Depending on the length of vacancy these units will need some rehabilitation however such rehabilitation may not require a building permit such as painting or new carpet. According to the City's Building Department if any unit is vacant for six months or longer, a special building permit must be issued to inspect electric/gas meters prior to occupancy. As the number of vacant units fluctuates it is a good indicator of the number of units removed from the vacant list and occupied or vice versa.

**Table 2.42: Housing Conditions (2013) - California City**

| Condition | Number | Percent |
|---|---|---|
| Sound | 5,128 | 88.6% |
| Need Rehabilitation | 652 | 11.2% |
| Need Replacement | 10 | .2% |
| TOTAL | 5,790 | 100% |
| Sources: Estimates by local building officials, local code enforcement officials, builders, redevelopment agencies, non-profit agencies, windshield surveys, and fire rehab permits, 2010 Census (CA DOF) and RDA's 5-Yr Housing Implementation Plan 10-Yr Housing Affordability Compliance Plan Update 2004-2005 through 2013-2014. | | |

## 2.5 Assisted Housing "At Risk" of Conversion

### Units At-risk of Converting to Market Rate Uses

*California housing element law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the housing element.*

*Staff reviewed previous California City Housing Element Updates for 1993 and 2004 and in both cases there were no At-risk Assisted Units identified or flagged for future reference to alert of an impending expiration of some type of affordability restrictions. Further analysis of the Housing and Community Listing of Notices Received Pursuant to Government Code 65863.10 and 65863.11 dated 1/2003 – 6/25/2013 and found none*

*However, staff is flagging the following low-income apartment complex for future reference:*

*Project Name: California Terrace Apartments, Owner: KC Investment Group, L.P., Address: 21501 Lakeshore Drive, California City, CA 93505*

*No. & Type of Units: 31 Low-Income Units, 1 Manager's Unit*

*Type of Subsidy: Sec. 42 of the Internal Revenue Code as per the California Tax Credit Allocation Committee (TCAC), RHS 515, USDA RHS 538 Guaranteed Rural Rental Housing Program*

*Term: 25 years, Units subsidized: 31 units, Federal Minimum Set-Aside Election: 40%/60%*

*Housing Type Selection: At-Risk, Type of Credit Requested: Acquisition & Rehabilitation*

*Date application was submitted to CDLAC: 7/29/2011*

*Date application was approved at CDLAC: 9/28/2011*

*Estimated date of Bond Issuance: Nov. 2011*

*Completion date: Nov. 2012*

*Documents on file in City's Planning Department, File Document Entitled: California Terrace Apartment Rehabilitation Project*

# CHAPTER 3: SPECIAL HOUSING NEEDS

## 3.1 Analysis of Groups with Special Needs

This Chapter covers an analysis of groups that fall into the category of special needs, which includes persons with disabilities, elderly, large families, female-headed households, farm workers, and families of persons in need of emergency shelters.

Individuals that fall into these categories often deal with a higher cost of living, have trouble accessing goods and services, or are in need of proper housing. By identifying individuals who fall into these categories, appropriate programs can be developed to assist in providing adequate housing types.

**Legal Requirements**

Pursuant to the requirements of Sections 33413(b)(4) and 33490(a)(2) and (3) of Community Redevelopment Law ("CRL"), the RDA's program for ensuring that the appropriate number of very low, low and moderate-income and senior housing units will be produced as a result of new construction or substantial rehabilitation. The CRL also requires the RDA target its expenditures of housing set-aside funds in a proportional manner to very low, low, and moderate-income and senior households. Projects assisted through housing set-aside funds must remain affordable to households that fit these income categories for a period of 45 years for ownership units and 55 years for rental units.

Further, at least 15 percent of all new or substantially rehabilitated dwelling units developed within a project area by entities other than a redevelopment agency must be made affordable to low or moderate-income households. Of this 15 percent, not less than 40 percent of these dwellings must be affordable to very low-income households.

California City RDA Five-Year Housing Implementation Plan Ten-Year Housing Affordability Compliance Plan Update 2004-05 through 2013-14 reports the Agency has secured 58 affordability covenants on manufactured housing units as part of its prior silent second loan and grant programs. This program has restricted these mobile homes and manufactured homes for a 30-year period. To date, 57 moderate and low-income households and one very low-income household have been assisted. The Agency also has affordability covenants on 13 low/moderate-income housing units via the Agency's mortgage assistance.

The California City RDA's goal is to increase and improve the community's supply of affordable housing. To provide for low and moderate-income housing opportunities as is required to satisfy the needs and desires of various age income groups of the community, maximizing the opportunity for individual choice, and meeting the requirements of State Law.

**Affordable Housing Cost Limitations**

**Table 3.1** provides information on income limitations and affordable housing costs for households that qualify as very low to moderate-income households The Department of Housing and Community Development updates income limitations and affordable housing costs for each county annually.

The chart below illustrates the 2009 monthly affordable housing costs for very low, low, and moderate-income households, which will be superseded by new cost estimates each year when the Department of Housing and Community Development publishes the adjusted numbers.

## Table 3.1 Kern County 2009 Affordable Housing Costs

**KERN COUNTY**

**2009 AFFORDABLE HOUSING COSTS**

| 1 Person Household | | | 2 Person Household | | | 3 Person Household | | | 4 Person Household | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Median Income | | 39050 | Median Income | | 44650 | Median Income | | 50200 | Median Income | | 55800 |
| Income Category | Annual Income | Monthly Affordable Housing Cost | Income Category | Annual Income | Monthly Affordable Housing Cost | Income Category | Annual Income | Monthly Affordable Housing Cost | Income Category | Annual Income | Monthly Affordable Housing Cost |
| Very Low | 19550 | 488 | Very Low | 22300 | 558 | Very Low | 25100 | 628 | Very Low | 27900 | 698 |
| Low | 31250 | 683 | Low | 35700 | 781 | Low | 40200 | 879 | Low | 44650 | 977 |
| Moderate | 46850 | 1253 | Moderate | 53550 | 1433 | Moderate | 60250 | 1611 | Moderate | 66950 | 1790 |
| 5 Person Household | | | 6 Person Household | | | 7 Person Household | | | 8 Person Household | | |
| Median Income | | 60250 | Median Income | | 64750 | Median Income | | 69200 | Median Income | | 73650 |
| Income Category | Annual Income | Monthly Affordable Housing Cost | Income Category | Annual Income | Monthly Affordable Housing Cost | Income Category | Annual Income | Monthly Affordable Housing Cost | Income Category | Annual Income | Monthly Affordable Housing Cost |
| Very Low | 30150 | 753 | Very Low | 32350 | 809 | Very Low | 34600 | 865 | Very Low | 36850 | 921 |
| Low | 48200 | 1054 | Low | 51800 | 1133 | Low | 55350 | 1211 | Low | 58950 | 1289 |
| Moderate | 72300 | 1933 | Moderate | 77650 | 2077 | Moderate | 83000 | 2220 | Moderate | 88350 | 2363 |

Sources: Above income category and median income data is taken from HUD website for 2009 data. California City RDA Five-Year Housing Implementation Plan Ten-Year Housing Affordability Compliance Plan Update 2004-05 through 2013-14.

The California Health and Safety Code's definition of Affordable Housing Cost is:

**Very-low -** Not more than 30% of 50% of the County median household income

**Low -** Not more than 30% of 70% (or 60% for rental projects) of the County median household income

**Moderate -** Not more than 35% of 110% (or 30% of 110% for rental projects) of the County median household income

**Table 3.2** is illustrative in nature and is intended to show how affordable housing prices are determined based upon affordability levels. As affordable housing costs generally change each year, actual dollar figures will vary from year to year and the table utilizes the 2009 affordability levels. Notice the "upside down" results from today's depressed real estate market. As of October 2009, the median sales price was lower than computed affordable home prices.

**Table 3.2 California City Affordable Housing Analysis – Three-Person Household**

| 2004-05 through 2013-14 | California City Affordable Housing Analysis | | |
|---|---|---|---|
| Three Person Household | Very Low | Low | Moderate |
| Monthly Housing Cost | 628 | 879 | 1611 |
| Less: | | | |
| Utilities | 130 | 130 | 130 |
| Insurance | 100 | 100 | 100 |
| | | | |
| Available for Mortgage | 398 | 649 | 1381 |
| Qualified Amount of Mortgage | 80000 | 130000 | 270000 |
| Down Payment | 4000 | 7000 | 14000 |
| Total Affordable Home Price | 84000 | 137000 | 284000 |
| Median Home Price (October 2009) | 62750 | 62750 | 62750 |
| Excess Over Median | 21250 | 74250 | 221250 |
| Source: California City RDA 5-Yr Housing Implementation Plan 10-Yr Housing Affordability Compliance Plan Update | | | |

Fair Market Rent (FMR) for a two-bedroom apartment in the state of California is $1,353. In Kern County the FMR for a two-bedroom apartment is $793 (HUD 2011). The hourly wage necessary to afford 2 BR FMR is $15.25 in Kern County. Annual income needed to afford 2 BR FMR is $31,720, the number of full-time jobs at minimum wage ($8.00) needed to afford 2 BR FMR is 1.9 workers. The difference or gap between rent affordable and FMR in selected income levels are average (or mean) renter wage earner is $433, extremely low-income household $794, minimum wage earner $937 and social security income (SSI) recipient, $1,097.

### 3.2 Persons with Disabilities

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926.

- A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity.

- A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable showerheads, etc.) and special sensory devices including smoke alarms and flashing lights.

*There is no new disability information provided by the 2010 Census for small cities with a population of less than 20,000. According to the 2010 U.S. Census Bureau, California City's population was 14,120. Nationwide the 2010 Census reports nearly one in five people have a disability. This equates to approximately 2,824 persons with disabilities in California City at that time. Nationally it was also reported, 1.5 percent to 2.5 percent of the population has developmental disabilities. California City's percentages based on population would be 212 to 353 persons with developmental disabilities in 2010.*

The 2000 Census defined six types of disabilities including sensory, physical, self-care, mental, go-outside-home, and employment. A disability is defined as a mental, physical, or health condition that lasts over six months and persons may have more than one disability.

According to the 2000 Census shown in **Table 3.3**, there were 3,414 disabilities in California City. However, this is not to say that there were 3,414 disabled persons in the city, only that 3,414 disabilities were identified, some persons may have multiple disabilities. There were 2,520 disabilities in ages 5 to 64 (73.8 percent) and 894 disabilities (26.2 percent) in ages 65 and over. Those categorized as disabled due to mental disorder of some nature do not necessarily require physical improvements to housing. Social Services organizations offer assistance with medical attention and counseling for those in need of these types of services.

**Table 3.3: Persons with Disabilities by Disability Type (2000) - California City**

| | Number | Percent |
|---|---|---|
| **Total Disabilities Tallied** | 3,414 | |
| **Total Disabilities for Ages 5-64** | 2,520 | 73.8 |
| Sensory Disability | 174 | 5.0 |
| Physical disability | 573 | 17.0 |
| Mental disability | 447 | 13.0 |
| Self-care disability | 174 | 5.0 |
| Go-outside-home disability | 511 | 15.0 |
| Employment disability | 641 | 19.0 |
| **Total Disabilities for Ages 65 and Over** | 894 | 26.2 |
| Sensory Disability | 238 | 6.9 |
| Physical disability | 295 | 8.6 |
| Mental disability | 64 | 1.9 |
| Self-care disability | 101 | 2.9 |
| Go-outside-home disability | 196 | 5.7 |
| Source: Census Bureau (2000 Census SF 3: P41) | | |

### 3.3 Extremely Low-Income (ELI) Housing Needs

Extremely low-income households earn 30 percent or less of median income. According to the 2007-2011 ACS 5-Yr Estimates there are 4,506 households in the City, approximately 254 renters and 135 owners have household income less than 30 percent of median income. These households have a higher percentage of housing problems and a greater cost burden than other households do.

The 2006-2013 RHNA for California City estimates 99 very low-income housing units needed, of which 50 percent are to be for extremely low-income households. The two major groups in the ELI category in the City are familes and seniors some with disabilities based on 2000 Census data and the 2007-2011 American Community Survey (ACS) 5-Year Estimates. During the years of 2001 to 2012 the City added 315 apartment units, second unit housing, and small group homes (six or less) allowed in any residential zone as required by law to assist ELI households.

Many extremely low-income households will be seeking rental housing and are most likely to face overpayment, overcrowding, or in some cases substandard housing. California City Code Enforcement Officials monitor, fine and correct substandard housing conditions through the City's Code Enforcement Citizen's Complaint form available at City Hall, the City's Police Department and available on the City's website at www.californiacity.com. ***All citizens deserve decent, safe and sanitary housing.*** Some extremely low-income households may also have mental or physical disabilities. Extremely low-income households are also considered to be at-risk of homelessness. To address the needs of extremely low-income households, the City will continue to promote a variety of housing types, including single-room occupancy (SRO's) units and supportive housing.

The City will continue to work with the Housing Authority of the County of Kern (HACK) to increase the number of vouchers for residents in California City and support their efforts at lobbying Housing and Urban Development (HUD) for additional certificates and vouchers. In 2009 HACK verified 59 families received Section 8 Housing Vouchers.

The City will encourage nonprofit organizations to apply directly to Housing and Urban Development (HUD) for Supportive Housing for Persons with Disabilities (Section 811). The City will also encourage nonprofit organizations to apply directly to Housing and Urban Development (HUD) for Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program (Section 441).

The California Terrace Apartments located in the central core of the City in a portion of the south one-half of Section 19, T32S, R38E, MDB&M more specifically, northwest of North Loop Boulevard off of Randsburg-Mojave Road on Lake Shore Drive, provides low-income housing. In November 2012 after receiving funding through the California Tax Credit Allocation Committee, the owners rehabilitated 32 units, 24 – 2BR/1BTH, 7 – 3BR/1.5BTH, 1 – 3 BR/1.5BTH – MANAGER'S UNIT. The California Terrace Apartments is an acquisition/rehabilitation multi-family project that has been identified by the City of California City as an outstanding opportunity as a 100 percent affordable housing project. Rehabilitation included new roofing, new energy efficient appliances, heating and air conditioning replacement, and carpeting.

Upon completion, one hundred (100%) percent of the rental units will be rent and income restricted. Thirty one (31%) percent of the rental units will be restricted at 50% Area Median Gross Income (AMGI) and the remaining rental units will be restricted at 60% AMGI. There will be 1 manager unit. The target population for the project will be families in most units and single individuals occupying some of the smaller units. California Terrace Apartments is registered with the United States Department of Agricultural (USDA) as rural housing for low-income families and individuals.

Extremely low-income is defined as households earning less than 30 percent of Area Median Income (AMI). According to the State Income Limits for 2012, the AMI for a four-person household in Kern County was $57,900. A four-person household with extremely low-income earns less than $17,350 annually. Households with extremely low-income have a variety of housing needs. It is not uncommon for households receiving public assistance such as Social Security Insurance (SSI), or disability insurance to be considered extremely low-income.

According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data, 389 households in California City are considered to be extremely low-income, with the household earning less than 30 percent of the Median Family Income (MFI). As illustrated in **Table 3.4**, these households experienced the greatest levels of housing problems, and 13.4 percent of these households were paying more than 50 percent of their income towards housing costs. Overpayment was higher among renters than owners for low-income households.

**Table 3.4: Housing Problems for All Households – Median Family Income (MFI)**

| | Total Renters | Total Owners | Total Households |
|---|---|---|---|
| **Household Income <30% MFI** | **254** | **135** | **389** |
| % with any housing problems | 96.9 | 92.6 | 95.4 |
| % Cost Burden >30% | 96.9 | 92.6 | 95.4 |
| % Cost Burden >50% | 70.1 | 66.7 | 68.9 |
| **Household Income >30% to <=50% MFI** | **134** | **123** | **257** |
| % with any housing problems | 70.9 | 56.1 | 63.8 |
| % Cost Burden >30% | 63.4 | 56.1 | 59.9 |
| **Household Income >50% to <=80% MFI** | **124** | **199** | **323** |
| % with any housing problems | 28.2 | 59.8 | 47.7 |
| % Cost Burden >30% | 28 | 47 | 40 |
| **Grand Total** | **512** | **457** | **969** |
| Source: Comprehensive Housing Affordability Strategy (CHAS) Data | | | |

**Table 3.5** is a quick overview of the types of housing units built in the City by type from 1991-2012, the net gain, percentage, the number of occupied and vacant housing units.

**Table 3.5: Housing Units by Type - 1991-2012**

| | 2012 | 2001 | 1991 | Net Gain | Percent |
|---|---|---|---|---|---|
| Total Housing Units | 5,373 | 3,745 | 2,884 | 2,473 | 46% |
| Single Family Units | 4,120 | 2,805 | 2,230 | 1,890 | 45% |
| 2 to 4 Units | 597 | 361 | 282 | 315 | 52% |
| 5 plus Units | 202 *NC | 202 | 156 | 46 | 22% |
| Mobile Homes | 436 | 377 | 216 | 220 | 50% |
| Second Unit | 1 | 0 | 0 | 1 | -- |
| Mixed Unit | 1 | 0 | 0 | 1 | -- |
| Occupied Units | 4,645 | 3,206 | 2599 | 2,046 | 44% |
| Vacancy | 712 | 539 | 285 | 427 | 59% |
| Source: California City Building and Planning Departments (*NC – No Change) | | | | | |

### 3.4 Elderly

The senior population is identified as persons 65 years of age or older. In 1990, there were 465 seniors or 7.84 percent, in 2000 there were 629 seniors or 7.5 percent, according to the 2010 Census a total of 1,190 or 8.43 percent of seniors lived in California City this is the highest senior population reported in the last two decades

The increase in the senior population can be attributed to better medical facilities, comfortable housing and healthier seniors. California City does not provide any major medical facilities and many seniors need to live near specialized medical facilities or assisted living facilities. However, the East Kern Hospital District is working to construct a future 25-bed hospital in California City. Current emergency services available to residents on a 24-hour basis includes City police and fire departments with Paramedic Advanced Life Support, contracted ambulance service based in California City, a medical helicopter dispatched out of Mojave Airport, two pharmacies, medical and dental treatment facilities during the week and some are available on Saturday and a small adult care group home for six or less including the residing family governed by the State as required by law.

The 2000 Census reports California City seniors, 65 years of age or older comprised almost 18 percent of all households. Many elderly households live in housing that is too expensive for their income or that does not accommodate specific needs for assistance. Many stay in-place rather than move from their

"home" community choosing to stay near family and friends. The purpose of this section is to determine the housing needs for all social, economic, and physical characteristics of the elderly community. In **Table 3.6** the 2000 Census reported nearly 25 percent of seniors over the age of 65 owned their home while 10 percent rented.

**Table 3.6: Householders by Tenure by Age (2000) – California City**

| Householder Age | Owners | Renters | Total |
|---|---|---|---|
| 15-24 years | 35 | 114 | 149 |
| 25-34 years | 161 | 214 | 375 |
| 35-64 years | 1,401 | 564 | 1,965 |
| 65-74 years | 289 | 65 | 354 |
| 75 plus years | 172 | 54 | 226 |
| TOTAL | 2,058 | 1,011 | 3,069 |
| Source: Census Bureau (2000 Census SF 1:H16) | | | |

The City as stated earlier has amended the California City Municipal Code (CCMC) in 2007 to include second unit housing for familes of parents wishing to live independently. The City will work to further amend the CCMC to remove the need for a conditional use permit (CUP) however, a staff development review (SDR) will be required to

The "Legends Project" located in the central core of the City, south of North Loop Boulevard, southwest of Randsburg-Mojave Road and north of Lakeshore Drive, a portion of the south one half of Section 19, T32S, R38E, MDB&M approximately 13.14 acres within the Villages Specific Plan.

In 2004 the Legends subdivision was approved for senior housing. The down turn in the housing industry and global recession threatened the completion of the Legends. In 2009 the City's Redevelopment Agency (RDA) purchased Tract 6388 from a private developer.

No zone change was required to downsize the property from Residential Multiple Family (RM2) to Single Family Residential (R1). The City's Municipal Code allows the option to build either one.

A Variance was obtained to allow a minimum 4,500 square-foot Z Lot. Z Lots are a design feature unique to the Villages Specific Plan. There are four lots that are too small and do not meet the 4,500 square-foot requirement and will need to be merged into two lots. After the lots are merged there would be a total of 58 available lots for homes or multi-family units. One lot is dedicated to a pool and recreation area, a 2.20-acre lot is dedicated to the interior streets.

There are 6 lots with existing homes, three built in 2007 and three built in 2008. Two duplexes were built in 2011 on one lot. The subdivision is completely fenced with a six-foot block wall and the infrastructure is available to each "Z" lot. The California City Municipal Code (CCMC) allows for reduced parking for seniors with one parking space per unit, instead of two parking spaces. At maximum build-out with multifamily units including the existing units, the Legends could provide a total of 242 senior housing units all ADA (American Disabilities Act) compliant.

This recent acquisition by the RDA will preserve the intent for future expansion of senior housing in California City and will compliment the existing Desert Jade Senior Housing complexes I, II and III. The property will be conveyed to the California City Housing Corporation upon completion of build-out.

**Table 3.7** outlines the Legends Project Housing Program planned by the California City Redevelopment Agency (RDA). The vacant land inventory for the Legends is included in Chapter 5.

**Table 3.7: California City RDA Senior Housing Program**

| The Legends Project |
|---|
| **Five-year activity**: The build-out of this low/moderate-income development is forecast to be funded during and to continue beyond, this five-year plan period. |
| **Expenditures**: The Agency will fund construction of an additional 5 units from housing fund reserves and future 20% set-aside tax increment. |
| **Timeline**: The current five-year planning period and into future planning period(s). |
| **Plan Objectives the Project Will Address**: Completion of this project will achieve the following objective which is defined in detail in the Goals and Objectives section of this Implementation Plan: Increase and improve the community's supply of affordable housing. |
| **Conditions of Blight the Project Will Address**: This project is a low/moderate-income housing development with a significant contribution to fulfilling inclusionary housing requirements during the current defined plan years of FY 04/05 to FY 13/14. (Note: Limitations on the amount of senior housing apply under Code Section 33334.4(b). See Chapter 5 for possible build-out potential.) |
| Source: California City RDA Five-Year Housing Implementation Plan Ten-Year Housing Affordability Compliance Plan Update 2004-05 through 2013-14. |

### 3.5 Large Households

**Table 3.8**: Household Size by Tenure (2000) identifies the largest category of households as 1-4 persons with a combined total of 2,751. This information and the information in Table 3-5 gives a good indication that California City's largest population is comprised of families with school age children. California City has four public schools, Robert P. Ulrich Elementary School (K-3), the new Hacienda Elementary School (4-6), the California City Middle School (7-8), and the new California City High School (9-12). According to the 2007-2011 ACS 5-Year Estimates for grades K to 12$^{th}$ there are 3,228 students enrolled in these schools and 225 enrolled in nursery schools or preschool.

**Table 3.8: Household Size by Tenure (2000) - California City**

| | 1-4 persons | | 5+ Persons | | Total | |
|---|---|---|---|---|---|---|
| | Number | Percent | Number | Percent | Number | Percent |
| Owner | 1,855 | 67.43% | 214 | 62.94% | 2,069 | 68% |
| Renter | 852 | 30.97% | 126 | 37.06% | 978 | 32% |
| TOTAL | 2,751 | 100% | 340 | 100% | 3,047 | 100% |
| Source: Census Bureau (2000 Census SF 3: H17) | | | | | | |

### 3.6 Farm Workers

The 2000 Census in the previous Employment by Industry had a combined total of 113 in a four-industry category: Agriculture, forestry, fishing and hunting, and mining. In 2010 the combined total was 153. The increase in the number is attributed to the reopening of the Golden Queen Mine in 2012, just outside of Mojave, California, producing gold and silver and the ongoing operations of Rio Tinto Mine (formerly U.S. Borax) in Boron, California, the largest open pit mine in the world producing borax. The 2004 Housing Element reported 5 farm workers resided in the City at the time of the 2000 Census.

Staff was able to find more information on the farm worker families through the Early Childhood Council of Kern through their Kern County Child Care Needs Assessment 2008 publication. Data for the publication was obtained through school enrollment.

Reportedly, California City had ten children between the ages of 5-12 that met the requirements for Children of Migrant Families. Eligibility for migrant child care services differs dependent upon the funding source.

Requirements vary in that the family must have migrated into Kern County within the past one, two, or three years and that 50% of their income comes from agriculture, they are low-income and are seeking work or are already working in an agriculture related industry. However, many families no longer move to follow the crop season and lose child care during the winter months.

The Community Action Partnership of Kern holds a State contract which provides a "voucher" program for eligible migrant families. This program will pay for the family's child care needs as they move throughout the State. California enrolls about 240,000 migrant students annually, more than any other State in the nation (CA Department of Education, 2008). California City does not appear on the Community Action Partnership of Kern's list by zip code, indicating that the ten children identified were not migratory and lived permanently in California City, while a parent or parents commuted to the farm on which they worked. Historically California City was developed from farmland in 1958. Today there is no commercial farming in the City.

The California Department of Housing and Community Development's publication on Farm Worker Housing Resources, dated October 2008, referenced the National Agricultural Worker Survey (NAWS) and reported nearly two-thirds (62%) of crop workers report their place of residence to be a single-family home. About a quarter (29%) said they reside in an apartment, six percent live in mobile homes, two percent live in dormitory or barracks-style housing, and one percent live in duplexes or triplexes. Only three percent of workers live on their employer's farm, and just one percent live off-farm in housing owned by the employer. Therefore, farm worker housing does not appear to be an issue.

### 3.7 Female-headed Households

The 2010 Census provided data in **Table 3.9** on the total number of female-headed households and the number of those with children. The number with incomes below the poverty level by gender was not available (*NND = No New Data) from the Census at the time of this report, only the total number of households under the poverty level was available. The data required includes all female-head of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female-heads of household are often the households most in need of affordable housing, childcare, job training, and rehabilitation funds.

In 2010, Habitat for Humanity Golden Empire from Bakersfield completed a donated unfinished single family residential home in the City. The 1,289 square-foot three-bedroom, two-bath home equipped with air conditioning and a two-car attached garaged had been partially completed on a 6,955 square-foot lot. The City Council approved and donated $5,000.00 toward infrastructure connection fees to the home for water and sewer through the Redevelopment Agency (RDA). Habitat for Humanity awarded the home to a California City family that was a female-headed household with her own children.

**Table 3.9: Female-headed Households (2000 - 2010) – California City**

| | 2010 | | 2000 | |
|---|---|---|---|---|
| Female-headed Householders | Female-headed Households | Percent | Female-headed Households | Percent |
| Female-headed Householders | 630 | 15.3% | 331 | 10.8% |
| Female-heads with Own Children | 412 | 10% | 250 | 8.1% |
| Female-heads without Children | 218 | 5.3% | 81 | 2.6% |
| Total Householders | 4,102 | 30.6% | 3,072 | 21.5% |
| Female-headed Householders Under the Poverty Level | *NND | *NND | 164 | 4.8% |
| Total Households Under the Poverty Level | 989 | 24.1% | 281 | 8.2% |
| Source: Census Bureau (2000 Census SF 3: P10 and P90) and 2010 Census (*NND = No New Data) | | | | |

### 3.8 Families and Persons in Need of Emergency Shelter

The City is seeking to implement SB 2 by amending the California City Municipal Code (CCMC) within the 2007-2014 timeframe to include emergency shelters without a conditional use permit or discretionary action in the Regional Commercial (C5) zone. The Regional Commercial District (C5) as designated in the General Plan is intended for the exclusive establishment of commercial uses serving the region and traveling public. California City is geographically isolated it is a considerable distance off major transportation routes and is not generally a "pass-through" community.

However, there are residential group homes (SB 520) governed through the State of California in California City. These group homes are considered small (six or less) and require no permitting or business license through the City as required by law. *Small group homes provide various housing types including employee (farm worker) housing, emergency shelter, supportive and transitional housing under the group home guidelines of six or less. Many services are provided by these group home environments including shelter for victims of domestic violence, adult care, child care and emergency shelter for the homeless* without disrupting the neighborhoods.

The City has successfully amended the CCMC to allow second unit housing in 2007 for families of parents wishing to live independently and mixed use in 2003 for the small business owner wishing to live and work in a commercial or industrial district. *Second-unit housing became effective July 1, 2003 and must be a ministerial action, any provision of the local ordinance that is in conflict with Second-Unit Law, such as conditional use permit (special permit) or discretionary review such as staff development review should be considered null and void and consider Second-Unit Housing applications as ministerial in accordance with State standards, except provisions for authorizing an administrative appeal of a decision. The California Environmental Quality Act (CEQA) considers all second-unit housing as a ministerial exemption and no further environmental action is required.*

*The Employee Housing Act, specifically Health and Safety Code Section 17021.5 employee housing for six or fewer employees is treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone and Section 17021.6, if agricultural use is permitted and in the City that would be the Residential Agricultural (RA) zone with a minimum one acre, Estate Density (R4) with a minimum of two acres and Estate Density (R5) with a minimum of 5 acres. Under the Employee Housing Act, employee housing for up to 12 units or 36 beds would be permitted without any discretionary review or other requirement.*

The City will encourage nonprofit organizations to apply directly to Housing and Urban Development (HUD) for Supportive Housing for Persons with Disabilities (Section 811). The City will also encourage nonprofit organizations to apply directly to Housing and Urban Development (HUD) for Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program (Section 441).

The City of California City has a protocol for different types of emergencies occurring within the City. Emergency shelter provided to displaced residents with nowhere to go due to fire, flood, earthquake, storm, infestation, domestic violence, homelessness, etc. will come from the American Red Cross through the City's Police and Fire Departments. The American Red Cross is designated the "first responder" in situations of homelessness according to the City's Police and Fire Departments. The American Red Cross can issue a "voucher' that is honored at hotels and motels for up to three days to individuals needing emergency shelter. According to staff at the California City's new Best Western Inn and Suites, since opening on March 1, 2012, the hotel has aided three families in need of emergency shelter through the voucher program.

*The number of homeless as of June 28, 2013 provided by the California City Police Chief was 103 of which 3 are living on the streets and 100 are living with friends or relatives. A contributing factor to the homeless is the lack of credit to enable them to find suitable housing and reduce overcrowding.*

An Informational Guide entitled "Help for the Needy" is available on the City's website at http://www.CaliforniaCity.com and is distributed by City Hall, the City's police and fire departments in an effort to assist people with locations, websites and telephone numbers to a variety of services to help them. The California City Community Church United Church of Christ distributes food and the New Life Assembly of God Church distributes clothing on a monthly basis. The California City Police Department and the City's Parks and Recreation Strata Center are designated Cooling Centers.

The nearest 24-hour homeless family shelter is in Bakersfield. The Bakersfield Homeless Shelter (BHC) is located in Bakersfield, California. BHC reports it is the only 24-hour homeless family shelter between North Hollywood and Salinas, California.

BHC is one of only a handful of homeless shelters in the state that accepts single fathers with children and that allows boys over the age of twelve to remain with their mothers in the dorm rather than housed in the men's dorm. BHC has provided services to an astounding number of individuals and families in crisis since transitioning from a soup kitchen in May 1991 to a year-around 24-hour emergency shelter, providing more than 2,000,000 hot meals, 559,445 warm beds, 2,268 jobs and 2,275 housing placements. Since 2003 the overall services provided by BHC have increased by 52%. A 2006 survey and 2007 Census showed that in Kern County there are more than 1,500 people, including almost 200 children, who are homeless on any given night.

In the event of a large-scale disaster, the City's Police and Fire Departments in cooperation with the Mojave Unified School District and the American Red Cross Antelope Valley Chapter would use the following three locations for triage and shelter depending on availability.

- California City High School
  8567 Raven Way
  California City, CA 93505
  (760) 373-5263

- California City Middle School
  9736 Redwood Boulevard
  California City, CA 93505
  (760) 373-3241

- California City High School sports field

# CHAPTER 4: PROJECTED HOUSING NEEDS

## 4.1 Locality Share of the Regional Housing Need

The City's Regional Housing Needs Assessment (RHNA) is 407 residential units. The City is allocated 99 very-low-income units, 67 low-income units, 74 moderate-income units, and 167 above moderate units.

**Table 4.1: Regional Housing Needs Assessment (RHNA) (2006 to 2013) – California City**

| Income Group | Number | Percent |
|---|---|---|
| Very Low | 99 | 24 |
| Low | 67 | 16 |
| Moderate | 74 | 18 |
| Above Moderate | 167 | 42 |
| TOTAL | 407 | 100% |
| Source: Regional Housing Needs Assessment (RHNA) (2006 to 2013) – California City | | |

## STATE HOUSING ALLOCATION TO CALIFORNIA CITY

The state housing allocation to California City is 407 and reflected in the Allocation of New Housing Units Needed January 2006 through June 30, 2013, as reported by the 2007 Regional Housing Needs Assessment (RHNA), adopted 6/21/07, approved 9/7/07 by the Kern Council of Governments (Kern COG).

Government Code Section 65584 requires the Department of Housing and Community Development (HCD) to provide its determination of the region's projected housing needs to Kern COG. It is Kern COG's responsibility to allocate the projected needs for the unincorporated County of Kern and to each of the 11 incorporated cities.

The 2007 RHNA examines the status of housing in Kern County and proposed housing allocations are based upon market forces consistent with Kern COG traffic and air pollution analysis databases for Kern County.

**Table 4.2** shows the combined total needed by category to achieve the Regional Housing Needs Assessment (RHNA) for 1991-2013 is 2,463. In the Very Low-income Category, 50 of the 99 units needed are Extremely Low-income (ELI).

**Table 4.2: RHNA Quota Requirements 1991-2013**

| Category | 2013 | 2001 | 1991 | Total |
|---|---|---|---|---|
| Very Low | 99 (50 *ELI) | 193 | 240 | 532 |
| Low | 67 | 143 | 168 | 378 |
| Moderate | 74 | 168 | 270 | 512 |
| Above Moderate | 167 | 336 | 538 | 1,014 |
| Total | 407 | 840 | 1,216 | 2,463 |
| Source: Kern Council of Governments (Kern COG) | | (*ELI = Extremely Low-income) | | |

The 10 unit-overage will be applied to the Above Moderate category in Chapter 8: Summary of Conclusions for the projected housing needs of 2015-2020.

**Table 4.3** shows how the units were developed in relationship to compliance with the income categories.

**Table 4.3: Type of Housing Units and Housing Stock Change - 1991-2012**

| | 2012 | 2001 | 1991 | Net Gain | Percent |
|---|---|---|---|---|---|
| Total Housing Units | 5,373 | 3,745 | 2,884 | 2,473 | 46% |
| Single Family | 4,120 | 2,805 | 2,230 | 1,890 | 45% |
| 2 to 4 Units | 597 | 361 | 282 | 315 | 52% |
| 5 plus Units | 202 *NC | 202 | 156 | 46 | 22% |
| Mobile Homes | 436 | 377 | 216 | 220 | 50% |
| Second Unit | 1 | 0 | 0 | 1 | -- |
| Mixed Unit | 1 | 0 | 0 | 1 | -- |
| Occupied Units | 4,645 | 3,206 | 2599 | 2,046 | 44% |
| Vacancy | 712 | 539 | 285 | 427 | 59% |
| Source: California City Building and Planning Departments (*NC – No Change) | | | | | |

### 4.2 Income Limits

**Table 4.4** is the Affordability by Income Group 2009 HCD Income limits.

**Table 4.4: Affordability by Income Group**

| Income Group | Income Range | Monthly Payment |
|---|---|---|
| Extremely Low | $11,750 – $22,100 | $294 - $553 |
| Very Low | $19,550 – $36,850 | $489 - $921 |
| Low | $31,250 – $58,950 | $781 – $1,474 |
| Median | $39,050 – $73,650 | $976 – $1,841 |
| Moderate | $46,850 – $88,350 | $1,171 – $2,209 |
| Source: 2009 HCD Income Limits, title 25, § 6932 | | |

*Shown in Table 4.3 there was a net gain of 315 apartment units in the 2- to 4-unit category built in the City by the end of 2012 for the 2007-2013 Housing Element Update. The monthly payments for rental units in Table 4.5 below are within the 2009 HCD Income Limits in Table 4.4 above for Extremely Low, Very Low and Low-Income Groups. The City's RHNA Quota of 407 shown in Table 4.2 was met with the 315 apartment units for the following income categories: 99 Very Low (50 ELI), 67 Low, and 74 Moderate with the remaining 65 apartment units credited to the Above Moderate category and the City has met its RHNA requirements from 1991 to 2013 with a 10-unit overage to be applied to the next housing element update in the Above Moderate category.*

***Table 4.5: Rentals (California City)***

| *Rental Description* | *Housing Type* | *Monthly Payment* |
|---|---|---|
| *2 bedrooms, 1 bath* | *750 sq. ft. apartment unit* | *$475 - $525* |
| *2 bedrooms, 2-bath* | *800 - 875 sq. ft. apartment unit* | *$650 - $670* |
| *3 bedrooms, 2-bath* | *1,200 sq. ft. single family home* | *$650* |
| *3 bedrooms, 2-bath* | *1,300 sq. ft. single family home* | *$750* |
| *4 bedrooms, 2-bath* | *1,400 sq. ft. single family home* | *$850* |
| *Source: Local Realtors, prices as of July 2013* | | |

*According to the City's Utility Department water, sewer and trash are paid for by the property owner of apartment units. The City of California City is the water and sewer provider. Tenants pay a $71.00 deposit to connect to City water and sewer that is refunded to the tenant after 12 months of paying on time. In addition, the City charges a nonrefundable service fee of $50.00.*

*Seniors 62 years and older living in a single family home are not charged monthly late fees of $15.00.*

*Southern California Edison (SCE) is the electric provider and Southern California Gas (So Cal Gas) is the natural gas provider. SCE and So Cal Gas offer Low-Income Home Energy Assistance Programs and California Alternate Rates for Energy (CARE). If natural gas is not available and the unit is not all-electric or solar, the tenant contacts a local propane gas company for service. Typically propane gas companies do not offer any low-income assistance programs and renters are required to pay-on-delivery. Fifty-nine (59) homes were built with residential solar units in the Above Moderate Category during this housing element.*

## CHAPTER 5: SITES INVENTORY & ANALYSIS

### 5.1 Vacant Land Inventory

Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).

The purpose of the land inventory is to identify specific sites suitable for residential development in order to compare the local government's regional housing need allocation with its residential development capacity. The inventory will assist in determining that there are sufficient sites to accommodate the regional housing need total and by income category. California City has 50,604 subdivided lots and the number of lots in the City could increase if the eleven pending residential tentative tract maps totaling 1,127 single family and multifamily lots are completed and finaled. The Governor signed SB 1185 granting a one year extension in 2008, AB 333 granting a two-year extension in 2009 and AB 208 granting a two-year extension in 2011, in an effort to save tentative tract maps from expiring due to the economic downturn in the housing market. To better understand the extent of the econmic downturn in the nationwide housing market, **Table 5.1** and **Table 5.2** provided by the Federal Financial Institutions Examination Council (FFIEC), shows both single family and mult-family housing permit activity as of June 7, 2010 by quarters and the drastic decline that occurred in the United States, in California and in Kern County.

**Table 5.1 California Quarterly Single Family Housing Permits**

FDIC: RECON – Report for County Overview
Single Family Housing Permits - California
As of: 6/7/2010

| | 09Q2 | 09Q3 | 09Q4 | 10Q1 |
|---|---|---|---|---|
| United States | 203,237 | 330,984 | 435,095 | 115,660 |
| California | 11,810 | 18,132 | 24,588 | 6,361 |
| County – Kern | 616 | 1,088 | 1,564 | 397 |

Source: Bureau of Census, National Association of Realtors (Haver Analytics)

**Table 5.2 California Quarterly Multi-Family Housing Permits**

FDIC: RECON – Report for County Overview
Multi Family Housing Permits - California
As of: 6/7/2010

| | 09Q2 | 09Q3 | 09Q4 | 10Q1 |
|---|---|---|---|---|
| United States | 73,119 | 104,797 | 137,137 | 29,985 |
| California | 5,136 | 7,180 | 9,243 | 3,807 |
| County - Kern | 193 | 194 | 219 | 126 |

Source: Bureau of Census, National Association of Realtors (Haver Analytics)

*As indicated in Tables 5.5 and 5.6 the City will rely primarily on RM2 multifamily zoned sites, which allow development of 20 dwelling units per acre, to accommodate its regional housing need for lower-income units.*

*The City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking and open space requirements), to determine approximate density and unit yields. The evaluation of the development*

*standards indicate they do not act as a constraint to developing the sites at the maximum density of 20 units per acre.*

*Tables 5.4 and 5.5 list a realistic capacity range of units based upon 50 and 100 percent of maximum density. However, for purposes of the calculating the realistic capacity of each site to accommodate its regional housing need, the City is using a conservative approach of 80 percent of maximum density.*

There are an adequate number of subdivided lots with access to water, sewer or private septic system, and utilities to meet housing needs identified in this Housing Element through the year 2050 see **Table 5.3**.

**Table 5.3: Vacant Land Inventory by Residential Zoning District - California City**

| Zoning District | Density Range | # of Parcels | Range of Parcel Sizes | Acreage | Typical Built Density | Services Availability | Estimated Realistic Capacity |
|---|---|---|---|---|---|---|---|
| R1 | Medium Density Residential<br>6 units/ac Sewered<br>2 units/ac Unsewered | 13,720 | 6,000'<br>to 1 ac | 5,120 ac | 2 units per acre | Water & sewer to some parcels | 13,720 |
| R2 | Medium Low Density Residential<br>4 units/ac Sewered<br>2 units/ac Unsewered | 90 | 10,000'<br>to 40 acs | 80 ac | 2 units per acre | Water only | 160 |
| R3 | Low Density Residential<br>2 units/1 acre | 120 | 20,000'<br>to 60 ac | 60 ac | 2 units per acre | Water & sewer | 120 |
| R4 | 1 unit/2 acres | 4,520 | 2 ac<br>to 4 ac | 17,040 ac | 1 unit/<br>2 acres | Water only to some parcels | 4,520 |
| R5 | 1 unit/5 acres | 64 | 5 ac<br>to 20 ac | 320 ac | 1 unit/<br>5 acres | Water only to some parcels | 64 |
| RA | 1 unit/acre | 71 | 1 ac to<br>40 ac | 400 ac | 1 unit per acre | Water only to some parcels | 400 |
| RM1/<br>RM2 | 2 units to 20 units/ac | 5,760 | 6,000' to<br>1 ac | 1,920 ac | 20 units per acre | Water & sewer to some parcels | 5,760 |
| O/RA | 1 unit/acre<br>**Subtotal**<br>**Parcels used:**<br>Commercial/Gov/<br>Industrial/CMC/<br>Residential<br><br>**TOTAL** | 11,662<br>**36,007**<br><br><br><br>14,597<br><br>**50,604** | 1 ac to 640 ac<br>**Subtotal**<br>**Acreage used:**<br>Commercial/<br>Gov/<br>Industrial/CMC<br>Residential<br><br>**TOTAL** | 83,520 ac<br>**108,460 ac**<br><br><br>12,306 ac<br>9,434 ac<br><br>**130,200 ac**<br>**(203.4375 mi)** | 1 unit per acre | Water only to some parcels | 11,662 |
| Source: California City Planning Department 2010 | | | | | | | |

## 5.2 Infrastructure Capacity for Specific Sites or Parcels Available for Residential Development

The housing element must identify specific sites or parcels that are available for residential development. To accomplish this requirement, two sites will be included in the California City Central Core Residential Parcels Available for Development **Figure 6** is provided to show the locations of the specific sites or parcels available for residential development. (The Land Use Designation Map consists of 10 sheets and

can be viewed in its entirety by visiting the City's Planning Department, City Hall, 21000 Hacienda Boulevard, California City, California or its website at http://www.CaliforniaCity.com).

**Table 5.4** Identifies the first site is located in the central core of the City, at the corners of Redwood Boulevard and Hacienda Boulevard, on the east side of Hacienda Boulevard and the south side of Redwood Boulevard, in a portion of the north one-half of Section 36, T32S, R37E, MDB&M in Tract 2163. The map for Tract 2163 was filed and recorded on March 12, 1959. The Residential Multiple Family (RM2) lots semi-surrounds Lot 88 in Tract 2163 to the south of Evergreen Avenue and east of 98th Street. Lot 88 is 73.34 acres, known as APN 207-100-01 where the California City Middle School and the Hacienda Elementary School are constructed on the lot.

**Table 5.5** is the "Legends Project" located in the central core of the City, south of North Loop Boulevard, southwest of Randsburg-Mojave Road and north of Lakeshore Drive, a portion of the south one half of Section 19, T32S, R38E, MDB&M, approximately 13.14 acres within the Villages Specific Plan. In 2004 the Legends subdivision was approved for senior housing. The down turn in the housing industry and global recession threatened the completion of the Legends. In 2009 the City's Redevelopment Agency (RDA) purchased Tract 6388 from a private developer. No zone change was required to downsize the property from Residential Multiple Family (RM2) to Single Family Residential (R1). A Variance was obtained to allow a minimum 4,500 square-foot Z Lots. Z Lots are a design feature unique to the Villages Specific Plan. There are 6 lots with existing homes, three built in 2007 and three built in 2008. Two duplexes were built in 2011 on one lot. There are four lots that are too small and do not meet the 4,500 square-foot requirement and will need to be merged into two lots. After the lots are merged there would be a total of 58 available lots for homes or multi-family units. One lot is dedicated to a pool and recreation area, a 2.20-acre lot is dedicated to the interior streets. The subdivision is completely fenced with a six-foot block wall and the infrastructure is available to each "Z" lot. The California City Municipal Code (CCMC) allows for reduced parking for seniors 50 years or older with one parking space per unit, instead of two parking spaces. At maximum build-out with multifamily units the Legends could provide a total of 242 senior housing units all ADA (American Disabilities Act) compliant this includes the existing 2 duplexes and 6 homes.

**Table 5.6** is the list of approved California City Active Housing Starts. As discussed in Section 5.1, there are eleven pending residential tentative tract maps (TTM) totaling 1,127 single family and multifamily lots. The Governor signed SB 1185 granting a one year extension in 2008, AB 333 granting a two-year extension in 2009 and AB 208 granting a two-year extension in 2011, in an effort to save tentative tract maps from expiring due to the economic downturn in the housing market.

*The Subdivision Map Act (SMA) regulates the local control of the design and improvement of subdivisions and authorizes the City to enact local ordinances for the control of the design and improvement of land divisions which do not constitute subdivisions. The California City Municipal Code (CCMC) Chapter 3. Land Divisions incorporates by reference those provisions of the SMA mandated by state law and adopts additional provisions governing land divisions in those areas where the SMA allows the City to exercise discreation.*

**TABLE 5.4 CALIFORNIA CITY HOUSING ELEMENT 2007-2014 AVAILABLE LAND INVENTORY SUMMARY (VACANT LOTS ONLY) TRACT 2163 IS A PTN OF N ½ OF NE ¼ SEC. 36, T32S, R37E, MDB&M**

| ITEM | APN | ZONE | ALLOWABLE DENSITY | GENERAL PLAN DESIGNATION | ACRES | REALISTIC UNIT CAPACITY | EXISTING USE | INFRASTRUCTURE CAPACITY | ON-SITE CONSTRAINTS |
|---|---|---|---|---|---|---|---|---|---|
| 1. | APN 207-111-01 | RM2 | 20 DU/AC | Multi-family Residential | .16 | 2-4 Units | Vacant | YES | NONE |
| 2. | APN 207-111-02 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 3. | APN 207-111-03 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 4. | APN 207-111-04 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 5. | APN 207-111-05 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 6. | APN 207-111-06 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 7. | APN 207-111-07 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 8. | APN 207-111-08 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 9. | APN 207-111-09 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 10. | APN 207-111-10 | RM2 | 20 DU/AC | Multi-family Residential | .20 | 2-5 Units | Vacant | YES | NONE |
| 11. | APN 207-111-11 | RM2 | 20 DU/AC | Multi-family Residential | .30 | 2-7 Units | Vacant | YES | NONE |
| 12. | APN 207-111-12 | RM2 | 20 DU/AC | Multi-family Residential | .20 | 2-5 Units | Vacant | YES | NONE |
| 13. | APN 207-111-13 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 14. | APN 207-111-14 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 15. | APN 207-111-15 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 16. | APN 207-111-16 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 17. | APN 207-111-17 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 18. | APN 207-111-18 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| | | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|
| 19. | APN 207-111-19 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 20. | APN 207-111-20 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 21. | APN 207-111-21 | RM2 | 20 DU/AC | Multi-family Residential | .16 | 2-4 Units | Vacant | YES | NONE |
| 22. | APN 207-121-01 | RM2 | 20 DU/AC | Multi-family Residential | .16 | 2-4 Units | Vacant | YES | NONE |
| 23. | APN 207-121-02 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 24. | APN 207-121-03 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 25. | APN 207-121-06 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 26. | APN 207-121-07 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 27. | APN 207-121-08 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 28. | APN 207-121-09 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 29. | APN 207-121-10 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 30. | APN 207-121-11 | RM2 | 20 DU/AC | Multi-family Residential | .18 | 2-4 Units | Vacant | YES | NONE |
| 31. | APN 207-121-12 | RM2 | 20 DU/AC | Multi-family Residential | .17 | 2-4 Units | Vacant | YES | NONE |
| 32. | APN 207-121-13 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 33. | APN 207-121-14 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 34. | APN 207-121-15 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 | Vacant | YES | NONE |
| 35. | APN 207-121-16 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 36. | APN 207-121-17 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 37. | APN 207-121-18 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 38. | APN 207-121-19 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 39. | APN 207-121-20 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| | | | | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|
| 40. | APN 207-121-21 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 41. | APN 207-121-22 | RM2 | 20 DU/AC | Multi-family Residential | .16 | 2-4 Units | Vacant | YES | NONE |
| 42. | APN 207-131-01 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 43. | APN 207-131-02 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 44. | APN 207-131-03 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 45. | APN 207-131-04 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 46. | APN 207-131-05 | RM2 | 20 DU/AC | Multi-family Residential | .26 | 2-6 Units | Vacant | YES | NONE |
| 47. | APN 207-131-07 | RM2 | 20 DU/AC | Multi-family Residential | .26 | 2-6 Units | Vacant | YES | NONE |
| 48. | APN 207-131-09 | RM2 | 20 DU/AC | Multi-family Residential | .28 | 2-7 Units | Vacant | YES | NONE |
| 49. | APN 207-131-10 | RM2 | 20 DU/AC | Multi-family Residential | .26 | 2-6 Units | Vacant | YES | NONE |
| 50. | APN 207-131-11 | RM2 | 20 DU/AC | Multi-family Residential | .26 | 2-6 Units | Vacant | YES | NONE |
| 51. | APN 207-131-12 | RM2 | 20 DU/AC | Multi-family Residential | .26 | 2-6 Units | Vacant | YES | NONE |
| 52. | APN 207-131-13 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 53. | APN 207-131-14 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 54. | APN 207-131-15 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 55. | APN 207-141-01 | RM2 | 20 DU/AC | Multi-family Residential | .19 | 2-4 Units | Vacant | YES | NONE |
| 56. | APN 207-141-02 | RM2 | 20 DU/AC | Multi-family Residential | .29 | 2-7 Units | Vacant | YES | NONE |
| 57. | APN 207-141-03 | RM2 | 20 DU/AC | Multi-family Residential | .19 | 2-4 Units | Vacant | YES | NONE |
| 58. | APN 207-141-04 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 59. | APN 207-141-05 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |

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|---|---|---|---|---|---|---|---|---|---|
| 60. | APN 207-141-06 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 61. | APN 207-141-07 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 62. | APN 207-141-09 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 63. | APN 207-141-10 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 64. | APN 207-141-11 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 65. | APN 207-141-12 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 66. | APN 207-141-13 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 67. | APN 207-141-14 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 68. | APN 207-141-15 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 69. | APN 207-151-01 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 70. | APN 207-151-02 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 71. | APN 207-151-03 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 72. | APN 207-151-04 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 73. | APN 207-151-06 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 74. | APN 207-151-07 | RM2 | 20 DU/AC | Multi-family Residential | .16 | 2-4 Units | Vacant | YES | NONE |
| 75. | APN 207-151-08 | RM2 | 20 DU/AC | Multi-family Residential | .16 | 2-4 Units | Vacant | YES | NONE |
| 76. | APN 207-151-09 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 77. | APN 207-151-11 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 78. | APN 207-151-12 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 79. | APN 207-151-13 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 80. | APN 207-151-14 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
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|---|---|---|---|---|---|---|---|---|---|
| 81. | APN 207-161-01 | RM2 | 20 DU/AC | Multi-family Residential | .16 | 2-4 Units | Vacant | YES | NONE |
| 82. | APN 207-161-03 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 83. | APN 207-161-04 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 84. | APN 207-161-06 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 85. | APN 207-161-07 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 86. | APN 207-161-08 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 87. | APN 207-161-09 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 88. | APN 207-161-11 | RM2 | 20 DU/AC | Multi-family Residential | .25 | 2-6 Units | Vacant | YES | NONE |
| 89. | APN 207-161-12 | RM2 | 20 DU/AC | Multi-family Residential | .16 | 2-4 Units | Vacant | YES | NONE |
| Source: California City Planning Department 2013. | | | | | | | | | |

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**TABLE 5.5 CALIFORNIA CITY "LEGENDS" SENIOR HOUSING COMPLEX HOUSING ELEMENT 2007-2014 AVAILABLE LAND INVENTORY SUMMARY TRACT 6388 IS A PTN OF S1/2 OF SEC. 19, T32S, R38E, MDB&M**

| ITEM | APN | ZONE | ALLOWABLE DENSITY | GENERAL PLAN DESIGNATION | ACRES | REALISTIC UNIT CAPACITY | EXISTING USE | INFRASTRUCTURE CAPACITY | ON-SITE CONSTRAINTS VILLAGES SPECIFIC PLAN (VSP) |
|---|---|---|---|---|---|---|---|---|---|
| 1. | APN 212-591-01 | RM2 | | Senior Housing 55+ years Reduced Parking (1/unit) | .16 | (6,970 sq ft) | Built Pool/Rec. Area | YES-In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 2. | APN 212-591-02 | RM2 | 2-20 DU/AC or R1 (SFD) | Medium Density Residential (Single Family Dwelling) | .29 | 2-9 Units (12,632 sq. ft.) | 1 Unit SFD Built (2008) | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 3. | APN 212-591-03 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .17 | 2-5 Units (7,405 sq. ft.) | 4 Units Built (2011) | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 4. | APN 212-591-04 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .15 | 2-4 Units (6,534 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 5. | APN 212-591-05 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .13 | 2-4 Units (6,663 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 6. | APN 212-591-06 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 7. | APN 212-591-07 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 8. | APN 212-591-08 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 9. | APN 212-591-09 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 10. | APN 212-591-10 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 11. | APN 212-591-11 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 12. | APN 212-591-12 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 13. | APN 212-591-13 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 14. | APN 212-591-14 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot |
| 15. | APN 212-591-15 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .29 | 2-9 Units (12,632 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |

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|---|---|---|---|---|---|---|---|---|---|
| 16. | APN 212-591-16 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .29 | 2-9 Units (12,632 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 17. | APN 212-591-17 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .29 | 2-9 Units (12,632 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 18. | APN 212-591-18 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 19. | APN 212-591-19 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 20. | APN 212-591-20 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 21. | APN 212-591-21 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 22. | APN 212-591-22 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 23. | APN 212-591-23 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 24. | APN 212-591-24 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 25. | APN 212-591-25 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .21 | 2-6 Units (9,148 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 26. | APN 212-591-26 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .25 | 2-7 Units (10,890 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 27. | APN 212-591-27 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .16 | 2-4Units (6,970 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 28. | APN 212-591-28 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .13 | 2-4Units (5,663 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 29. | APN 212-591-29 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 30. | APN 212-591-30 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .11 | 2-4 Units (4,792 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 31. | APN 212-591-31 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .14 | 2-4 Units (6,098 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 32. | APN 212-591-32 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .15 | 2-4 Units (6,534 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 33. | APN 212-591-33 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .20 | 2-6Units (8,712 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |

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|---|---|---|---|---|---|---|---|---|---|
| 34. | APN 212-591-34 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | Too Small .10 | Must Merge (4,356 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 35. | APN 212-592-01 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | Too Small .09 | Must Merge (3,920 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 36. | APN 212-592-02 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .14 | 2-4 Units (4,792 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 37. | APN 212-592-03 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .13 | 2-4 Units (6,098 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 38. | APN 212-592-04 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .13 | 2-4 Units (5,663 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 39. | APN 212-592-05 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .13 | 2-4Units (5,663 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 40. | APN 212-592-06 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .17 | 2-5Units (7,405 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 41. | APN 212-592-07 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .16 | 2-4 Units (6,970 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 42. | APN 212-592-08 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 43. | APN 212-592-09 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4 Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 44. | APN 212-592-10 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .11 | 2-7 Units (4,792 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 45. | APN 212-592-11 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 46. | APN 212-592-12 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .12 | 2-4Units (5,227 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 47. | APN 212-592-13 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .16 | 2-4 Units (6,970 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 48. | APN 212-592-14 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .14 | 2-4 Units (6,098 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 49. | APN 212-592-15 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | Too Small .09 | Must Merge (3,920 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 50. | APN 212-592-16 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | Too Small .10 | Must Merge (4,356 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 51. | APN 212-592-17 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .11 | 2-4Units (4,792 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 52. | APN 212-592-18 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .11 | 2-4Units (4,792 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 53. | APN 212-592-19 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .11 | 2-4 Units (4,792 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 54. | APN 212-592-20 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .11 | 2-4 Units (4,792 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 55. | APN 212-592-21 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .17 | 2-5 Units (7,405 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 56. | APN 212-592-22 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .18 | 2-5 Units (7,841 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 57. | APN 212-592-23 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .13 | 2-4Units (5,663 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 58. | APN 212-592-24 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .14 | 2-4Units (6,098 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 59. | APN 212-592-25 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .13 | 2-4 Units (5,663 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 60. | APN 212-592-26 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .13 | 2-4 Units (5,663 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 61. | APN 212-592-27 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .13 | 2-4 Units (5,663 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 62. | APN 212-592-28 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .20 | 2-6 Units (8,712 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 63. | APN 212-592-29 | RM2 | 2-20 DU/AC or R1 (SFD) | Medium Density Residential (Single Family Dwelling) | .23 | 2-7 Units (10,019 sq. ft.) | 1 Unit SFD Built (2007) | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 64. | APN 212-592-30 | RM2 | 2-20 DU/AC or R1 (SFD) | Medium Density Residential (Single Family Dwelling) | .12 | 2-4Units (5,227 sq. ft.) | 1 Unit SFD Built (2007) | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 65. | APN 212-592-31 | RM2 | 2-20 DU/AC or R1 (SFD) | Medium Density Residential (Single Family Dwelling) | .12 | 2-4 Units (5,227 sq. ft.) | 1 Unit SFD Built (2007) | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 66. | APN 212-592-32 | RM2 | 2-20 DU/AC or R1 (SFD) | Medium Density Residential (Single Family Dwelling) | .12 | 2-4 Units (5,227 sq. ft.) | 1 Unit SFD Built (2008) | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 67. | APN 212-592-33 | RM2 | 2-20 DU/AC or R1 (SFD) | Medium Density Residential (Single Family Dwelling) | .16 | 2-4 Units (6,970 sq. ft.) | 1 Unit SFD Built (2008) | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 68. | APN 212-592-34 | RM2 | 2-20 DU/AC or R1 (SFD) | High Density Residential (Multi-family Residential) | .11 | 2-4 Units (4,792 sq. ft.) | Vacant | YES – In place. | VSP Min. lot size 4,500 sq. ft. Z Lot/RM2 or R1 |
| 69. | APN 212-593-01 | RM2 | Interior Roadway | | 2.20 Ac | 95,832 sq. ft. | Built | YES – In place | Villages Specific Plan |
| Source: California City Planning Department. | | | | | | | | | |

| TABLE 5.6 CALIFORNIA CITY HOUSING STARTS IN PROCESS – 2009 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | **APPROVAL DATE** | **MAP NUMBER** | **SFD CREATED** | **LOCATION** | **ACRES** | **EXT. DATE W/ SB 1185, AB 333 and AB 208** | **STATUS** |
| 1 | 06/08/05 | TTM 6346 | 190 | NORTH LOOP ESTATES, VILLAGES SPECIFIC PLAN (HAMILTON), APN 208-080-21, PTN S 1/2 SEC.24, T32S, R38E, MDB&M (ZONED R1) | 48.80 | 06/08/12 to 06/08/17 | Active |
| 2 | 03/07/06 | VTTM 6552 | 63 | GEORGETOWN STREET (AVANZADO), APN 210-330-01, Tract 2226, Lot 516, PTN SEC. 29 & 30, T32S, R38E, MDB&M (ZONED R1) | 15.29 | 03/07/09 to 03/07/14 | Active |
| 3 | 06/28/06 | VTTM 6583 | 88 | TIERRA DEL SOL GOLF VILLAGE & COMMONS, SENIOR PATIO HOMES, VILLAGES SPECIFIC PLAN, (QUIGGLE), PTN S 1/2 SEC.24, T32S, R37E, MDB&M (ZONED C5 w/RESIDENTIAL MIXED USE) | 10.00 | 06/28/09 to 06/28/14 | Active |
| 4 | 02/14/06 | TTM 6595 | 104 | WEST HARVARD AVENUE EXTENSION, VILLAGES SPECIFIC PLAN, (DACEY/GRIMSHAW), NW 1/4 SEC. 30, T32S, R38E, MDB&M (ZONED R1) | 25.00 | 02/14/09 to 02/14/14 | Active |
| 5 | 11/15/06 | VTTM 6597 | 59 | SOUTH SIDE TWENTY MULE TEAM PARKWAY, (ELLISON), (ZONED R1) APN 217-010-07, PTN NW 1/4 SEC.15, T32S, R38E, MDB&M | 25.91 | 11/15/09 to 11/15/14 | Active |
| 6 | 12/06/06 | VTTM 6598 | 115 | MESA VISTA ESTATES, (MEISTER/EFFORD), APN 350-040-26, APN 350-040-27, APN 350-040-28, & APN 250-29, PTN S 1/2 SEC.18, T32S, R38E, MDB&M (ZONED R1) (COMBINED PHASE I 40.08 ACS 7 PHASES) | 120.00 combined | 12/06/09 to 12/06/14 | Active |
| 7 | 10/02/06 | TTM 6601 (PUD) | 120 | NORTH SIDE TWENTY MULE TEAM PARKWAY, APN 227--010-05, PTN NW 1/4 SEC.15, T32S, R38E, MDB&M (ZONED R1) | 50.00 | 10/02/09 to 10/02/14 | Active |
| 8 | 04/25/06 | TTM 6623 | 153 | LEHIGH STREET (GRIMSHAW), APN 210-010-01, Tract 2225, Lot 109, PTN S 1/2 SEC.30 & PTN SEC. 31, T32S, R38E MDB&M (ZONED R1) PHASES 1-11 | 27.12 | 04/25/09 to 04/25/14 | Active |
| 9 | 06/20/06 | TTM 6632 | 97 | RANDSBURG-MOJAVE ROAD, ( TA),APN 212-010-28, PTN SE 1/4 SEC.19, T32S, R38E, MDB&M (ZONED R1) | 34.59 | 06/20/09 to 06/20/14 | Active |
| 10 | 02/28/06 | TTM 6831 | 110 | COPPER SKY, (LUKER), VILLAGES SPECIFIC PLAN, APN 210-160-62, PTN NW 1/4, SEC.30, T32S, R38E MDB&M (ZONED R1) | 27.54 | 02/28/09 to 02/28/14 | Active |
| 11 | 10/17/06 | VTTM 6864 | 28 | SOUTH SIDE TWENTY MULE TEAM PARKWAY, (COLLINS), (ZONED R1), APN 350-140-01, W 1/2 PTN SW 1/4 SEC.16, T32S, R38E, MDB&M | 60.00 | 10/17/09 to 10/17/14 | Active |
| | | **TOTAL** | **1,127** | | | | |

**Source: California City Planning Department, February 2013.**

### 5.3 Financial Resources

The following scenarios present the non-housing and housing revenues the Agency may have available over the next five years to fund Implementation Plan activities. The projections are conservative, assuming the Agency will collect about 97 percent of tax increment when assessed values are stable or rising. Currently, the Agency is facing an unknown outcome. In 2010, the California court system heard a lawsuit brought by the Community Redevelopment Association. This complaint would have blocked California from seizing RDA funds. California prevailed and the Agency will lose $2,532,000 of tax increment to the State. This loss materially affects the five-year forecast of Agency financial position. The Agency also faces a double-dip in assessed valuation. From FY 08/09 to FY 09/10 the Agency's assessed valuation decreased by $150 million dollars. For the FY 09/10-tax year, the county assessor reassessed some 1200 single-family homes lowering their assessments back to pre-2004 levels. This analysis was completed in the spring of 2009. In the 12 months from October 2008 until October 2009 the median sales price of a single family home fell from $84,000 to $62,750, a 24 percent decrease. Based upon this decrease in median sales price, staff estimates a $100 million dollar decrease in assessed valuation for FY10/11. The forecast is also based on the Agency's assessed valuation being flat for three fiscal years after FY10/11. However, while assessed valuation is projected as flat, the Agency would receive a 2 percent Proposition 13 increase in these years.

**Scenario 1**

Community Redevelopment Law allows Agencies to borrow from low and moderate housing funds to assist with funding the State's latest "take" of redevelopment money. Any borrowing of low and moderate funds must be repaid within five years. Scenario 1 **Table 5.7** below contemplates a repayment over four years. Notice that in year five of the forecast the financial position of the Agency turns negative, to the extent of $488,000. A necessary inference of this result is the Agency does not have sufficient assessed valuation growth during the forecast years to repay the low/mod funds loan within the required five-year time frame. Further, staff believes including the low/mod loan proceeds in the forecast artificially inflates the financial position of the Agency in years two and three of the forecast. Scenario 2 below does not include the proceeds from the low/mod loan and the loan repayment.

**Scenario 2**

Scenario 2 thus filters out the artificial effect of the loan on tax increment fund financial position. Scenario 2 **Table 5.8** below shows the effects of anticipated operations and projects without being masked by the low/mod loan. This kind of analysis shown in the Agency is actually entering financial solvency problems two years earlier than Scenario 1 shows. Under this forecast scenario, the Agency is solvent only until June 30, 2012. (The negative projection of 160,400 at June 30, 2012 is only 5% of total fiscal year expenditures. Thus one may consider the negative number as not significant from zero.) However, the financial position of the Agency turns negative in the fourth year (FY 12/13) of the forecast meaning there would be zero funding available for non-housing projects during the third, fourth, and fifth fiscal years of the forecast. The recent 150 and 100 million assessed valuation decreases coupled with the $2,535,000 shift from the Agency to the State cause the financial position of the Agency to become negative. Thus, the Agency has funding for non-housing projects in only one out of five forecast years. It is also clear that the Agency will be forced to; reduce discretionary expenditures including shifting administrative expenses to the City's general fund and defer some debt payments such as those to the SDI fund (this becomes the result because such debts as pass-thru agreements and bonded debt have superior liens by contract relative to the SDI fund).

**Ten-Year RDA Housing Forecast**

The California City RDA Housing Fund 10-Yr Forecast from 2004-2005 through 2013-2014 is depicted in **Table 5.9**.

**Table 5.7 California City RDA 5-Yr Forecast Implementation Plan – Scenario 1**

| | | | | | |
|---|---|---|---|---|---|
| **CALIFORNIA CITY REDEVELOPMENT AGENCY** | | | | | |
| **FIVE YEAR FORECAST** | | | | | |
| **IMPLEMENTATION PLAN-SCENARIO 1** | | | | | |
| | 2009-2010 | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014 |
| | | | | | |
| Beginning Fund Balance | | | | | |
| Tax Increment Fund Balance | 3,240,000 | 2,310,000 | 1,132,300 | 578,350 | 41,400 |
| | | | | | |
| Inflows | | | | | |
| Tax Increment Revenue (Original Plan) | 3,789,000 | 2,926,000 | 2,985,000 | 3,044,000 | 3,105,000 |
| Loan from Housing Fund | 985,000 | | | | |
| | | | | | |
| Total Inflows | 4,774,000 | 2,926,000 | 2,985,000 | 3,044,000 | 3,105,000 |
| | | | | | |
| Outflows | | | | | |
| Debt Service Payments (Non-housing Share) | | | | | |
| | | | | | |
| Debt Service Payments | 1,135,000 | 1,135,000 | 1,100,000 | 1,117,000 | 1,144,000 |
| Subtotal | 1,135,000 | 1,135,000 | 1,100,000 | 1,117,000 | 1,144,000 |
| | | | | | |
| Taxing Agency Payments | | | | | |
| County Property Tax Admin Charges | 86,000 | 88,000 | 90,000 | 92,000 | 94,000 |
| County Library | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 |
| County General/Fire | 605,000 | 468,000 | 478,000 | 488,000 | 498,000 |
| AVEK- (General Levy) | 325,000 | 250,000 | 255,000 | 260,000 | 265,000 |
| AVEK- (Levy Settlement) | 46,000 | 0 | 0 | 0 | 0 |
| Code Section 33676 | 53,000 | 54,000 | 55,000 | 56,000 | 57,000 |
| Kern Co Supt of Schools | 40,300 | 31,000 | 31,000 | 31,000 | 32,000 |
| Subtotal | 1,195,300 | 931,000 | 949,000 | 967,000 | 986,000 |
| | | | | | |
| Projects | | 370,000 | | | |
| **ERAF SHIFT** | 2,101,000 | 432,000 | | | |
| Hyundai Agreement | 196,000 | 213,000 | 213,000 | 213,000 | 213,000 |
| SDI Obligations | | 345,700 | 345,700 | 345,700 | 345,700 |
| Administration | 696,700 | 377,000 | 385,000 | 392,000 | 400,000 |
| Housing Fund Loan Repayment | | | 246,250 | 246,250 | 246,250 |
| Land Note | 380,000 | 300,000 | 300,000 | 300,000 | 300,000 |
| Subtotal | 3,373,700 | 2,037,700 | 1,489,950 | 1,496,950 | 1,504,950 |
| | | | | | |
| Total Outflows | 5,704,000 | 4,103,700 | 3,538,950 | 3,580,950 | 3,634,950 |
| | | | | | |
| Ending Fund Balance | 2,310,000 | 1,132,300 | 578,350 | 41,400 | (488,550) |
| Source: California City RDA Five-Year Housing Implementation Plan Ten-Year Housing Affordability Compliance Plan Update 2004-05 through 2013-14. | | | | | |

**Table 5.8 California City RDA 5-Yr Forecast Implementation Plan – Scenario 2**

| | | | | | |
|---|---|---|---|---|---|
| **CALIFORNIA CITY REDEVELOPMENT AGENCY** | | | | | |
| **FIVE YEAR FORECAST** | | | | | |
| **IMPLEMENTATION PLAN-SCENARIO 2** | | | | | |
| | 2009-2010 | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014 |
| | | | | | |
| Beginning Fund Balance | | | | | |
| Tax Increment Fund Balance | 3,240,000 | 147,300 | 1,132,300 | (160,400) | (451,100) |
| | | | | | |
| Total Inflows | | | | | |
| Tax Increment Revenue (Original Plan) | 3,789,000 | 2,926,000 | 2,985,000 | 3,044,000 | 3,105,000 |
| | | | | | |
| | | | | | |
| Total Inflows | 3,789,000 | 2,926,000 | 2,985,000 | 3,044,000 | 3,105,000 |
| | | | | | |
| Outflows | | | | | |
| Debt Service Payments (Non-housing Share) | | | | | |
| | | | | | |
| Debt Service Payments | 1,135,000 | 1,135,000 | 1,100,000 | 1,117,000 | 1,144,000 |
| Subtotal | 1,135,000 | 1,135,000 | 1,100,000 | 1,117,000 | 1,144,000 |
| | | | | | |
| Taxing Agency Payments | | | | | |
| County Property Tax Admin Charges | 86,000 | 88,000 | 90,000 | 92,000 | 94,000 |
| County Library | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 |
| County General/Fire | 605,000 | 468,000 | 478,000 | 488,000 | 498,000 |
| AVEK- (General Levy) | 325,000 | 250,000 | 255,000 | 260,000 | 265,000 |
| AVEK- (Levy Settlement) | 46,000 | 0 | 0 | 0 | 0 |
| Code Section 33676 | 53,000 | 54,000 | 55,000 | 56,000 | 57,000 |
| Kern Co Supt of Schools | 40,300 | 31,000 | 31,000 | 31,000 | 32,000 |
| Subtotal | 1,195,300 | 931,000 | 949,000 | 967,000 | 986,000 |
| | | | | | |
| Projects | | 370,000 | | | |
| **ERAF SHIFT** | 2,101,000 | 432,000 | | | |
| Hyundai Agreement | 196,000 | 213,000 | 213,000 | 213,000 | 213,000 |
| SDI Obligations | | 345,700 | 345,700 | 345,700 | 345,700 |
| Administration | 696,700 | 377,000 | 385,000 | 392,000 | 400,000 |
| | | | | | |
| Land Note | 380,000 | 300,000 | 300,000 | 300,000 | 300,000 |
| Subtotal | 3,373,700 | 2,037,700 | 1,243,700 | 1,250,700 | 1,258,700 |
| | | | | | |
| Total Outflows | 5,704,000 | 4,103,700 | 3,292,700 | 3,334,700 | 3,388,700 |
| | | | | | |
| Ending Fund Balance | 1,325,000 | 147,300 | (160,400) | (451,100) | (734,800) |

Source: California City RDA Five-Year Housing Implementation Plan Ten-Year Housing Affordability Compliance Plan Update 2004-05 through 2013-14.

## Table 5.9 California City RDA Housing Fund 10-Yr Forecast

| CALIFORNIA CITY REDEVELOPMENT AGENCY | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HOUSING FUND | | | | | | | | | | | TEN |
| | | | | | | | | | | | YEAR |
| | 2004-2005 | 2005-2006 | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014 | TOTAL |
| | | | | | | | | | | | |
| Beginning Fund Balance | | | | | | | | | | | |
| Housing Fund Balance | 808,566 | 1,039,107 | 1,242,186 | 1,977,798 | 2,900,585 | 3,857,823 | 715,000 | 5,000 | 12,250 | 35,500 | |
| | | | | | | | | | | | |
| Inflows | | | | | | | | | | | |
| Tax Increment Revenue (Original Plan) | 554,547 | 757,007 | 1,149,661 | 1,390,962 | 1,310,398 | 985,000 | 760,000 | 775,000 | 791,000 | 807,000 | 9,280,575 |
| Repayment from Tax Increment | | | | | | | | 246,250 | 246,250 | 246,250 | |
| | | | | | | | | | | | |
| Total Inflows | 554,547 | 757,007 | 1,149,661 | 1,390,962 | 1,310,398 | 985,000 | 760,000 | 1,021,250 | 1,037,250 | 1,053,250 | 10,019,325 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Outflows | | | | | | | | | | | |
| Debt Service Payments(Housing Share) | 258,228 | 250,745 | 247,973 | 249,087 | 252,066 | 263,000 | 261,000 | 261,000 | 261,000 | 261,000 | 2,565,099 |
| | | | | | | | | | | | |
| Debt Service Payments | | | | | | | | | | | |
| Subtotal | 258,228 | 250,745 | 247,973 | 249,087 | 252,066 | 263,000 | 261,000 | 261,000 | 261,000 | 261,000 | 2,565,099 |
| | | | | | | | | | | | |
| Other | | | | | | | | | | | |
| | | | | | | | | | | | |
| Administration | 65,778 | 55,074 | 151,711 | 58,623 | 101,094 | 69,000 | 53,000 | 53,000 | 53,000 | 53,000 | 713,280 |
| Projects | | 248,109 | 14,365 | | | 2,490,823 | 1,006,000 | 700,000 | 700,000 | 700,000 | 5,859,297 |
| CHAFA Loan Retirement | | | | | | 320,000 | 150,000 | | | | 470,000 |
| Subtotal | 65,778 | 303,183 | 166,076 | 58,623 | 101,094 | 2,879,823 | 1,209,000 | 753,000 | 753,000 | 753,000 | 7,042,577 |
| | | | | | | | | | | | |
| Loan to Tax Increment Fund | | | | | | 985,000 | | | | | |
| Restatements | | | | (160,465) | | | | | | | (160,465) |
| Ending Fund Balance | 1,039,107 | 1,242,186 | 1,977,798 | 2,900,585 | 3,857,823 | 715,000 | 5,000 | 12,250 | 35,500 | 74,750 | |

Source: California City RDA Five-Year Housing Implementation Plan Ten-Year Housing Affordability Compliance Plan Update 2004-05 through 2013-14.

# CHAPTER 6: CONSTRAINTS

## 6.1 Housing Development Constraints and Opportunities Update

As part of the review and update of the Housing Element, the constraints and opportunities to housing development must be analyzed. In the current Housing Element, this analysis was performed utilizing the following format: Land Availability, Utilities and Services, Housing Production Constraints (Market, Government, and Public Perception), Development Opportunities and Site Evaluation Criteria.

This review/update will follow the current format. There is such a significant amount of land available in California City that demand for single family units for all income levels is being met with the current market. The following analysis will focus on current and future multi-family housing sites as being those most likely to accommodate housing for very low (extremely low) and low-income households.

**Land Availability**
California City is one of the largest incorporated cities in California in terms of physical size. The City has approximately 203.44 square miles within its corporate boundary. The more developed portion of the City is referred to as the Central Core and the more undeveloped acreage within the City is known as the Northeastern Portion (generally the northeasterly area along Twenty Mule Team Parkway).

Within the Central Core (generally defines as the area north and south along California City Boulevard) has the most intense development, and is the area of the community with the most infrastructure in place, and is generally the area where all types of development could be most easily accommodated.

According to the City's building permits, 2,473 dwelling units were added to the housing supply in the City from 2001 to 2012. According to Kern Council of Governments, approximately 840 additional housing units were required to meet the housing need of California City between 2001 and 2006 with an additional 407 between 2007 and 2013. The determination that the City has enough vacant land to accommodate the projected future housing demand is based on the following information:

- There are more than 50,604 subdivided vacant lots in California City.

- The Central Core is the area that has the most intense development in the community with the infrastructure in place.

- For the purpose of showing land availability within the Central Core there are 147 lots zoned RM2 (multi-family, 20 units per acre). As depicted in Table 5.4 there are 89 lots capable of producing at maximum capacity could yield 505 apartment units suitable for individuals or large families. Table 5.5 there are 58 lots capable of producing at maximum capacity could yield 257 apartment units suitable for senior housing known as the Legends. The available multi-family lots are owned by both individual owners as well as under corporate ownership. The City will continue to facilitate lot consolidation for housing development by assisting potential housing developers to contact property owners. All lots are suitable for consolidation to better accommodate a large multi-family complex. None of the RM2 zoned lots have site-specific environmental constraints, and all are served by City water and sewer services. Development of these multi-family zoned lots are unlikely to occur within the time period identified by this Housing Element and are more likely to be developed in future updates.

| Multi-family Properties Available for Immediate Development | | | | | | |
|---|---|---|---|---|---|---|
| # Lots | Zoning | Realistic Housing Capacity | Very Low-Income (ELI one-half) | Low-Income | Moderate-Income | Above Moderate-Income |
| 147 | RM2 | 762 | 256 units (ELI 128) | 206 | 150 | 150 |

- There are an additional 5,613 undeveloped, vacant lots in the Central Core designated for future multi-family housing as shown in Figure 1-7. These lots are in clusters, generally along the perimeters of development tracts. None of the lots have site-specific environmental constraints; however, approximately 35% are currently served by City sewer and 85% are served by City water. Extensions of these services would occur as demand for additional multi-family housing develops. The City monitors the amount of multi-family land being developed on an annual basis through the City's building permit process and will take steps to initiate appropriate zoning as needed.

| Residential Properties Available for Future Development | | | | | | |
|---|---|---|---|---|---|---|
| # Lots | Zoning | Realistic Housing Capacity | Very Low-Income (ELI one-half) | Low-Income | Moderate-Income | Above Moderate-Income |
| 5,613 | RM2 | 22,452 | To be allocated as market demand dictates, subject to annual review to meet the very low and low income housing needs. | | | |

- The lots which remain in the Central Core and which have infrastructure available are located primarily to the north and south of California City Boulevard, the major transportation corridor through the developed portion of the City. There is an adequate land use/zoning mix to permit development of both single family and multi-family units.

- In addition to the vacant land in the Central Core (which has immediate access to necessary infrastructure), there are approximately 3,434 lots within the Northeastern Portion which are improved with streets and water. Approximately 1,667 of the 3,434 lots will be fully developed with water, streets and electric services. No sewer lines are installed as the lots will be individually served by on-site septic systems.

- Of the 1,667 lots, approximately 10 percent are zoned for multi-family units, 85 percent for single family units, and 5 percent for commercial and public facility uses.

- In addition to the 1,667 lots, there are more than 19,300 lots which could be developed if there were a demand. The lots are currently unimproved with access by dirt streets only. Improvements to these lots with water, drainage and desert mix streets only. Improvements to these lots with water, drainage and desert mix streets could occur, as they qualify for receipt of Subdivision Deferred Improvement (SDI) funds. This SDI fund (approximately $81 million dollars) was utilized as a mechanism to allow subdivisions to occur without improvements, with the stipulation that the developer contribute to this SDI fund based on a per lot fee. This SDI fund was established during the height of subdivision activity in California City between 1967 and 1972, and encompasses approximately 30 tracts.

- The primary constraint to utilization of these 19,300 lots is the cost of installing/extending utility transmission lines. Southern California Edison Company has the capacity to service potential demand, but the cost of extending lines to service a few lots would be cost-prohibitive. In some areas of the City, however, the City has approved the use of on-site generators which allow land owners to build on their property.

**Domestic Water**

The City has wells which pump from groundwater supplies with sufficient quantity to meet all of its current needs. The groundwater supply is recharged from precipitation in the Sierra Nevada Mountains. The City also has access to water from the Antelope Valley-East Kern Water Agency (AVEK), a supplier of imported water. At the present time the AVEK source provides backup supply and capacity for future growth. About 25 percent of the current water usage is AVEK water. The City's entitlement to the AVEK water, plus the water supplied by the wells, is about eight (8) million gallons per day (mgd). In 2012, the average demand was approximately 3.0 mgd. The availability of water for this desert community is not a constraint to development.

*Government Code Section 65589.7 requires local governments to provide a copy of their adopted housing element to water providers. In addition, water providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.*

**Sewer and Wastewater Facilities**

The City's original wastewater treatment facility was constructed in 1978 with a design capacity of 300,000 gallons per day (gpd). At the time of 1992 Housing Element update, approximately 75 percent of the design capacity was being utilized. Subsequent to that update, the treatment plant was rebuilt and resized to a design capacity of 1 mgd. This rebuilt plant produces tertiary treated water which is now used for irrigation of golf courses and public areas such as parks and replenishment of the lakes' water.

An additional tertiary treatment plant with a capacity of 1.5 mgd was constructed by the end of the 2004 Housing Element update. This adds 2.5 times the current capacity to the system.

It is not anticipated that the availability of wastewater treatment capacity will be a constraint on development.

The City is the sole source for sewer services.

*Government Code Section 65589.7 requires local governments to provide a copy of their adopted housing element to sewer providers. In addition, sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.*

**Solid Waste**

Solid waste disposal management in Kern County is the responsibility of the County's Waste Management Department. California City is currently utilizing the County landfill site near Mojave.

**Education**

California City is within the boundaries of the Mojave Unified School District. California City has four public schools, Robert P. Ulrich Elementary School (K-3), the new Hacienda Elementary School (4-6), the California City Middle School (7-8), and the new California City High School (9-12). According to the 2007-2011 ACS 5-Year Estimates for grades K to 12$^{th}$ there are 3,228 students enrolled, there are an additional 225 students enrolled in nursery school or preschools, there are 516 college undergraduate students and 291 students enrolled in professional school or graduate school. Plans for a future college campus in California City is underway with Cerro Coso Community College, as part of the Kern Community College District, which has purchased 15 acres on the south side of California City Boulevard and California City Boulevard South. Residents pay special school parcel taxes for school facilities and improvements, such as the construction of the new California City schools. It is not anticipated that education will be a constraint on growth in California City for the foreseeable future.

**Hospital Facilities**
East Kern Hospital District received a zone change in 2011 on land to build a future 25-bed hospital on the south side of North Loop Boulevard and Hacienda Boulevard. The facility will compliment the existing medical facilities and clinics. The City continues to support the City police and fire departments through a special parcel tax of $150.00, beginning July 2012 over the next six years until July 2018. The City's fire department has paramedics available on staff, a 24-hour based private ambulance service and a medical helicopter to airlift the critically injured or ill to hospitals in the Antelope Valley or elsewhere.

**Land Use Controls**
The City has a history of encouraging growth and development. The General Plan and accompanying Zoning Code provide for a variety of land uses and zoning to accommodate a broad range of development. There are no growth limiting or exclusionary ordinances which would be a constraint to development.

The California City planning area is comprised of 130,200 acres (203.44 square miles). This represents an increase of 11,200 acres resulting from the 1991 Municipal Reorganization #91-1 that comprised a 16,000-acre annexation and 4,800-acre detachment. The total 203.44 square miles planning area also represents the official City limits of California City. California City completed the 2002 Annexation, Detachment, Sphere of Influence Amendment (the City has Jurisdictional Boundaries and Coterminous Sphere of Influence), Redevelopment Area Expansion General Plan Update (Including the Housing Element), and Automotive Test Course Project. This action did not impact the availability of parcels for housing. It detached some environmentally sensitive areas and annexed some land suitable for economic development.

An inventory of existing structures in the Central Core completed in 2013 showed 2,473 developed residential parcels. Thus, of the approximate 16,474 residential lots available in the area defined as the Central Core, approximately 15 percent were developed.

Based upon the 2009-2028 General Plan, the total of all single and multiple-family residential land designations represent 25 percent (33,500 acres) of the California City planning area. The residential land use designations of the General Plan and related zoning classifications show approximately 16,474 available (vacant) residential lots in the Central Core.

The following land use designations are based upon the total California City planning area as designated on the General Plan Land Use Element Map.

| GENERAL PLAN LAND USE DESIGNATIONS | | ACRES |
|---|---|---|
| MEDIUM DENSITY | | |
| Single Family Residential | 6 DU/Acre - Sewered<br>6 DU/Acre - Unsewered | 5,120 |
| MEDIUM DENSITY | | |
| Single Family Residential | 4 DU/Acre - Sewered<br>2 DU/Acre - Unsewered | 80 |
| LOW DENSITY | | |
| Single Family Residential | 2 DU/Acre | 60 |
| RURAL RESIDENTIAL | | |
| Single Family Residential | 1 DU/Acre | 400 |
| ESTATE DENSITY | | |
| Single Family Residential | R4 = 1DU/2 Acres ( 17,040)<br>R5 = 1DU/5 Acres ( 320) | 17,360 |
| HIGH DENSITY | | |
| Multi-Family Residential | 2 to 20 Units/Acre | 1,920 |
| OPEN SPACE | 1 DU/Acre | 83,520 |

**Land Use Standards**
The General Plan is the broad planning framework that sets forth the communities' goals and policies. The Zoning Code is the instrument that implements the General Plan. The following are highlights of the Zoning Code:

**Residential Classifications**:

R1 Single Family Residential
6,000 square-foot minimum lot size

R2 Single Family Residential
10,000 square-foot minimum lot size

R3 Single Family Residential
20,000 square-foot minimum lot size

RM1/ Multiple-Family Residential
RM2 2 to 20 units per acre

**Residential Zoning Characteristics**
Single or multiple family dwellings shall not exceed 2-1/2 stories or thirty-five feet in height, whichever is less, provided, with a special use permit multiple family dwellings in a RM1 zone shall not exceed four stories or forty-five feet in height, whichever is less.

Single family dwellings shall have a twenty-five foot front yard setback. Multiple family dwellings shall have a fifteen-foot front yard setback.

Single or multiple family dwellings shall have a five-foot side and rear yard setback if the dwelling is one story in height, a ten-foot side and rear yard setback if the dwelling is two stories in height or if the dwelling is located on a corner lot, provided however, property located in an R2 or R3 zone may have smaller side and rear yards with a permit.

One off-street parking space shall be provided for each dwelling unit in a multiple family zone; the off-street parking shall be provided by an enclosed garage or covered carport which is consistent with the architectural treatment of the main structure. Enclosed trash receptacles shall be installed and maintained for each multiple family dwelling.

The currently adopted California City zoning regulations and development standards do not present obstructions or difficulties for the development of low and moderate-income households. Aside from the aforementioned zoning regulations and development standards, the cost of land is relatively low in California City compared with other California communities. This allows for an overall low cost for all types of housing.

**Building Codes and Enforcement**
The City has set valid and responsible building codes for utilization in the City. During the analysis of potential Governmental Constraints to development, these items were not identified as constraints. The California City Building Department administers building code and enforcement services. The City has adopted, and the department implements, provisions of the 2010 Uniform Building Code (UBC) and in January 2014 will adopt the 2013 California Amendments. The City has adopted the 2012 Plumbing Code, 2013 Fire Code, 2012 Mechanical Code, and 2011 Electrical Code. Also, the City uses the California Disabled Accessibility Guidebook (CalDAG), an interpretive manual that shows the correlation

between federal and state rules, regulations, and guidelines for compliance with ADA and California requirements. And, the City has adopted these design elements into their building code. California City will ensure that its ordinances comply with the provisions of Chapter 671 pertaining to reasonable accommodation.

**On and Off-site Improvements**

The off-site improvement requirements of the City are imposed for Health and Safety considerations of future residents. In some cases, on and off-site requirements of federally sponsored projects are more stringent (and subsequently more costly) than those required by the City. However, with the availability of Community Development Block Grant (CDBG) funds to help off-set requirement costs, government-subsidized projects become more feasible.

For residential projects, the City requires both on- and off- site improvements. These include: curb/gutter and drainage facilities, sidewalks, paved streets, landscaping and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, they are required as part of the building permit.

Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments and are retained onsite in park basins or landscaped areas. Arterial and collector roads are designated on the General Plan according to existing and projected needs. Local streets are located as needed throughout residential development. City roadways are required to be paved. Pavement creates an all-weather roadway, facilities roadway drainage and reduces dust. It also produces a high speed circulation system and facilitates relative safe traffic movements. Developers are responsible for development of roadways associated with the residential project. Roadways are classified in the City according to traffic needs. They are as follows:

- Major Arterial – 6 lanes, 90 feet wide, 110-foot right-of-way
- Arterial – 6 lanes. 90 feet wide, 110-foot right-of-way (usually has landscaped median)
- Collector – 4 lanes, 68 feet wide, 90-foot right-of-way
- Local – 2 lanes, 40 feet wide, 60-foot right-of-way

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children.

Development of and connection to municipal water and sewer services are required as a condition of tract maps. Water service is necessary for a constant supply of potable water. According to the 2010 Central Core Water Map 8-inch, 6-inch and 4-inch water lines service many of the existing residential tracts along local roadways. Water lines with larger capacity of 20-inch, 16-inch, 12-inch and 10-inch water lines service major arterial, arterial and collector streets.

Sewer services are necessary for the disposal of liquid waste. These off-site requirements allow for the development of much higher residential densities. According to the 2010 Central Core Sewer Map, sewer lines are found mainly around schools, commercial businesses and government buildings ranging from 6-inch to 24-inch in capacity. The north side of California City Boulevard has more sewer service available to residential lots than on the south side. Newer residential tracts and pending residential housing starts are required to hookup to City sewer. Many of the older residential tracts are on private

septic systems. New construction in the older residential tracts on spot lots are required to hookup to the sewer system if the sewer is less than 200-feet away, over 200-feet a private septic system is allowed.

**Residential Development Standards**
The City of California City Development Standards does not contain any unduly restrictive provisions. Building heights, setbacks, lot areas, and parking are generally within the range of development standards for other cities in the State. Open space provisions (park land dedications) only apply when the population of the development will exceed 1,000 persons.

**Table 6.1** outlines the City's Residential Development Standards from the California City Municipal Code (CCMC), Title 9 Chapter 2. Zoning (also referred to as the Zoning Code) and the Zone Classifications (per the City Zoning Code):

RA (Residential/Agricultural District)
R1 (One-Family Residential District, Medium Density)
R2 (One-Family Residential District Medium-Low Density)
R3 (One-Family Residential District Low Density)
R4 (One-Family Residential District Estate Density)
R5 (One Family Residential District Estate Density)
RM1 (Multiple Family Residential District High Density)
RM2 (Multiple Family Residential District High Density)

A Planned Unit Development (PUD) (not shown) has the same requirements as underlying zone requirements.

**Table 6.2** provides an analysis of housing types permitted by zoning districts and applicable legislation that affects how the City permits certain housing types as required by law.

**Housing Types Applicable Legislation**:
**1) Group Homes (SB 520)** – The City permits group homes with six or fewer persons in any residential zone without restrictions or additional permits in compliance with SB 520. By right group home standards of six or less applies to all residential housing types: Single Family – Detached, Emergency Shelter, Single Room Occupancy (SRO), Manufactured Home, Mobile-Home, Transitional Housing, Supportive Housing and Employee (Farm Worker) Housing.

**2) Second-Unit Housing -** (Second Unit Law effective 7/1/03) The City has a second-unit ordinance in place (Ord. No. 08-661 as of 4/15/08) and any provisions of the local ordinance which are in conflict with Second-Unit Law, such as conditional use permit (special permit) or discretionary review such as staff development review (SDR), should be considered null and void and consider Second-Unit Housing applications as ministerial in accordance with State standards, except provisions for authorizing an administrative appeal of a decision. The California Environmental Quality Act (CEQA) considers all second-unit housing as a ministerial exemption and no further environmental action is required.

**3) Employee Housing Act**, specifically Health and Safety Code Section 17021.6, if agricultural use is permitted, under the Employee Housing Act, employee housing for up to 12 units or 36 beds would be permitted without any discretionary review or other requirement.

## 6.1 Residential Development Standards

| California City Residential Development Standards | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Residential** | **Zoning District RA** | **Zoning District R1** | **Zoning District R2** | **Zoning District R3** | **Residential R4** | **Zoning District R5** | **Zoning District RM1** | **Zoning District RM2** |
| Density Range | Rural Density<br>1 unit/1 acre | Medium Density<br>6 units/ac Sewered<br>2 units/ac Unsewered | Med Low Density<br>4 units/ac Sewered<br>2 units/ac Unsewered | Low Density<br>2 units/1 acre | Estate Density<br>1 unit/2 acres | Estate Density<br>1 unit/5 acres<br>(Wonder Acres) | High Density<br>2 units to 10<br>units (apts) | High Density<br>2 units to 20<br>units (apts) |
| Setbacks | Front Yd: 25’<br>Side Yd:<br>10’ (single)<br>15’ (two-story)<br>20’ (corner)<br>Rear Yd:<br>25’ (single)<br>20’ (two-story) | Front Yard: 25’<br>Side Yd<br>5’ (single)<br>10’ (two-story)<br>15’ (corner)<br>Rear Yd:<br>5’ (single)<br>10’ (two-story) | Front Yard: 25’<br>Side Yd:<br>5’ (single)<br>10’ (two-story)<br>15’ (corner)<br>Rear Yd:<br>20’ (single)<br>20’ (two-story) | Front Yard: 25’<br>Side Yd:<br>5’ (single)<br>10’ (two-story)<br>15’ (corner)<br>Rear Yd:<br>20’ (single)<br>20’ (two-story) | Front Yd: 25’<br>Side Yd:<br>25’ (single)<br>50’ (two-story)<br>25’ (corner)<br>Rear Yd:<br>25’ (single)<br>50’ (two-story) | Front Yard: 25’<br>Side Yd:<br>25’ (single)<br>50’ (two-story)<br>25’ (corner)<br>Rear Yd:<br>25’ (single)<br>50’ (two-story) | Front Yard: 15’<br>Side Yd:<br>5’ (single)<br>10’ (two-story)<br>10’ (corner)<br>Rear Yd:<br>5’ (single)<br>10’ (two-story) | Front Yard: 15’<br>Side Yd:<br>5’ (single)<br>10’ (two-story)<br>10’ (corner)<br>Rear Yd:<br>5’ (single)<br>10’ (two-story) |
| Lot Coverage | 25% | 45% | 45% | 30% | 25% | 25% | 50% | 50% |
| Min Lot Size | 1 acre | 6,000 sq. ft. | 10,000 sq. ft. | 20,000 sq. ft. | 80,000 sq. ft. | 200,000 sq. ft. | 4,356 sq. ft. | 2,178 sq. ft. |
| Min Unit Size | 1,200 sq. ft. | 1,200 sq. ft. | 1,200 sq. ft. | 1,200 sq. ft. | 1,200 sq. ft. | 1,200 sq. ft. | 850 sq. ft. | 700 sq. ft. |
| Parking | 2-car covered<br>(20’ x 20’) | 2-car covered<br>(20’ x 20’) | 2-car covered<br>(20’ x 20’) | 2-car covered<br>(20’ x 20’) | 2-car covered<br>(20’ x 20’) | 2-car covered<br>(20’ x 20’) | 2/DU 1 covered<br>(9’ x 19’) | 2/DU 1 covered<br>(9’ x 19’) |
| Height Max | 2.5-story or 35’ | 2.5-story or 35’ | 2.5-story or 35’ | 2.5-story or 35’ | 2.5-story or 35’ | 2.5-story or 35’ | 2.5-story or 35’ | 2.5-story or 35’ |
| Open Space | 75% uncovered | 55% uncovered | 55% uncovered | 70% uncovered | 75% uncovered | 75% uncovered | 50% uncovered | 50% uncovered |
| Source: CCMC Title 9, Chapter 2. Zoning | | | | | | | | |

**Table 6.2: Housing Types Permitted by Zoning District**

| HOUSING TYPES PERMITTED BY ZONING DISTRICT | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Zone | | | | | | | | | | | | | |
| Housing Type | Residential | | | | | | | Community Medical Center | Commercial | | | | | Industrial |
| | RA | R1 | R2 | R3 | R4 | R5 | RM1/ RM2 | CMC | C1 | C2 | C3 | C4 | C5 | M1/M2 |
| Single Family – Detached | P | P | P | P | P | P | P | | | | | | | |
| Single Family – Attached | | | | | | | | | | | | | | |
| Duplex or Triplex | | | | | | | P | | | | | | | |
| Multifamily Housing (4 or more units) | | | | | | | S | | | | | | | |
| Residential Care Facility (6 or fewer persons) | P | P | P | P | P | P | P | | | | | | | |
| Residential Care Facility (7 or more persons) | | | | | | | | P | | | | | | |
| Emergency Shelter | P | P | P | P | P | P | P | | | | | | P | |
| Single-Room Occupancy | P | P | P | P | P | P | P | | | | | | P | |
| Manufactured Home | P | P | P | P | P | P | P | | | | | | | |
| Mobile-Home | P | P | P | P | P | P | P | | | | | | | |
| Transitional Housing | P | P | P | P | P | P | P | | | | | | | |
| Supportive Housing | P | P | P | P | P | P | P | | | | | | | |
| Employee (Farm Worker) Housing | P | | | | P | P | | | | | | | | |
| Second-Unit (Second-Unit Law 2003 S/C null & void) | P | P | P | P | P | P | | | | | | | | |
| Mixed Use | | | | | | | | | S/C | S/C | S/C | S/C | S/C | S/C |
| P = Permitted<br>C = Conditional Use Permit (CUP)<br>S = Staff Development Review (SDR) | | | | | | | | | | | | | | |
| Sources: California City Municipal Code Chapter 2. Zoning, Title 9, Second Unit Housing Law, Employee Housing Act, HCD Building Blocks 5/6/10 | | | | | | | | | | | | | | |

**Housing Types Applicable Legislation**: 1) **Second-Unit Housing** - (Second Unit Law effective 7/1/03) The City has a second-unit ordinance in place (Ord. No. 08-661 as of 4/15/08) and any provisions of the local ordinance which are in conflict with Second-Unit Law, such as conditional use permit (special permit) or discretionary review such as staff development review (SDR), should be considered null and void and consider Second-Unit Housing applications as ministerial in accordance with State standards, except provisions for authorizing an administrative appeal of a decision. The California Environmental Quality Act (CEQA) considers all second-unit housing as a ministerial exemption and no further environmental action is required. 2) **Employee Housing Act**, specifically Health and Safety Code Section 17021.5 employee housing for six or fewer employees is treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone and Section 17021.6, if agricultural use is permitted and in the City that would be the Residential Agricultural (RA) zone with a minimum of one acre, Estate Density (R4) with a minimum of two acres and Estate Density (R5) with a minimum of 5 acres. Under the Employee Housing Act, employee housing for up to 12 units or 36 beds would be permitted without any discretionary review or other requirement.

### 6.2 Development Processing Fees and Procedures

Processing fees for development projects have increased since the passage of Proposition 13, as the City has attempted to institute a "pay your own way" policy for development processing. This policy is not unique to California City, as cities and counties across the State have had similar experiences.

According to the California City Building Department, permit fees are calculated according to building standards criteria by cost of labor/materials or by square foot and building usage.

Other fees include:

- School tax is $.51 for commercial and $3.20 for residential.
- Antelope Valley-East Kern Water Agency $5,387.00 per water meter unit.
- Water meter connection fee $650.00 plus $50.00 to set up an account based on a three-quarter inch meter typical for a 3-bedroom house.
- If the unit is connected to sewer, the typical connection fee for a 3-bedroom home is $1,500.00.
- Encroachment fee for a driveway is $50.00 and sewer is $50.00.
- Conditional Use Permit, Major Variance, and Zone Change are $750.00 plus $20.00 per lot.
- Minor Variance is $100.00 with administrative approval.
- Tentative Map is $600.00 plus $20.00 per lot.
- Improvement Plans (plan check) are $300 or 3% of construction and public improvement costs.
- Environmental Impact Report (EIR) charges are "cost" plus 15 percent.

While the fees charged by the City add to the cost of housing and therefore is a constraint to the provision of affordable housing, the necessary improvements must be paid for. If fees are not paid, then either these improvements cannot be constructed or their cost must come from other services or increased taxes. A sampling of planning application fees from some nearby jurisdiction are as follows:

| COMPARISON OF PLANNING FEES | | | | | |
|---|---|---|---|---|---|
| Jurisdiction | General Plan Amendment | Zone Change | Tract Map | Minor Variance | Annexation/ Detachment |
| California City | $1,000 | $750 + $20/Lot | $600 + $20/Lot | $100 | $20,000 deposit |
| Delano | $750 + $10/Acre | $600 | $1,500 + $15/Lot | $150 | $2,000 |
| Ridgecrest | $5,200 | $2,350 | $2,980 | $1,210 | No fees listed |
| Shafter | $574 | $574 | $1,850 + $25/Lot | $570 | $1,678 + LAFCO fees of $825 |
| Wasco | $500 | $500 | $500 up to 600 lots + $4.00/additional lot | $275 | $1,500 |
| Source: Housing Elements of noted jurisdictions. | | | | | |

**Table 6.3** Planning and Development Fees outlines fees as provided in the City's Master Fee Resolution. These fees are also in the Application Packet and Checklist for Development Plans on the City's website or at the City's Planning Department. The application covers all planning development processes that are listed in the table below with the exception of conventional single family or manufactured home, duplex or triplex construction. In addition, Informational Guides are available on the City's website or at the City's Planning Department for all of these planning development processes. All projects are reviewed by the Staff Development Review (SDR) for new developments and new businesses moving into existing commercial buildings within the City. The SDR is an in-house review by staff representing Planning, Public Works, Utilities, Building, Fire and Police with the tenant and property owner or developer.

Following a favorable SDR meeting, the application is forwarded if necessary, to the Planning Commission or City Council for review at a public hearing.

**Table 6.3: Planning and Development Fees**

| Fee Category | Fee Amount |
|---|---|
| **PLANNING AND APPLICATION FEES** | |
| Annexation | $20,000 deposit |
| Variance (Administrative Minor Variance $100.00) | $750.00 plus $20.00 lot |
| Conditional Use Permit | $750.00 plus $20.00 lot |
| General Plan Amendment | $1,000 |
| Zone Change | $750.00 plus $20.00 lot |
| Staff Development Review (SDR), Concept Plan or Site Plan Review | $750.00 |
| Planned Unit Development | $750.00 plus $20.00 lot |
| Specific Plan | $750.00 plus $20.00 lot |
| Development Agreement | See City Manager |
| Other: County handling fee and State handling fee for CEQA documents | Annual review of fees |
| **SUBDIVISION** | |
| Certificate of Compliance | $300.00 plus $25.00 lot |
| Lot Line Adjustment | $350.00 |
| Tentative Tract Map | $600.00 plus $20.00 lot |
| Final Parcel Map | $400.00 plus $30.00 lot |
| Vesting Tentative Map | $600.00 plus $20.00 lot |
| **ENVIRONMENTAL** | |
| Initial Environmental Study | Pay consultant fees |
| Environmental Impact Report | Pay consultant fees |
| Negative Declaration | Pay consultant fees |
| Mitigated Negative Declaration | Pay consultant fees |
| Other: County handling fee and State handling fee for CEQA documents | Annual review of fees |
| **Impact for a 1,200 sq. ft. House** | |
| Water | $5,387.00 |
| Sewer | $1,500.00 |
| Sewer Hook-up | Private expense |
| Solid Waste | $50.00 |
| Special District | - |
| All other fees collected at time of issuing a building permit | $5,965.89 |
| **TOTAL** **$12,852.89** | |
| Estimated Proportion of Total Development Costs – Single Family | .64% |
| Estimated Proportion of Total Development Costs – Multifamily | .72% |
| Source: CCMC Title 9, Chapter 2 Zoning and California City Master Fee Resolution. | |

California City's website includes information from each City department. The Planning Department has prepared informational guides on all Planning and Zoning functions including the application process and fees. Planning applications are also available as well as the General Plan/Zoning Maps and the Zoning Code.

California City has a quick review and issuance of building permits for single-family, duplex and triplex residential projects. There are no secondary or other quasi-jurisdictional entities (such as an Architectural Review Committee, Landscape Review Committee or Site Development Review, etc.) which are required to provide review and approvals as part of the development approval process for four or more units.

Building permits are issued within 3 working days from time of plan submittal to time of building permit issuance. Plan check is typically 2 weeks for all single-family, duplex and triplex residential projects. In

addition to quick plan check review, an advanced and preliminary review of residential projects is available upon applicant request. This process is considered to be a ministerial review.

The example of development costs in **Table 6.4** depicts a 2-acre tract subdivided into 10 residential lots. In this scenario each acre of land was purchased by the developer for $15,000.00 and it is located in the Central Core of the City. The approximate lot size is 8,712 sq. ft. and the developer is installing all the amenities. The California City Building Department uses the 2010 Uniform Building Code.

**Table 6.4 Lot Development Costs for a Single Family Home**

| Estimated Typical Lot Development Costs/Single Family Home | | | | | | |
|---|---|---|---|---|---|---|
| Item | Unit | Description | Qty | Cost | Total | Percentage |
| CEQA | Ea. | BIOTA/Cultural | 0.03 | $ 5,500.00 | $ 183.33 | 0.39% |
| AVEK | Ea. | Impact | 1.00 | $ 5,387.00 | $ 5,387.00 | 11.07% |
| School | Ea. | Impact | 1.00 | $ 3,588.00 | $ 3,588.00 | 7.37% |
| Sewer | Ea. | Connection | 1.00 | $ 1,550.00 | $ 1,550.00 | 3.19% |
| Land | Ac. | | 0.20 | $ 15,000.00 | $ 3,000.00 | 6.17% |
| | | | | | | |
| Bldg. Dept. | Ea. | Building Permit | 0.10 | $ 909.75 | $ 90.97 | 0.19% |
| Bldg. Dept. | Ea. | Plan Check | 0.10 | $ 591.34 | $ 59.13 | 0.07% |
| Planning Dept. | Ea. | Tentative Tract | 0.10 | $ 800.00 | $ 80.00 | 0.17% |
| | | | | | | |
| House | Sq. ft. | $ 87,764.00 | 1,200.00 | Est. Value | - | 0.00% |
| Garage 2-car 20’ x 20’ | Sq. ft. | incl. | 400.00 | Est. Value | - | 0.00% |
| Driveway | Sq. ft. | 6” incl. | 500.00 | Est. Value | - | 0.00% |
| Engineering | Ea. | | 0.10 | $ 75,000.00 | $ 7,500.00 | 15.40% |
| | | | | | | |
| Street Grade | Sq. ft. | 22’ to 24’ wide | 1,252.36 | $ 1.60 | $ 2,003.78 | 4.12% |
| 240 Tons Asphalt | Sq. ft. | 3” @ $75.00 | 1,252.36 | $ 1.44 | $ 1,803.40 | 3.71% |
| 246 Tons Base | Sq. ft. | 6” @ $35.00 | 1,252.36 | $ 0.69 | $ 864.13 | 1.78% |
| Sidewalk | Sq. ft. | 48” | 83.48 | $ 5.50 | $ 459.14 | 0.95% |
| Curb/Gutter | Ft. | Curb 6” x 6”<br>Gutter @ base of curb<br>18” w | 83.48 | $ 11.00 | $ 918.28 | 1.89% |
| Storm Drain Man | Ft. | 10” | 83.48 | $ 34.00 | $ 2,838.32 | 5.84% |
| Manhole | Ea. | | 0.10 | $ 3,600.00 | $ 360.00 | 0.75% |
| Inlet | Ea. | | 0.20 | $ 800.00 | $ 160.00 | 0.34% |
| Sewer Main | Ft. | 10” | 83.48 | $ 45.00 | $ 3,756.60 | 7.72% |
| Lateral | Ea. | 4” | 1.00 | $ 1,800.00 | $ 1,800.00 | 3.70% |
| Manhole | Ea. | | 0.10 | $ 3,600.00 | $ 360.00 | .75% |
| Water Main | Ft. | 8” | 83.48 | $ 34.00 | $ 2,838.32 | 5.84% |
| Lateral | Ea. | 1” | 1.00 | $ 700.00 | $ 700.00 | 1.44% |
| Hydrant | Ea. | 8” | 0.10 | $ 2,500.00 | $ 250.00 | 0.52% |
| Valve | Ea. | 8” | 0.05 | $ 500.00 | $ 25.00 | 0.06% |
| Gas Trench | Ft. | 3” | 83.48 | $ 15.50 | $ 1,293.94 | 2.66% |
| Phone Trench | Ea. | 3” | 83.48 | $ 15.50 | $ 1,293.94 | 2.66% |
| Power Trench | Ea. | 3” | 86.48 | $ 15.50 | $ 1,340.44 | 2.75% |
| Conduit | Ea. | 2” | 86.48 | $ 1.50 | $ 129.72 | 0.28% |
| System Upgrades | | | 0.05 | $ 80,000.00 | $ 4,000.00 | 8.22% |
| | | | | **Total:** | $ 48,633.44 | 100.00% |
| Source: Local Realtors, City’s Public Works, Planning, and Building Departments. | | | | | | |

The example of development costs in **Table 6.5** depicts a 4-unit multifamily apartment complex. In this scenario an acre of land was purchased by the developer for $15,000.00 and it is located in the Central Core of the City. The approximate lot size is 8,712 sq. ft. and the developer is installing all the amenities.

**Table 6.5 Lot Development Costs**

| Estimated Typical Lot Development Costs/Multiple-Family | | | | | | |
|---|---|---|---|---|---|---|
| Item | Unit | Description | Qty | Cost | Total | Percentage |
| CEQA | Ea. | BIOTA/Cultural | 0.03 | $ 5,500.00 | $ 183.33 | 0.35% |
| AVEK | Ea. | Impact | 1.00 | $ 5,387.00 | $ 5,387.00 | 10.06% |
| School | Ea. | Impact | 1.00 | $ 8,316.00 | $ 8,316.00 | 15.56% |
| Sewer | Ea. | Connection | 1.00 | $ 1,550.00 | $ 1,550.00 | 2.90% |
| Land | Ac. | | 0.20 | $ 15,000.00 | $ 3,000.00 | 5.61% |
| | | | | | | |
| Bldg. Dept. | Ea. | Building Permit | 0.10 | $ 1,469.75 | $ 146.97 | 0.27% |
| Bldg. Dept. | Ea. | Plan Check | 0.10 | $ 955.34 | $ 95.53 | 0.18% |
| Planning Dept. | Ea. | Tentative Tract | 0.10 | $ 800.00 | $ 80.00 | 0.15% |
| | | | | | | |
| House | Sq. ft. | $ 87,764.00 | 1,200.00 | Est. Value | - | 0.00% |
| Garage 2-car 20' x 20' | Sq. ft. | incl. | 400.00 | Est. Value | - | 0.00% |
| Driveway | Sq. ft. | 6" incl. | 500.00 | Est. Value | - | 0.00% |
| Engineering | Ea. | | 0.10 | $ 75,000.00 | $ 7,500.00 | 14.03% |
| | | | | | | |
| Street Grade | Sq. ft. | 22' to 24' wide | 1,252.36 | $ 1.60 | $ 2,003.78 | 3.75% |
| 240 Tons Asphalt | Sq. ft. | 3" @ $75.00 | 1,252.36 | $ 1.44 | $ 1,803.40 | 3.37% |
| 246 Tons Base | Sq. ft. | 6" @ $35.00 | 1,252.36 | $ 0.69 | $ 864.13 | 1.62% |
| Sidewalk | Sq. ft. | 48" | 83.48 | $ 5.50 | $ 459.14 | 0.86% |
| Curb/Gutter | Ft. | Curb 6" x 6"<br>Gutter @ base of curb<br>18" w | 83.48 | $ 11.00 | $ 918.28 | 1.72% |
| Storm Drain Man | Ft. | 10" | 83.48 | $ 34.00 | $ 2,838.32 | 5.31% |
| Manhole | Ea. | | 0.10 | $ 3,600.00 | $ 360.00 | 0.67% |
| Inlet | Ea. | | 0.20 | $ 800.00 | $ 160.00 | 0.30% |
| Sewer Main | Ft. | 10" | 83.48 | $ 45.00 | $ 3,756.60 | 7.04% |
| Lateral | Ea. | 4" | 1.00 | $ 1,800.00 | $ 1,800.00 | 3.36% |
| Manhole | Ea. | | 0.10 | $ 3,600.00 | $ 360.00 | 0.67% |
| Water Main | Ft. | 8" | 83.48 | $ 34.00 | $ 2,838.32 | 5.31% |
| Lateral | Ea. | 1" | 1.00 | $ 700.00 | $ 700.00 | 1.31% |
| Hydrant | Ea. | 8" | 0.10 | $ 2,500.00 | $ 250.00 | 0.47% |
| Valve | Ea. | 8" | 0.05 | $ 500.00 | $ 25.00 | 0.05% |
| Gas Trench | Ft. | 3" | 83.48 | $ 15.50 | $ 1,293.94 | 2.42% |
| Phone Trench | Ea. | 3" | 83.48 | $ 15.50 | $ 1,293.94 | 2.42% |
| Power Trench | Ea. | 3" | 86.48 | $ 15.50 | $ 1,340.44 | 2.51% |
| Conduit | Ea. | 2" | 86.48 | $ 1.50 | $ 129.72 | 0.24% |
| System Upgrades | | | 0.05 | $ 80,000.00 | $ 4,000.00 | 7.49% |
| | | | | **Total:** | $ 53,453.84 | 100.00% |
| Source: Local Realtors, City's Public Works, Planning, and Building Departments. (2009) | | | | | | |

Four or more units require a Staff Development Review (SDR) there is a $750.00 fee similar to any commercial project. SDR processing time is an additional 2-3 weeks. The total processing time is 4-5 weeks with the building permit issued within 3 working days following a successful SDR meeting.

SDR reviews the following: architectural design, site development, landscaping, fire department requirements such as installing a commercial steamer fire hydrant, a biota study is required provided there are no endangered, threatened, or species of concern located on the site a Notice of Exemption can be issued to satisfy the CEQA requirements, parking requirements are reviewed, infrastructure availability such as water, electricity, natural gas or propane, if sewer is not available the owner/applicant may request to defer with the understanding that if sewer becomes available the owner/applicant will have 30 days to connect.

The processing of residential building permits, therefore, is not considered a constraint.

The City Council adopted Resolution 09-08-2319 on September 16, 2008, accepting the 2008 edition of the "Kern County Development Standards" design and construction standards for works of improvement constructed by the City for Public Works, Water System and Sanitation Systems. More stringent design and construction standards will be used as necessary on projects requiring the approval of state or federal officials. Water System shall be operated in accordance with regulations promulgated by the Department of Health Services and Sanitation Systems shall be operated in accordance with regulations promulgated by the Department of Health Services and the Regional Water Quality Control Board. Accepting the Kern County Development Standards is advantageous to local and countywide design and construction firms familiar with the County standards and applying to do work in the City.

The City review and processing of land divisions (tentative parcel maps, tentative tract maps and other subdivision maps) are closely related to California Environmental Quality Act (CEQA) and Subdivision Map Act (SMA) time requirements for agency review, public review, and public hearing processing. In most instances the entire process is completed within 75 to 90 days from time of submittal. This time period for land division review is not considered a constraint. A quick reference chart is provided below.

| **TIMELINES FOR PERMIT PROCEDURES** | | |
|---|---|---|
| **Type of Approval or Permit** | **Processing Time** | **Comments** |
| Ministerial Review | 2 weeks | Single family, duplex, triplex |
| Conditional Use Permit | 4–6 weeks | Approval by Planning Commission at Public Hearing |
| Zone Change (w/Negative Declaration) | 60 days | Procedures and time limits established by Gov Code Sects 65854-65857. Approved by City Council, Planning Commission gives recommendation at Public Hearing. |
| Zone Change (w/Environmental Impact Report) | 4–6 months | Procedures and time limits established by Gov Code Sects 65854-65857. Approved by City Council, Planning Commission gives recommendation at Public Hearing. |
| General Plan Amendment | 3-4 months | Gov Code Sect 65358 limits the number of times any element of the General Plan can be amended each calendar year. Approved by City Council, Planning Commission gives recommendation at Public Hearing. |
| Staff Development Review (Site Plan or Conceptual) | 2 weeks | Staff level review |
| Tentative Tract Map ( w/Negative Declaration) | 75-90 days | Approval by Planning Commission at Public Hearing. |
| Parcel Maps ($400.00 + $30.00/Lot max. 4 Lots) | 75-90 days | Approval by Planning Commission at Public Hearing. |
| Minor Variance (Administrative Approval) | 30 days | Administrative Approval by Zoning Administrator |

**Persons with Disabilities**

The City of California City conscientiously and specifically, implements and monitors compliance with SB 520 (Article 10) in the review of its General Plan, zoning ordinances, development codes, construction and re-construction regulations, and in the development and rehabilitation of multi-family and single family homes. California City conducted an internal review for compliance with "reasonable accommodation" with the following findings:

Zoning and Land Use:
Supportive multi-family or single family housing for the disabled is specifically permitted in any residential zone that permits non-designated single or multi-family housing.

All multi-family complexes are required to provide handicapped parking spaces, depending on the size of the development. The City is flexible and works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking. The City has no separate restrictions or development standards for group homes or other special needs housing.

*Although the City has made progress in accordance with Government Code Section 65583(c)(3), development of formal procedures for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws is necessary by amending the City's Municipal Code to provide for clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing as discussed in 9.3 Implementation Programs 1.d.(2) SB520 Compliance.*

**Group Homes or Other Special Needs Housing**
The City permits group homes with six or fewer persons in any residential zone without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without additional development or permit costs. It is a market issue, not a jurisdictional issue.

Group homes with more than six persons are permitted as required by SB 520. There are no regulations relating to the siting of special needs housing in relationship to distance or location to one another, except as those required of all residential or commercial projects.

The City of California City holds public hearings for every change or amendment to any ordinance, policy, program, procedure, funding, or other similar action. There is no public comment request for the establishment of a group home for six or less persons. Requests for group homes of more than six persons are determined at a noticed public hearing before the Planning Commission. Property owners within 300 feet of the site are noticed and may attend and comment.

There are no special conditions for group homes that also provide services if there will be six persons or less in residence, or if the larger facility is located in a commercial or civic center zone. However, if the larger facility is planned in a residential zone, the service component will become a part of the Use Permit process.

Recognizing that some disabled persons may require the assistance of specially trained persons who live with the disabled persons, the City's Zoning Code does not differentiate between related and unrelated persons occupying the same residential unit.

Permits and Processing:
All City offices of California City are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete forms for zoning, permits, or other building applications. The City will reasonably accommodate any specific verbal or written request for assistance. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single-family home.

**Fair Housing Law and Definition of "Family"**
California City continually reviews its ordinances, policies, and practices for compliance with fair housing laws. A recent review resulted in a broadened and revised definition of "family" to include State and federal definitions relating to unrelated adults. The City is in compliance with all Fair Housing Laws.

The City has on its website in the Planning Department's webpage an informational guide entitled Fair Employment and Housing or citizens may pickup a brochure in the Planning Department at no charge, it gives contact information for the Department of Fair Employment and Housing.

California City has set valid and responsible building codes for utilization in the City. The California City Building Department administers building code and enforcement services. The City has adopted, and the department implements, provisions of the 2010 Uniform Building Code (UBC) and in January 2014 will adopt the 2013 California Amendments. The City has adopted the 2012 Plumbing Code, 2013 Fire Code, 2012 Mechanical Code, and 2011 Electrical Code. Also, the City uses the California Disabled Accessibility Guidebook (CalDAG), an interpretive manual that shows the correlation between federal and state rules, regulations, and guidelines for compliance with ADA and California requirements. And, the City has adopted these design elements into their building code. California City will ensure that its ordinances comply with the provisions of Chapter 671 pertaining to reasonable accommodation. It does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities. During the analysis of potential Governmental Constraints to development, these items were not identified as constraints.

**Second Unit Housing**

Pursuant to provisions of AB 1866, the City will review as a ministerial action and approve requests for second units on all residential lots subject to density, health and safety, and other permitted regulations. Under Second Unit Law effective 7/1/03 the City has a second-unit ordinance in place (Ord. No. 08-661 as of 4/15/08) and any provisions of the local ordinance which are in conflict with Second-Unit Law, such as conditional use permit (special permit) or discretionary review such as staff development review (SDR), should be considered null and void and consider Second-Unit Housing applications as ministerial in accordance with State standards, except provisions for authorizing an administrative appeal of a decision. The California Environmental Quality Act (CEQA) considers all second-unit housing as a ministerial exemption and no further environmental action is required.

The City has on its website in the Planning Department's webpage an informational guide entitled Second Unit Housing or citizens may pickup a brochure in the Planning Department at no charge, it will be updated to explain that second unit housing is a ministerial review in accordance with Second Unit Law.

**Employee Housing Act**

In accordance with the Employee Housing Act, specifically Health and Safety Code Section 17021.6, if agricultural use is permitted, under the Employee Housing Act, employee housing for up to 12 units or 36 beds would be permitted without any discretionary review or other requirement. An informational guide will be developed and placed on the City website in the Planning Department's webpage entitled Employee Housing Act or citizens may pickup a brochure in the Planning Department at no charge, it will explain the Employee Housing Act and how it affects the City's Residential Agricultural (RA) zone.

**Manufactured Housing**

California City has adopted zoning regulations (Ordinance No. 89-416) which relates to requirements for all residential zones. This includes provisions for manufactured dwelling units which are a permitted use with development standards equivalent to conventional single family residential construction and site construction. California City is in compliance with Section 65852.3 which specifies that local governments may impose architectural requirements on the manufactured home itself which are limited to roof overhang, roofing material, and siding material, so long as the requirements, or any other lot development standards imposed on the manufactured home installation, do not exceed those required for a conventional home on the same lot. The City also complies with Section 65852.4 which has been added to the Government Code to specify that a locality may not subject an application to install a manufactured home on a foundation system on a single family lot to any administrative permit, planning, or

development process or requirement unless it is identical to those which would be imposed on a conventional home on the same lot. The City has on its website in the Planning Department's webpage an informational guide entitled Manufactured/Conventional Home Requirements or citizens may pickup a brochure in the Planning Department at no charge.

### 6.3 Nongovernmental Constraints

**Availability of Financing**

The market constraints identified in this Housing Element Update relating to the ability to secure financing are uncertain. Interest rates have declined significantly since the down-turn in the housing market began in 2007. Interest rates are affected by a person's credit score and the down payment amount. Current percentage rates for a VA Loan are at 3.75 percent, FHA and USDA are at 4 percent and nearing 4.25 percent.

Construction loans for single family and multi-family developments average about two percentage points higher than long-term, permanent financing loans, and include loan fees of 1.5 to 3 points or for a home selling for over $100,000 it is a percentage and homes under $100,000 is a flat rate of $3,000.00 of which $1,500.00 are underwriting fees and may vary from lender to lender.

Home improvement loans generally were comparable with new construction loans and are currently hard to get. However the construction loans are making a slight comeback.

**Undeveloped Residential Parcel Cost**

An informal survey of local real estate agencies was done regarding the cost of residential land in the City. This survey was compared with surveys done for previous Housing Element updates. The results indicate the most significant change is in the value of a single family lot is at its lowest in 27 years and a multiple family lot's beginning value is higher than a single family lot for the first time in 27 years. Thus the cost of residential parcels is not considered an impediment to low income housing.

| **Typical Land Residential Land Costs in California City** | | | | |
|---|---|---|---|---|
| | 2012 | 2002 | 1992 | 1985 |
| Single Family | $3,500 – $6,000 | $4,500 - $19,500 | $4,500 - $15,500 | $4,500- $10,000 |
| Multiple Family | $5,500 - $8,000 | $2,000 - $20,500 | $2,000 - $8,500 | $2,000 - $7,000 |

Local realtors indicate that the typical parcel for a single family dwelling with access to water, sewer, and utilities would sell in the area of $5,000 to $6,000. Current listing for multiple family parcels with access to water, sewer, and utilities are in the $8,000 range. The cost of the land is dependent upon the desirability of the location.

**Table 6.6** shows construction costs based on a minimum 1,200 sq. ft. home estimated at $100.00 per sq. ft. Material and labor costs are called hard costs and are generally a ball park guess. It simply is a beginning point for determining if the amount you have to spend is even close to the house you want to build. There is a cost range from economy, to modest, to custom, to luxury which correlates with the products and materials you choose to install in your home. Soft costs are indirect or "off-site" costs not directly related to labor or materials for construction. Examples of soft costs include building permits, architectural fees, landscaping, and residential fencing, construction sites must provide portable toilet, security fencing, clean up and recycling/refuse. Soft costs are disbursed monthly on an "as needed" basis, with invoices, receipts, cancelled checks or other evidence of payment.

**Table 6.6 Construction Costs**

| Estimated Typical Material and Labor Costs | | |
|---|---|---|
| Description | Cost | Percentage |
| Material (Hard Cost) | $ 60,000.00 | 50% |
| Labor (Hard Cost) | $ 42,000.00 | 35% |
| Soft Costs | $ 18,000.00 | 15% |
| | | |
| **TOTAL** | $120,000.00 | 100% |
| Source: Local Contractors (2009) | | |

**Jobs Housing Balance**

Growth in California City is predicated upon having sufficient jobs for City residents. The addition of the prison, Hyundai-Kia Test Facility, the construction of the new schools, the completion of the Best Western Inn and Suites, the Family Dollar, the new Dollar General Market and Retail Store under construction, the future Auto Zone, future college campus and future 25-bed hospital in California City has increased the potential for resident jobs. However, because of the relative isolation of California City, commute distances and fuel price increases, the future growth is dependent upon job creation within the local area.

California City's median sales price appreciated $2,400 from $56,600 to $59,000 at the end of the fourth quarter of 2012. California City's average (or mean) home sales price was $56,250, 229 houses sold in 2012, according to online data sources and local realtors.

**6.4 Analysis of Governmental Constraints**

Historically the Mojave Desert has played a vital role in the defense of our nation. In 1944, the U.S. Marine Corps acquired approximately 20,683 acres of desert land near Mojave, CA, to be used as an aerial bombing and strafing (firing of automatic weapons from aircraft onto ground targets) range. Manned by approximately 850 officers and men providing support to the Gunnery Range, the Marine Corps Auxiliary Air Station-Mojave was one of the largest air stations on the West Coast. The Mojave Gunnery Range "C" (MGRC) was born and was located in the northern portion of the Antelope Valley (approximately four miles east of Mojave, California), and overlaps the southwestern corner of California City. Used for military training from 1944 to 1959. Today, the northeast portion of the site has been used for residential development; however, most of the site remains undeveloped with dirt roads crossing the land. The Department of Defense (DOD) is responsible for environmental restoration of properties formerly owned by, leased to, or otherwise possessed by the U.S. government and under the jurisdiction of the Secretary of Defense. Such properties are known as Formerly Used Defense Sites (FUDS). The Army is the executive agent for the FUDS Program and the U.S. Army Corps of Engineers (USACE) manages and directs the program's administration. (U.S. Army Corps of Engineers Los Angeles District)

Ironically, the land once used for military training and the firing of automatic weapons from aircraft onto ground targets is also home to the endangered desert tortoise (Gopherus agassozii) and the threatened Mohave ground squirrel (Citellus mohavensis) and are listed with federal and state agencies. In addition, the burrowing owl (Speotyto cunicularia hypugaea) is protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 and is a species of concern by both agencies. The 2002 Annexation/Detachment Municipal Reorganization No.2., as part of the overall detachment of land, removed sections 4, 5 and 6, T32S, R38E, MDB&M. Sections 4, 5 and 6 were designated Desert Tortoise Preserve and with the removal of these sections, there is no Desert Tortoise Preserve land within the jurisdictional boundaries of the City. State and federal agencies should maintain and monitor proper tortoise fencing along their borders of the Desert Tortoise Preserve, to prevent wildlife from wandering into the City's incorporated jurisdictional boundaries. New development projects in the City are required

as part of the Staff Development Review (SDR) to obtain a biota study and submit it as part of their application for development.

Not only is the ground sensitive, so is the airspace. California City is located in the R-2508 restricted airspace of Edwards Air Force Base. Since flying missions at the military aviation installations within the region fly beyond their boundaries, the Department of Defense (DoD) and the Federal Aviation Administration created an area of restricted airspace in order to minimize flight hazards to non-military aircraft by military aircraft. Access to this airspace is greatly limited to civilian aircraft and can be accessed only after obtaining prior approval. This area is known as the Joint Services Restricted R-2508 Complex. R-2508 encompasses 20,000 square miles of electronically surveilled ranges permitting unrestricted flight testing from near ground level to near space at various locations. Within the R-2508 Complex, there are other designated restricted airspaces known as R-2505, R-2506, and R-2515 which are the immediate and adjacent airspaces north extending past China Lake Naval Air Weapons Center and ending before Bishop, California, east extending past Inyokern Naval Ordnance Test Station and ending at the eastern boundary of Fort Irwin Military Reservation, south extending slightly past Edwards Air Force Base and west ending between Tehachapi and Bakersfield in Kern County, California. (R-2508 Joint Land Use Study [JLUS] May, 2008).

In January 2007, the City working in conjunction with Edwards Air Force Base prepared an Avigation Notification that is distributed with the application for a building permit within the City. The notification defines the use of the airspace within the Air Force Flight Test Center (AFFTC) at Edwards Air Force Base and the resulting potential effects of this use. New residential subdivisions may require an Avigation Easement be recorded with the Kern County Recorder's Office.

In an effort to educate the public, information on the MGRC, desert wildlife, and maps are available in the Planning Department at City Hall or on the City's website www.CaliforniaCity.com.

As the City continues to develop and move toward ultimate build-out in the year 2050 within the planned coterminous sphere of influence, applications for boundary changes may occur, consisting of either annexation or detachment of land. Sensitive and endangered wildlife issues (**Figure 7**), restrictive airspace (**Figure 8**), lack of infrastructure and groundwater resources may make annexation proposals cost prohibitive. However, proposals to modify the City boundaries and sphere of influence will be carefully reviewed to ensure continued consistency with the General Plan's mandatory Safety, Open Space and Conservation, and Noise Elements. California City has an excellent partnership with Edwards Air Force Base and supports their mission and respects their continued role in the defense of our nation.

**Availability of Financing**

As discussed earlier, the City cannot provide financial assistance to supplement the Agency's Housing Fund to facilitate the production of affordable housing. One reason that the City is unable to fund affordable housing projects is that much of the City's operating budget is heavily dependent on the special parcel tax. The ballot measure did not provide any assistance for housing units.

In the California City Redevelopment Agency Five-Year Housing Implementation Plan Ten-Year Housing Affordability Compliance Plan Update 2004-05 through 2013-14, the projections were conservative, assuming the Agency will collect about 97 percent of tax increment when assessed values are stable or rising. Currently, the Agency is facing an unknown outcome. In 2010, the California court system heard a lawsuit brought by the Community Redevelopment Association. This complaint would have blocked California from seizing RDA funds. California prevailed and the Agency lost $2,532,000 of tax increment to the State. This loss materially affects the five-year forecast of Agency financial position.

The Agency also faces a double-dip in assessed valuation. From FY 08/09 to FY 09/10 the Agency's assessed valuation decreased by $150 million dollars. For the FY 09/10-tax year, the county assessor reassessed some 1200 single-family homes lowering their assessments back to pre-2004 levels. This analysis was completed in the spring of 2009. In the 12 months from October 2008 until October 2009 the median sales price of a single family home fell from $84,000 to $62,750, a 24 percent decrease. Based upon this decrease in median sales price, staff estimates a $100 million dollar decrease in assessed valuation for FY10/11. The forecast is also based on the Agency's assessed valuation being flat for three fiscal years after FY10/11. However, while assessed valuation is projected as flat, the Agency would receive a 2 percent Proposition 13 increase in these years.

In response to unprecedented market turmoil and the financial crises affecting the overall banking system and financial markets in the United States, the Emergency Economic Stabilization Act of 2008 (EESA) was enacted in late 2008 and the American Recovery and Reinvestment Act of 2009 was enacted in early 2009. Under the EESA, the Treasury Department has authority, among other things, to purchase up to $700 billion in mortgage loans, mortgage-related securities and certain other financial instruments, including debt and equity securities issued by financial institutions in the Troubled Asset Relief Program (the TARP). The purpose of the TARP is to restore confidence and stability to the U.S. banking system and to encourage financial institutions to increase lending to customers and to each other.

The Capital Purchase Program (CPP) was developed by the Treasury Department pursuant to the TARP to purchase senior preferred stock from qualifying financial institutions, and was designed to strengthen the capital and liquidity positions of viable institutions and to encourage banks to increase lending to creditworthy borrowers.

Financial institutions are highly competitive between banks, savings institutions, credit unions and numerous non-banking institutions such as finance companies, leasing companies, insurance companies, brokerage firms, and investment banking firms. There is increased competition from specialized companies that offer wholesale finance, credit card, and other consumer finance services, as well as services that circumvent the banking system by facilitating payments via the internet, wireless devices, prepaid cards, or other means. Technological innovations have lowered traditional barriers of entry and enabled many of these companies to compete in financial services markets. The leading banks holding the majority of various types of home loans in California are Bank of America, Wells Fargo, Union Bank of California, and J.P. Morgan Chase.

Local financial institutions contacted agreed there is money to lend to the community for housing if the borrower can meet the strict lending criteria: Ability to repay the loan, borrower's collateral meets appraisal value, and higher down payment requirements. It is not likely many will qualify with the state of the economy as it is today with high unemployment figures and property devaluation.

The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public loan data that can be used to assist:

- In determining whether financial institutions are serving the housing needs of their communities;
- Public officials in distributing public-sector investments so as to attract private investment to areas where it is needed;
- And in identifying possible discriminatory lending patterns.

This regulation applies to certain financial institutions, including banks, savings associations, credit unions, and other mortgage lending institutions.

The Federal Financial Institutions Examination Council (FFIEC) creates aggregate tables for each metropolitan statistical area (MSA) or metropolitan division (MD) (where appropriate), and individual institution disclosure reports. The aggregated tables and individual disclosure reports for calendar years 1999-2008 are available on the website (www.ffiec.gov/hmda) or also on the FFIEC website (www.ffiec.gov/reports.htlm). The tables used in this report are the aggregated and disclosure tables for calendar year 2008 with a report date of 06/19/2009. **Table 6.7** describes the disposition of housing loan applications in the community as combined totals for the three local financial institutions, calendar year ending 2008 operating in the City at that time. The highest activity was in refinancing and the lowest activity was for loans on dwellings for 5 or more families (apartment units). According to local realtors the banks and credit unions rarely lend and the qualification requirements are very stringent for the average person. People who are purchasing single family homes or apartment complexes are paying cash.

The FFIEC publishes various nationwide census data that are used as input to HMDA/CRA reporting, processing and analysis, and to verify HMDA/CRA property location information.

To locate data for local financial institutions you must have the following Geocodes:

- State Census Code = California = 06
- County Code = Kern = 029
- MSA/MD = Bakersfield, CA = 12540
- Census Tract = City Code = California City = 0055.05
- Local Financial Institutions Codes:
    - Alta One Federal Credit Union = 0000005612-5
    - Bank of the Sierra = 0000022597-3
    - Mojave Desert Bank = 0000022040-1
      The California City local branch of Mojave Desert Bank closed in 2012.

**Table 6.7: HMDA Aggregate Table 1: Disposition of Loan Applications, by Location of Property and Type of Loan, 2008)**

| Combined Information for Local Branches of Financial Institutions in California City, Code 0055.05. MSA/MD: 12540 – Bakersfield, CA<br>Aggregate Table 1: Disposition of Loan Applications, by Location of Property and Type of Loan, 2008. | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Institutions: 000005612-5 Alta One Federal Credit Union, 0000022597-3 Bank of the Sierra, 0000022040-1 Mojave Desert Bank | | | | | | | | | | | | | | |
| Home Purchase Loans | | | | | | | | | | | | | | |
| % Min Pop **39%**<br>Median Income As Pct of MSA/MD Median **$130,000.00** | FHA, FSA/RHS & VA<br>**A** | | Conventional<br>**B** | | Refinancing<br>**C** | | Home Improvement Loans<br>**D** | | Loans on Dwellings For 5 or More Families<br>**E** | | Non-occupant Loans From Columns A, B, C and D<br>**F** | | Loans on Manufactured Home Dwelling From Columns A, B, C, & D<br>**G** | |
| | Number | $000's | Number | 000's | Number | $000's | Number | $000's | Number | $000's | Number | $000's | Number | $000's |
| Loans Originated | 130 | 18,548 | 78 | 9,009 | 123 | 17,156 | 8 | 894 | 2 | 472 | 65 | 8,995 | 7 | 540 |
| Approved, Not Accepted | 13 | 2,497 | 27 | 4,639 | 52 | 8,448 | 6 | 489 | | | 29 | 3,915 | 1 | 100 |
| App Denied | 32 | 4,973 | 63 | 11,825 | 242 | 44,638 | 29 | 2,405 | 2 | 560 | 85 | 14,725 | 7 | 657 |
| App Withdrawn | 7 | 923 | 13 | 1,995 | 57 | 9,335 | 4 | 469 | | | 18 | 2,296 | 5 | 626 |
| Files Closed for Incompleteness | 3 | 481 | 16 | 3,075 | 19 | 3,627 | 1 | 149 | | | 10 | 1,438 | | |
| **TOTALS** | **185** | **27,422.** | **197** | **30,543.** | **493** | **83,204.** | **48** | **4,406.** | **4** | **1,032.** | **207** | **31,369.** | **20** | **1,923.** |
| | | | | | | | | | | | | | | |
| Source: FFIEC HMDA Reports Date: 06/19/09 | | | | | | | | | | | | | | |

## 6.5 Energy Conservation

The purpose of this analysis is to ensure localities consider the long term and short-term benefits of energy conservation in residential development, including how energy conservation requirements can contribute to reducing overall development costs and monthly payments for households.

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

**(1) Conservation**

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating, and cooling systems, water heaters, swimming pool heaters, and several other items.

Specific design provisions differ throughout the State depending upon local temperature conditions. Because of the warm climate, some of the insulation and heating standards are significantly less stringent in California City. The California Energy Commission revised the standards for new residential buildings in 1981.

These "second generation" standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards. Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption.

While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24. Title 24 energy requirements are consistently reviewed in all building applications processed in the City.

Land use policies also affect the consumption of energy for transportation. The historic pattern of growth and development in Southern California (urban sprawl) has made necessary an intricate network of freeways and surface streets. As the region becomes more decentralized, residences and places of employment are becoming more scattered over large areas and mass public transit (trains, subways, etc.) become less feasible. The private auto becomes a necessity.

Although the regional pattern has already been established, opportunities still exist for energy sensitive land use and transportation decisions on a local level. Concentration of higher density housing and employment centers along major transportation corridors increases the convenience of public transit and may encourage reduced use of private automobiles with a corresponding reduction in vehicular fuel consumption. Integrated, or mixed-use developments, provide the opportunity for people to live within walking distance of employment, transit routes, schools, child care facilities, recreation and shopping areas. The continued development of traditional 6,000 sq. ft. lot subdivisions at the urban fringes reduces the ability to take advantage of increase use of mass transit.

The California Legislature passed and Governor Schwarzenegger signed Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006, which set the state’s first greenhouse gas emissions reduction goal into law. AB 32 requires that the State reduce emissions to 1990 levels by the year 2020, and it

directed the California Air Resources Board (CARB) to begin developing discrete early actions to reduce greenhouse gases while also preparing a scoping plan to identify how best to reach the 2020 target.

The passage of SB 375, Redesigning Communities to Reduce Greenhouse Gases, in September 2008 requires that Metropolitan Planning Organizations identify a forecasted development pattern and transportation network that will meet greenhouse gas emission reduction targets specified by the California Air Resources Board through their Regional Transportation Plan (RTP).

Kern Council of Governments (Kern COG) 2011 Regional Transportation Plan (RTP) outlined for local agencies several best practices and technological improvements to reduce significant energy impacts. The City of California City is in the process of implementing several of their recommendations:

California City Bicycle Transportation Plan (CCBTP) was approved on October 7, 2008. The bikeway system was designed to serve major community traffic generators including commercial areas, schools, recreational facilities, and major public facilities. Many of the users of the bikeway system were identified to be children on their way to and from school and recreational activities. One emphasis of the plan is to link residential areas with the schools and recreational facilities.

- Completed bicycle routes to and from schools.
- Develop park and ride locations.
- Construct sidewalks.

California City Transit Development Plan approved July 2012.

- Extend Dial-A-Ride service hours by two hours in the morning and one and a half hours in the evening.
- Establish two fixed routes serving residents from SR 14 to California City's developed core and down to Edwards Air Force Base.
- In conjunction with the Community College relocation, develop an on–street transit stop within the Campus.

There is an existing fixed route bus line provided by Kern Regional Transit with service to Mojave, California City, Inyokern, and Ridgecrest three days a week. There are two bus stops in California City, one is across from City Hall at Rite Aid and the other one is located in the Aspen Mall. The bus schedule is available on the City's website and in the Planning Department.

The City is in the process of constructing the Westway Station a multi-modal transit facility (Park and Ride) at the City owned parcel in Wonder Acres on the south-side of California City Boulevard and Wonder Avenue. The facility would consist of approximately 35-40 parking spaces, landscaping, restrooms, and a bus stop. In order to make the project both local and regional in functional use, the City is proposing to have KRT add this stop to their route. This project is 100 percent funded through the California Department of Transportation (Caltrans) Public Transportation Modernization, Improvement and Service Enhancement Account (PTMISEA).

In **Table 6.8** ACS reports on the number of vehicles available for the total occupied units in the City. As reported earlier nearly a quarter of the City's population is below the poverty level and it is important to note as part of "groups with special needs" there are 133 or 3.0 percent of the City's occupied housing units without transportation. The City has local Dial-A-Ride bus service and Kern County Regional Transit (KRT). The City is in the process of constructing the Westway Station a multi-modal transit

facility (Park and Ride) at the City owned parcel in Wonder Acres on the south-side of California City Boulevard and Wonder Avenue. The facility would consist of approximately 35-40 parking spaces, landscaping, restrooms, and a bus stop. In order to make the project both local and regional in functional use, the City is proposing to have KRT add this stop to their route. This project is 100 percent funded through the California Department of Transportation (Caltrans) Public Transportation Modernization, Improvement and Service Enhancement Account (PTMISEA).

**Table 6.8: Vehicles Available (2007-2011)**

| VEHICLES AVAILABLE | California City | |
|---|---|---|
| | Number | Percent |
| Occupied housing units | 4,505 | 100% |
| No vehicles available | 133 | 3.0% |
| 1 vehicle available | 1,339 | 29.7% |
| 2 vehicles available | 1,900 | 42.2% |
| 3 or more vehicles available | 1,133 | 25.1% |
| Source: American Fact Finder Results (ZCTA5 93505), 2007-2011 ACS 5-Yr Estimates. | | |

The 20,000 sq. ft. Dollar General Market and Retail Store under construction, is scheduled for completion in August 2013, along with the newly completed 8,000 sq. ft. Family Dollar Store, weekend trips for residents to larger cities for food and merchandise will be greatly reduced. These new facilities compliment the existing 16,704 sq. ft. Rite Aid Pharmacy and Retail Store, McDonalds Restaurant, Best Western Inn and Suites built along California City Boulevard and coming soon a new Auto Zone Store.

Near the new hotel complex three lots have been secured by Cerro Coso Community College for a 15-acre campus, funding plans are being finalized for a 25-bed hospital off of Hacienda and North Loop Boulevards. Also helping to reduce traffic congestion is the completion of the California City High School and Hacienda Elementary School making available to resident children grades kindergarten through twelfth. Several home daycare facilities are available in the City including Cerro Coso Pre School/Daycare near Central Park. As part of the Staff Development Review (SDR) packet included in the checklist, any new development proposals having more than 50 housing units or 50,000 square feet of commercial or industrial floor space shall prepare a Child Care Facilities Needs Assessment.

**(2) Development**

Solar energy is a viable alternate energy source for California City. There are two basic types of solar systems; active and passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to better absorb heat. Properly placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool. Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays that generate electricity and can substantially reduce one's electric bills. Technology has made the cells increasingly efficient and has reduced their cost to the level that may make them more affordable to the average consumer.

Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to cool and heat a house plus provide it with hot water and electricity. This may mean lower energy costs for California City residents. Approximately 77.29 percent of the City's housing stock has been built since 1980 and most of these units benefit from Title 24

and other energy conservation measures. Some conservation opportunities will come from remodeling the existing residences.

According to the California City Building Department 59 single family residences have added solar energy systems to their homes. Major opportunities for residential energy conservation will include insulation and weatherproofing, landscaping and maximizing orientation and lowering appliance consumption. With the energy crisis of 2001, many new residential structures are incorporating energy conservation equipment and design, as well as technological advances (such as automatic timers to control air conditioning, lighting, etc.) to help reduce energy dependence.

Electric utility service in the California City area is provided by Southern California Edison (SCE) and natural gas utility service is provided by Southern California Gas (SCG). Both utility companies sponsor programs designed to conserve energy and to reduce energy dependence. Some programs have eligibility requirements, but most are available to the general public. Energy conservation programs sponsored by both SCE and SCG include a weatherization and furnace program, financing and/or rebate programs for new equipment purchases or upgrading older equipment to more energy efficient models (including such items as water heaters, home cooling equipment, roofing, and central heating and cooling systems).

Information on all energy assistance programs is available on the City's website and at City Hall. The information is available at no charge. Some of the Low-Income Energy Assistance Programs include:

- California Alternative Rates for Energy (CARE)
- California Interfaith Energy Assistance Project (CIEAP)
- Family Electric Rate Assistance Program (FERA)
- Low-Income Energy Efficiency Program (LIEE)
- Low-Income Home Energy Assistance Program (LIHEAP)

Liquid Propane (LP) companies typically do not offer any type of financing to qualified low-income families. Renters are required to pay on delivery, whereas homeowners are billed. California City residents rely heavily on LP gas. Prices for LP gas ranges from $2.69 to $3.69 per gallon and it could be more depending on availability and the time of the year, winter months are much higher and the average tank size for a 3-bedroom unit is 250 gallons. California City has 18.3 percent occupied housing units relying on LP gas and 11.5 percent relies on electricity.

**Table 6.9** describes the types of house heating fuel used by California City residents according to the American Community Survey 5-Year Estimates.

**Table 6.9: Types of House Heating Fuel - California City (2007-2011)**

| | Number | Percent |
|---|---|---|
| Occupied Housing Units: | 4,505 | 100% |
| Utility gas | 2,915 | 64.7% |
| Bottled, tank or LP gas | 825 | 18.3% |
| Electricity | 516 | 11.5% |
| Fuel oil, kerosene, etc. | 20 | 0.4% |
| Coal or Coke | 0 | 0.0% |
| Wood | 160 | 3.6% |
| Solar energy | 59 | 1.3% |
| Other fuel | 1 | .2% |
| No fuel used | 0 | 0.0% |
| Source: American Fact Finder Results (ZCTA5 93505) and California City Building Department | | |

Government buildings are being upgraded with energy efficient lighting, and heating ventilation and air conditioning (HV/AC) units, completion of the parks and recreation building in 2006 and nearing completion in 2013 is the arts and community center, water wells and sewer pumps are being upgraded and restructured.

Photovoltaic solar cells are now being installed at the California City Schools. The lighting and solar projects are expected to save the Mojave Unified School District hundreds of thousands of dollars in energy expenses over the next 20 years.

The City encourages opportunities for energy conservation. Each Element in the General Plan Update addresses energy needs and conservation strategies and to be consistent with the Housing Element.

The City desires to encourage builders and those remodeling homes to incorporate cost effective energy conservation features into the housing stock. The City has no programs due to lack of funding and offers no incentive programs. *California City is geographically isolated with 50,604 subdivided undeveloped lots with many affordable housing opportunities for a variety of housing types.*

- *Insofar as practical, the City will support SCE and So Cal Gas programs to promote energy conservation.*
- *Insofar as practical, the City's will support the Water Utilities Department's programs to promote water conservation.*
- *Insofar as practical, the City will support state energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1975 housing.*
- *Insofar as practical, encourage and support cost-effective energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating and cooling and water conservation.*
- *Insofar as practical, the City will utilize its planning processes to promote efficient land use and development patterns which conserve such resources as fuel, water, and land.*
- *Insofar as practical, the City will support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation.*
- *Insofar as practical, the City shall support the installation of photovoltaic/solar and solar water heating systems on new construction to promote and increase the use of renewable resources.*
- *The City promotes educating the public on energy conservation by providing informational guides on the City's website and at City Hall at no charge to the public. Topics include: Reducing Greenhouse Gas Emissions and the Effects of Global Warming, Benefits of Recycling, How to Recycle in California City and Energy Tips. The informational guides and brochures provide energy saving tips, websites, telephone numbers and a brief description of some of the programs available through various organizations. Housing and Urban Development (HUD) offers an Energy Efficient Mortgage Insurance to purchase or refinance a principal residence and incorporate the cost of energy-efficient improvements in the mortgage for more information residents are encouraged to contact HUD directly at www.hud.gov. Residents are also encouraged to recycle at home with four recycling centers in the City and each resident receives a 95-gallon recycle receptacle picked up twice a month.*

# CHAPTER 7: REVIEW & REVISE

## 7.1 Progress and Effectiveness of Previous Housing Element (2001-2006)

As required by the California Government Code, Section 65888, each local government must review the goals, objectives, policies and programs contained in the Housing Element to determine their continued appropriateness in contributing to the attainment of the State housing goal. In addition, each locality must assess the effectiveness of the Housing Element to attain the City's own goals, and objectives. Finally, the City is required to determine the progress being made toward successful implementation of the Housing Element.

To accomplish this required review and update (where appropriate) the goals, objectives, policies and programs contained in the current Housing Element for the City of California City have been analyzed to determine their utilization and success since the adoption of the 2004 Element for the years 2001-2006. Additionally, the programs were reviewed to assess their appropriateness for continued inclusion in the Housing Element.

As a result of a review and analysis of the programs contained in the Housing Element, programs were either retained as effective and useful (or potentially useful), or were dropped as a result of lack of funding, effectiveness, or political desirability. New programs were added in an attempt to redefine or redirect personnel, funding and other housing resources, as a result of public input/comments, or to include new programs, which may have become available since the preparation of the current Element. Revisions to the program section of the existing Element were also made in response to the changing housing needs, which were identified in the revision to the statistical portion of the document.

## 7.2 Goal and Objectives

The overriding goal for the Housing Element remains unchanged from the existing Element. To restate the commitment, the goal of the Housing Element for California City is:

> "To provide an adequate supply of sound, affordable housing in a safe and satisfying environment for residents and others who wish to live in California City."

To achieve this goal, objectives were identified in the Housing Element. The objectives were designed to meet the goal in three ways.

- By the construction of new units at prices affordable by all residents;
- By the rehabilitation of currently substandard units; and
- By the conservation of currently sound units, in addition to newly rehabilitated or constructed units.

The following is a review and analysis of the objectives, policies and implementing programs identified in the current Housing Element.

### 7.3 Review and Revise Previous Housing Element 2001-2006

**Goal:** Provide an adequate supply of sound, affordable housing in a safe and satisfying environment for residents and others who wish to live in California City.

**Objective:**

- Objective 1: To increase the supply of sound housing at prices affordable by all segments of the community through construction of an average of 168 units annually over the next five years.

**Policies:**

Policy 1.1: Encourage the development of a price-balanced housing stock within the community, suitable to the economic needs of community residents.

Policy 1.2: Encourage the private development of housing designed and priced to suit the special needs of the senior and disabled.

Policy 1.3: Encourage the private development of additional rental units at a variety of prices.

Policy 1.4: Encourage the private development of additional ownership housing opportunities at prices affordable by all segments of the community.

Policy 1.5: Maintain the low-density residential character of California City.

Policy 1.6: Encourage the use of passive design concepts, which make use of the natural climate to increase energy efficiency and reduce housing costs.

Policy 1.7: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

**Objective:**

- Objective 2: To increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of 15 (approximately 25 percent) of those dwelling units which are currently substandard over the next five years.

**Policies:**

Policy 2.1 - Encourage the rehabilitation of both owner-occupied and rental units throughout the community.

Policy 2.2 – Provide financial and technical assistance to those property owners wishing to participate in a residential rehabilitation program.

Policy 2.3 - Aggressively pursue the acquisition of grant or other funds sufficient to finance rehabilitation of all dwellings considered substandard at the time of adoption of this Element.

Policy 2.4 - Encourage community self-help activities to promote housing rehabilitation within the City.

**Objective:**

- Objective 3: To maintain the supply of sound housing in the City through the conservation of the currently sound housing stock, as well as newly-constructed and rehabilitated units and the affordability of the units.

**Policies:**

Policy 3.1 - Promote increased awareness among property owners and residents of the importance of continuous maintenance to long-term housing quality.

Policy 3.2 - Encourage owners and occupants of sound housing to maintain that housing on a continuing basis.

Policy 3.3 - Promote community self-help efforts in support of housing conservation.

In **Table 7.1** the 2001-2006 Five-Year Action Plan has been analyzed and where the City failed to meet those goals, it appears that the cause was or any combination of the following:

- The regional economic down-turn of the first three years of the planning period produce only 50 housing units, whereas the last three years 1,065 units were completed.

- The tenuous jobs-housing balance in the region was apparent in the first three years of the planning period when construction activity was sluggish and the rapid decline shortly after the end of the planning period. The rapid decline was due to the beginning of the global recession affecting multiple sectors of the economy including the downturn in the housing market, the housing and construction industry, closures of major financial institutions, closures of many commercial and industrial businesses resulting in high unemployment, housing foreclosures and in some cases homelessness.

- Lack of public awareness of the available programs as the development of the City's website slowly became functional and the City's planning department worked to provide maps, planning application packets, informational guides on planning functions, programs and procedures, publications such as the City's zoning code and general plan.

**Table 7.1 Review and Revise 2001-2006 Five-Year Action Plan**

| Increase Supply of Housing for All (2001-2006) | | |
|---|---|---|
| **Action Plan** | **Planned Objective** | **Results** |
| 1.a. Special Needs Housing | (1) develop matrix of programs<br>(2) when requested by developer, take the lead in completing applications for funding<br>(3) add availability information to web site and distribute info to mailing list<br>(4) identify a site for emergency shelters | Cancelled due to lack of funding 1.a. (1), (2), (3),<br><br>Continue the program 1.a (4)<br>Immediate and on-going |
| 1.b. RHS 515 Program | Encourage developers to participate to provide housing to senior citizens. | Continue the program<br>Immediate and on-going |
| 1.c. Municipal Mortgage Loan Program | (1) publicize the availability of the program<br>(2) "link" the County's website to the City's, add information hotline to the matrix in 1.a(1), above, add information to mailings noted in 1.e, below. | Cancelled due to lack of funding 1.c. (1), (2) |
| 1.d. Housing Information Hotline | (1) formalize the "informal" telephone information hotline by training staff<br>(2) develop an instant access information page for staff to respond in a timely manner | Cancelled due to lack of funding 1.d. (1)<br><br>Continue the program 1.d. (2)<br>Immediate and on-going |
| 1.e. County mailing list of those who wish to receive information on housing programs that become available | Integrate the County's mailing list into the City's information programs such as the web site and newsletter | Cancelled due to lack of funding |
| 1.f. Plan and Development Standards Review | (1) review and update Zoning Code<br>(2) review and update development codes and ordinances to eliminate constraints to special needs housing and provide reasonable accommodation<br>(3) adopted a second unit ordinance<br>(4) distribute the Code Enforcement FAQ's brochure and informational guide | Continue the programs 1.f. (1), (2), (3), (4)<br>Immediate and on-going |
| 1.g. Incentive Program | (1) identify and implement specific incentives for affordable housing<br>(2) adopt a City density bonus program<br>(3) monitor supply of residentially zoned land and initate zone changes as needed | Cancelled due to lack of funding 1.g. (1), (2), (3), (4), (5), (11), (12)<br><br>Continue the programs 1.g. (6), (7), (8), (9), (10)<br>Immediate and on-going |

| | | |
|---|---|---|
| | (4) monitor zone change requests to comply with provisions of AB 2292 (reduction in residential density and downzoning is consistent with the City's General Plan)<br>(5) continue to apply to the County Community Development Block Grant (CDBG) program for on-and off-sites for affordable housing development<br>(6) "fast track" affordable housing applications<br>(7) design discretionary permit review process to facilitate review by City departments<br>(8) implement state law regarding exemptions from CEQA<br>(9) consider impact on housing or all regulatory or fee changes<br>(10) enhance tax lien sales monitoring<br>(11) conduct vacant lot review to work with owners about City programs<br>(12) defer lot consolidation fee if associated with affordable housing project | |
| 1.h. Energy Conservation | add availability of data to City web site | Continue the program<br>Immediate and on-going |
| 1.i. Equal Housing Opportunity | (1) promote fair housing for all<br>(2) require recipients of City funds acknowledge understanding of fair housing requirements<br>(3) develop information brochures for fair housing and broadly distribute<br>(4) fund, support, and promote fair housing education and track activities for follow-up<br>(5) put fair housing brochure on website<br>(6) put copies of fair housing brochures in public places<br>(7) continue to support College Health Services in offering credit counseling to low and moderate-income households<br>(8) monitor processing times for | Continue the program 1.i. (1), (3), (4), (5), (6), (7), (8), (9)<br>Immediate and on-going<br><br>Cancelled due to lack of funding 1.i. (2) |

| | | |
|---|---|---|
| | discretionary development permits<br>(9) adopt a flexible policy of permit processing | |
| 1.j. RHS 502 Program | (1) include info on the program on the website<br>(2) link RHS information to the website<br>(3) Program information will be linked to Rural Housing Service from the City's web site. | Continue the program l.j. (1) Immediate and on-going<br>Cancelled due to lack of funding 1.j. (2), (3) |
| 1.k. RHS 523 | (1) provide technical assistance to persons wanting to take advantage of this self-help program<br>(2) continue to support self-help enterprises | Cancelled due to lack of funding 1.k. (1)<br><br>Continue the programs 1.k. (2) Immediate and on-going |
| 1.l. CHFA Mortgage Assistance | (1) disseminate information<br><br>(2) add program to matrix in 1.a., above, and to website | Continue the programs 1.l. (1), Immediate and on-going<br>Cancelled due to lack of funding 1.l. (2) |
| 1.m. Energy Conservation Incentatives | (1) identify appropriate incentives<br>(2) add information to City newsletter and website<br>(3) ensure compliance by developers<br>(4) make developers aware of State tax incentives<br>(5) continue to review energy compliance as part of the environmental review | Continue the programs 1.m. (1), (2), (3), (4), (5)<br>Immediate and on-going |

| **Rehabilitation of Dwelling Units (2001-2006)** | | |
|---|---|---|
| **Action Plan** | **Planned Objective** | **Results** |
| | | |
| Policy 2.1. Encourage rehabilitation of both owner and renter occupied units and support the Home Access Grant Program for the physically handicapped. | (1) Make information available in newsletter, in matrix (1.a.) and on website.<br>(2) Achieve five units constructed for seniors or handicapped persons during the five year planning period. | Cancelled due to lack of funding Policy 2.1. (1)<br><br>Continue Policy 2.1. (2) Immediate and on-going |
| Policy 2.2 Provide financial assistance to property owners wishing to participate. | Use Redevelopment Agency fund to rehab ten units | Cancelled due to lack of funding Policy 2.2 |
| Policy 2.3 Aggressively pursue grant or other funds for rehabilitation. | Investigate all sources | Cancelled due to lack of funding Policy 2.3 |
| Policy 2.4 Encourage community self-help activities. | Make information available on website | Continue Policy 2.4 Immediate and on-going |

| | | |
|---|---|---|
| 2.a RHS 504 Loan Program | Achieve five rehabs over 5 year period. Make info available at the Senior Center, on the website and in the newsletter | Continue the program Immediate and on-going |
| 2.b. Community Development Home Improvement Program of Kern County | Make information available on website, matrix, and with a "link" to County site | Cancelled due to lack of funding 2.b. |
| 2.c. Make information available on website in matric, and with a "link" to County site | Make information available on website, matrix, and with a "link" to County site | Cancelled due to lack of funding 2.c. |
| 2.d. Kern County Housing Rehabilitation Programs | Make information available on website, matrix, and with a "link" to County site | Cancelled due to lack of funding 2.d. |

| **Rehabilitation of Dwelling Units (2001-2006)** | | |
|---|---|---|
| **Action Plan** | **Planned Objective** | **Results** |
| 2.e. Kern County Home Access Grant Program for the Disabled | As part of the City's reasonable accommodation program, the City will make sure that information regarding the Access Grant is made available on the web site, in the matrix and with a link to the County – and will make special fliers available at health clinics, community certers, and other areas where people congregate. | Cancelled due to lack of funding 2.e. |
| 3.a. Continue to sponsor a Neighborhood "Clean-Up/Fix-up" Campaign | (1) Establish dates on an annual basis and publish them in a City Calendar posted on the website and included in the newsletter. | Continue the program 3.a. Immediate and on-going |
| 3.b. HUD Section 8 Housing Assistance Payments Program | (1) Encourage owners of rental properties to rehabilitate their units. (2) Work with the Housing Authority of the County of Kern (HACK) to obtain an increased number of vouchers for residents in California City and support HACK's lobbying efforts with HUD. | Continue the program 3.b. Immediate and on-going |

## CHAPTER 8: SUMMARY OF CONCLUSIONS

### 8.1 Housing Needs Summary

**Table 8.1** is the Regional Housing Needs Assessment (RHNA) for 1991-2013.

**Table 8.1: Progress toward RHNA Quota Requirements 1991-2013**

| Category | 2013 | 2001 | 1991 | Total |
|---|---|---|---|---|
| Very Low | *99 (50 ELI) | 193 | 240 | 532 |
| Low | 67 | 143 | 168 | 378 |
| Moderate | 74 | 168 | 270 | 512 |
| Above Moderate | 167 | 336 | 538 | 1,014 |
| Total | 407 | 840 | 1,216 | 2,463 |
| Source: Kern Council of Governments (Kern COG) | | | (*ELI = Extremely Low-income) | |

**Table 8.2** shows the progress toward the Regional Housing Needs Assessment (RHNA) (1991-2013**)** discussed in detail in Chapter 2: Existing Conditions.

**Table 8.2: Progress toward RHNA by Units (1991-2013)**

| | 2012 | 2001 | 1991 | Net Gain | Percent |
|---|---|---|---|---|---|
| Total Housing Units | 5,373 | 3,745 | 2,884 | 2,473 | 46% |
| Single Family | 4,120 | 2,805 | 2,230 | 1,890 | 45% |
| 2 to 4 Units | 597 | 361 | 282 | 315 | 52% |
| 5 plus Units | 202 *NC | 202 | 156 | 46 | 22% |
| Mobile Homes | 436 | 377 | 216 | 220 | 50% |
| Second Unit | 1 | 0 | 0 | 1 | -- |
| Mixed Unit | 1 | 0 | 0 | 1 | -- |
| Occupied Units | 4,645 | 3,206 | 2599 | 2,046 | 44% |
| Vacancy | 712 | 539 | 285 | 427 | 59% |
| Source: California City Building and Planning Departments | | | (*NC – No Change) | | |

The 10 unit-overage will be applied to the Above Moderate category in **Table 8.3** Projected Housing Needs 2007-2014.

**Table 8.3: Projected Housing Needs (2007-2014) – California City**

| Objective | Number of Units |
|---|---|
| New Construction – Extremely Low-Income | 13 |
| New construction - Very Low-income | 12 |
| New construction - Low-income | 25 |
| New construction - Moderate Income | 25 |
| New construction - Above Moderate | 25 |
| Rehabilitation | 652 |
| TOTAL | 752 |
| Source: Staff of the City of California City | |

### 8.2 Resources and Constraints Summary

Previously discussed in the housing element are the local governmental, non-governmental and governmental constraints:

**Local Governmental Constraints**

- Local Financial Resources

**Local Financial Resources**

As discussed earlier, the City cannot provide financial assistance to supplement the Agency's Housing Fund to facilitate the production of affordable housing. One reason that the City is unable to fund affordable housing projects is that much of the City's operating budget is heavily dependent on the special parcel tax. The ballot measure did not provide any assistance for housing units.

In response to unprecedented market turmoil and the financial crises affecting the overall banking system and financial markets in the United States, the Emergency Economic Stabilization Act of 2008 (EESA) was enacted in late 2008 and the American Recovery and Reinvestment Act of 2009 was enacted in early 2009. Under the EESA, the Treasury Department has authority, among other things, to purchase up to $700 billion in mortgage loans, mortgage-related securities and certain other financial instruments, including debt and equity securities issued by financial institutions in the Troubled Asset Relief Program (the TARP). The purpose of the TARP is to restore confidence and stability to the U.S. banking system and to encourage financial institutions to increase lending to customers and to each other.

The Capital Purchase Program (CPP) was developed by the Treasury Department pursuant to the TARP to purchase senior preferred stock from qualifying financial institutions, and was designed to strengthen the capital and liquidity positions of viable institutions and to encourage banks to increase lending to creditworthy borrowers.

**Nongovernmental Constraints**

- Jobs Housing Balance

**Jobs Housing Balance**

Growth in California City is predicated upon having sufficient jobs for City residents. The addition of the prison, Hyundai-Kia Test Facility, the construction of the new schools, the completion of the Best Western Inn and Suites, the Family Dollar, the new Dollar General Market and Retail Store under construction, the future Auto Zone, future college campus and future 25-bed hospital in California City has increased the potential for resident jobs. However, because of the relative isolation of California City, commute distances and fuel price increases, the future growth is dependent upon job creation within the local area.

**Governmental Constraints**

- Global Recession
- Protected Wildlife
- Restricted Airspace

**Global Recession**

The economic downturn in the housing market is a constraint. The City remains optimistic that it would be able to achieve future Regional Housing Needs Assessment (RHNA) as the economy improves. The State extensions for tentative tract maps through legislation such as SB 1185, AB 333 and AB 208 has saved the resources expended by developers of eleven tentative tract maps totaling 1,127 new single family and multifamily lots from expiring in the City.

**Protected Wildlife**
There is a variety of wildlife in the area, however there are three wildlife species that have a listed status of endangered, threatened or a species of concern with federal and state agencies they are: The desert tortoise (Gopherus agassozii) and the Mohave ground squirrel (Citellus mohavensis). The burrowing owl (Speotyto cunicularia hypugaea) is protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 and is a species of concern by both agencies. State and federal agencies should maintain and monitor proper tortoise fencing along their borders of the Desert Tortoise Preserve, to prevent wildlife from wandering into the City's incorporated jurisdictional boundaries.

**Restricted Airspace**
California City recognized the importance of the mission of Edwards Air Force Base and adopted the 1994 Edwards Air Force Base Joint Land Use Study (JLUS). California City recommitted its support and cooperation with Edwards Air Force Base through its participation and acceptance of the R2508 Joint Land Use Study (JLUS), 2008. The Land Use Element of the City's General Plan acknowledges the need to ensure land use compatibility in areas adjacent to military installations and where military operations, testing and training activities occur.

## 8.3 Quantified Objectives

The law requires that the quantified objectives establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Utilization of a matrix is an acceptable method of illustrating the Quantified Objectives as provided below:

**Table 8.4: Quantified Objectives (2007-2014)**

| Income Group | New Construction | Rehabilitation | Conservation |
|---|---|---|---|
| Extremely Low | 10 | 25 | 3 |
| Very Low | 10 | 25 | 2 |
| Low | 25 | 100 | 10 |
| Moderate | 25 | 250 | 20 |
| Above Moderate | 25 | 252 | 25 |
| TOTAL | 100 | 657 | 65 |
| Source: Estimates by local building officials, local code enforcement officials, builders, redevelopment agencies, non-profit agencies, windshield surveys, and fire rehab permits. | | | |

These objectives include private activity as well as City planned activity through the City's Housing Corporation with construction of additional Senior Housing in the Legends during the planning period. Information is available at the City's planning department and on the City's website on different programs available through the U.S. Department of Housing and Urban Development (HUD) such as Counseling for Homebuyers, Homeowners, and Tenants (Section 106), Good Neighbor Next Door, Energy Efficient Mortgage Insurance, Manufactured Home Loan Insurance (Title I), Public and Housing Choice Voucher Program, HUD Supportive Housing for Persons with Disabilities (Section 811), and HUD Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program (Section 441).

The rehabilitation objective includes the 652 registered vacant units as reported by Code Enforcement Officials. Depending on the length of vacancy these units will need some rehabilitation however such rehabilitation may not require a building permit such as painting or new carpet. According to the Building Department if any unit is vacant for six months or longer, a special building permit must be issued to inspect electric/gas meters prior to occupancy. Nearly 71.5 percent of the City's housing stock

was built after 1980 and 28.5 percent was built prior to 1979. Improvements are being made in both owner and renter occupied units. The exact amount of rehabilitation which is occurring is not easy to define, since building permits for such activities lack specific information on the extent of the activitiy, and whether such activity provides for a rehabilitated unit. For example, according to the Building Department up to 15 buidling permits are issued monthly for re-roofing due to wind damage. Also, a building permit might indicate a permit to remodel a kitchen, but there is no indication if that remodel is for aesthetic purposes or to correct health, safety, or energy conservation issues.

The conservation objective does not include any at-risk units to be preserved in the planning period, tenant based assistance, such as Section 8 vouchers and certificates. The City does not have any at-risk units. It does include efforts to conserve housing through educating the public about weatherization rebate programs offered through the utility companies including residential solar and replacement to energy efficient appliances. Information is made available to the public on low-income energy assistance programs such as: California Alternative Rates for Energy (CARE), California Interfaith Energy Assistance Project (CIEAP), Family electric Rate Assistance Program (FERA), Low-Income Energy Efficiency Program (LIEE), Low-income Home Energy Assistance Program (LIHEAP), Weatherization Assistance Program, Home Energy Assistance Program (HEAP), Energy Crisis Intervention Program (ECIP) and Salvation Family Emergency Services.

Conservation efforts includes designing future residential developments to be energy efficient through building design, energy efficient lighting, light colored “cool” roofs, strategically placed shade trees, energy efficient heating ventilation and cooling systems through the use of solar systems, installing energy efficient appliances, solar and tank-less hot water heaters; solar heating, automatic covers, and efficient pumps and motors for pools and spas; create water efficient landscapes.

**Evaluation Procedures**

On or before October first of each year, the City of California City will prepare an annual report on the progress of meeting the goals and objectives of the Housing Element. This analysis will be presented to the City Council at the first meeting of October and once it has been accepted by the Council, it will be forwarded to the State Department of Housing and Community Development (HCD) and the Governor’s Office of Planning and Research (OPR).

# CHAPTER 9: HOUSING PROGRAMS

## 9.1 Overview of Local Housing Programs

The implementation of any housing program is dependent on individual and collective efforts within the community, City and local agencies charged with duties to promote housing. The effectiveness of such a combined effort is critical to the overall success of the Housing Element. While a unified effort will provide support vital to the plan, an interagency departmental strategy is critical to the implementation phase.

This section outlined the activities and responsibilities of various other governmental agencies and whose input and cooperation aid the success of the implementation process. Where relevant public entities have developed programs which would complement, supplement, or facilitate the implementation of the programs in the Housing Element, those additional program activities are briefly discussed.

**Kern County Community Development Program Department**

**HOME Program**
The Kern County Community Development Program Department (CDPD) administers HOME program funds for the major portion of the County area, including California City. In addition to individual households applying directly for specific programs administered by the County, for-profits, non-profits, individuals and jurisdictions may apply for funds to implement any units, land acquisition, residential unit reconstruction, etc.

**Rehabilitation**
HOME and CDBG funds are utilized to provide rehabilitation funds up to $35,000 at zero percent on a deferred five-year payment program. The five-year deferment is renewable and the program is available for California City residents.

**Reconstruction**
HOME and CDBG funds are also disbursed through an individual applicant process for up to $50,000 reconstruction financing at zero percent interest. This deferred payment plan is also renewable every five –years as long as applicants meet the household requirements.

**First Time Buyers**
This program assists in reducing down payment and/or closing costs to residents for homes purchased for less than $100,000. The program grants up to $3,500 for eligible expenses and the property must be occupied as the principal place of residence for five years.

**Emergency Shelter**
Cities and non-profits may apply for these funds through Kern County. The funds consist of a HUD formula allocation to the County ranging between $11,000 and $300,000. As a matching grant, this program can finance additional shelters, operating expenses, provision of additional services, etc.

**New Rental Construction**
Part of Kern County allocated HOME funds available for New Rental Construction in any of the participating jurisdictions. Assisted units must comply with affordability restrictions and terms of at least twenty years.

**Fair Housing**
Fair Housing Program administrators have implemented a full-time housing Hot Line that enables people throughout the County to receive information and direct assistance on fair housing issues and housing programs. The Hot Line operates on all regular business days.

**Housing Authority of the County of Kern (HACK)**
Section 8 Vouchers assist eligible families by subsidizing monthly rent payments. The Housing Authority of the County of Kern (HACK) issues Section 8 Vouchers for all jurisdictions within the Kern County area. Continue to work with HACK to obtain increased number of vouchers for residents in California City and support their efforts at lobbying HUD for additional certificates and vouchers. The City has no programs due to lack of funding. Interested applicants are encouraged to apply directly to HUD for any self-help housing opportunities at www.hud.gov**.**

**Credit Counseling**
College Health Services in Mojave (local office no longer available in California City) offers credit counseling to low and moderate-income persons.

**HUD Counseling for Homebuyers, Homeowners, and Tenants (Section 106)**
http://www.hud.gov/offices/hsg/sfh/hcc_home.cfm

**HUD Supportive Housing for Persons with Disabilities (Section 811)**
Supportive Housing for Persons with Disabilities (Section 811) provides assistance to expand the supply of housing with the availability of supportive services for persons with disabilities. Eligibility is open to nonprofit organizations. Occupancy is open to very low-income persons with disabilities who are 18 years or older. http://www.hud.gov

**HUD Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program (Section 441)**
Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program (Section 441) assists very low-income, single, homeless individuals in obtaining decent, safe and sanitary housing in privately owned rehabilitated buildings. Eligibility is open to public housing authorities (PHA's) and private nonprofit organizations. http://www.hud.gov

**HUD Good Neighbor Next Door**
Offers housing incentives for law enforcement officers, teachers, firefighters, and emergency medical technicians with the opportunity to purchase homes located in revitalization areas at significant discounts. Certain rules and restrictions apply. http://www.hud.gov/offices/hsg/sfh/reo/goodn/gnndabot.cfm

**Energy Efficient Mortgage Insurance**
Purchase or refinance a principal residence and incorporate the cost of energy-efficient improvements into the mortgage. http://www.hud.gov/offices/hsg/sfh/eem/energy-r.cfm

**Manufactured Homes Loan Insurance (Title I)**
HUD insures loans to finance the purchase of new or used manufactured homes.
http://www.hud.gov/offices/hsg/sfh/title/manufl4c.fm

**Financing Options**

**Quasi-Governmental Agencies**
The Fannie Mae program available through local mortgage companies, offers applicants with good credit 103 percent financing in one loan.

Freddie Mac and Fannie Mae, above, offer 97 percent financing with good credit, and can be combined with other programs.

**Governmental Agencies**

**FHA**
FHA provides governmental guaranteed loans with a three percent down payment that can be of their own saved funds or a gift. Gifts from third party non-profit charities (Ameridream, Nehemiah, and HART) to the buyer are granted through agreement that seller reimburse the charity for the gift plus processing fee.

**Cal Gold and Cal Access**
These programs provide 97 percent FHA financing with a second mortgage of six percent (or five percent for Access) of the purchase price. Income limits apply.

**Veteran's Administration**
VA provides 100 percent loans for eligible veterans. Through this program, a VA 'no-no' can also be instituted that allows the seller to pay all closing costs with the loan proceeds. Borrowers must meet credit standards.

**Cal Vet**
Cal Vet loans are available to qualified California veterans.

**City of California City**
The city does not have sufficient funding for housing programs at this time. However, the City's Planning Department has a library of brochures and informational guides available to help educate the public on a variety of topics and resources.

Brochures are made available at City Hall, the Planning Department, Police and Fire Department, County Library, Chamber of Commerce, Senior Center, and distributed at City sponsored events and featured in the City's newsletter.

The informational guides are available electronically as well. The informational guides, development application packets, a variety of maps including Land Use Sheets 1-10, jurisdictional boundaries and coterminous sphere of influence, supersonic corridor, water maps and sewer map. The adopted 2009-2028 General Plan and the Zoning Code is available on the City's website at: www.CaliforniaCity.com under the Planning Department webpage.

**Table 9-1** gives the list of informational guides, brochures and application packets that are available online at the City's website or in the Planning Department at City Hall:

**Table 9-1 California City Planning Library (2013)**

| Informational Guides, Brochures and Application Packets Available | |
|---|---|
| Adult Care or Family Day Care | Kern County Regional Transit Schedules |
| Affordable Housing | Kern County Directory of Offices & Services |
| Application/Checklist Adult Care/Large Family Day Care | Lot Line Adjustment |
| Application/Checklists Development Plans | Lot Merger |
| Application Packet for Film Permit | Manufactured/Conventional Housing Requirements |
| Benefits of Recycling | Multi-family Residential High Density RM1/RM2 |
| Certificate of Compliance | Parcel Map |
| City History & Facts | Parcel Map Waiver |
| Code Enforcement Frequently Asked Questions | Planning Frequently Asked Questions |
| Conditional Use Permit (CUP) | Reducing Greenhouse Emissions & Effects of Global Warming |
| Staff Development Review (SDR) | Second Unit Housing |
| Energy Tips | Subdivision Deferred Improvement Tracts (SDI) |
| Fair Employment and Housing | Tract Map |
| General Plan & General Plan Amendment | Unmerger |
| Help for the Needy | Variance |
| How to Recycle In California City | Zone Change |
| Source: California City Municipal Code, Master Fee Resolution and Planning Department | |

***California City Housing Corporation***

*The City of California City's Housing Corporation is the overseeing authority for senior housing including Desert Jade I, II, III, and the Legends. Funding has recently been released to construct a duplex (2 units) in the Legends by December 2013. An additional duplex (2 units) is under consideration for construction in the Legends by December 2014. These units are for extremely low-income seniors.*

**City's Quarterly Newsletter**

The City staff has made the City's quarterly newsletter and a Citizen's Request for Information form available on-line at the City's website

**Permitting**

Building inspections are handled through the City's Building Department. Information is available on the City's website or in the lobby at City Hall.

**Housing Stock Issues**

Code enforcement issues are handled through the City's Code Enforcement Department. Information is available on the City's website or in the lobby at City Hall.

## 9.2 Housing Programs Summary

Local governments have the responsibility to adopt a program that implements the policies, goals and objectives of the housing element through their vested powers, particularly over land use and development controls, regulatory concessions and incentives and the utilization of financial resources.

Programs are the specific action steps the locality will take to implement its policies and achieve its goals and objectives. Programs must include a specific time frame for implementation and identify the agencies or officials responsible for implementation. Effective program descriptions also include:

- Immediate, short-term and long-term action steps,
- Proposed measurable outcomes,
- Specific funding sources, where appropriate

**9.3 Implementation Programs**

## FIVE YEAR ACTION PLAN 2007-2014

### PROGRAMS

**Goal:** Provide an adequate supply of sound, affordable housing in a safe and satisfying environment for residents and others who wish to live in California City.

**Objective:**

- Objective 1: To increase the supply of sound housing at prices affordable by all segments of the community through construction of an average of 100 units over the next five years.

**Policies:**

Policy 1.1: Encourage the development of a price-balanced housing stock within the community, suitable to the economic needs of community residents.

Policy 1.2: Encourage the private development of housing designed and priced to suit the special needs of the senior and disabled.

Policy 1.3: Encourage the private development of additional rental units at a variety of prices.

Policy 1.4: Encourage the private development of additional ownership housing opportunities at prices affordable by all segments of the community.

Policy 1.5: Maintain the low-density residential character of California City.

Policy 1.6: Encourage the use of passive design concepts, which make use of the natural climate to increase energy efficiency and reduce housing costs.

Policy 1.7: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

**1. Increase Supply of Housing for All**

**<u>Implementation Program: 1.a. Special Needs Housing</u>**

**Program Description**: Identify a *zone* for an emergency shelters for victims of domestic abuse, unforeseen circumstances such as fire*, and for all persons who become homeless*.

The City is seeking to implement SB 2 by amending the California City Municipal Code (CCMC) *to permit emergency shelters without a conditional use permit or discretionary action in the Regional Commercial (C5). Emergency shelters shall be subject to the same development and management standards as other permitted uses in the C5 zone, except for any written, objective standards for emergency shelters the City may develop as prescribed in SB 2.*

*"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.*

*The Regional Commercial District (C5) is intended for the exclusive establishment of commercial uses serving the region and traveling public. California City is geographically isolated it is a considerable distance off major transportation routes and is not generally a "pass-through" community.*

*Transitional Housing and Supportive Housing*
*The City is also seeking to implement SB 2 by amending the CCMC to permit transitional housing and supportive housing as a residential use and subject to only restrictions imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the transitional housing or supportive housing is located.*

*For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone and supportive housing located in a single family home in a single family zone is permitted in the same manner as a single family home in the same zone.*

*The definitions of transitional housing and supportive housing will be adopted pursuant to Government Code Section 65582.*

**Objective**: Provide immediate *shelter and care for individuals and families of domestic violence and abuse, unforeseen circumstances such as fire, and persons who become homeless. S*upport the police and fire departments in their efforts to identify these special cases and offer their assistance to notify the proper organizations or agencies as required by the City's protocol.

**Responsible Agency**: City Housing Manager/City Administration

**Numerical Objective**: 1. To increase the supply of sound housing at prices affordable by all segments of the community.

**Funding Source**: Private nonprofit organizations

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *Amend the CCMC to comply with SB 2 within one year of adoption of the 2007-2014 Housing Element Update.*

**Implementation Program: 1.b. Rural Housing Service (RHS) Section 515 Rental Housing Program**
**Program Description**: Provide housing alternatives to low-income and senior populations

**Objective**: Very low-, low-, and moderate-income families; the elderly; and persons with disabilities are eligible for tenancy of Section 515-financed housing. Very low is defined as below 50 percent of the area median income (AMI); low-income is between 50 and 80 percent of AMI; moderate-income is capped at $5,500 above the low-income limit. Those living in substandard housing are given first priority for tenancy. When rental assistance is used top priority is given to very low-income households.

**Responsible Agency**: Individuals, trusts, associations, partnerships, State and local public agencies, consumer cooperatives, and profit or nonprofit corporations.

**Numerical Objective**: 1. To increase the supply of sales or rental housing available to and affordable by lower- and moderate-income households.

**Funding Source**: Rural Housing Service (RHS)

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014*

**Implementation Program: 1.c. Housing Information Hot Line**
**Program Description**: Develop an instant access information page on all City computers to ensure that all first-line personnel have information. City meetings and hearing dates, times and places, and other pertinent information at their finger-tips. Assign staff to keep page updated. This information is contained on the City's website at www.CaliforniaCity.com and to City employees responsible for dispersing information to the public.

**Objective**: To provide information to residents and other interested persons.
**Responsible Agency**: City Administration/Housing Manager

**Numerical Objective**: 1. To increase the supply of sound housing at prices affordable by all segments of the community.

**Funding Source**: City of California City

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014*

**Implementation Program: 1.d. Plan and Development Standards Review**
**Program Description**:
**1.d. (1) Zoning Code Review and Update**. The City continues to review and update the City's Zoning Code. Through this review and update, the City will have the opportunity to consider any modifications which might improve the potential for additional housing supply, as outlined in the existing Housing Element.

**1.d. (2) SB 520 Compliance**. Review of all City building codes, development codes, and regulations to eliminate constraints for group homes (six or less), 24-hour foster homes, elder care, residential care facilities, housing and facilities for the disabled, child day care (eight or less) and other similar facilities pursuant to the reasonable accommodation provisions of SB 520 (Chapter 671 of the Government Code). Currently all are permitted uses in the residential zones without any City permit as required by law. Larger facilities require a Staff Development Review (SDR) meeting and a conditional use permit (CUP). Informational guide, application packet for larger facilities are available on the City's website or at City Hall's planning department. There is a reduced application fee of $60.00 for large home day care as required in the City's Master Fee Resolution approved by the City Council. SDR and CUP requirements are not considered a constraint to development and are "fast tracked" within 60 days. SDR allows all City departments to review and develop conditions of approval and the CUP process notifies property owners within 300 feet of the planned activity, giving the opportunity for public comment. Continuing this in future housing element updates, assures compliance is not inadvertently removed by political desirability.

*The City will adopt written reasonable accommodation ordinance and amend the City's Municipal Code to provide for clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the City Manager applying following decision-making criteria:*

- *The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.*
- *The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.*
- *The requested accommodation would not impose an undue financial or administrative burden on the City.*
- *The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.*

**1.d. (3) AB 1866 Compliance**. *The California City Municipal Code (CCMC) will be* amend*ed to comply with AB 1866, by permitting second units on residential sites with only a ministerial review. Informational guide for second unit housing is* available on the City's website or at City Hall's planning department at no charge. Continuing this in future housing element updates, assures compliance is not inadvertently removed by political desirability.

***Objective****: 1.d.(1), (2), (3): Facilitate the development, maintenance and improvement of housing for persons with disabilities and other special needs housing; reduce processing time for reasonable accommodation requests by 50 percent.*

***Responsible Agency****: City Manager*

***Numerical Objective****: 1. To increase the supply of sound housing at prices affordable by all segments of the community and maintain the existing housing stock in good condition.*

***Funding Source****: General Fund*

***Priority Number****: Immediate and on-going*

***Completion Dates and Milestones****: December 2014*

**1.d. (4) Code Enforcement**. The City's Building Official works in cooperation with the City's Code Enforcement to quickly remedy any code violations. Citizens can file complaints in person at the police department or on the City's website. The existing Housing Element sets forth a Code Enforcement Program to ensure the health and safety of the City's residents. The Code Enforcement department has been moved under the jurisdiction of the police department. The Code Enforcement Unit is funded by a special tax approved March 6, 2012 for $150.00 per year for six years. Two full-time Code Enforcement Officers have been hired to aggressively identify and respond to complaints about substandard housing conditions. In 2009, the City Council amended the City's municipal code to include Abandoned, Accessible and Distressed Real Property to be monitored by the Code Enforcement Unit. Violations are promptly identified and action initiated to require property owners to correct the situation prior to issuing citations into court. In 2013 a Code Enforcement Committee will be established to support and guide the Code Enforcement Unit in an effort to promote a higher standard of living to enhance the quality of life in California City. An informational guide is available on the City's website or a brochure can be obtained at City Hall's planning department or at the police department at no charge on Frequently Asked Questions (FAQ's). Every effort should be undertaken to maintain a Code Enforcement Unit even without a special tax. Since Code Enforcement's objective is to maintain the existing housing stock in good condition, it becomes an aggressive pursuit that results in disgruntled residents not willing to comply and is no longer politically desirable to maintain A Code Enforcement Unit.

**Objective**: To monitor and update the City's Municipal Code with regards to zoning and other codes.

**Responsible Agency**: City Manager/Planning Director/Police Department

**Numerical Objective**: 1. To increase the supply of sound housing at prices affordable by all segments of the community and maintain the existing housing stock in good condition.

**Funding Source**: California City Special Tax

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014*

**Implementation Program: 1.e. Affordable Housing Incentives Program**

**Program Description**:

**1.e. (1)** "Fast Track" Development Processing. The time consumed in the development approval process can add to housing price; extended processing time increases developers' carrying costs. An evaluation of development permit processing procedures are done on a continuing basis to determine whether unnecessary time delays are inherent in the process and to identify methods by which proposed residential developments, especially those serving the needs of low and moderate-income people, can be achieved. Single-family residential homes, a duplex or a triplex requires building department plan check taking approximately 2-3 weeks. Staff Development Review (SDR) is required for larger residential projects of 4 or more units and is processed in 2-3 weeks. SDR for larger development is necessary to review the land for sensitive wildlife through a biota study, infrastructure availability and compliance with health and safety codes. Planning and building applications and informational guides or brochures are available on the City's website or in the City's planning department at no charge.

**1.e. (2)** Design the discretionary permit process system to promote a coordinated review process among affected City departments to reduce delays and processing time. The Staff Development Review (SDR) is the initial review process specifically designed to meet with staff and the applicant to discuss and mitigate concerns prior to moving to the next step of the review process with Planning Commission.

**1.e. (3)** Implement provisions of state law that exempt certain affordable housing projects from the California Environmental Quality Act (CEQA), if specified criteria are met. The Planning Department staff, as part of the Staff Development Review (SDR) process, reviews and applies any CEQA exemption for which the project qualifies. CEQA fees and requirements are discussed with the applicant prior to and following receipt of any biota study. CEQA fees for certain State filings are predetermined annually by the California Department of Fish and Wildlife (CDFW) and are non-negotiable. Recommendations are made based on the biota study results and may involve further consultation with the CDFW and its counterpart the U.S. Fish and Wildlife Service (USFWS). A biota study is not required for projects moving into an existing structure.

**1.e. (4)** Consider the impact on housing affordability of all regulations and fee changes, policies, and development projects. The City fees are governed by the Master Fee Resolution approved by City Council. The last amendment to the resolution was accomplished in 2011 and is available on the City's website at www.CaliforniaCity.com. There were no changes in planning fees that would impact housing affordability.

**1.e. (5)** The City will enhance its program of monitoring County tax lien sales to include identification of property owners of such properties, make a determination of whether the property could be purchased and

utilized for affordable housing, and proposing a lot merger. This information will then be made available to affordable housing developers, housing non-profits, and the County Housing Authority. The planning department reviews and provides zoning information to the County on quarterly tax lien sales. An informational guide on Planning Frequently Asked Questions (FAQ) is available on the City's website and a brochure is available in the City's planning department at no charge. Internet auctions for tax-defaulted property are conducted through the Kern County Tax Collector in March, July and November. Interested parties may registration online at www.bid4assets.com.

**Objective**: Monitor and update the City's Municipal Code with regards to zoning and other codes, continue monitoring County tax lien sales.

**Responsible Agency**: City Manager/Planning Director/City Administration

**Numerical Objective**: 1. To increase the supply of sound housing at prices affordable by all segments of the community.

**Funding Source**: City of California City

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014*

***1.e. (6)*** *Encourage development of housing affordable to extremely low, very low, and low-income households, particularly extremely low-income households, through a variety of activities such as outreach to housing developers on at least a biennial basis, financial or in-kind technical assistance or land write downs, expedited processing, identifying grant and funding opportunities, apply for or support applications for housing funding on an ongoing basis, reviewing and prioritizing housing funds, if any, at least twice during the planning period, or offering incentives in addition to those provided by state density bonus law. Emphasis shall be placed on the provision of family housing and non-traditional housing types, such as single-room occupancy units and transitional housing.*

***Objective****: Provide assistance to the development of housing affordable to lower income households.*

***Responsible Agency****: Planning Department*

***Numerical Objective****: 1. To increase the supply of sound housing at prices affordable by all segments of the community.*

***Funding Source****: General Fund*

***Priority Number****: On-going and immediate*

***Completion Dates and Milestones****: On-going and biennial*

**Implementation Program: 1.f. Energy Conservation Library**

**Program Description**: The Kern County Public Library system, which has a branch in California City, has increased its collection of materials on energy conservation. Additionally, the City's building and planning departments has informational materials available to the public doing rehabilitation or retrofitting on existing structures, as well as information for new construction.

Through the use of materials available from the free public library, site design and building location can be accomplished to maximize the use of residential solar energy. The City and the County encourages innovative designs, which allow residents to take advantage of a climate well-suited for solar energy utilization. To date, 59 building permits were completed for residential solar energy and it is anticipated the number will increase in the future.

The City's website has informational guides available on Reducing Greenhouse Gas Emissions and the Effects of Global Warming, Benefits of Recycling, How to Recycle in California City and Energy Tips. Brochures are available in the City's planning and building departments at no charge. These informational guides and brochures provide energy saving tips, websites, telephone numbers and a brief description of some of the low-income energy assistance programs available through various organizations such as Southern California Edison (SCE) and Southern California Gas (SCG).

**Objective(s)**: To provide information to residents and other interested persons.

**Responsible Agency**: City Administration/Housing Manager

**Numerical Objective**: 1. To increase the supply of sound housing at prices affordable by all segments of the community.

**Funding Source**: City of California City

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014*

**Implementation Program: 1.g. Equal Housing Opportunity**
**Program Description**:
**1.g. (1)** Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color by continuing to use the County's Fair Housing Commission.

**1.g. (2)** The City has developed an informational guide available on the City's website and a brochure available at the City's planning department at no charge that highlights (1) telephone numbers for the State of California Department of Fair Employment and Housing Act (FEHA), (2) descriptions of types of discrimination, and (3) a statement regarding both federal and state fair housing laws. The brochure will be distributed at outreach events including school fairs, health fairs, and City sponsored events. Collaborate with service agencies to distribute educational materials.

**1.g. (3)** The Fair Employment and Housing Act (FEHA) prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of the presence of children in the household (familial status). The City will fund, support and promote programs to "affirmatively further" fair housing through (1) outreach and education by providing an informational guide on the City's website and the brochure available in the City's planning department at no charge, (2) an easy access public complaint system through the City's Code Enforcement Unit, and (3) tracking activities and complaints for follow-up action through the City's Code Enforcement Unit. Public complaints are directed to the telephone numbers and email address available in the brochure and informational guide. Complaints affecting health and safety are directed to the Code Enforcement Unit.

**1.g. (4)** An Affordable Housing informational guide is available with FEHA contact information and the Housing and Urban Development (HUD)on the City's website as is the FEHA informational guide.

**1.g. (5)** Copies of both brochures are available in the City's planning department and other public areas such as the library, senior center, social service provider offices, rental agent offices, on-site rental complex offices, and at other public sites to be determined. The Affordable Housing and Fair Employment and Housing Act brochures are available at no charge to the public.

**1.g. (6)** Continue to support College Health Services in Mojave, which offers credit counseling to low and moderate-income persons. There is no outreach office available in California City. There is free credit counseling available through Housing and Urban Development.

**1.g. (7)** Monitor average processing times for discretionary development permits on an annual basis.

*The standard processing time for a residential building permit application to construct a single family home, duplex or triplex is approximately 3 days. Plan check is 2 weeks and does not require a Staff Development Review (SDR) meeting.*

*Staff Development Review (SDR) is the initial review process for apartments with four or more units, commercial and industrial projects. SDR is specifically designed to meet with staff and the owner/applicant to discuss and mitigate concerns prior to moving to the next step of the review process with Planning Commission, if required. The processing time for SDR is 2 weeks.*

**1.g. (8)** Adopt a policy stressing the importance of "flexibility" in review and processing of permit and other application processing. Establish an "in-house" group to review regulations and determine the best and most economical approaches to providing affordable housing without compromising health and safety and the purpose and intent of the City's design regulations. The City's Staff Development Review (SDR) is a staff level review committee that reviews applications for all commercial, industrial and large residential (4 or more units) projects including tentative tract maps for subdivisions.

**Objective**: To provide information to residents and other interested persons.

**Responsible Agency**: City Administration/Housing Manager

**Numerical Objective**: 1. To increase the supply of sound housing at prices affordable by all segments of the community.

**Funding Source**: City of California City

**Priority Number**: Immediate and on-going with the exception of 1.g.(7) annual

**Completion Dates and Milestones**: *December 2014*

**<u>Implementation Program: 1.h. Rural Housing Service (RHS) Section 502 Program</u>**

**Program Description**: RHS provides direct loans for the purchase, relocation or rehabilitation of ownership housing to lower-income households. Subdivisions may receive pre-commitments of Section 502 financing for eligible potential homebuyers. An Affordable Housing brochure is available with contact information for Housing and Urban Development (HUD), at no charge to the public from the City's planning department or an informational guide is available on the City's website. Applicants apply directly to HUD.

**Objective**: To provide information to residents and other interested persons.

**Responsible Agency**: Individuals and families who meet the income qualifications.

**Numerical Objective**: 1. To increase the supply of sound housing at prices affordable by all segments of the community.

**Funding Source**: Rural Housing Service (RHS)

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014*

**Implementation Program: 1.i. Rural Housing Service (RHS) Section 523 for Mutual Self-Help Housing**

**Program Description**:
**1.i. (1)** RHS housing programs contain provisions for mutual self-help in housing production, particularly under the RHS ownership-housing program (Section 502). Under mutual self-help provisions, families participating in RHS housing production programs by contributing labor on a mutually-supportive basis in order to further reduce housing costs are eligible to receive technical assistance grants to assist them in carrying out their projects. An Affordable Housing brochure is available with contact information for Housing and Urban Development (HUD), at no charge to the public from the City's planning department or an informational guide is available on the City's website. Applicants apply directly to HUD.

**1.i. (2)** Self-Help Enterprises, that has used this program to advantage in western Kern County, will be welcomed in California City. The City welcomes any enterprise, as long as they follow the rules and regulations established by the City.

**Objective**: To assist households participating in mutual self-help projects to carry out their housing construction activities.

**Responsible Agency**: Participating household through a non-profit entity such as Self-Help Enterprises.

**Numerical Objective**: 1. To increase the supply of sound housing at prices affordable by all segments of the community.

**Funding Source**: Rural Housing Service (RHS)

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014*

**Program Description: 1.j. California Housing Finance Agency (CHFA) Mortgage Assistance**

**1.j. (1)** The CHFA has provided below-market interest rate construction and long-term financing for selected development projects. Through this program, individual homebuyers are able to take advantage of very favorable mortgage interest rates. The program also is applicable to rental housing under which the program financing is used as a construction loan and converts to permanent financing. Twenty

percent of those units must be occupied by low-and moderate-income families. The low interest rates result from the State agency's ability to sell tax exempt revenue bonds. This program depends upon continuing Congressional approval of tax-exempt status of bonds sold to finance housing. Though this status is not certain, this program should be retained in the Housing Element. Applicants apply directly to CHFA.

**1.j. (2)** The CHFA Program is available on the City's website in the Affordable Housing Informational Guide and the brochure is available in the City's planning department at no charge.
**Objective**: To increase the supply of sales or rental housing available to and affordable by lower- and moderate-income households.

**Responsible Agency**: Private developers after a Request for Proposals by CHFA.

**Numerical Objective**: 1. To increase the supply of sound housing at prices affordable by all segments of the community.

**Funding Source**: California Housing Finance Agency

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014*

**<u>Implementation Program: 1.k. Energy Conservation Incentives</u>**

**Program Description**:
**1.k. (1)** The City desires to encourage builders and those remodeling homes to incorporate cost effective energy conservation features into the housing stock. The City has no programs due to lack of funding and offers no incentive programs. *California City is geographically isolated with 50,604 subdivided undeveloped lots with many affordable housing opportunities for a variety of housing types.*

- *Insofar as practical, the City will support SCE and So Cal Gas programs to promote energy conservation.*
- *Insofar as practical, the City's will support the Water Utilities Department's programs to promote water conservation.*
- *Insofar as practical, the City will support state energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1975 housing.*
- *Insofar as practical, encourage and support cost-effective energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating and cooling and water conservation.*
- *Insofar as practical, the City will utilize its planning processes to promote efficient land use and development patterns which conserve such resources as fuel, water, and land.*
- *Insofar as practical, the City will support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation.*
- *Insofar as practical, the City shall support the installation of photovoltaic/solar and solar water heating systems on new construction to promote and increase the use of renewable resources.*
- *The City promotes educating the public on energy conservation by providing informational guides on the City's website and at City Hall at no charge to the public. Topics include: Reducing Greenhouse Gas Emissions and the Effects of Global Warming, Benefits of Recycling, How to Recycle in California City and Energy Tips. The informational guides and brochures*

*provide energy saving tips, websites, telephone numbers and a brief description of some of the programs available through various organizations. Housing and Urban Development (HUD) offers an Energy Efficient Mortgage Insurance to purchase or refinance a principal residence and incorporate the cost of energy-efficient improvements in the mortgage for more information residents are encouraged to contact HUD directly at www.hud.gov. Residents are also encouraged to recycle at home with four recycling centers in the City and each resident receives a 95-gallon recycle receptacle picked up twice a month.*

**1.k. (2)** Make information available to all residents through the City's quarterly newsletter available on the City's website, regarding programs which contain incentives to retrofit residences with energy conserving materials and equipment offered by the major suppliers of residential energy, Southern California Gas (SCG) and Southern California Edison (SCE).

**1.k. (3)** Make sure developers comply with the State mandatory energy regulations that apply to new residential construction. Developers are encouraged to use energy and conservation techniques and reduce greenhouse gas emissions in an effort to reduce the effects of global warming through the SDR process and building permitting process.

**1.k. (4)** Make developers aware of State tax incentives for installing upgraded energy efficient appliances. The City has no programs due to lack of funding and offers no incentive programs. The California Public Utilities Commission gives information on rebates and incentive programs.

**1.k. (5)** The City's planning and building departments will continue to review energy usage as part of the environmental and building design process for residential construction and incorporate energy efficient uses in the Staff Development Review (SDR) and building permit stages. The building department encourages water-efficient landscaping and the City will work towards amending the municipal code to address water-efficient landscaping.

**Objective**: To provide information to residents and other interested persons.

**Responsible Agency**: City Administration

**Numerical Objective**: 1. To increase the supply of sound housing at prices affordable by all segments of the community.

**Funding Source**: City of California City

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014*

**Objective:**

- Objective 2: To increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation.

**Policies:**

Policy 2.1 - Encourage the rehabilitation of both owner-occupied and rental units throughout the community.

Policy 2.2 - Encourage community self-help activities to promote housing rehabilitation within the City.

**2. Rehabilitation of Dwelling Units**

**Implementation Program: 2. Rural Housing Service (RHS) 504 Loan Program**

**Program Description**: This program is directed to very low-income homeowners. Persons over, 62 years of age and who otherwise qualify may receive assistance in the form of a grant. Make information regarding the program available on the City's website and at City Hall. The City has no programs due to lack of funding and offers no incentive programs. However, information is contained on the City's website at www.CaliforniaCity.com under planning department informational guides such as Affordable Housing. The brochures are available at "no charge" to the public. HUD offers an Energy Efficient Mortgage Insurance, purchase or refinance of a principal residence and incorporate the cost of energy-efficient improvements into the mortgage. Their website is www.hud.gov/offices/hsg/sfh/eem/energy-r.cfm. These brochures are distributed with planning application packets.

**Objective**: To provide information to residents and other interested persons.

**Responsible Agency**: City Administration

**Numerical Objective**: 2. To increase the supply of sound housing at prices affordable by all segments of the community through rehabilitation.

**Funding Source**: City of California City

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014*

**Objective:**

- Objective 3: To maintain the supply of sound housing in the City through the conservation of the currently sound housing stock, as well as newly-constructed and rehabilitated units and the affordability of the units.

**Policies:**

Policy 3.1 - Promote increased awareness among property owners and residents of the importance of continuous maintenance to long-term housing quality.

Policy 3.2 - Encourage owners and occupants of sound housing to maintain that housing on a continuing basis.

Policy 3.3 - Promote community self-help efforts in support of housing conservation.

**3. Conservation of Dwelling Units**

**Implementation Program: 3.a. Neighborhood "Clean-Up/Fix-Up" Campaigns**

**Program Description**:

**3.a.** This program approach also is related both to the prevention of deterioration by the encouragement of continued home maintenance and to the stimulation of housing rehabilitation activities. It consists of

the designation of a day or weekend as "neighborhood clean-up/fix-up" day, with public sponsorship of the activities.

Establish dates on an annual basis and publish them in a City Calendar posted on the website and include them in the City's biannual newsletters. Also use Public Service Announcements sent to local radio and television stations. This program is related both to the prevention of neighborhood deterioration through the encouragement of continued home maintenance and to the stimulation of housing rehabilitation activities. This program consists simply of the periodic designation of a "neighborhood clean-up/fix-up" day or weekend. The City sponsored these designated days to demonstrate the commitment of the public to the objective, and to encourage trash elimination, tree pruning, yard cleaning, fence painting, and similar minor fix-up activities. The City will cooperate with neighborhood groups, civic organizations, and others willing to assist in program publicity and to help the elderly and disabled, who might be unable to perform minor maintenance tasks themselves. Since the adoption of this program, the City has place large dumpsters at the fire department and various other sites throughout the City and residents are encouraged to bring litter, debris, including large household discard items to these designated sites free of charge. A high level of resident interest and participation has been achieved in these efforts.

**Objective**: To provide information to residents and other interested persons.

**Responsible Agency**: City Administration

**Numerical Objective**: 3. To maintain the supply of sound housing in the City through the conservation of the currently sound housing stock, as well as newly-constructed and rehabilitated units and the affordability of the units.

**Funding Source**: City of California City
**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014 (annual review)*

**Implementation Program: 3.b. HUD Section 8 Housing Assistance Payments Program**
**Program Description**:
This version of the Section 8 program provides housing assistance payments on behalf of eligible lower-income households to private property owners to make up the difference between the fair market rent of a unit and the amount the eligible tenant can afford to pay. Termed the "existing housing" program, it requires that the units in which assisted tenants live be in sound condition.

**3.b. (1)**: Increased use of this program can have the effect of promoting housing conservation efforts. Frequently, in order for a dwelling to be place in the program, minor repairs must be made. Result: The City has no programs due to lack of funding. Interested applicants are encouraged to apply directly to HUD for any self-help housing opportunities at www.hud.gov.

**3.b. (2)**: Work with the Housing Authority of the County of Kern (HACK) to obtain increased number of vouchers for residents in California City and support their efforts at lobbying HUD for additional certificates and vouchers. Result: The City has no programs due to lack of funding. Interested applicants are encouraged to apply directly to HUD for any self-help housing opportunities at www.hud.gov**.**

**Objective**: To provide information to residents and other interested persons.

**Responsible Agency**: City Administration

**Numerical Objective**: 3. To maintain the supply of sound housing in the City through the conservation of the currently sound housing stock, as well as newly-constructed and rehabilitated units and the affordability of the units.

**Funding Source**: City of California City

**Priority Number**: Immediate and on-going

**Completion Dates and Milestones**: *December 2014*

**FIVE YEAR ACTION PLAN 2007-2014**

| Increase Supply of Housing for All | | |
|---|---|---|
| **Action Plan** | **Program** | **Timing/Accomplishment** |
| 1.a. Special Needs Housing | Identify a site for emergency shelters. | Immediate and on-going/ *Within 1 yr of adoption of the 2007-2014 Housing Element* |
| 1.b. RHS 515 Program | Encourage developers to participate to provide housing to senior citizens. | Immediate and on-going/ *December 2014* |
| 1.c. Housing Information Hotline | Develop an instant access information page for staff to respond in a timely manner | Immediate and on-going/ *December 2014* |
| 1.d Plan and Development Standards Review | (1) Review and update Zoning Code (2) Review and update development codes and ordinances to eliminate constraints to special needs housing & provide reasonable accommodation (3) Adopted a second unit ordinance (4) Distribute the Code Enforcement FAQ's brochure and *info guide & is on City website* | Immediate and on-going/ *December 2014* |
| 1.e Incentive Program | *(1) "fast track" affordable housing applications (2) designed & implented discretionary permit review process to facilitate review by City departments (3) implement state law regarding exemptions from CEQA (4) consider impact on housing or all regulatory or fee changes (5) enhance tax lien sales monitoring (6) encourage development of housing affordable to ELI, very low and low-income households.* | Immediate and on-going/ *December 2014, 1.e.(6) is on-going biennial* |
| 1.f. Energy Conservation | add availability of data to City web site | Immediate and on-going/ *December 2014* |
| 1.g. Equal Housing Opportunity | *(1) promote fair housing for all (2) developed info guide and put on City's website, broadly distribute brochure free to the public on fair housing (3) complaints through City Code Enforcement (4) developed affordable housing info guide and put on City's website, broadly distribute brochure free to the public on affordable housing programs offered through HUD (5) copies of brochures are available in the City's planning department and other locations throughout the City (6) continue to support College Health Services in* | Immediate and on-going/ *1.g.(7) annual all others by December 2014* |

| | | |
|---|---|---|
| | *offering credit counseling to low and moderate-income households (7) monitor processing times for discretionary development permits on an annual basis SDR 2 weeks, building permit 3 days, plan check (ministerial) 2 weeks (8) adopted a flexible time frame policy for permit processing on a ministerial level.* | |
| 1.h. RHS 502 Program | include info on the program on the website | Immediate and on-going/ *December 2014* |
| **Increase Supply of Housing for All** | | |
| **Action Plan** | **Program** | **Timing/Accomplishment** |
| 1.i. RHS 523 | continue to support self-help enterprises | Immediate and on-going/ *December 2014* |
| 1.j. CHFA Mortgage Assistance | disseminate information | Immediate and on-going/ *December 2014* |
| 1.k. Energy Conservation Incentatives | (1) identify appropriate incentives (2) add information to City newsletter and website (3) ensure compliance by developers (4) make developers aware of State tax incentives (5) continue to review energy compliance as part of the environmental review | Immediate and on-going/ *December 2014* |
| **Rehabilitation of Dwelling Units** | | |
| **Action Plan** | **Planned Objective** | **Results** |
| 2.a RHS 504 Loan Program | This program is directed to very low-income homeowners. Persons over, 62 years of age and who otherwise qualify may receive assistance in the form of a grant. Make information regarding the program available on the City's website and at City Hall. | Immediate and on-going/ *December 2014* |
| **Conservation of Dwelling Units** | | |
| **Action Plan** | **Planned Objective** | **Results** |
| 3.a. Continue to sponsor a Neighborhood "Clean-Up/Fix-up" Campaign | Establish dates on an annual basis and publish them in a City Calendar posted on the website and included in the newsletter. | Continue the program 3.a. Immediate and on-going/ *December 2014 (annual)* |
| 3.b. HUD Section 8 Housing Assistance Payments Program | (1) Encourage owners of rental properties to rehabilitate their units. (2) Work with the Housing Authority of the County of Kern (HACK) to obtain an increased number of vouchers for residents in California City and support HACK's lobbying efforts with HUD. | Continue the program 3.b. Immediate and on-going/ *December 2014* |